

San Juan County Housing Advisory Committee (HAC)
Meeting Minutes
Wednesday, May 7, 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, Melora Hiller, and Angie Lausch.

Staff: Ryan Page and Lori LeCount

Council Liaison: Justin Paulsen – not present

Guests: Lisa Byers, Paul Schissler

Absent: Mallory Hagel, Farhad Ghatan, and Steve Ulvi

I. Meeting called to order at 10:39 am – by Anne Bertino

Approval of Minutes – Motion to approve minutes of the April 9, 2025, meeting.

Motion: Nancy

Second: Melora

Approved: Unanimous.

II. Announcements/Public Comments:

No Public Comment.

III. Housing Program Coordinator Updates: Ryan Page

The Health Department is in a reimaging process.

The 5yr Homelessness plan is going forward. A rough draft is underway. The hope is it will be ready for the HAC to review at July meeting.

The Youth Host Home group continues to meet. A white paper – here is what a plan would look like – is expected in the summer.

Legislative update:

- The Pea Patch on Orcas was allocated \$5,000,000 from State, as a result of a direct ask (\$3,000,000 for site work, and \$2,000,000 to OCRC and Orcas food bank that is tied to a matching requirement of 75%).
- A budget has been sent to Governor which includes \$600,000,000 for the Housing Trust Fund.
- A rent stabilization bill passed, generally rent increase is capped at 7% plus cost of living, or 10%, whichever is less per year. Enforcement will be at the State Attorneys General office.
- House Bill 1899 – passed. The State Department of Commerce is responsible for conducting future homeless counts.

- Senate Bill 5576 - did not pass. It would have provided support for affordable housing by providing cities, counties, towns to as option to add a tax to renters of short term rentals.

IV. 2025 Home Fund Round Scoring Update

Discussion and updating Home Fund scoring sheets for New Construction and Preservation projects.

V. 2025 County Emergency Rental Assistance Programs

Approximately \$100,000 of rental assistance dollars are available to the resource centers for the coming year. In 2024 the County allocated \$45,000 (\$15,000 to each resource center as up-front support) and an additional \$30,000 in ASH funds reimbursable assistance (allocated by population, \$15K San Juan Island, \$10K Orcas Island and \$5K for Lopez Island, approximately \$25,000 of the allocated \$30,000 had been reimbursed as of the meeting). The ASH program served 74 clients/42 households in 2024. Will continue the programs in 2025 as structured in 2024, split into part up-front allocation and part reimbursement.

VI. Housing Element Update Draft Dated 5-1-2025

A newly available Housing Element of the County's Comprehensive Plan was reviewed, with special attention to additions/changes to the policies section.

VII. Closing Remarks

An update about any progress on the Argyle project development agreement was requested. Not much movement was reported.

VIII. Next scheduled meeting: Wednesday June 18th, 2025. **POST MEETING THIS WAS RESCHEDULED TO ITS USUAL 2nd WEDNESDAY, ON JUNE 11, 2025.**

IX. Meeting Adjourned at 12:36 p.m.