

San Juan County Housing Advisory Committee (HAC)
Meeting Minutes
Wednesday, April 8, 2026
Hybrid Meeting
Meeting was conducted in-person at the Legislative Hearing Room
and via phone conference (Microsoft Teams)

MINUTES

In attendance: Anne Bertino, Vice Chair, Pat Castillo, Nancy DeVaux, Melora Hiller, Angie Lausch, Steve Ulvi (last meeting)

Staff: Ryan Page and Lori LeCount

Council Liaison: Kari McVeigh

Guests: Barbara Starr, Council Member Town of Friday Harbor; Paul Fischburg, Interim Director San Juan Community Home Trust; Lisa Byers, Sandy Bishop, Executive Director Lopez Community Land Trust; Claudia Costa, Stewardship Manager Lopez Community Land Trust.

Absent: Farhad Ghatan, Chair

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

II. Approve Agenda

Agenda is accepted as presented.

III. Approve Minutes

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

Motion: Steve

Second: Melora

Approved.

IV. Public Comments/Announcement: None

V. Housing Program Coordinator Updates: Ryan Page

- a. Ryan will be away the week of April 13th.
- b. HB 1345 passed; the bill involves ADU's outside of urban growth areas. It is uncertain if it will have much impact in San Juan County.
- c. A joint Town of Friday Harbor Council and County Council meeting was held April. Discussion included convening a housing action plan workgroup like the group that established priorities in 2017, ADUs, tiny houses on wheels, amount of housing stock that is VRBO/short-term rentals, importance of permanent affordability, and having stock pre-approved building plans availability. Melora made a request to have the HAC prioritize the actions in the Comp Plan.

VI. Affordable Housing Awards Grant Applications

Applications were received from Lopez Community Land Trust, Pear Tree Apartments: \$16,859 for emergency electrical repairs to the Pear Tree Apartments. OPAL Community Land Trust, April's Grove Apartments: \$2,500 for external fire extinguishers. OPAL Community Land Trust, Lavender Hollow Apartments: \$14,000 for tree clearing and site safety improvements. Total Grant Requests: \$33,359.

Motion to recommend that the County Council approve funding all applicants for the Affordable Housing Award, as presented in the Staff report.

Motion: Steve

Second: Nancy

Approved.

Discussion about the lack of applications for cold weather shelter, the cold weather shelter needs on Lopez and San Juan Islands and holding another round of funding in the fall.

VII. Operations and Maintenance Funding Policies Discussion continued

Update on Pea Patch – site work is continuing a new entrance road and extending utilities to start building housing this summer. Lisa Byers expressed ongoing concern about the cost of operating and maintaining the property they are in the process of building for very low-income (30% AMI) individuals when the rent will fall far short of costs.

Applications for O&M funding will be allowed in this year's NOFA. Ryan indicated that as much as 1.2M may be available for the NOFA. The County does not yet have an application or policy in place. Ryan raised the question of whether there should be limits on amounts or length of time for providing O&M support. Ryan will come back to the Committee in May with a draft of policy.

VIII. Affordable Housing Expedited Permitting Policy Discussion

Ryan presented sample policies from other jurisdictions for the Committee to consider and the usefulness of having a dedicated DCD staff person to shepherd affordable housing projects through the process. Discussion of what is affordable housing, who would qualify to use this incentive, how the affordability would be protected (ie deed restriction) and enforcement.

IX. Affordable Housing Action Plan Workgroup 2026 Discussion

The plan is for a workgroup of leaders to convene and establish a short list of action items. A similar group met over about 5 months in 2017. Discussion of who to include and an emphasis on action. Kari and Barb have been drafted to participate, Melora and Nancy are interested in participating.

X. Closing Remarks

HAC extended appreciation for Steve Ulvi's contributions to the Committee.

- XI. Next scheduled meeting: May 13th, 2026
- XII. Adjourn - Meeting adjourned at 12:18 pm.