

AGENDA

AFFORDABLE HOUSING COMMISSION

March 4, 2026

Hybrid Meeting In-person and via Zoom



<https://us02web.zoom.us/j/89319059251?pwd=PaO433kVNCOzLNCPudt1ZkeKSQwZEz.1>

Meeting ID: 893 1905 9251

Passcode: 857118

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**CITY OF ELLENSBURG
AFFORDABLE HOUSING COMMISSION AGENDA
Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom
Wednesday, March 4, 2026
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**
 - 3.A February 4, 2026 regular meeting minutes
- 4. Public Comment**
- 5. New Business**
 - 5.A Meeting agreements discussion
 - 5.B Annual Review - 2025 (public comment opportunity)
- 6. Unfinished Business**
- 7. Staff Update/Discussion Items**
 - 7.A Housing survey & update on housing element work
 - 7.B Overview of upcoming meetings
- 8. Commission Representative Update**
- 9. Adjournment**



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



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

February 4, 2026

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 Witkowski called the meeting to order at 4:35 p.m.

Present: Dan Witkowski, Delano Palmer, John Perrie, Sarah Bedsaul

Absent: Kim Funston (excused), Sarah Syverson (excused), Courtney Garzone

Others present: Dan Carlson, Community Development Director; Lily Frey, Housing Program Manager; and several members of the public.

Commissioner Palmer moved to excuse the absences of commissioners Funston and Syverson. Motion passed 4-0.

2. Approval of Agenda

Commissioner Palmer moved to approve an amended agenda with the removal of items 4C and 4D. Motion passed 4-0.

3. Approval of Minutes

Commissioner Palmer moved to approve both January meeting minutes as presented. Motion passed 4-0.

3.A January 7, 2026 regular meeting minutes

3.B January 8, 2026 joint meeting with Planning Commission minutes

4. New Business

4.A Recommendations from Kittitas County Developmental Disabilities Advisory Committee (DDAC)

Frey introduced Hope Isitt, a member of the Kittitas County Developmental Disabilities Advisory Committee, who shared recommendations regarding accessory dwelling units (ADUs). The recommendations include creating a clear and transparent approval pathway, offering pre-approved ADU designs, reducing financial barriers for people with disabilities, allowing flexible and mobile ADU options and expediting the ADU review process. Isitt also provided information about local needs, such as that 124 adults with a developmental disability live in Kittitas County, nearly 76 percent of whom live with parents or a

family member.

Commissioners and Isitt discussed the needs and intentions behind some of the recommendations. Commissioners generally agreed on promoting ADUs as affordable housing options for the developmental disability community and the public. Commissioners encouraged considering Americans with Disabilities Act (ADA) readiness in ADU design.

- 4.B Discuss upcoming land use planning and building fee changes
Carlson noted that Community Development fees have not been updated since 2013-2014 and are currently covering only about 50 percent of actual permit processing costs. Proposed fee updates include three types: new construction, building applications and land use applications. Carlson explained the methodologies used to calculate revised fees of each type. Fees would be moved from code to a resolution and updated every two years with the biennial budget.

Commissioners discussed the tradeoffs of full cost recovery and phasing in fee increases over multiple years and suggested gathering feedback from affordable housing developers. Expected cost increases will be higher for multifamily and commercial new construction compared to single-family residences due to cost per square foot changes. Several land use permit types that require processing but do not currently have fees will have new fees introduced to represent the costs of processing.

Isitt recommended collecting additional fees to subsidize ADU permits for low-income residents. Carlson clarified that the current process would set community development fees and would need to be defensible; flexible income could not be created through permit fees.

- 4.C 2025 Annual Review
Not discussed.
- 4.D Meeting agreements discussion: attendance & commissioner roles, public comment, and meeting structure
Not discussed.

5. Unfinished Business

None.

6. Public Comment

None.

