



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

March 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

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

Present: Kim Funston, Delano Palmer, Sarah Bedsaul, Dan Witkowski, Peter Stone

Absent: John Perrie, Courtney Garzone (excused).

Others Present: Lily Frey-Housing Program Manager; Dan Carlson-Director; Mark Rud-Associate Planner; Chace Pedersen- Associate Planner; Stacey Henderson-Planning Manager; Susan Grindle; Bill Hinkle; Nathan Poel; two members of the public.

Commissioner Palmer motioned to excuse the absence of Commissioner Garzone. Motion passed 5-0.

2. Approval of Agenda

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

3. Approval of Minutes

3.A Minutes from February 5, 2025 regular meeting

Commissioner Palmer motioned to approve the February 5, 2025, regular meeting minutes. Motion passed 5-0.

4. New Business

4.A Staff introductions

Stacey Henderson, the Planning Manager, introduced herself. Chace Pedersen, the Associate Planner, introduced himself. Mark Rud, the Associate Planner, introduced himself.

4.B Updates on Pathways Project - Bill Hinkle, HopeSource

Susan Grindle from HopeSource gave an update to the Commission on the Pathways project. The project is now fully funded and permitting has begun. Construction is projected to begin July 2025.

4.C Consider revised 1st and Pine project - Nathan Poel, Inversion Design Build (Public comment opportunity)

Nathan Poel from Inversion design updated the Commission. Due to funding complications, the project design was revised. The contract with the City of Ellensburg is close to being finalized. Funding sources were discussed. A pre-application meeting is scheduled for March 13, 2025, with the City of Ellensburg. Short Plat, AML, and costs per unit were talked about. Public comment was opened. No public comment. Public comment closed. Commissioner Palmer motioned to recommend moving the revised Inversion Design plans to the City Council for approval. Motion passed 5-0.

4.D Communications planning

Lily Frey inquired what the Commission would like to communicate to the public and how. A presentation of slides is being completed by staff. The slides will be able to be adjusted based on the audience. Bedsaul and Palmer will review the slides and would be able to adapt them to present to different audiences. Commissioners preferred the option of a public presentation in the Fall. A one-page flyer will be created for different audiences.

5. Unfinished Business

5.A Housing notice of funding availability (NOFA) and services application materials review (Public comment opportunity)

Lily Frey showed the Commission members the Notice of Funding Availability (NOFA). The document was amended to reflect the updated services available. The new application was reviewed. Applications will be open-ended. The revised scoring matrix was reviewed. Public comment opened. No public comment. Public comment closed. Commissioners agreed with the changes.

6. Public Comment

No public comment.

7. Staff Update/Discussion Items

The Comprehensive Plan Update will be discussed at the April AHC meeting.

8. Commission Representative Update

8.A Update on Council actions related to affordable housing

Commissioner Palmer indicated the information on the Pathways project was helpful. Letters of support for the Inversion Design extension request were discussed.

The Commission will receive project updates on a quarterly basis.

9. Adjournment

Commissioner Bedsaul stated she would be gone for the April 2025 meeting.

The meeting was adjourned at 5:43 p.m.