

San Juan County Housing Advisory Committee (HAC)
Meeting Minutes
Wednesday, April 9, 2025
Hybrid Meeting
Meeting was conducted in-person at the Legislative Hearing Room
and via phone conference (Microsoft Teams)

MINUTES

In attendance: Melora Hiller, Angie Lausch, Steve Ulvi, Anne Bertino, and Farhad Ghatan, chair
Staff: Ryan Page, and Lori LeCount (in-person at Legislative Hearing Room)
Council Liaison: Justin Paulsen
Guests: Lisa Byers
Absent: Mallory Hagel and Nancy DeVaux

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

Approval of Minutes – Motion to approve minutes of the March 12, 2025, meeting.

Motion: Melora

Second: Steve

Approved: Unanimous.

II. Announcements/Public Comments:

No Public Comment.

A request was made for an update about hiring a DCD director. A fourth recruitment effort is underway. Darcy Nielsen is in place as a long-range planning manager.

III. Housing Program Coordinator Updates: Ryan Page

Discussion of the Town stalling on the final occupancy on the Holliwalk project and on the Argyle project. Ryan reviewed the history of the Argyle project to date, including its location in the Friday Harbor Historic Design District, the need for a bump in density from 24 units to 45 units, the mayor's ongoing desire for a private developer, the Town's lack of an affordable housing ordinance, and the Town's adding additional requirements to the stalled negotiation of the developer agreement. Discussion of options of how/when to move the process and the relationship with the Town forward positively.

Legislative update:

- Status of House Bill 1867– The current version House Bill 1867 would disconnect housing and landbank REET – did not pass.
- ADU measures – not moving forward.
- Status of House Bill 1899 – The bill would eliminate the local volunteer PIT count. Moving forward.

- Status of House Bill 5576 – would provide support for affordable housing by permitting cities, counties, towns to tax short term rentals. Passed the Senate. Per Justin, this is one of multiple bills that are poised to give local government additional funding options.

IV. 2025 Home Fund Round:

- a. Ryan will be before the Council on April 15, 2025, to discuss the next Home Fund round.
- b. Timing – discussion of moving timing up a month earlier than past years which might better align with the housing trust fund applications. Plan to leave, unchanged for now.
- c. Budget – proposing making \$2,500,000 available + \$200,000 in 1/10th funding.
- d. NOFA Priorities – discussion about narrowing the projects that will be considered for funding- plan not to narrow.
- e. Scoring – discussion about adjusting scoring, whether to do a large redo or more narrow updates. Ryan will send out for review and put on agenda for May.

V. Host Homes Workgroup Update:

~~Lori LeCount~~. Ryan Page presented the update of the host home program development and timeline and anticipated need.

VI. Eastsound UGA Proposed Land Use Changes Memo:

The Council reviewed proposed changes to Housing element of the Comprehensive Plan. Part of the Comp plan is to evaluate land capacity, if there is not enough current capacity the options are to upzone or increase the size of UGA or both. It is an open question as to where the money would come from to build the units that the Plan requires. A similar analysis has been done for Lopez Village UGA.

VII. Closing Remarks: Council will have its final look at the vacation rentals in the Eastsound and Lopez commercial areas on April 15, 2025. Vacation rentals in those commercial areas have been able to operate without a permit due to a loophole.

VIII. Next scheduled meeting: Wednesday May 14th, 2025.

IX. Meeting Adjourned at 12:16 p.m.