

San Juan County Housing Advisory Committee (HAC)
Meeting Minutes
Wednesday, February 11, 2026
Hybrid Meeting
Meeting was conducted in-person at the Legislative Hearing Room
and via phone conference (Microsoft Teams)

MINUTES

In attendance: Anne Bertino, Nancy DeVaux, Angie Lausch,
and Farhad Ghatan, Chair

Staff: Ryan Page

Council Liaison: Kari McVeigh

Guests: Lisa Byers, Executive Director OPAL Community Land Trust, and Claudia Costa

Absent: Pat Castillo, Melora Hiller and Steve Ulvi

- I. Meeting called to order at 10:30 am by Farhad Ghatan
- II. Approve Agenda
The agenda was approved by agreement
- III. Approve Minutes

Approval of Minutes – Motion to approve minutes of the January 14, 2026 as presented.

Motion: Angie

Second: Anne

Approved.

- IV. Public Comments/Announcement:

Farhad is attending a meeting to provide an update on housing on Feb. 19. Discussion of Urban Growth Areas is going to be added to an upcoming April 1, joint meeting between Town and County Councils. There seems to be an expectation of reporting from the HAC.

- V. Housing Program Coordinator Updates: Ryan Page
 - a. Legislative update – Ryan shared information about SB6294 which currently decouples conservation and affordable housing REITs and would expand the use of 1/10 of 1% tax for existing units and rental assistance. HB2559 would impose a tax on vacation rentals.
 - b. Applications for rental subsidies were sent.
- VI. 2026 Point in Time Count Recap
Compiling the surveys for the count is not finalized. There will be a full report next month.

- VII. Affordable Housing Awards Grant Discussion
The Council approved moving forward with making a total of \$150,000, coming from different sources for housing for very low-income persons, \$65,000 available for cold weather shelters and \$85,000 for operations and maintenance of housing or construction.
- VIII. Housing Element Policy Review
The idea is to focus the Council's attention on a short list of priorities. Ideas for the priority include tiny houses, prioritizing permit review of projects including affordable housing, H6 - increase number of resale-restricted home ownership and affordable rental units, H6.5 requiring long-term affordability and H-7 regarding changes to code. Kari McVeigh requested suggestions as she is putting together the agenda for the Town/County joint meeting. The Town of Friday Harbor must adopt its comprehensive plan by June 2027. Discussion of need to hook up for to Town water and sewer in the UGA and permission needed for ADUs.
- IX. Equity Loan Program Policy Updates Discussion
The policy was last updated in 2016. It is on the work plan for Ryan and Lori this year. The program has been stagnant for several years. We had 200K in the Equity Loan Program at the end of 2025. Since then, we received four applications for the loan program which will spend down most of the available funds. It is still the plan to update the Policy but without the same urgency.
- X. 2026 Housing Public Engagement
One of the goals in our 5-year homeless plan is to have more public engagement in housing. Discussion about what form that would take, coffee chats, booth at fair, events on each island, survey, quiz, partner with non-profits on each island, involve county communications manager and what would be the goal of the engagement.
- XI. Closing Remarks
Farhad will be attending the meeting on February 19th with the town re housing and Kari wants suggestions for agenda items for the joint town/county meeting on April 1.
- XII. Next scheduled meeting: March 11th, 2026. Nancy and Anne will not be available.
- XIII. Adjourn
Meeting adjourned at 12:30pm.