

AGENDA

AFFORDABLE HOUSING COMMISSION

June 4, 2025

Hybrid Meeting In-person and via Zoom



<https://us02web.zoom.us/j/82217420027?pwd=M0BD0aVCwhMe2Wtne7EUKF4NnBG8Ew.1>

Meeting ID: 822 1742 0027

Passcode: 705917

Accessibility

The City of Ellensburg strives to make our services, programs, and activities readily accessible.

- Closed Captioning is available to Zoom viewers. To enable closed captioning, you will need to click on the "CC" button at the bottom of your Zoom screen and then select either "Show Subtitle" or "View Full Transcript."
- Members of the public who do not speak English or who have limited proficiency may request an interpreter if they wish to participate in public meetings.
- The City will provide reasonable accommodation for members of the public with disabilities.

Please submit requests for language assistance or reasonable accommodation to the HR Director/ADA Coordinator by calling (509) 962-7222 or by email at ADACoordinator@ellensburgwa.gov. Five (5) business days' notice is appreciated.

**CITY OF ELLENSBURG
AFFORDABLE HOUSING COMMISSION AGENDA
Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom
Wednesday, June 4, 2025
4:30 PM - Regular Meeting**

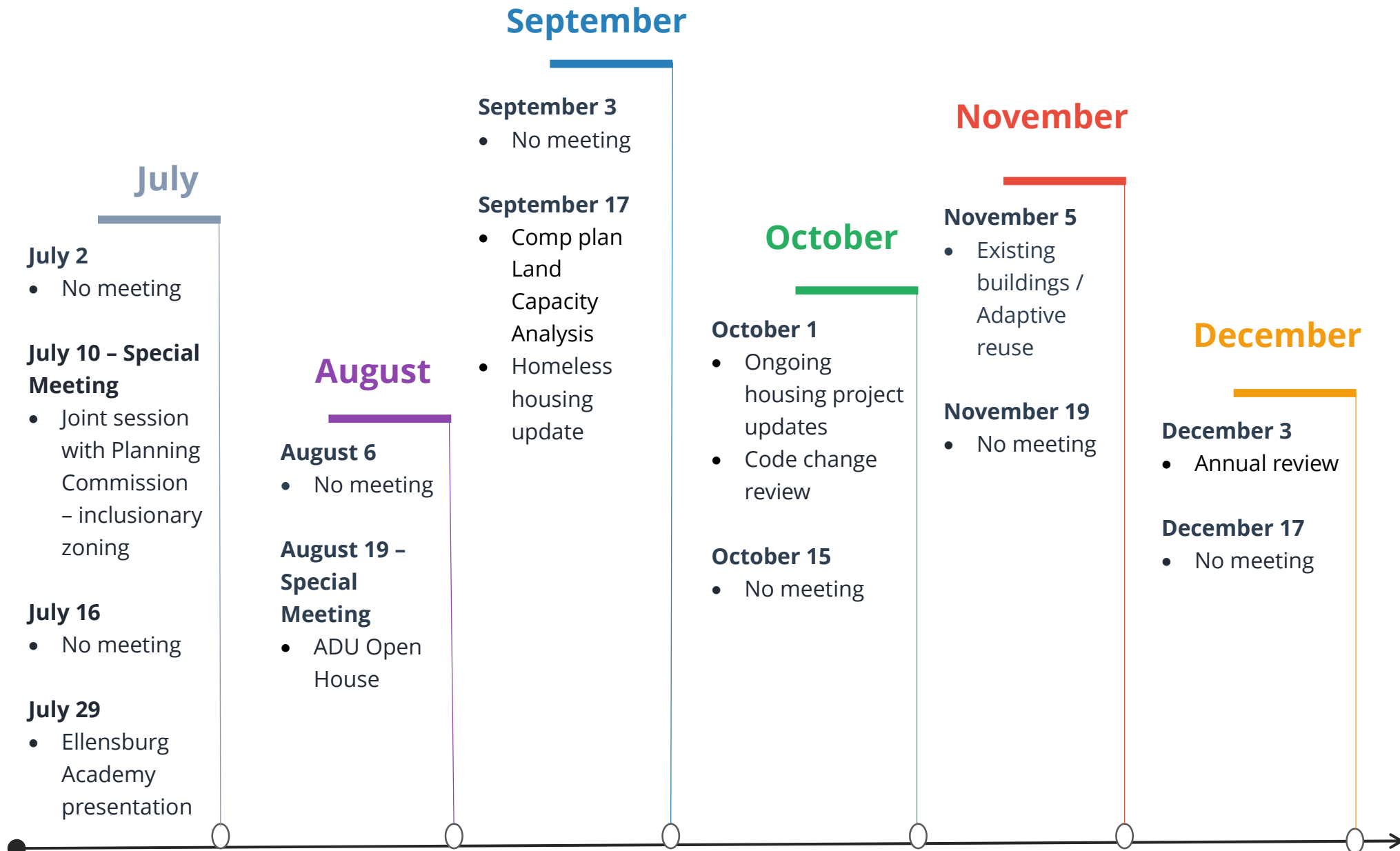
- 1. Call to Order and Roll Call of Members**
- 2. Approval of Agenda (No Public Comment)**
- 3. Approval of Minutes**
- 4. New Business**
 - 4.A Pathways Place project update - HopeSource and Stewardship Development
 - 4.B Review proposed AHC schedule & agenda July-December 2025
- 5. Unfinished Business**
 - 5.A Accessory Dwelling Unit (ADU) open house planning next steps
- 6. Public Comment**
- 7. Staff Update/Discussion Items**
 - 7.A Review current incentive programs (traffic impact fee waivers, water and sewer connection fee waivers, multifamily tax exemption, density bonuses) and authorizing legislation
- 8. Commission Representative Update**
- 9. Adjournment**



