

San Juan County Housing Advisory Committee (HAC)
Meeting Minutes
Wednesday, January 14, 2026
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: Kari McVeigh

Guests: Lisa Byers, Executive Director OPAL Community Land Trust, Sandy Bishop, Executive
Director Lopez Community Land Trust

Absent: none

I. Meeting called to order at 10:31 am by Farhad Ghatan

II. Approve Agenda

Approval of Agenda – Motion to approve agenda as presented

Motion: Nancy

Second: Farhad

Approved

III. Election of Officers
Farhad and Anne accepted nomination to continue as Chair and Vice Chair, respectively.
Approved by acclamation

IV. Approve Minutes

**Approval of Minutes – Motion to approve minutes of the November 12, 2025 (there
was no meeting in December) as presented.**

Motion: Steve

Second: Nancy

Approved.

V. Public Comments/Announcement: Homes of Islanders has dissolved. The Joyce L Sobel Family
Resource Center has taken over their remaining loans. In addition, JLSFRC has been given the
Christ the King/Padilla School property.

VI. Housing Program Coordinator Updates:

- a. Contracts in place for the Resource Centers for 2026 for housing related services. In the
fall there will be another funding round for 2027.

- b. OPAL has received \$800,000 from the Department of Commerce for the Lydia Lane project. It is a former Homes for Islanders project. 5 new 3 BR modular homes, built by West Coast Homes, will be placed on 5 lots, hopefully by the end of the year.
- c. Kidder Way on Orcas is nearing completion. The project is a condominium project because the County codes do not allow zero lot line development. Several prospective homeowners will be applying for equity loans through the County. Approximately 200K is available in the Equity Loan Program. Loans are allowed up to 50K each. Loans are available to 80% AMI and below.
- d. Youth Host Home Program had been proceeding with the idea that Superior Court Services might run the program. The Prosecuting Attorney has let the County know that RCW's prohibit the County from running the program. A pilot program is planned on Orcas through the Peach Pit.
- e. Pea Patch has received preliminary short plat approval allowing the project to proceed with roads and utilities. The north end of the property will have permanent supportive housing, the middle of the property will be leased to the food bank.

VII. Argyle Project Update

- a. Amanda will be leaving the Home Trust. The search for a new executive director has begun.
- b. The development agreement has been finalized.
- c. The Housing Trust Fund did not fund the Argyle Project this round. It was a very competitive funding round. It is rare that projects get funded the first time around. Receiving funding would have accelerated the project, nevertheless work continues.

VIII. Cold Weather Shelter Grants Discussion

- a. Modest grant awards were approved by Council in December.
- b. The Orcas Cold Weather Shelter has been open every day, 120 people have stayed since Thanksgiving (avg of 3-5 people per night). The stability / predictability of the shelter being opened has been very impactful. Community members have come in for a hot meal, even if they are not staying the night. Coordination with service providers has been solid.
- c. San Juan Island is looking at expanding, considering either the Marie Boe building or the former Padilla School.
- d. Consider using affordable housing awards (funded by document recording fees) to fund cold shelters next year, it is an allowable use and provides a process to vet proposals. In the past the affordable housing awards have been used for smaller repair and maintenance projects. Discussion of what additional strings might be attached to more significant funding.

IX. 2026 Point in Time Count

Volunteer training is set for Jan 22, PIT count is on Jan 29. Volunteers will be at the food bank, the schools and the resource centers participate, the Recovery Café will also participate this year.

X. Operations and Maintenance Funding Policy Discussion

Ryan presented a memo that summarized using 1/10 funding for operations and maintenance. The conversation begun by a request from OPAL. The funds are divided 60% or more for construction of shelter, construction of behavioral health facilities and ‘operations and maintenance’ of new facilities and up to 40% for housing supportive services. Discussion of what policy and process should be in place, the length of funding commitments, the expenditure-based nature of County funding, stability, and possibility of other funding such as rent subsidies. For now, the possibility of operations and maintenance funding will remain part of the NOFA.

XI. Closing Remarks - None

XII. Next meeting: February 11, 2026.

XIII. Meeting Adjourned at 12:02