7. Staff Update/Discussion Items

City Council approved the Affordable Housing Commission's recommendations to fund Habitat's Willow Street project and the Odd Fellows Lodge #20 Housing Project. Staff are working with developers on agreements and next steps.

- 7.A March meeting preview
Items 4C and 4D will appear on the March agenda.

8. Commission Representative Update

None.

9. Adjournment

Commissioner Witkowski adjourned the meeting at 5:26 p.m.

4b. Annual Review 2025

Affordable Housing Commission

March 4, 2026

Affordable Housing Commission duties and responsibilities

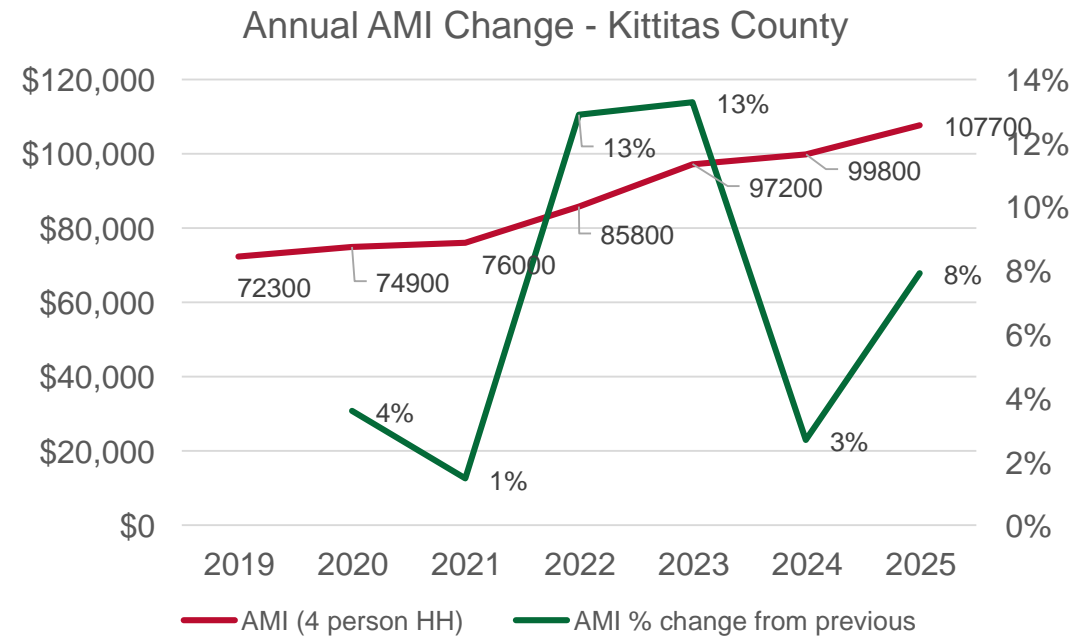
- C. At the end of each fiscal year, conduct a review of the revenue allocation framework as originally developed by the ad hoc affordable housing advisory committee.
- F. At the end of each fiscal year, conduct a review of affordable housing needs.
- G. At the end of each fiscal year, provide an annual report on the affordable housing revenue collection and activities undertaken with affordable housing funds.

C. Updated Revenue Allocation Framework (updated late 2024)

- 60+% for constructing or acquiring affordable housing and/or operations and maintenance costs
- Up to 30% for the operation, delivery or evaluation of housing-related services
- 5% kept in reserve, and
- 5% administrative costs

F. Affordable Housing Needs

- Lower than anticipated population growth
 - WA Office of Financial Management (OFM) Ellensburg population estimate 2025 = 21,260
 - 2020 Census = 20,797



Source: HUD

Zillow Rental Market Snapshot – Jan 2026

Ellensburg, WA rental market

What is the average rent in Ellensburg, WA?

[Choose another area](#)

All beds ▾

All home types ▾

Last updated January 21, 2026

Rental market summary

The average rent for all bedrooms and all property types in Ellensburg, WA is \$1,582.

