



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

May 15, 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 4:40 p.m. by Commissioner Garzone.

Present: Courtney Garzone, Kim Funston, Peter Stone, Dan Witkowski, John Perrie

Absent: Sarah Bedsaul

Others Present: Lily Frey-Housing & Grants Administrator; Kathy Boots-Planning Technician; Jeremy Johnston-Planning Manager; Dan Carlson-Community Development Director; Patrick Kelleher; members of HopeSource, Inversion Design, & the public.

2. Approval of Agenda

Commissioner Palmer motioned to approve the agenda. Motion passed 6-0.

3. Approval of Minutes

3.A May 1, 2024 meeting minutes

Commissioner Perrie motioned to approve the minutes from May 1, 2024.

Motion passed 6-0.

4. Unfinished Business

4.A Review applications for 1st and Pine property

Commissioner Bedsaul had submitted questions to staff to send to the applicants. The applicants had not had time to respond.

Questions were presented to Inversion Design regarding their experience with owner/tenant stacked units. Their experience has been positive; HOA facilitates mediation if needed, and tenant doors do not go in front of the owner's unit. Green space will be left up to the owners to maintain and determine if gardens are open to the public or not. Parents of college students would not be able to buy units since units are owner-occupied and must meet AMI. More units are desired in this project. Since this project costs less, it leads to opportunities to buy more land and create more units. Commissioners would like to walk through the Yakima stacked units project.

Questions were presented to HopeSource. Concerns were expressed that this project is too large and that the neighborhood would express that it does not fit in with the fabric of the neighborhood. Commissioners are concerned that rental assistance has become harder to obtain and many have long waiting lists.

Commissioners expressed their preferences for the projects and whether they preferred to vote at this meeting or table the vote until the meeting. Palmer abstained from input since he had missed the presentations at the last meeting. Stone made a motion to recommend Inversion Design Affordable Housing project for the 1st & Pine property to be forwarded to the City Council for approval. Motion passed 5-0. Palmer abstained from voting due to not hearing the project presentations.

5. Citizen Comment

Dave Sturgell shared resources regarding the [Affordable Housing Advisory Board Housing Advisory Plan 2023-2028](#), [Area Median Income for Kittitas County](#), [Homeless Plan 2024-2029](#), and [Local Homeless Housing Plan Guidance 2025-2030](#). Staff will send out the link to these resources.

Patrick Kelleher expressed concern that a Land Use Sign was not posted on the 1st & Pine property regarding the proposed projects. The vote tonight is only a recommendation to the City Council. The public will have an opportunity to comment at the City Council meetings.

6. Staff Update/Discussion Items

The Joint City/County Ad Hoc Committee will host an open house on May 22, 2024, at Hal Holmes regarding the sleep center. The work on the Catherine lot has been completed. The next meeting is June 5, 2024.

7. Commission Representative Update

Commissioner Garzone expressed that the County taxpayer monies are being used for global destruction of housing abroad. A proclamation was read. Other Commissioners expressed that the City Council is only responsible for this community and the citizens of Ellensburg. The City Council is not in a position that they can impact change globally. The proclamation will be put on the agenda for June 1, 2024. Information will be sent to the members.

8. Adjournment

The meeting was adjourned at 5:37 p.m.