For more information on the Affordable Housing Commission, contact the Community Development office at 509-962-7270.

Affordable Housing Commission Work Program

July - December 2025 (**draft** - subject to change)



Event Concept Note: ADU Open House - **DRAFT**

Objective: Demystify ADU planning and building; provide connections between homeowners and professionals who can help answer their questions, support local professionals to connect with potential clients.

Experiential aim: Attendees feel able to understand choices and tradeoffs and empowered to ask additional questions.

Location: Hal Holmes Center, banquet rounds currently requested for 30-40 people

Time: August 19, 6-8PM (currently reserved); can be moved based on facility availability

Format: Presentations – up to 75 minutes (recorded, separated by topic and posted for future reference), followed by networking/table time for specific questions

Speakers:

- Planner – considering feasibility on your lot, overall permitting process
- Lender – options to fund ADU construction
- Builder – design, cost range and factors that influence
- Prefab manufacturer – design, cost range?
- Building department – inspections, rental considerations, observations from unfinished projects
- Homeowner(s) – what I learned along the way

Presenter/Partner Outreach:

- Kittitas County
- Guild Mortgage (and other banks offering ADU lending)
- T&M Construction (other firms offering ADU construction)
- Marc Brown Architects (other firms offering architecture / site design)
- Property managers

Public Outreach:

- Flyer for email/print/social media distribution
- Brief survey to tailor the event contents to homeowner needs – first draft linked below



Resources Needed:

- ADU planning handouts
- ADU resource page on city website including high level steps, presentation materials, contacts

Agenda:

6:00-6:05	Take seats / icebreaker activity
6:05-6:10	Welcome and goals (CD or AHC)
6:10-6:20	First step considerations – planning - lot size, zone, attached vs. detached ADUs (planner, realtor)
6:20-6:40	What is it going to cost and how will I finance it? (builder, lender)
6:40-6:50	Contracting, permitting, constructing, inspections (builder, building)
6:50-7:00	Learning along the way (homeowner)
7:00-7:10	Rentals and resale (realtor)
7:10-7:15	Thanks and transition to professionals networking portion
7:15-8:00	Professionals fair / Personalized Q&A