



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

January 8, 2025

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

Absent: Peter Stone

Others present: Dan Carlson - Community Development Director, Lily Frey - Housing & Grants Administrator, Kathy Boots - Planning Permit Technician, Heidi Behrends Cerniwey

2. Approval of Agenda

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

3. Approval of Minutes

3.A December 4, 2024 regular meeting minutes

Commissioner Palmer motioned to approve the December 4, 2024, regular meeting minutes. Motion passed 6-0.

4. New Business

4.A Election of chair & vice-chair

Commissioner Palmer nominated Sarah Bedsaul as chair and Courtney Garzone as vice chair. Motion passed 6-0.

4.B 2025 work planning discussion

Staff member Frey recapped 2024 activities and ongoing and planned activities and previously discussed topics. Commissioners suggested additional ideas for 2025 planning. Each commissioner was able to select three of the identified options as their priorities.

The top responses receiving five votes each were: (1) communications / outreach and (2) existing building conversions. Receiving two votes each were: (3) accessory dwelling units (ADUs) & related communications and (4) community land trusts (possibly with city land). Receiving one vote each were: (5) city property contribution and (6) outreach to developers. Other suggestions included (7) grant opportunities - rental assistance, (8) coordinating with state

budget priorities, and (9) research and tools targeting the cost of infrastructure connections.

Commissioners discussed communication ideas and opportunities, including outreach to employers and video opportunities. They also requested updates on the timeline for the 1st and Pine project.

5. Unfinished Business

None.

6. Citizen Comment

None.

7. Staff Update/Discussion Items

- 7.A Council housing action updates
Frey reported that on January 6th, Council conducted the first reading of Ordinance 4953, which contains provisions to ease development of middle housing, adds affordable housing density bonus opportunities and reduces parking requirements for studio and one-bedroom multifamily units.

8. Commission Representative Update

Commissioner Palmer reported visiting the Cold Weather Shelter. When he visited, approximately 14 people and two service animals were using the shelter.

9. Adjournment

The next meeting will be February 5, 2025.

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