



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

December 4, 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 Garzone called the meeting to order at 4:32 p.m.

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

Absent: Sarah Bedsaul (excused), Kim Funston (excused), Delano Palmer

Others present: Lily Frey - Housing & Grants Administrator, Dan Calson - Community Development Director, Simon Windell, David Sturgell

2. Approval of Agenda

Commissioner Perrie motioned to approve the agenda. Motion passed 4-0.

3. Approval of Minutes

3.A November 6, 2024 regular meeting minutes

Commissioner Perrie moved to approve the minutes from November 6, 2024.

Motion passed 4-0.

4. New Business

4.A Discussion on community land trusts with Simon Windell, Methow Housing Trust

Simon Windell from the Methow Housing Trust presented an overview of Community Land Trusts (CLT) and presented affordability calculations showing that the median home in Ellensburg priced at \$415,000 is currently affordable to approximately 23-38% of the population and over time is likely to become affordable to a smaller percentage of the population based on recent housing price trends.

Commissioner Stone asked about multifamily housing units, which Windell noted could be done through a deed restriction and affordability covenant rather than a ground lease. Commissioner Stone asked about resale and taxes when homeownership and landownership are divided; Windell shared examples for resale process and tax structures from other land trusts.

Commissioner Witkowski asked about home improvements and Windell shared

the example of the capital improvements policy from the Methow Housing Trust. Commissioner Perrie asked about maintenance considerations and Windell described stewardship best practices. Commissioner Garzone asked about the process to develop a CLT and community push back. Windell described the process from the perspective of the City of Laguna Beach. Commissioner Perrie asked about real estate industry support for the model; Windell noted that industry professionals can be important early supporters and communication challenges often relate to the idea of housing not as a financial instrument but as a community asset. Commissioner Stone asked about sources of funding. Windell described public tools for property acquisitions (state housing trust fund, County, federal funds) and private philanthropic opportunities.

Building internet interrupted the Commissioners' connection for approximately six minutes during the discussion just after 5PM, but was restored, allowing the group to reconvene.

5. Unfinished Business

None

6. Citizen Comment

None

7. Staff Update/Discussion Items

7.A Update on revenue allocation framework

Frey noted that the commission's recommended changes to the revenue allocation framework are scheduled to go to Council on December 16, 2024. Commissioners confirmed that the allocation as documented is consistent with their discussions at the November meeting. If Council is supportive of the framework changes, Frey will draft an application for housing related services to share with the Commission.

7.B Meeting topics for 2025

Frey requested ideas for discussion topics in 2025. Commissioner Perrie emphasized the need for additional action by the Commission to help catalyze housing development. Commissioner Stone agreed and requested information on the review of potential city-owned properties for surplus or construction of affordable housing. Commissioner Garzone suggested further discussion of infrastructure for housing developments and outreach to other housing operators beyond the housing authority to learn about their successes and challenges.

8. Commission Representative Update

Commissioner Perrie asked the commission to support the reappointment of Commissioner Bedsaul. Commissioners were supportive of her reappointment but no action was taken since the topic was not on the advertised agenda. Frey will confirm if there are any term limits that would apply to Commissioner Bedsaul's reappointment and staff can convey the Commission's support as part of her reappointment recommendation.

Frey noted that options for the Commission's January meeting are January 8th or 15th since January 1st is a holiday. Commissioners shared their availability.

9. Adjournment

Commissioner Garzone adjourned the meeting at 5:38 p.m.