

San Juan County Housing Advisory Committee (HAC)
Meeting Minutes
Wednesday, November 12, 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
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

Absent: none

I. Meeting called to order at 10:30 am by Farhad Ghatan

II. Approve Agenda

Motion to Approve Agenda with the additions of a discussion of the housing element of the Comp Plan, if time allows, and that Ryan add an update on the new DCD director and status of tiny houses to his report.
Accepted by agreement.

III. Approve Minutes

Approval of Minutes – Motion to approve minutes of the October 8, 2025, meeting with clerical corrections.
Motion: Anne
Second: Farhad
Approved.

IV. Public Comments: None

V. Announcement: Farhad is coming into ownership to a property in Friday Harbor that will add a couple of units of affordable housing in the near future.

Nancy spoke to Barbara Starr, a town representative, about attending the HAC meetings.

Steve complimented Nancy's testimony at the Town of Friday Harbor meeting.

Nancy updated the Housing Advisory Committee about the Town of Friday Harbor Public Hearing about the development agreement for Griffin Place. There was a significant amount of negative feedback from community members concerned about the Griffin Place development.

VI. Housing Program Coordinator Updates:

- a. Argyle project –the Town of Friday voted to approve the Development Agreement on October 16, 2025. The DA is scheduled for public hearing on December 9, 2025. The County leadership got together with the PA office post-hearing on one issue outstanding. Assuming that issue is resolved, an approved development agreement is possible by the end of the year.
- b. The DCD director is fully integrated into his position. Ryan has not met him face to face or been able to discuss moving forward with tiny homes yet.
- c. Justin reported that the Building Advisory Council will be reconstituted in 2026 to do the Code analysis get the Code updated. There is action at the State level that would adopt international building codes that would allow tiny homes throughout Washington and allow them to move across state lines.
- d. Farhad has a set of ADU plans that he will share that is very affordable to build.
- e. The Housing Element of the Comp Plan is likely to be adopted by the end of 2025. Then the focus will shift to implementing the work in the Plan.

VII. Cold Weather Shelter Grants Discussion

The Orcas Island Community Church (OICC) plans to operate their cold weather shelter from Thanksgiving to the Ides of March, offer meals, and hope to add a shower to their facility. Document recording fees could be used to support the shower project. Ryan will meet OICC later this month.

VIII. 2026 Point in Time Count Planning

Ryan solicited ideas to generate a more accurate Point in Time count. Likely the largest part of the population who are un/undercounted are living in substandard housing. In the past the Resource Centers and food banks have done most of the boots-on-the-ground counting. Ideas offered included making the count more visible in the community, reminder phone calls as well as email, count at lunches at the Senior Centers and recovery cafes and a broader invitation to solicit participate at events such as Cynthia Burke’s community dinners.

IX. 2025 Annual Report

Ryan has prepared the HAC 2025 Annual Report on Housing Accomplishments and Activities. There were questions about the budget for rent subsidies, about why there have been no new equity home loans this year, and about the viability of a home repair program for seniors. Farhad is participating in the San Juan Island Healthcare Foundation’s effort to raising money to assist senior and vulnerable adults in their housing needs and healthcare workers.

X. 2026 Work Plan

Ryan presented the 2026 HAC Work Plan.

After discussion, the HAC 2026 Work Plan will go forward as presented with additions of “Increase collaboration and communication with the Town of Friday Harbor, Consider

policy decisions about Equity home loans coming due, and Explore potential avenues for home maintenance support for seniors.”

- XI. Closing Remarks - None
- XII. Next meeting: January 14, 2026, 10:30am.
- XIII. Meeting Adjourned at 12:14