

San Juan County Housing Advisory Committee (HAC)
DRAFT Meeting Minutes
Wednesday, March 13, 2024
Meeting was conducted via phone conference (Microsoft Teams)

In attendance: Anne Bertino; Sandy Bishop; Nancy DeVaux; Farhad Ghatan, chair; Melora Hiller; Steve Ulvi; George Zweibel
Staff: Ryan Page; Lori LeCount
Council Liaison: Christine Minney
Guests: Marly Schmidtke
Absent:

- I. Meeting called to order at 10:32 am- Ghatan.
- II. Approval of Minutes –January 10, 2024
Motion: Anne Bertino
Second: Nancy DeVaux
Approved as submitted: Unanimous.
- III. Public Comments:
Nothing from the public at large.
- IV. Announcements:
 - a. Ghatan and Page presented the HAC and the committee’s work to the Town on Feb. 15, 2024.
 - b. Zweibel asked to move agenda item 9 up. Plan is uncertain on when the HAC will present to the Planning Commission, possibly as soon as March 15 or in April.
- V. Housing Program Coordinator Updates: Ryan Page
Updates are included in the following agenda items.
- VI. Planning Commission Housing Element Goals and Policies Focus
The HAC identified a primary focus on Goal 2, Policy 1, Tiny Houses, for its presentation to the Planning Commission, with secondary focus on Goal 1, Policy 3, Rentals for workers and Goal 2, Policy 1, Senior Housing.
- VII. Senior/Disabled Rental Subsidy 2024 Applications
Page presented the 2024 applications reminding the Committee that the goal is to support extremely low-income individuals balanced with the goal of continuity of tenancy. Discussion of several individual current tenants who are over the 2024 income limits vs new applicants who are under the income limits. There is a possibility of requesting additional funding from the Council to fund all applicants.

Motion: Sandy Bishop To fund all returning applicants who are under the income limit thresholds as well as the two waitlist tenants who are under the threshold. Cost-\$100,810

Second: Farhad Ghatan
Approved as submitted: Unanimous.

VIII. Emergency Rental Assistance 2024 Applications

Page presented the Emergency Assistance Applications and reviewed the history of the program asks and budget.

Motion: Sandy Bishop To accept the staff recommendation to award the budgeted \$15,000 to each Resource Center for Emergency Rental Assistance from the document recording fees fund and to create a separate source of rental assistance using ASH fund from which the Resource Centers would request reimbursement for rental assistance provided.

Second: Melora Hiller
Approved as submitted: Unanimous.

IX. 2024 Point in Time Count Data

Page presented the 2024 Point in Time Count of unhoused persons. Discussion of the ultimate goal of ending homelessness in the county and whether the people are the same or different individuals each year. Page will follow up on the proposal to bring the goal of ending homelessness to the Planning Commission.

X. Home Fund 2024 Funding Round Priorities

Page is preparing to initiate a round of Home Fund funding to the Council and asked for discussion HAC input on priorities. The first opportunity to introduce priorities to the Council will be its March 26th meeting. The budget includes 5,500,000 allocated mostly from previous years. \$2,000,000 is expected in REET. A suggestion was to allocate \$1,000,000 for Tiny Houses. A funding request is anticipated from the Argyle Lot, and from Pea Patch. No decision is required or was made at this meeting.

XI. Closing Remarks

Housing Lopez hired a new director, Wes Green he has experience with building affordable housing. He will start in mid-April. They are waiting for their conditional use permit.

XII. Next scheduled meeting: Wednesday April 10th, 2024

XIII. Adjourn 12:12pm