

San Juan County Housing Advisory Committee (HAC)
DRAFT Meeting Minutes
Wednesday, October 9, 2024
Hybrid Meeting
Meeting was conducted in-person at the Legislative Hearing Room
and via phone conference (Microsoft Teams)

MINUTES

In attendance: Anne Bertino; Nancy DeVaux; Farhad Ghatan, chair; and Melora Hiller

Staff: Ryan Page; Lori LeCount (in-person at Legislative Hearing Room)

Council Liaison: Christine Minney - present

Guests: Lisa Byers

Absent: Steve Ulvi

I. Meeting called to order at 10:31 am – Farhad

II. **Approval of Minutes** – September 11, 2024

Motion: Melora

Second: Nancy

Approved: Unanimous.

III. Announcements/Public Comments: Melora updated the Committee on the status of the 15 unit Lopez Village North project. A contractor from Oak Harbor is doing the site preparation. Weather permitting the foundation should be done and cured by the end of the year. The homes from Method Homes are nearly complete. The crane to place the homes will come with the homes, crane day is anticipated sometime in January. Occupancy anticipated in June or July 2025. Square foot cost is not less than traditional methods, but there are no cost overruns or delays.

Lisa Byers gave an update on the Kidder Way project, 10 new units. Permits are in place. They are in site clearing mode.

IV. Housing Program Coordinator Updates: Ryan Page

The Council accepted the Committee's recommendation to fund all the Home Fund Applications received. Awards have gone out. Contracts are underway.

Council also pushed out NOFA for housing related services.

Review of the training on Open Public Meeting Act is required by the end of the year.

Host Home Group continues to meet and have hired a consultant (local in the County). The plan is to created the program by April/May 2025 and than be ready to seek funding.

Governor has awarded 1.5 million to fix ferry issues: 500k to keep the Tillicum running on weekends in the winter, 1 million to the county provide for foot traffic to the island, foot traffic to

Anacortes, and barges for essential services when the ferry is down. Ryan will be working with the group who will be working developing the plan for the County money.

Lori is putting together information on other housing groups priorities and status of our last year's legislative priorities. Melora suggested looking at [SightLine.org](https://sightline.org).

Ryan is actively recruiting for the vacant HAC seats.

V. 5-Year Homeless Plan Update Brainstorm

The Commerce Department's Local Plan Guidance has not yet been finalized. Our 2018-2019 plan provides a solid foundation for updating the required plan. The plan is due by the end of 2025. The plan requires participation from 3 people from the HAC. Recruiting for the task force begins in earnest in November. Then the convene the task force the first 3 months of the year to prepare the draft, then approximately 6 months for Council review, process, and eventual approval.

VI. HAC Annual Report and Work Plan for 2025.

The audience is the County Council. The report is meant to take a high-level view of HAC work. Review of the status of the Equity Loan Program. It is the County's longest running affordable housing program, running since 1999. Loans are to first time buyers, at 80% AMI, program has been dormant for several years. It is funded by Department of Commerce grants. There are approximately 25 loans outstanding.

Work plan reviewed: work will include Point in Time Homeless Count, Senior & Disabled Rent Subsidy, Affordable Housing Awards, Equity Loan Program, Emergency Rental Assistance, CDBG grant, Home Fund NOFA, Five-year Homeless Plan, Argyle Lot, Tiny House Report, Hotel Leasing and Rapid Re-Housing Grant, Connecting Housing to Infrastructure Program, 1/10th of 1% Sales Tax, Host Homes Program, and Other - New Initiatives, Working with DCD on streamlining Permitting, CHG Supplemental Funding and Working with DCD on Housing Element and Housing Needs Assessment. A Suggestion was made to add a preamble to the plan.

VII. Housing Needs Assessment Update

Two sets of consultants are working with the County on plan updates, one set handling the County's Comprehensive Plan and one set updating the Housing Needs Assessment and Land Capacity Analysis.

VIII. Next scheduled meeting: Wednesday, November 13, 2024

IX. Adjourn 11:55pm