Average rent

\$1,582

Month-over-month change

-\$88

Year-over-year change

+\$107

Available rentals

129

Source: Zillow Rentals data

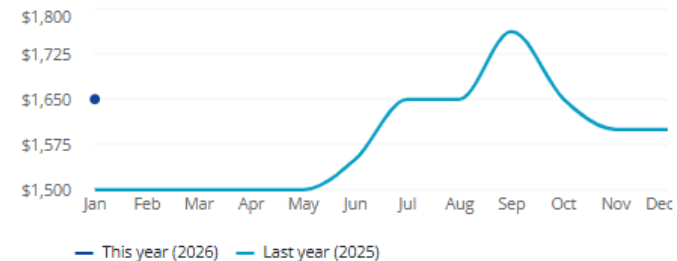
Rental price range

The price range for all bedrooms and all property types is \$724 to \$4,900.



Average rent price over time

In the last year, rent has increased by \$107 compared to the previous year.



\$82 increase or ~5.4% compared to our review in Feb 2025

Source: Zillow

Zoom in: 1 Bedrooms

Rental market summary

The average rent for 1 bedroom properties in Ellensburg, WA is **\$1,025**.

Average rent

\$1,025

Month-over-month change

+\$25

Year-over-year change

-\$275

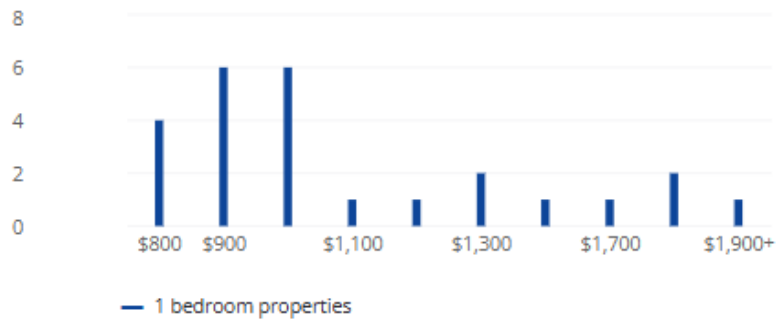
Available rentals

22

Source: Zillow Rentals data

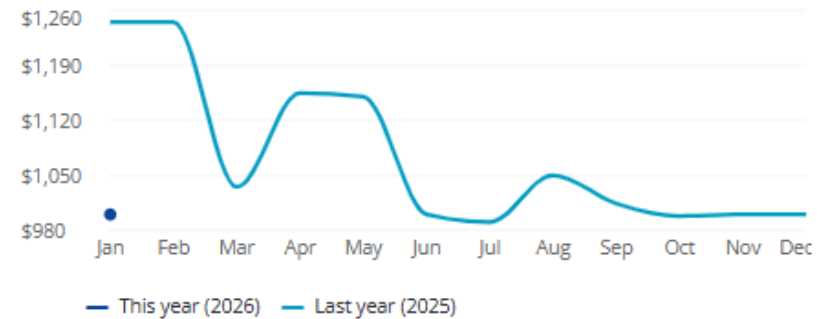
Rental price range

The price range for 1 bedroom properties is **\$870 to \$1,900**.



Average rent price over time

In the last year, rent has decreased by **\$275** compared to the previous year.



