



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

April 2, 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 Garzone called the meeting to order at 4:30 p.m.

Present: Kim Funston, Courtney Garzone, Delano Palmer, John Perrie, Peter Stone, Dan Witkowski

Absent (excused): Sarah Bedsaul

Also present: Susan Grindle, Bill Hinkle, Stacey Henderson - Planning Manager, Lily Frey - Housing Program Manager, Dan Carlson - Community Development Director, Kathy Boots - Planning Technician

Commissioner Palmer motioned to excuse the absence of Commissioner Bedaul. Motion passed 6-0.

2. Approval of Agenda

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

3. Approval of Minutes

3.A Approve March 5, 2025 regular meeting minutes

Commissioner Palmer motioned to approve the March 5, 2025, regular meeting minutes. Motion passed 6-0.

4. New Business

4.A Comprehensive Plan periodic update & housing element components

Planning Manager Henderson gave an overview of the Ellensburg Comprehensive Plan and the Periodic Update process. Frey shared details on the housing element steps and state and local population projections by income.

4.B Plan Accessory Dwelling Unit (ADU) program

Frey presented ADU program options, including website guidance, preapproved plans, open house, recorded conversations, and an interactive map. Commissioners discussed the cost and potential value tradeoffs of different program components and the importance of involving builders, real estate professionals, and lenders to increase uptake. Commissioner Garzone

recommended creating website guidance and planning a future ADU open house that would be recorded. Commissioners Funston and Palmer volunteered to review open house planning. Frey will provide the number of ADU permits issued in recent years at a future meeting.

5. Unfinished Business

- 5.A Ellensburg Academy and communications planning
Housing is one of three topics planned for the July 29th Ellensburg Academy, a series of free civic education workshops open to the public.

6. Public Comment

None.

7. Staff Update/Discussion Items

- 7.A Pathways & Inversion project updates
The City Manager has signed the City's contract with Commerce for the Connecting Housing to Infrastructure Program (CHIP) for the Pathways Place project. Developers have submitted building permit applications.

City Council approved the amended Inversion Design Build project as recommended by the Commission.

The City issued the 2025 Notice of Funding Availability (NOFA) and received an application from HopeSource for the acquisition of housing units currently under construction. Commissioners are available for an April 30th special meeting to consider this application.

8. Commission Representative Update

Commissioner Palmer reported that Council continues to work on a property exchange. Commissioner Garzone mentioned the upcoming recovery documentary screening on April 16th at the Central Washington University (CWU) Student Union and Recreation Center (SURC).

9. Adjournment

The meeting was adjourned at 5:35 p.m.