



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

June 4, 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 4:36 p.m.

Present: Courtney Garzone (arrived 4:36 p.m.), John Perrie, Delano Palmer, Dan Witkowski, Peter Stone (arrived at 4:45 p.m.)

Absent: Sarah Bedsaul (excused), Kim Funston (excused)

Others present: Dan Carlson - Community Development Director, Lily Frey - Housing Program Manager, Susan Grindle & Bill Hinkle - HopeSource, Tony Daguanno, Becky Morley & Amanda Perkins - Stewardship Development, Ann Gorman - Umpqua Bank, Dave Musial - National Equity Fund, two members of the public

Commissioner Palmer motioned to excuse the absence of Commissioner Bedsaul and Commissioner Funston. Motion passed 4-0. (Stone not present)

2. Approval of Agenda

Commissioner Palmer moved to approve the agenda. Motion passed 4-0 (Stone not present).

3. Approval of Minutes

4. New Business

- 4.A Pathways Place project update - HopeSource and Stewardship Development
Commissioners and guests involved with the Pathways Place project discussed project developments and current challenges in the construction of affordable housing, lenders' underwriting processes, affordable housing funding sources, market potential for single-room occupancy developments, motel conversion challenges, client services needs, and tax credit financing programs.
Commissioners noted interest in learning more about acquisition-rehabilitation tax credit funding.
- 4.B Review proposed AHC schedule & agenda July-December 2025
Housing Program Manager Frey presented a suggested schedule for July-December 2025, including a joint study session with the Planning Commission on July 10, 2025, in lieu of the regular first week of July meeting and the ADU

open house in lieu of the regularly scheduled August meeting. Commissioners discussed holding the September meeting in the third week of the month to reduce conflicts with the fair, rodeo, and back to school. Commissioner Palmer moved to approve the proposed July 2025 schedule changes and review the August-September schedule change with feedback from absent commissioners.

5. Unfinished Business

- 5.A Accessory Dwelling Unit (ADU) open house planning next steps
Frey shared the revised concept note for the ADU open house based on commissioners' feedback from the previous meeting, Hal Holmes facility availability, and the draft survey. The draft survey is to gather feedback on community questions and priorities for the event. Commissioners recommended opportunities for additional public outreach, suggested ways to connect with people who could not attend the event, and recommended adding a survey question on where respondents would most likely access recordings.

6. Public Comment

None.

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
Frey presented the Residential Development Incentives page on the City website and each of its programs and noted that many incentive program parameters are set by state statutes. Commissioner Garzone recommended highlighting the sources of some of these limitations on the page.

Frey updated the Commission that Addison Place is being discussed with the legal team.

The contract for the Catherine Property wetland monitoring has been executed.

This meeting was Peter Stone's last meeting. The opening will be advertised.

8. Commission Representative Update

Commissioner Palmer discussed the conversion of park public restrooms for the un-housed to be able to shower.

9. Adjournment

Commissioner Garzone adjourned the meeting at 6:03 p.m.