



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

August 2, 2023

Time of Meeting

4:30 PM

Place of Meeting

Zoom Only

1. Call to Order and Roll Call of Members

Present: Sarah Bedsaul, John Perrie, Sarah Beauchamp, Kim Funston, Dan Witkowski, Courtney Garzone

Commissioner Beauchamp arrived at 4:35 p.m.

Absent: Jordan Ruhle

Public Present: Stephen Greenfield

2. Approval of Agenda

Commissioner Perrie motioned to approve the Agenda. All in Favor. Passed

3. Approval of Minutes

Commissioner Perrie motioned to approve the minutes from June 7, 2023. All in favor. Passed

Commissioner Perrie motioned to approve the minutes from July 13, 2023. All in favor. Passed

4. New Business

a. Workplan Objective 1 Discussion

Draft Development Code regulations will be presented at the September 6, 2023 meeting. This is part of the objectives selected for the housing action plan.

b. Inclusionary Zoning Research Review

Staff member Johnston discussed his research on Inclusionary Zoning mandates. He found a variety of avenues other jurisdictions have used, such as recording covenants that address resale, refinancing, monitoring, and maintenance. Concern was expressed that staff may not be able to maintain the monitoring over the typical 30-year contract. Staffing would have to be verified prior to any mandates being considered. Perrie expressed concern over this being overcomplicated for owners and such a long commitment. Bedsaul sees the mandates as only applying to big projects. Property management agencies would be an extra cost and may raise rent, so a non-profit may be a better choice. The Lincoln Institute wished they'd done contracts longer than 30 years.

5. Unfinished Business

None

6. Citizen Comment

Stephen Greenfield requested an update on Catherine Park. When there is an update on Catherine Park, it will be put on the agenda. There is currently no updates on the project.

7. Staff Update/Discussion Items

None

8. Commission Representative Update

None

9. Adjournment

Meeting was adjourned at 4:54 p.m.