

San Juan County Housing Advisory Committee (HAC)
Approved Meeting Minutes
Wednesday, May 8, 2024
Hybrid Meeting
Meeting was conducted in-person at the Legislative Hearing Room
and 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 (in-person at Legislative Hearing Room)

Council Liaison: Christine Minney

Guests: Marly Schmidtke, Breton Carter, Stephanie O'Day, Lisa Beyers

Absent: no one

- I. Meeting called to order at 10:33 am- Farhad
- II. Approval of Minutes – April 10, 2024
Motion: Sandy
Second: Steve
Approved as submitted: Unanimous.
- III. Public Comments: None from the public at large.
- IV. Announcements:
Melora – Ready to start construction on Village North, waiting on the hearing examiner (a contractor) for 13 weeks. She has written to staff and spoken to Mark Tompkins.
Sandy – wondered if others had attended the meeting/s with the County Manager candidates.
Farhad/Ryan – Land trust is forming on Shaw to consider an affordable housing project.
Stephanie O'Day – Hearing examiner has not adhered to deadlines in the past.
- V. Housing Program Coordinator Updates: Ryan Page
Per Nancy's verbal conversation with Jon Cain - Opinion: the home fund cannot collect tax without landbank tax being collected at the same time. HAC wants to have that opinion in writing. Land Bank folks have reported to Ryan that if tax is not renewed Land Bank will advocated for change that would allow continued REET collection. Council meeting signaled strong likelihood that Land Bank will be renewed. This year is not the last chance.

We have received additional funds for Safe San Juans program to temporarily house those fleeing domestic abuse. Ryan and Dave Dunnaway will present at the Board of Health re: sustaining the program long-term.

Community Development Block Grant County/Home Trust application is underway for connecting septic to Town of Friday Harbor system potential expansion of 100 units. Project is projected to be expensive, but relatively quick.

- VI. Planning Commission Discussion Follow-Up: George Zweibel and Nancy DeVaux
Nancy reported that the Planning Commission was receptive. They highlighted benefits for workers, seniors, and tiny house ordinance. George continued reviewing the memo he drafted addressing the Planning Commission questions about whether there are incentives for private parties and what impact tiny house clusters would have on housing density.

Motion: Sandy moved to send the letter Steve prepared to the Planning Commission to address their questions.

Second: Steve

Approved as submitted: Unanimous.

- VII. Notice of Funds Available: Ryan Page
2024 Funding Round: The County is making \$2,000,000 available, in addition ¼ of projected sales tax funds (\$700-800,000) are budgeted for this NOFA. Ryan will be bringing the NOFA to the Council on May 21 for their approval. Discussion of whether the evaluation criteria should be reviewed/changed.
- VIII. Five Year Homeless Plan Draft Local Guidance: Ryan Page
State is seeking feedback on the Plan. Stakeholders are to include “representatives of the two largest towns” representative of behavioral health administrative service organization or managed care organization, and representative/s with lived experience. In addition, cooperation with the planning department is required. The County’s Five-Year Homeless Plan is due at end of 2025.
- IX. New Rental Assistance Fund Policy Discussion
\$30,000 has been allocated - available on a reimbursement basis (in addition to existing funding). Policy for reimbursement needs to be created. Some policy items: proportionality in funding, cap on what one individual can receive. This is essentially a pilot project, with the expectation that policy will evolve with feedback from the resource centers.
- X. HAC 2024 Retreat Follow-up Discussion
Ryan will circulate a poll re meeting date. Discussion of inviting candidates for election to be present. Ryan will wait until Friday’s filing deadline for the slate of candidates. This would be in addition to the regular July meeting. Prepare questions for the candidates re legislative priorities and their creative ideas.
- XI. Closing Remarks
- XII. Next scheduled meeting: Wednesday June 12th, 2024
- XIII. 12:19 Adjourn