

San Juan County Housing Advisory Committee (HAC)
Meeting Minutes
Wednesday, August 13, 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: Pat Castillo, new HAC member - pending County approval, Lisa Byers, Executive Director OPAL Community Land Trust, Amanda Lynn Executive Director San Juan Community Home Trust

Absent: None

I. Meeting called to order at 10:30 am

II. Approve Minutes

Approval of Minutes – Motion to approve minutes of the July 16, 2025, meeting.

Motion: Angela

Second: Melora

Approved.

III. Approve Agenda

Motion to Approve Agenda

Motion: Melora

Second: Farhard

Approved.

IV. Announcements/Public Comments:

Steve Ulvi made a statement regarding the Town of Friday Harbor's stalling affordable housing specifically Holliwalk and Argyle project. Question: What can the County do to resolve impasse. Ryan announced that Argyle is on the Town's agenda on August 21st. The development agreement density bonus, vesting rights and control of own contractors are issues.

V. Housing Program Coordinator Updates:

- a. Ryan Page's review of the status of the Argyle development agreement was covered in the discussion in IV Announcements section above.

- b. County Council approved the HAC recommendation for additional emergency rental assistance.
- c. The County's biennial budget cycle is starting.
- d. The OCRC has been given the option of purchasing their current building, rather than relocating to the Pea Patch project.

VI. 2025 Home Fund Application Presentations

- a. OPAL Community Land Trust- Lisa Byers presented the Lydia Lane homeownership opportunity (5 homes near Rosario Resort, near 8 existing homes for Islanders Homes). The plan is for 5 modular construction 3-bedroom homes, just under 2000 sq. ft built by West Coast Homes based in Lyndon. They are asking the Home Fund for \$1,075,000 dollars.
- b. San Juan Community Home Trust- Amanda Lynn presented an update on the current funding request of \$1,075,554 for the Argyle Rental Project. The planned tax credit partner project funding is no longer viable. The project will eventually seek a total of \$5,377,769 investment from the Home Fund of a total project cost of \$27,000,000. One half of the planned 40 units will be for moderate income / workforce housing. The lack of a density bonus/development agreement with Friday Harbor has and will delay the project.

- VII. Sun Rise Neighborhood Large On-Site Sewage (LOSS) System Repair- Amanda Lynn presented on the failing septic system that services 26 existing homes in the Sun Rise Neighborhood. A government sponsor is required for a forgivable loan to keep the system working.

Motion to Support the Home Fund's forgivable loan application for the septic system repair

Motion: Nancy

Second: Steve

Approved.

- VIII. Draft Five-Year Homeless Plan Review: Ryan invited any additional comments on the draft of the 2025-2030 Five Year Homeless Plan.

Motion to Present the draft of the 2025-2030 Five-Year Homeless Plan to the County Council for next steps with changes discussed.

Motion: Farhad

Second: Steve

Approved.

- IX. Next meeting: September 10, 2025.

- X. Meeting Adjourned at 12:28 p.m.