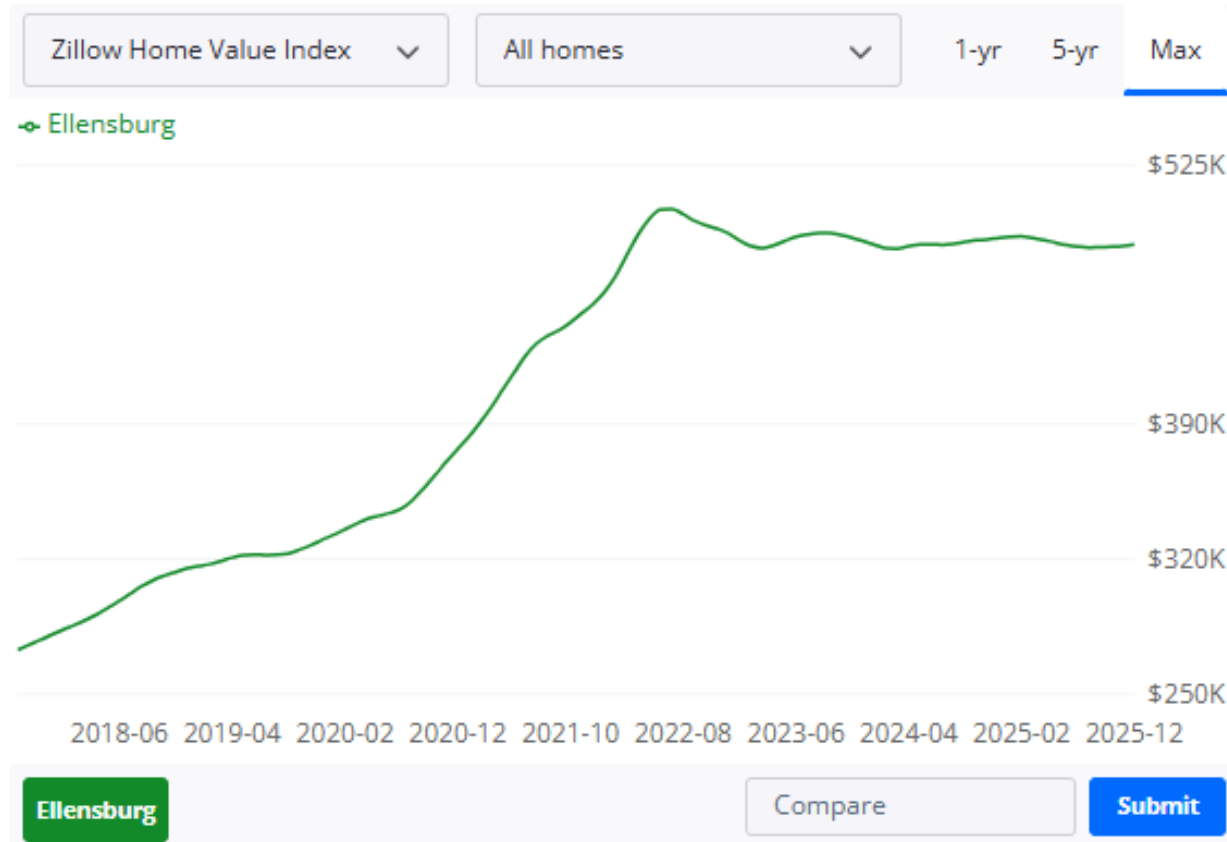
~22% decrease compared to Feb 2025!



