

San Juan County Housing Advisory Committee (HAC)
Meeting Minutes
Wednesday, September 11, 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; Melora Hiller; Steve Ulvi
Staff: Ryan Page; Mark Tompkins; Lori LeCount (in-person at Legislative Hearing Room)
Council Liaison: Christine Minney - present
Guests: Lisa Beyers, Sandy Bishop, Breton Carter, Amanda Lynn
Absent: none

- I. Meeting called to order at 10:31 am – Farhad
- II. **Approval of Minutes –August 14, 2024**
Motion: Melora
Second: Nancy
Approved with clarification in item V: Unanimous.
- III. Announcements/Public Comments: None from the public at large.
- IV. Housing Advisory Committee Discussion of Role, Duties and Responsibilities
Discussion/clarification of role of HAC is limited to advising the Council (which arose from circulation of questions related to affordable housing to County Council candidates).
- V. Housing Program Coordinator Updates: Ryan Page
The County has been informed that Housing Lopez CHIP grant has been increased from 400k to 600k for utility infrastructure.

A Press Release is coming out re affordable housing awards. [Fall 2024](#)

County Council approved recommendation for Affordable Housing Awards and signed off on the new pilot project for emergency rental assistance.

DCD will be presenting housing needs assessment to the Planning Commission on September 20, 2024.
- VI. Home Fund Applications Funding Discussion
Updated cost estimates were received on Argyle project. There are limited funding sources available for moderate income units (up to 50% of the Argyle units may be used for moderate income units).
Staff recommends full funding for the following projects:

1. Argyle. Developer: San Juan Community Home Trust Requested Funding: \$714,850 for new Construction
2. Cottages at Pea Patch. Developer: OPAL Community Land Trust Requested Funding: \$500,000 for Land Acquisition, \$40,000 for Rehabilitation
3. Forrest House. Developer: Lopez Community Land Trust Requested Funding: \$180,00 for new Construction Staff funding recommendations total: \$1,434,850 Staff is recommending that at a minimum \$200,000 of the funding for the Pea Patch Project be 1/10th of 1% sales tax dollars since that project is eligible to receive that funding.

Motion to recommend that the Council accept staff recommendation for funding: Nancy

Seconded: Steve

Passed: Unanimously

- VII. Draft 1/10th of 1% Sales Tax Services NOFA
Up to 40% (\$300,000) of funds may be used for housing related services, non-profit social services agencies located in San Juan County are eligible to apply. Eligible services and population are delineated in the draft. Timing: plan is to release Notice on October 1, 2024, responses due October 25, 2024.

Motion: that the NOFA be presented to Council for approval: Anne

Seconded: Nancy

Approved: Unanimous

- VIII. 2025 County Council Housing Legislative Priorities Brainstorming
Some ideas: property tax exemptions/reductions; an excise tax on short term rentals; support WA Low-income Housing Alliance priorities; partnering with Habitat for Humanity; pilot program to provide 30-year fixed rate funding for limited equity co-ops; reduce paperwork related to prevailing wage requirements; and disentangling home fund REETs from the conservation REETS. Ryan will come back to HAC with a compilation of what other affordable housing entities have identified as policy priorities.
- IX. Closing Remarks
Mark Tompkins - Planning department manager is starting next week.
Ryan - \$1.24m in REET for 2024 to September, this amount is down from 2023.
- X. Next scheduled meeting: Wednesday, October 9th, 2024
- XI. Adjourn 12:20