

San Juan County Housing Advisory Committee (HAC)
Meeting Minutes
Wednesday, June 12, 2024
Hybrid Meeting
Meeting was conducted in-person at the Legislative Hearing Room
and via phone conference (Microsoft Teams)

MINUTES

In attendance: Anne Bertino; Sandy Bishop; Nancy DeVaux; Farhad Ghatan, chair; Steve Ulvi
Staff: Ryan Page; Lori LeCount (in-person at Legislative Hearing Room)
Council Liaison: Christine Minney (not present)
Guests: Marly Schmidtke, Breton Carter, Stephanie O’Day, Lisa Beyers
Absent: Melora Hiller; George Zweibel

- I. Meeting called to order at 10:31 am – Farhad
- II. Approval of Minutes – May 8, 2024
Motion: Sandy
Second: Nancy
Corrections were made to section VI in draft minutes (persons were misidentified)
Approved with corrections: Unanimous.
- III. Public Comments: None from the public at large.
- IV. Announcements: None.
- V. Housing Program Coordinator Updates: Ryan Page
The grant application for planning the host home program with JLSFRC has been funded by North Sound ACH for about \$30,000. Program cost is estimated at 100-200K a year when fully operational. Funding is needed primarily for a program manager and provide structure for kids with unstable housing (who are currently being housed by the community informally).

Council approved the “notice of funds available” for Home Fund (2.2 million). Applications will be accepted for about a month.

Affordable housing awards \$75,000 “notice of funds available” applications are also open. Ryan expects to have applications for the Committee to review by next meeting.
- VI. Argyle Project Lease Draft:
Council has reviewed and ready to schedule a public hearing, waiting to set a date likely in July. Highpoints review of the Draft Lease, the lease: is for 99 years then reverts to the County; is only for residential development; reflects the County’s expectation that no fewer than 35 units will be developed; 30% of units will have 2 or more bedrooms; rent is \$1.00 per year; sets forth project milestones– the most important thing is that the Home Trust is making continual progress; 50% of

units must be low income persons (up to 80% AMI), 50% can be for moderate income persons (up to 115% AMI); and construction is scheduled to begin by May 1, 2025.

The current draft of the lease does not include provisions for housing County Employees.

The Draft has been provided to the Town of Friday Harbor.

VII. New Rental Assistance Fund Policy Discussion

Ryan presented a draft of guidelines for how the County's Affordable and Supportive Housing (ASH) should be spent. Council has approved an additional \$30,000 in expanded Emergency Rental Assistance. Participants must be at or below 60% AMI. Staff is proposing adding the criteria of "and at risk of homelessness." The policy also includes \$1000 cap per household, only for rent (not utilities, not mortgage assistance); first come first serve; regular communication re: remaining funds; and compliance with WA Department of Commerce Guidelines for the Consolidated Homeless Grant. Discussion followed re allocation. Committee okayed workshopping the policy presented by Ryan with the resource centers.

VIII. HAC 2024 Retreat Agenda

The agenda is for a walking tour, lunch, and discussion with County Council Candidates. Meeting space is available at Opal Community Land Trust. There was Committee discussion of whether to tag on to other candidate forums such as League of Women Voters event; whether the OPAL space is large enough; whether the Committee has the capacity to host their own forum; whether to invite candidates to join to walk with the Committee; and whether to plan a zoom meeting later in the election year. The plan is to invite candidates to participate in the retreat day to learn more about affordable housing.

IX. Closing Remarks
None

X. Next scheduled meeting: Wednesday July 10th, 2024 followed by Retreat July 18, 2024.

XI. 12:23 Adjourn