City of

Ellensburg
WASHINGTON

Ellensburg Home Values – Jan 2025

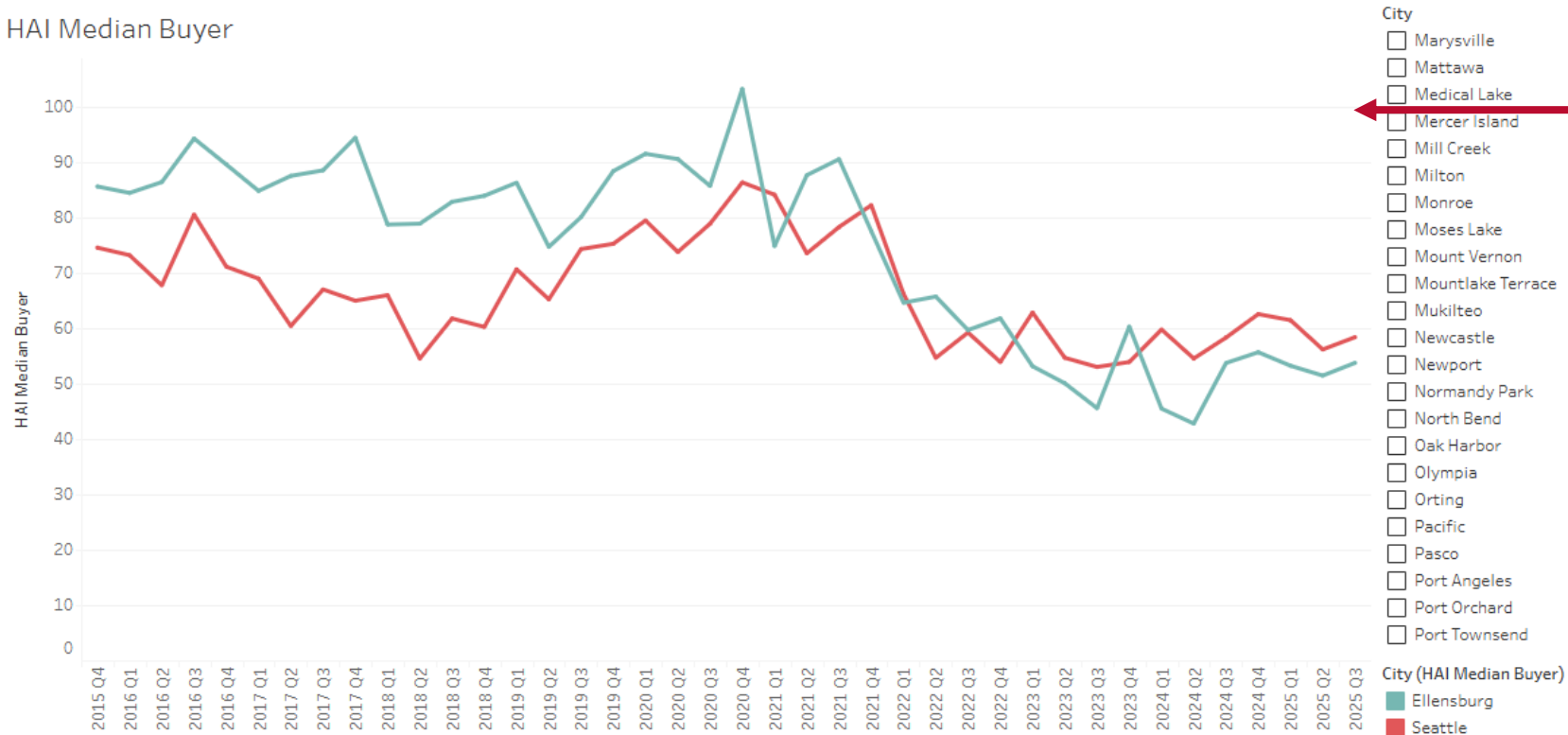


- Median home value = \$483,969 (Zillow)
\$437,000 (WA Center for Real Estate Research)
- 0.7% decrease since Jan 2025 (Zillow)

