

San Juan County Housing Advisory Committee (HAC)
Meeting Minutes
Wednesday, September 10, 2025
Hybrid Meeting
Meeting was conducted in-person at the Legislative Hearing Room
and via phone conference (Microsoft Teams)

MINUTES

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

Staff: Ryan Page and Lori LeCount

Council Liaison: Justin Paulsen was present

Guests: Lisa Byers, Executive Director OPAL Community Land Trust, Amanda Lynn Executive Director San Juan Community Home Trust

Absent: Melora Hiller

I. Meeting called to order at 10:30 am

II. Approve Minutes

Approval of Minutes – Motion to approve minutes of the August 13, 2025, meeting with clarification of reference in Program Coordinator’s Update.

Motion: Nancy

Second: Anne

Approved.

III. Approve Agenda

Motion to Approve Agenda with the addition of the OPAL letter during Ryan’s update

Accepted by agreement.

IV. Announcements/Public Comments:

Steve Ulvi apologized for a lull in his participation. Amanda updated the committee regarding the LOSS system repair. There is no current need for County grant sponsorship. And Amanda is ready to submit Argyle for the CHIP program early pending Council approval.

V. Housing Program Coordinator Updates:

- a. Ryan Page indicated that staff is evaluating the housing related services program and will make a full report next month.
- b. August was a good month for REET funding. The projected budget is on-track with projections.

- c. Move in date for Lopez Village North is October 1, 2025. An open house is set for September 19, 2025, 1-3pm.
- d. An open house is set for Kidder Way on October 2, 2025, starting at 5pm.
- e. New DCD director is starting today, September 10, 2025. Permit approval times have been significantly reduced per Mark Tompkins in a recent news article.
- f. There is a presentation on Orcas re the proposed expansion of UGA on September 16, 2025.
- g. Justin updated the status of requiring vacation rentals in the Lopez and Orcas Village commercial districts (a previous loophole was closed).
- h. Lisa Byers requested consideration of using 1/10th of 1% housing funds as a backup if the promised, but threatened, section 8 vouchers for the Pea Patch are not funded. Ryan will plan to prepare more information for the next meeting.

VI. 2025 Home Fund Funding Recommendations

Staff Recommendation: Staff's review of the applications leads it to the conclusion that both applicants are eligible for Home Fund funding, and that both projects represent sound investments by the Home Fund

Motion to Accept Staff recommendation for full funding for the following projects:
1. Argyle. Developer: San Juan Community Home Trust Requested Funding: \$1,075,554 for new Construction
2. Lydia Lane at Pea Patch. Developer: OPAL Community Land Trust Requested Funding: \$1,075,000 for new Construction
Motion: Nancy
Second: Farhad
Approved.

VII. Argyle Project Development Agreement Update

Following a Town of Friday Harbor meeting on August 21st there is a public hearing on the Development Agreement scheduled on September 18th.

VIII. Fall/Winter Action Workgroup Discussion

The plan is for an in-person meeting. Suggestions for outcome of workgroup discussion/plan: increased collaboration between Town and County on affordable housing; understanding what has changed in development; exploring diverse housing opportunities; and generating 3-5 serious actions that can be taken (as opposed to making a plan to study actions). Nancy DeVaux is interested in participating.

IX. Closing Remarks - None

X. Next meeting: October 8, 2025.

XI. Meeting Adjourned at 11:48 p.m.