

San Juan County Housing Advisory Committee (HAC)
Meeting Minutes
Wednesday, January 8, 2025
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; Mallory Hagel (Orcas), Melora Hiller, Angie Lausch (Lopez) and Steve Ulvi.

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

Council Liaison: None appointed yet

Guests: Bill Bangs, Lisa Byers, Evan Perrollaz,

Absent: None.

I. Meeting called to order at 10:33 am – Farhad

Approval of Minutes – November 13, 2024

Motion: Nancy

Second: Farhad

Approved: Unanimous.

II. Announcements/Public Comments: Evan Perrollaz, from Hospital District. Angie Lausch reported that Housing Lopez (a Home Fund supported project) placed the first 8 of a total of 15 units of rental housing in the Village North Project. Lisa Byers reported that stormwater retention system is fully installed, and footings are in place in the Kidder Way project. Some delay is anticipated for home-owners obtaining mortgages from the USDA due to back-up at the USDA. The Pea Patch is submitting land use permits. Representative Lekanoff and Senator Lovett will be co-sponsoring a direct appropriation in the amount of 7.5 million dollars for the Pea Patch project.

III. Housing Program Coordinator Updates: Ryan Page
In December the Council approved cold weather shelters funding and 1/10 of 1% for housing supportive services funding.

Home Fund - \$2,000,000 in the bank from REET tax, of that \$340,000 is interest earned.

Applications in 2025 are anticipated from Housing Lopez for a 4 plex purchase (currently being used for worker housing and will be for sale) and the Argyle Lot project (1/2 of the project is planned for moderate income individuals). Also, there is a possibly an amendment for Pea Patch funding. Shaw and Waldron Island projects are unlikely to be ready in 2025.

Next week the Argyle Lot will present the development agreement negotiated with Town Staff to the Friday Harbor Town Council. The project will not be receiving Housing Trust Fund dollars from the 2024 application round.

New County Council members were sworn in last week. No inkling about who will be the HAC Council Liaison.

IV. Homeless Housing Task Force

- a. The first meeting will occur January 16, 2025. They are scheduled for the 3rd Thursday for the first six months. HAC member participation is required. Seven people have volunteered at this point.
- b. A Lived Experience Stipend Memo was discussed. Local funding is available through recording fees. There are administrative processes to work through. The Committee supports honoring the voices of those with lived experience.

V. Point in Time Count

The PIT count is January 30, 2025. The Department of Commerce is not allowing the addition of questions about housing insecurity. Ryan will be working with the Resource Centers to capture the information outside the official PIT.

VI. Draft Housing Element

Consultants have gone through the Housing Element of the County's Comprehensive Plan. Ryan suggested focusing on the Goals and Policies section. Audience for HAC feedback is the County Council, the Planning Department and the Planning Commission. Initial feedback is requested by January 28th. There will be additional opportunities for input. Ryan will be collecting and collating feedback.

The purpose of the Housing Element is to provide policy justification for action, not necessarily action steps.

Discussion included supporting seniors aging in their homes with home repairs, farm worker housing, land use/capacity, expansion of UGA, questioning assumptions regarding income bands, tenant protections, additional support for caregiver housing and other specific workforces, role of employers in providing housing, home sharing, minimum affordability time frames (50 years currently, many projects are longer), deed restrictions for rental to County employees, staggering number of vacant homes, and tiny house language.

VII. Closing Remarks – Thanks to Angie and Mallory for joining. Ryan will be emailing materials throughout the month.

VIII. Next scheduled meeting: Wednesday February 12th, 2025

IX. Meeting Adjourned at 12:31 p.m.