Source: Zillow

Homebuyer Affordability

HAI Median Buyer

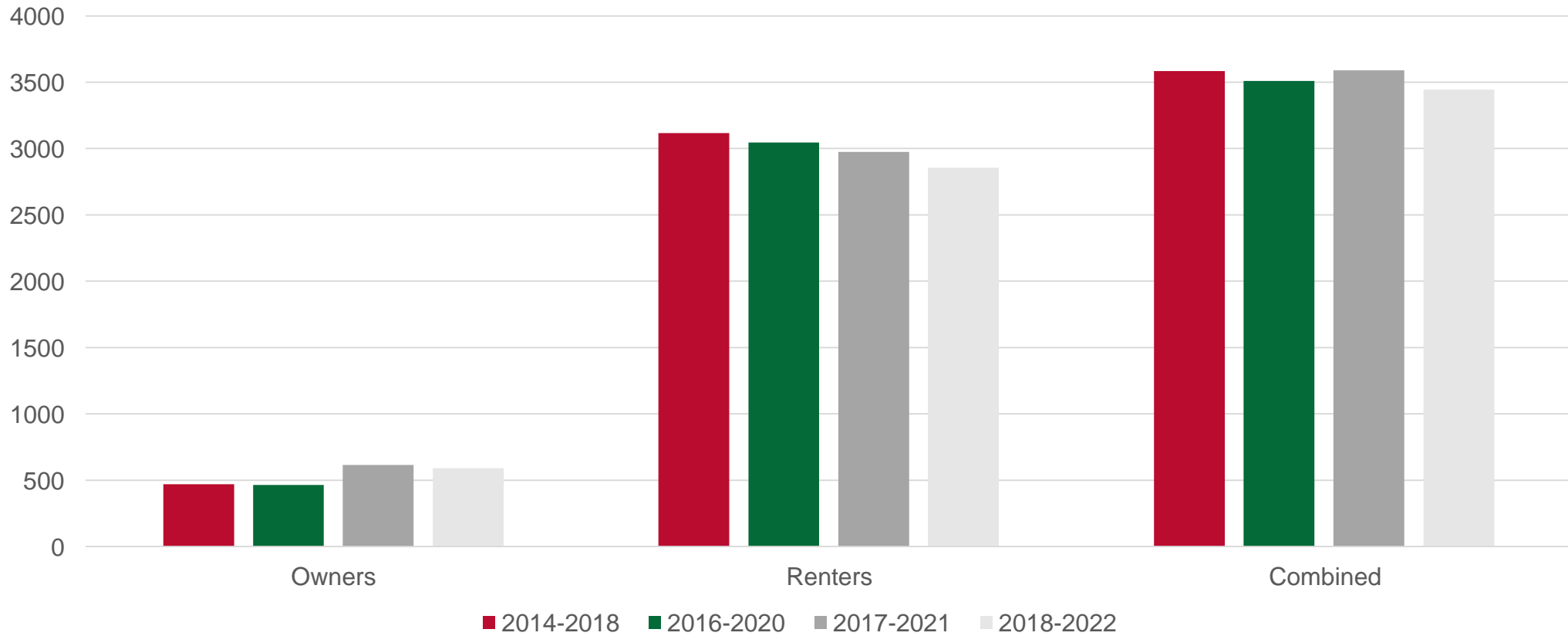


At 100 on this index, the median home is affordable to the median buyer

Ellensburg 2025 Q3
 Median buyer = 54
 First time buyer = 48

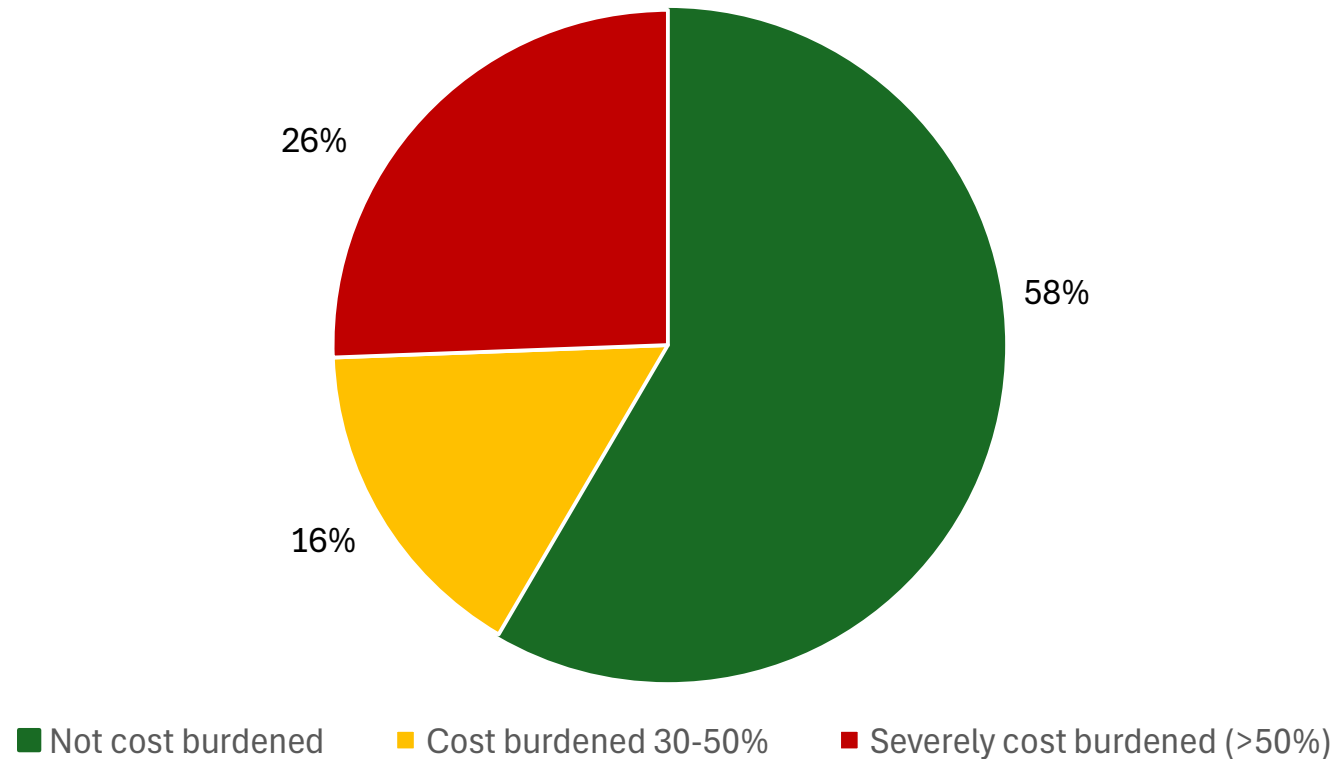
Source: WCRER

Cost-burdened households



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) based on American Community Survey (ACS) data

Cost burden by population percentage



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) based on American Community Survey (ACS) data 2018-2022

Recent & Ongoing Affordable Housing Development

Name	Developer / Owner	Units	Occupied / Planned
Stuart Meadows	Habitat	18	2024 (6); 2025 (6); 2026 (6)
Addison Place	HopeSource	8	2025
Pathways Place	HopeSource	78	2027
1 st & Pine	MAPD – TM – HomeSight	16-17	2027-2028
Willow Street	Habitat	3	2027
Odd Fellows Lodge #20	Odd Fellows	24	2027

G. Affordable Housing Revenues and Activities

Item	Revenue	Expenditures	Allocations	Total
Balance from 2024				\$3,424,285
Revenues (both taxes, interest, grants)	\$1,412,109			
Grant payments (Stuart Meadows, CHIP)		\$131,401		
Addison Place acquisition		\$1,200,000		
Professional services (Catherine property & other)		\$70,579		
Cold Weather Shelter lease & improvements		\$69,282		
Admin		\$64,816		
Remaining & new grant allocations			\$2,439,301	
Homeless remaining allocation			\$223,278	
Total available				\$637,737



2025 Highlights

- Completion of phase two (six homes) at Habitat for Humanity's Stuart Meadows
- Funded Addison Place acquisition (eight inhabited units)
- Catherine Property wetland reconnaissance completed
- Supported Cold Weather Shelter at Grace Church
- ADU Info Session
- Successful CHIP grant program application
- Reviewed & recommended revised 1st and Pine project

Looking ahead - 2026

- Comprehensive plan!! (due December 2026)
 - Land capacity (land use element)
 - Adequate provisions (& related code changes)
 - Housing policies (started, lots to go)
 - Racially disparate impacts
- Communications and outreach
- Ongoing projects (1st and Pine, Pathways, Catherine Property)
- New projects (Willow St, Odd Fellows Lodge #20)
- And more!