

San Juan County Housing Advisory Committee (HAC)
Meeting Minutes
Wednesday, October 8, 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, Melora Hiller and Steve Ulvi

Staff: Ryan Page

Council Liaison: Justin Paulsen was present

Guests: Lisa Byers, Executive Director OPAL Community Land Trust

Absent: Farhad Ghatan, Chair and Lori LeCount, clerk.

I. Meeting called to order at 10:30 am by Anne Bertino

II. Approve Agenda

Motion to Approve Agenda with the addition of a discussion of the composition of the Housing Advisory Committee
Accepted by agreement.

III. Approve Minutes

Approval of Minutes – Motion to approve minutes of the September 10, 2025, meeting.

Motion: Steve

Second: Anne

Approved.

IV. Public Comments: None

V. Discussion of changing the composition of the HAC to include a member from the Friday Harbor Town government to improve communication about San Juan Island housing projects. Such a change would require a change in County Code. An initial step would be to invite members of Town government to attend a meeting. Or perhaps invite collaboration in a work group.

VI. Housing Program Coordinator Updates:

- a. Argyle project – there was a public hearing on the Development Agreement on September 18, 2025. The hearing was continued to October 16, 2025. The County leadership got together with the PA office and the County Council requested a joint meeting with the Town Council. There has been no response from the Town. The County invested \$750,000 in 2018 to move the Argyle parcel out of the Land Bank to

have it available for affordable housing. It is frustrating not to be further along in getting affordable units built.

- b. Two CHIP grant applications were made last month for Pea Patch and Argyle projects.
- c. The Council approved the Home Fund awards on September 23rd.
- d. The Council had their first touch on the 5yr Homeless Plan on October 6, 2025. A Public Hearing is set for December 9, 2025. Ryan was authorized to prioritize and trim strategies.
- e. Ryan attended the Housing Washington Conference. The conference focus seemed to be on King County and on needs of developers.

VII. Cold Weather Shelter Grants Discussion

Ryan met with the board chair of the United Way, Bill Morrissey. Sheriff Peter is also on the United Way. The United Way operates the cold weather shelter on San Juan Island. There were 20 nights active on San Juan Island last season. Discussion of funding again this year, monies would come from document recording fees, and the lack of a shelter space on Lopez. Last season motel vouchers were used on Lopez.

VIII. Using 1/10th Sales Tax for Operations and Maintenance Funding Discussion

Discussion of whether and how the County could use 1/10th funds for operations and management subsidies of projects receiving Home Fund dollars and providing housing to those with an income of up to 60% of AMI.

IX. 1/10th Sales Tax Housing-Related Services Update

Last year, for the first time, the County allocated \$252,000 for resource center staff providing housing related services to individuals with an income of up to 60% of AMI. So far \$113,839 as of meeting date, an average of \$5,000 per resource center. 602 clients have been served, averaging 4.6 hours per client. The process of reporting is being refined to capture the work the resource centers are doing.

X. 2026 Work Plan Discussion

Regular programs such as subsidy programs, rental assistance, Home Fund, CHIP grants are always included in the work plan. Next year we will start work on the 5yr Homeless Plan. Discussion of what else to include. An informal workgroup for priority setting was proposed for the 2026 HAC Work Plan. Also tiny houses. Continue monitoring and trying to increase development of affordable housing in the Town of Friday Harbor UGA and in rural clusters.

XI. Closing Remarks – none

XII. Next scheduled meeting: November 12th, 2025

XIII. Meeting Adjourned at 12:30 p.m.