



**CITY OF
ELLENSBURG**

Minutes of Affordable Housing Commission, Regular Meeting

**Date of
Meeting**

August 7, 2024

**Time of
Meeting**

4:30 PM

**Place of
Meeting**

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926**

And remotely via Zoom:

<https://us02web.zoom.us/j/83984481298?pwd=K3RsQ3RtUzRVdm50ZW45Z2hnZlhmZz09>

Meeting ID: 839 8448 1298

Passcode: 500777

1. Call to Order and Roll Call of Members

The meeting was called to order by Commissioner Bedsaul at 4:30 p.m.

Present: Courtney Garzone, Peter Stone, Dan Witkowski, John Perrie, Delano Palmer, Sarah Bedsaul, Kim Funston

Absent:

Others Present: Lily Frey-Housing & Grants Administrator; Kathy Boots-Planning Technician; Dan Carlson-Community Development Director; Jeremy Johnston-Planning Manager; Jennifer Ellis, David Sturgell

2. Approval of Agenda

Commissioner Garzone motioned to approve the agenda. Motion passed 7-0.

3. Approval of Minutes

3.A June 5, 2024 minutes

Commissioner Garzone motioned to approve the minutes from June 5, 2024. Motion passed 7-0.

3.B July 11, 2024 Joint Study Session with Planning Commission

Commissioner Garzone motioned to approve the minutes from July 11, 2024. Motion passed 7-0.

4. New Business

4.A Presentation from Housing Authority of Kittitas County - Jennifer Ellis and Katie Haggin

Ellis explained their housing around Kittitas County. The programs utilized include low income tax credits and section 8 project-based vouchers. Alder Terrace has 26 units set aside for the homeless. She reviewed income restrictions, utility allowance, and deposits. A few of the many reporting requirements were explained along with AMI for the sites. Alder Terrace has units that are between 30-60% AMI while the RAD (other six sites) are at 60% AMI. The low income tax program is funded by investors that require regular reporting. The wait for units depending on the number of bedrooms ranges from two to five years. There are vouchers available, but there is a limited amount issued for Kittitas County. The Commission may make a presentation to the Housing Authority board.

5. Unfinished Business

None

6. Citizen Comment

None

7. Staff Update/Discussion Items

7.A Coordinating Low Income Planning (CLIHP) grant / homeless planning update
A five-year homeless plan is being created. A survey has started and fliers have been created.

7.B First & Pine update
The City Council approved a letter of intent for Inversion Design and now the attorneys are drafting an agreement that has a January 15, 2025, deadline.

7.C Draft calendar for remaining 2024 meetings
The draft calendar was reviewed. The September meeting has been moved from September 4th to September 18th. Staff member Frey is working on getting presenters scheduled and a housing action plan.

A site visit is planned for Frey and Habitat for Humanity to the Catherine property to look at wetland with the Department of Ecology.

Frey reviewed the Inversion Design tour. The members saw good quality and durability.

8. Commission Representative Update

Commissioner Stone read an article about converting commercial buildings to residences. The link will be sent out by staff.

There has been no contract from Motel 6 regarding permitting.

9. Adjournment

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