



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

November 6, 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

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

Present: Peter Stone, Dan Witkowski, Sarah Bedsaul, Delano Palmer, Courtney Garzone (arrived 4:31 p.m.)

Absent: John Perrie, Kim Funston

Others present: Lily Frey-Housing & Grants Administrator; Kathy Boots-Planning Technician, Dan Carlson-Director, Keith Bassett-Assistant Finance Director, David Sturgell, Bill Hinkle, John Raymond

2. Approval of Agenda

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

3. Approval of Minutes

3.A October 2, 2024 regular meeting minutes

Commissioner Palmer motioned to approve the minutes from October 2, 2024. Motion passed 5-0.

4. New Business

- 4.A Review budget and revenue allocation framework (public comment opportunity)**
Staff member Frey gave the background on the budget and revenue allocation framework. Staff member Bassett discussed municipal bonds and options for financing housing. Frey reviewed RCWs 82.14.530 and 82.14.540 and their respective requirements and limits, including administrative costs. The available budget reflects the recent Event Center Cold Weather Shelter payment of \$74,400. Bill Hinkle and John Raymond spoke about HopeSource projects. HopeSource discussed Federal and State funding cycles and stack funding. They explained permanent supportive housing, rapid housing, and grant restrictions. Barriers to supportive housing were discussed. HopeSource would prefer that when the RFP was posted that the conditions the city wanted, cost per unit, and maximum funding were clear. Dave Sturgell expressed the need for workforce housing, costs associated with rapid housing and

permanent supportive housing such as case management. He talked about the cost per unit and County funds that support housing development. Commissioners discussed the current framework, potential changes, and prioritizing people at risk of losing housing. Palmer made a motion that 60% of funds be spent on construction or acquisition of new affordable housing, up to 30% of funds be spent on operations and maintenance of affordable housing and/or housing-related services, 5% of funds be spent on administrative costs, and 5% of funds be kept in reserve. Motion passed 5-0.

Garzone noted that the Commission's preference for unit costs at or below Housing Trust Fund maximums should be clarified to guide applicants.

5. Unfinished Business

- 5.A Review updated City Affordable Housing webpage
Frey asked for feedback on the updated Affordable Housing webpage. The Income Limits chart does not display well on mobile devices. The Commission would like links to help users navigate directly to items lower on the page.

6. Citizen Comment

None

7. Staff Update/Discussion Items

- 7.A Update on Council action: connection charge fee waivers for affordable housing
Frey updated the members on the upcoming connection charge waiver for the Oddfellows and Pathways projects that the City Council will hear.
- 7.B Volunteer(s) for (re)appointment interviews
Frey solicited volunteers for the interview panel regarding Peter Stone's reappointment.
- 7.C Staffing update
The Commission was made aware that staff member Jeremy Johnston is no longer working for the City.

The Inversion project is moving forward with an upcoming contract.

The Catherine property wetland will be evaluated in May 2025.

8. Commission Representative Update

Commissioner Bedsaul and Funston will be gone for the December meeting.

9. Adjournment

The meeting was adjourned at 5:48 p.m.