

San Juan County Housing Advisory Committee (HAC)  
Meeting Minutes  
Wednesday, July 16, 2025  
Hybrid Meeting  
Meeting was conducted in-person at the DCD Conference Room  
and via phone conference (Microsoft Teams)

**MINUTES**

In attendance: Anne Bertino, Nancy DeVaux, Melora Hiller, Angie Lausch, Steve Ulvi and Farhad Ghatan, Chair.

Staff: Ryan Page and Lori LeCount

Council Liaison: Justin Paulsen was not present

Guests: Lisa Byers, Angela Broderick, Sandy Bishop, and Pat Castillo who is considering joining the HAC. Ms. Castillo is an Orcas resident.

Absent: None

Mallory Hagel has resigned from the HAC.

I. Meeting called to order at 10:30 am

II. Approve Minutes

**Approval of Minutes** – Motion to approve minutes of the June 11, 2025, meeting.

**Motion: Melora**

**Second: Farhad**

**Approved.**

III. Approve Agenda

**Motion to Amend the Agenda** to add a discussion of an affordable housing workgroup.

**Motion: Nancy**

**Second: Farhad**

**Approved with addition.**

IV. Announcements/Public Comments:

Farhad has been approached by group wanting to partner to renovate part of the Library's Spring Street property for housing.

V. Climate and Housing Roundtable: Angela Broderick-Climate and Sustainability Coordinator invited HAC members to participate in a climate and housing roundtable in August or September and asked who else should be included. Nancy and Steve are interested in participating. The plan is that the discussion will focus on energy efficiency, resource consumption, affordability, environmental impact, the intersection of land use and environmental policy, and the use of incentives to encourage right-sized units, built with more green materials.

VI. Affordable Housing Workgroup: Sandy Bishop is proposing a non-profit housing developers and other stakeholders meeting, those who access REET funds, to discuss challenges and set priorities. (The last workgroup of this type met 9 years ago. Mark Tompkins convened the meeting.) Brief discussion of what support we get or don't get from the Skagit Housing Authority. Ryan will be taking the lead on this. The goal of the convening would be to come up with 3-5 things to focus on.

VII. Housing Program Coordinator Updates:

- a. Ryan Page reported that there is an additional budget request before the Council for more rental subsidies, including 3 tenants from Village North.
- b. There was a recent press release on the Kidder Way project.
- c. There will be a series of informational sessions about the Youth Host Home project over the next few weeks on San Juan, Orcas and Lopez islands.
- d. Ryan traveled to Waldron for the Council meeting. The Waldron Island Community Land Trust owns land but is not quite ready to apply to the Home Fund.

VIII. Home Fund 2025 Applications: Initial Overview

Two Home Fund applications have been received, in addition to the Supplemental Requests.

- a. One application is from the San Juan Community Home Trust for the Argyle Project for 1.1 million. The anticipated total project cost is 27 million. Of that, they expect to seek a total of about 5 million from the County. The project is designed for 40 units, 50% for moderate income renters. There are no State or Federal funding sources available for projects for moderate income persons.
- b. Another application is from Opal Community Land Trust for a new 5-unit home ownership development for 1,075,000.
- c. Together with the Supplemental Request from the Lopez Community Land Trust for \$283,000 for the Fish Bay Project the total applications to the Home Fund this year is 2.43 million, less that the 2.5 million made available.
- d. The Council approved granting conditional funding of \$800,000 to Opal Community Land Trust for the Pea Patch project who are applying for 1/10<sup>th</sup> funding, the goal is that a substantial amount of the conditional funding will be paid back if they succeed with a CHIP grant.

**Motion to Recommend that the County Council approve the Supplemental Funding Request from Lopez Community Land Trust for \$283,000.**

**Motion: Melora**

**Second: Anne**

**Motion carried**

- IX. Five-Year Homeless Plan: The first draft of the 2025-2030 Five Year Homeless Plan was presented for the Committee's review. There was discussion of cold weather shelters and tiny homes. HAC members are encouraged to review and send comments and suggestions to Ryan.
- X. Closing Remarks: There will be an open house event for the two new affordable housing projects on Lopez in mid-August.
- XI. Next meeting: August 13, 2025.
- XII. Meeting Adjourned at 11:55 p.m.