



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

May 1, 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

The meeting was called to order at 4:31 p.m.

Present: Courtney Garzone, Kim Funston (arrived at 4:35 p.m.), Peter Stone, Sarah Bedsaul, and Dan Witkowski

Absent: Delano Palmer, John Perrie

Others Present: Lily Frey-Housing & Grants Administrator; Kathy Boots-Planning Technician; Jeremy Johnston-Planning Manager; David Sturgell, and several members of HopeSource & Inversion Design

2. Approval of Agenda

Garzone motioned to approve the agenda. Motion approved 5-0.

3. Approval of Minutes

3.A April 2, 2024 joint meeting with LDC minutes

Garzone motioned to approve the April 2, 2024, joint meeting minutes. Motion approved 5-0.

Garzone motioned to approve the April 3, 2024, meeting minutes. Motion approved 5-0.

3.B April 3, 2024 regular meeting minutes

4. New Business

4.A Update from Rebecca Wold, Habitat for Humanity - Stuart Meadows

Rebecca Wold gave an update on Stewart Meadows. The Phase I first six houses will be completed today with a dedication on May 18, 2024. Phase II is projected to take place from May 6, 2024-July 2025. Phase III is projected to take place from August 2025-October 2026. The total plan is to build 18 single

family houses that are three bedrooms with two baths. Photos of Phase I houses were shown.

5. Unfinished Business

5.A Review of proposals and presentations - 1st and Pine

i. HopeSource Senior Housing

ii. Inversion Design Build

HopeSource gave a presentation on their proposal to build senior housing. There will be a total of 55 units; a lobby, an office, laundry room, recreation room, and mailboxes. 40 parking spots and two ADA parking spots will be provided. All units will be adaptable for conversion to accessibility units if needed. Case management will be provided. Units are made to be energy efficient. Funding sources were reviewed. AMI, subsidies, vouchers, nursing assistance, square footage costs, and contractor fees were all discussed.

Inversion Design Build gave a presentation on their proposal. There will be a total of 36 units. There will be 12 stacked units of three units. The middle unit will be for the owner, and they will be able to rent the other two units as affordable at 80% AMI and benefit from the rental money. Each homeowner will have open space outside their unit. There will be a common area of open space for potentially a community garden. The units will be energy efficient and all ground units will be ADA-accessible. A third party management company will be responsible for collecting rent and reporting requirements. Homeowners will need to have a mortgage; Inversion has a selected company that is aware of the unique components of this development. Parking is provided. There will be an HOA fee. Each unit will have its own laundry space. One stack would be built immediately, and the other units would be completed in a second phase. AMI and funding were discussed.

A special meeting will be scheduled for May 15, 2024, to discuss proposals. Bedsaul will not be able to attend the meeting. If commissioners have additional questions, they can email them to staff to get a response before the next meeting.

6. Citizen Comment

David Sturgill is supportive of affordable housing projects

7. Staff Update/Discussion Items

May 22, 2024, is an Ad Hoc Committee meeting for the sleep center from 6-8 p.m.

Staff provided an update on the Catherine Lot.

There is a joint special meeting between the City Council and the County Commissioners on the sleep center location on June 13, 2024, at 5:30 p.m.

The July 3, 2024, meeting will remain on the schedule.

8. Commission Representative Update

None

9. Adjournment

The meeting was adjourned at 6:07 p.m.