

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

MINUTES

In attendance: Angie Lausch, Pat Castillo, Melora Hiller, Steve Ulvi
and Farhad Ghatan, Chair

Staff: Ryan Page and Lori LeCount

Council Liaison: Kari McVeigh

Guests: Barbara Starr, Town of Friday Harbor, Paul Fischburg, Interim Director San Juan
Community Land Trust

Absent: Anne Bertino, Nancy DeVaux

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

II. Approve Agenda

Approval of Agenda – Motion to approve the agenda as presented.

Motion: Steve

Second: Farhad

Approved.

III. Approve Minutes

**Approval of Minutes – Motion to approve minutes of the February 11, 2026 as
presented.**

Motion: Angie

Second: Farhad

Approved.

IV. Public Comments/Announcement:

Farhad reported on his attendance at the Friday Harbor Town Council meeting and that there is energy around the Port of Friday Harbor, County, Home Trust and others with developable properties within the Town limits being able to connect to Town water, using various funding opportunities, including possibly a Community Development Block Grant (CDBG).

V. San Juan County 2026 Levy Lid Lift Info: Kari McVeigh

Kari briefly reviewed the need and rationale for the 2026 Levy Lid Lift and the relatively small cost of the Levy Lid Lift, approximately \$22 per month on the median assessed property value of \$850,000. The last Levy Lid Lift was in 2019.

- VI. Housing Program Coordinator Updates: Ryan Page
SB6294 has been revised, and the House version HB2242 has passed. The current version would expand the use of 1/10 of 1% tax for operations and maintenance of “existing units” and rental assistance. There is movement to move all housing matters under one umbrella, The Department of Housing. There was a request from Melora for legislative update/tracking.
- VII. 2026 Point in Time Count Results
The Point in Time count numbers are complete. Ryan discussed the count, the difficulty of identifying homeless folk on San Juan Island and the success of the Safe San Juans in housing those fleeing domestic violence. The next count the County will participate in will be 2028.
- VIII. Senior & Disabled Rental Subsidy Applications
Applications were received from 27 households, including 3 who are slightly over income and would be paid out of the .04 fund. Staff is recommending fully funding the applicants for a total of \$150,998.70. There is funding available, if approved by the Council it will require a budget amendment.
- Motion to recommend that the County Council approve funding of senior and disabled rental subsidies, as recommended in the Staff report.**
Motion: Melora
Second: Farhad
Approved.
- IX. 2026 Home Fund NOFA initial review
Ryan invited discussion of any changes needed to the Home Fund Notice of Funds Available (NOFA). Ryan’s rough estimate there may be as much as 3.5M available.
- X. Affordable Housing Community Survey Discussion
Staff would like to create and disseminate an affordable housing community survey. Query about what data the Housing Advisory Committee would like to gather and how it might be used. Recommendations were shared about gathering information from employees and employers; about the ratio of housing cost to income and adequacy of housing; and about engaging partner organizations in the surveying.
- XI. Closing Remarks
Steve Ulvi will be stepping back in a month or so. Barbara Starr is interested in stepping into his position.
- XII. Next scheduled meeting: April 8th, 2026
- XIII. Adjourn - Meeting adjourned at 12:01pm.