



CITY OF ELLENSBURG Minutes of Affordable Housing, Special Meeting – Joint Meeting with the Landmarks & Design Commission

Date of Meeting

April 2, 2024

Time of Meeting

5:45 PM

Place of Meeting

Council Chambers 501 North Anderson Street

Ellensburg, WA 98926

And remotely via Zoom

1. Call to Order and Roll Call

Commissioner Watson called the meeting to order at 5:46 p.m.

Present: Andy Polak, Jeff Watson, Dorothy Stanley, Cathy Poshusta (departed at 6:42pm), Fred Redmon (joined at 6:40pm), Joshua Thompson – Council liaison

Absent: Zane Kanyer (excused), Marty Blackson (excused)

Affordable Housing Commissioners present: Kim Funston, Courtney Garzone, John Perrie, Peter Stone, Delano Palmer – Council liaison

Absent: Sarah Bedsaul (excused), Dan Witkowski (excused)

Also present: Stacey Henderson- Senior Planner-Historic Preservation, Dan Carlson- Community Development Director, Jeremy Johnston-Planning Manager, Lily Frey- Housing & Grants Administrator, Sadie Thayer

2. Approval of Agenda

Commissioner Stanley moved to approve the agenda. Motion passed 4-0.

3. New Business

3A. Presentation by John Chatburn of the Spokane Housing Authority: Affordable Housing and Historic Preservation

Chatburn provided an overview of the affordable housing development process, noting that different resident groups have different needs and challenges. Chatburn noted that adding additional project goals or sources of funding adds complexity and expense; however most projects will require at least a mix of funding sources, known as a capital stack. Process stages include feasibility, funding, underwriting, closing and construction.

Chatburn presented four examples of historic buildings converted to affordable housing in Spokane and managed by the Spokane Housing Authority:

1. Cornerstone Courtyard, adaptive reuse of a warehouse,
2. The Peral on Adams, which had been housing but was renovated and restored,
3. Parsons, originally a single room occupancy hotel rehabilitated in 2016, and
4. Agnes Kehoe Place, a converted high school and neighborhood revitalization project.

Commissioners asked about different affordable housing funding mechanisms, including historic tax credits, low-income housing tax credits (LIHTC) and HUD section 202 and 811 funding, and their respective effects on residents' rents.

Chatburn recommended coordinating with other bodies to ensure new historic preservation housing developments are part of broader neighborhood investment plans to increase impacts and discussed options for managing the complexity of mixed-use building redevelopment.

4. Adjournment

Commissioner Garzone adjourned the meeting at 6:34 p.m.