

San Juan County Housing Advisory Committee (HAC)
Meeting Minutes
Wednesday, November 13, 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 and Steve Ulvi

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

Council Liaison: Christine Minney – present

Guests: Lisa Byers

Absent: No one was absent

I. Meeting called to order at 10:30 am – Farhad

Approval of Minutes – October 9, 2024

Motion: Melora

Second: Nancy with corrections to spelling of Lisa Byers' name and clarification of notes on legislative priorities on page 2

Approved: Steve Ulvi abstaining.

II. Announcements/Public Comments: Election: Landbank funding was renewed, 2 new Council members were elected. Thanks were extended to Christine Minney and Cindy Wolf for their service to the County. There was no public comment.

III. Housing Program Coordinator Updates: Ryan Page
Land capacity- Both the Town of Friday Harbor and the County have plans due to address State mandates pertaining to housing issues. The Town of Friday Harbor is discussing increasing housing capacity by expanding their Urban Growth Areas, by adding to the edges of existing zones and/or upzone (increase density, usually by increasing building height). Discussion of history of expansion of Urban Growth Areas, HAC support for and input on contemplated expansion. The Department of Commerce has indicated they are ready to fund infrastructure for the multifamily parcel area on Grover.

There was a proposal to meet next January 8, 2025, foregoing the January meeting. Committee agreed.

No real update on the ferry committee meetings

IV. 1/10 Housing Services NOFA Applications

Staff is recommending funding \$84,000 for each Resource Center for the 2025 calendar year, reasoning that is 200 staff hours per month at \$35 per hour.

Discussion of reporting requirements.

Approval of Staff Recommendation of \$84,000 each to Joyce L Sobel Family Resource Center, Orcas Community Resource Center, and Lopez Island Family Resource Center for the calendar year of 2025 for housing supportive services from the 1/10 of 1 percent funding.

Motion: Anne

Second: Farhad

Approved: Unanimous.

Ryan will bring to council hopefully the end of November.

V. Affordable Housing Ideas Discussion: Lori LeCount

Discussion of Inclusionary Zoning and whether it could be scalable from the large urban projects where it has been used to a small rural setting. The Committee reviewed the status of the New Initiatives subcommittee, seeking private development partners, the use of expedited permitting and the County's capacity to fund and support new projects.

VI. Cold Weather Shelter Funding

Staff is recommending providing support to Cold Weather shelters, \$5000 to the Orcas Island Community Church for their shelter on Orcas Island, \$5000 to the United Way for their shelter on San Juan Island, and \$2000 to the LIFRC to support their shelter work on Lopez Island using document recording fees. Discussion of whether the shelters receive other funding, how the recommendation of dollar amount was chosen (\$5000 is the typical cost of running the cold weather shelter for a season) and of the recipients reporting requirements.

Approval of Staff Recommendation to propose that the Council fund supports for Cold Weather Shelters totally \$12,000 for the 2024/25 winter season.

Motion: Nancy

Second: Steve

Approved: Unanimous.

VII. HAC members are reminded that their review of the Open Public Meeting Act training is due by the end of the year. Gold star to Nancy for being the first to complete the requirement.

Next scheduled meeting: Wednesday, January 8, 2025

VIII. Adjourn 11:52pm