



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

January 3, 2024

Time of Meeting

4:30 PM

Place of Meeting

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom**

1. Call to Order and Roll Call of Members

Chair Bedsaul called the meeting to order at 4:30 p.m.

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

Absent: Sarah Beauchamp

Others Present: Jeremy Johnston-Community Development Planning Manager; Kathy Boots-Planning Technician; Lily Frey-Housing & Grants Administrator; Peter Stone, Andy Hochleutner

2. Approval of Agenda

Commissioner Funston motioned to approve the agenda. Motion passed 5-0.

3. Approval of Minutes

Commissioner Garzone motioned to approve the December 6, 2023, regular meeting minutes. Motion passed 5-0.

4. New Business

a. Establish AHC Chair and Vice Chair positions for 2024.

Commissioner Perrie nominated Sarah Besaul for Chair. Bedsaul accepted the nomination. Commissioner Bedsaul nominated Garzone as Vice Chair. Garzone accepted the nomination.

b. Establish a subcommittee to interview commission applicants.

There are two applicants for the open Commission member position. Commissioner Funston will represent the Commission in the interviews. Commissioner Beauchamp will be asked to be a representative of the City Council. Staff will schedule interviews.

c. Annual review 2023.

Frey reviewed Commission duties and responsibilities. A review of revenue framework and affordable housing needs is to be completed at the end of each fiscal year. The current

framework was reviewed. Commissioners are to bring ideas to the next meeting. Current revenue sources were explained. Affordable housing needs based on growth were discussed. Median income is based on the whole county, which includes Suncadia Resort which affects those who are eligible for assistance. Rental market and home value were reviewed. A recent and ongoing Affordable Housing Development chart was shown. This raised a few specific questions. Garzone expressed interest in having Hopesource and Habitat come talk to the group about their specific projects. Stewart Meadows grant disbursement was reviewed. 2023 highlights were recapped and 2024 goals.

d. Review work priorities and learning agenda for 2024.

Frey reviewed a handout for the Commissioners to complete at the end of the meeting that would demonstrate their interest in topics for the 2024 meetings.

5. Unfinished Business

a. Update on Catherine Park site preparation.

Public Works is exploring the feasibility of the City piping the irrigation and the costs involved. A biologist stated that the wetland is likely induced by the irrigation and that once the irrigation is piped the wetland characteristics would likely go away. If it is not a natural wetland, then piping the irrigation would increase the development area. Public Works has contacted the KXLE radio station to start the process of an easement. The property was recently sold and the new owners will be contacted. The Department of Ecology typically estimates a year or two for property to dry up. The cost of the piping may be something that comes back to the Commission to possibly fund.

b. Update on 1st and Pine Request for Proposal (RFP) development.

A Request for Proposal (RFP) is being created by staff. A draft will be coming to the Commission at an upcoming meeting. The application and scoring will be simplified.

6. Citizen Comment

Peter Stone inquired about the location of Catherine Park.

Andi Hochleutner from Yakima Homebuilders Association governmental affairs is part of the County Affordable Housing Commission

7. Staff Update/Discussion Items

The sleep study center ad hoc committee will be having a meeting with the County on January 8, 2024, at the City of Ellensburg. The same group will be having an open house on January 24, 2024, at the City of Ellensburg. Commissioners may attend to observe but not gather together.

Crestview Manor was discussed. The property is for sale and the community is not sure if it will continue to be affordable housing or not. Section 8 housing has over a year wait list. Units that are ADA accessible are always filled and more are needed.

8. Commission Representative Update

None

9. Adjournment

The meeting was adjourned at 5:26 p.m.