

San Juan County Housing Advisory Committee (HAC)
Meeting Minutes
Wednesday, July 10, 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; George Zweibel

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;

- I. Meeting called to order at 10:31 am – Farhad
- II. **Approval of Minutes – June 12, 2024**
Motion: Sandy
Second: Nancy
Approved as submitted: Unanimous.
- III. Public Comments: None from the public at large.
- IV. Announcements: SJC is restructuring DCD. Discussion of impact on projects underway.
- V. Housing Program Coordinator Updates: Ryan Page
 - a. There is a public hearing scheduled for August 6, 2024 on the Argyle Project lease agreement.
 - b. Current next phase on the Host Home Program is to identify and retain a consultant to create the program.
 - c. Ryan shared the plan for the Retreat scheduled for July 18, 2024. Discussion of transportation and other logistics.
 - d. Discussion of crafting questions for candidates re affordable housing.
- VI. **Affordable Housing Awards**

Discussion of applications. This is the third year of a new combined grant program we are calling the Affordable Housing Awards. This grant program combines funds from our previous program the Very Low-Income Housing Fund (VLIH) (RCW 36.22.178) and the Affordable and Supportive Housing Fund (ASH) (RCW82.14.545).
A Notification of Funds Available was published on June 5th, 2024, with applications due July 1, 2024. A total of \$75,000 was made available as part of this NOFA with \$25,00 coming from the VLIH fund and \$50,000 from the ASH fund.

We received applications from five applications, full applications attached to this staff report:

- 1) OPAL Community Land Trust, Reddick Apartments: **\$5,154** for repair of a stairway landing and to install a range hood in one apartment.
- 2) San Juan Community Home Trust, Sun Rise Phase 1: **\$37,000** for paint and exterior repair of four homes.
- 3) Ad-West Realty, Lavender Hollow Apartments: **\$8,379** for the replacement of five electric hot water heaters.
- 4) Ad-West Realty, Northern Heights Apartments: **\$6,257** for purchase and install of ADA community washer and dryer for laundry room.
- 5) Ad-West Realty, Orcas Longhouse: **\$8,379.00** for replacement of five water heaters.

Total Grant Requests: **\$65,169**

Staff is recommending that since all requests are for eligible projects, and the amount of funding requested is less than what is available, that all projects should receive full funding and the remaining funding should be rolled over to the next grant awards cycle.

Motion To recommend that Council fund all applicants: George

Second: Nancy

Approved: Unanimous.

VII. Notice of Funds available for housing related services

The council approved the “notice of funds available” for Home Fund (2.2 million). Applications will be accepted for about a month. In addition, the Home Fund funding allows for up to 40% for housing related services for members of eligible population groups provided by eligible non-profit social services organizations. Plan to have a draft of NOFA for housing related services in September, October/November review period.

VIII. Closing Remarks

None

IX. Next scheduled regular meeting: Wednesday August 14th, 2024.

X. 11:45pm Adjourn