



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

February 5, 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

The meeting was called to order at 4:40 p.m.

Present: Sarah Bedsaul, Courtney Garzone, Dan Witkowski, Kim Funston (arrived at 4:36 p.m.), Delano Palmer

Absent: John Perrie, Peter Stone

Others Present: Lily Frey-Housing & Grants Administrator, Dan Carlson-Community Development Director, Kathy Boots-Planning Technician, Melissa White, Crystal Colin, and a member of the public.

Commissioner Palmer motioned to excuse the absence of John Perrie and Peter Stone. Motion passed 5-0.

2. Approval of Agenda

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

3. Approval of Minutes

3.A January 8, 2025 regular meeting minutes

Commissioner Palmer motioned to approve the January 8, 2025, minutes. Motion passed 5-0.

4. New Business

4.A Annual review 2024

Staff member Frey reviewed Commission duties and responsibilities. The revised revenue allocation framework was approved by the City Council. The population growth rate is lower than expected. Average Ellensburg rental costs increased by approximately 7%. One-bedroom rents increased by approximately 13%. Home values have increased 0.3% since December 2023. The median Kittitas County home price increased 3.6%. The median home value for Ellensburg is \$451,500. Recent and ongoing affordable housing developments were reviewed. Affordable housing revenues and activities were discussed. 2024 highlights and 2025 goals were presented.

4.B Housing services application process

Staff will do an initial review to determine if the project has all the information and qualifies. The next step will be staff and the applicant will have a pre-funding meeting. Once that is complete, the applicant will present the project to the Affordable Housing Commission for evaluation. The Affordable Housing Commission will then make a recommendation to the City Council. If the City Council approves the project, an agreement will be completed between the City and the applicant. Once the agreement is complete, the applicant will apply for a pre-application permit through City of Ellensburg Community Development. Staff will then monitor and follow reporting requirements. The application timeframe will remain open. An annual notice of funds will be provided. Several questions will need to be decided on by the Commission as the process moves forward. The Commission discussed rapid rehousing, eviction prevention, measurable outcomes, resources for the homeless, and life skills.

4.C Update on County five-year homelessness plan development

Lily Frey provided key takeaways from the five-year plan data collection. HopeSource sent out a survey to gather input from the community. The focus areas of the survey are identifying critical housing needs, barriers to accessing services, and recognizing successful programs and strategies. A facilitator led five focus groups to gather more in-depth responses from the community, law enforcement and local government, Central Washington students, faculty and staff, people who have experienced homelessness and service providers. Survey and focus group responses were presented and discussed. Commissioners discussed service gaps, behavioral health, job training, and public awareness. Commissioner Delano shared his recent visit to the emergency shelter.

5. Unfinished Business

None

6. Citizen Comment

None

7. Staff Update/Discussion Items

7.A Draft schedule through June 2025

Staff member Frey reviewed a draft plan for Affordable Housing Commission meetings topics through June 2025.

7.B Ongoing housing project updates

Frey provided updates on current projects. Inversion is making some changes to their proposal. Staff will meet with them in March 2025, and she hopes to have the contract completed. Once the contract is completed, Inversion will come to present at a future meeting.

The Pathways Place project was awarded a Connecting Housing to Infrastructure Program (CHIP) grant.

8. Commission Representative Update

8.A Council housing action update

The City Council conducted the first reading of the water/sewer connection ordinance. Land Development Code changes were adopted regarding housing standards, density bonus, Accessory Dwelling Units, off-street parking, and plat extensions.

Commissioner Garzone will send staff a video regarding housing so that staff can send it to the Commissioners. The video will be screened at Central Washington University on a date to be announced.

Commissioners would like to know if HopeSource is able to indicate how many they helped.

9. Adjournment

The meeting was adjourned at 5:27 p.m.