



**COMMUNITY DEVELOPMENT DEPARTMENT
501 North Anderson Street, Ellensburg WA 98926**

MINUTES OF ELLENSBURG CITY AFFORDABLE HOUSING COMMISSION

Date and Time: Affordable Housing Commission meeting, February 2, 2022 - 4:30 p.m.

Place of Meeting: Remote meeting held via Zoom

Present (in-person):

Present (virtual): Hannah Tower, Hongtao Dang, Charli Sorenson, John Perrie, Jordan Ruhle, Chairman Tabb joined 10 minutes in

Absent: Sarah Bedsaul (requested excused absence)

Others Present: Planning Manager, Jamey Ayling; Community Development Director, Kirsten Sackett

1. CALL TO ORDER

Commissioner Tower called the meeting to order at 4:32 pm.

2. APPROVAL OF THE AGENDA

Commissioner Perrie made a motion to approve the agenda. Commissioner Sorenson seconded. All in favor, motion passed.

3. APPROVAL OF MINUTES OF FEBRUARY 2, 2022

Commissioner Perrie moved to approve the February 2, 2022 minutes as presented. Commissioner Sorenson seconded. All in favor, motion passed.

4. NEW BUSINESS

5. OLD BUSINESS

a. Catherine Park – Continued discussions for affordable housing project

Planning Manager Ayling said that the Commission had previously discussed ways that the site could be used for a cottage housing development. He shared screen to display the rough sketch layouts that had been included in the packet. They were intended to kick off a conversation and he said that if the Commission supported this concept the City could begin working with a professional designer to draw them up.

Commissioner Tower asked if there were size requirements for cottage housing units. Planner

Ayling stated that the ECC did provide some design guidelines specific to cottage housing, with a maximum of 1200 square feet. The code section was 15.540.050 for the cottage design standards. The code also outlines provisions to allow for two stories. Commissioner Perrie said he would like to see the concept developed. He thinks it is workable, and he would like to see some variety in the cottages for eye appeal. He would like to see a concept that would work for the site, thinking that we can show the private sector it can be done. Commissioner Ruhle asked about the target demographic. He asked if they did a two-story, would it limit who could get up the stairs. Commissioner Perrie said that there is enough demand for housing that these units would still satisfy community needs. Director Sackett noted the ADA units could be required on the ground floor units.

Commissioner Sorenson thanked Jamey for his mockups. She asked about allowing for multifamily dwelling and Director Sackett noted that the land development code does not allow for that type of unit in the R-L zone.

Planner Ayling said that staff was looking to conduct a pre-app meeting with the other city departments to review what the requirements would be for developing the site. Chairman Tabb suggested that it might be helpful for a member of the commission to attend the pre-app. Planner Ayling said that he would send out the notice after the meeting was set to find out if anyone would be available.

Commissioner Dang noted that the price escalation and supply chain might cause issues, so the committee might want some feedback on the cost of the actual project.

6. CITIZEN COMMENT-NONE

7. STAFF UPDATE/DISCUSSION ITEMS

a. Update on Affordable Housing Projects

Planning Manager Ayling said that Stuart Meadows received final plat approval at the last City Council. The mylars will be recorded as soon as their surveyor signs. That project will be the first one we can say that was supported through the sales tax funds. Chair Tabb asked about a ground-breaking ceremony, and Planner Ayling said that was part of the plan. Chair Tabb suggested that it would be appropriate for all commission members to be present for that ceremony.

The 1st and Pine project has a contract under review, with changes suggested by the applicant. We are getting close, but the City still needs assurance on the other proposed funding through HUD.

Planner Ayling also noted that HopeSource is considering an alternate option to the Addison Place project. He says it is likely that they will submit a request to terminate the project. He said that he received a proposal this afternoon with a new proposal, in which they would terminate the contract, then request funding for a separate project. At a broad scale, the proposal would be for HopeSource to purchase the Nites Inn property. The sale price is \$1,500,000, and they are asking for \$750,000. The sales tax fund would be allowed to be used for acquisition,

He said that the Commission would probably want to consider meeting a second time this month, on March 16, 2022, to consider the proposal. HopeSource will also be meeting with the County to make a request for \$750,000 from them as well. Chair Tabb said that

there are conversations about slowing down the process in order to receive additional public feedback about utilizing that specific location.

Commissioner Sorenson thought that it would be ideal to find a location that could be utilized for RV parking which is a common means of low-income housing.

The Commission members agreed to meet on March 16 for a meeting to discuss the HopeSource proposal received today.

Chair Tabb said that he was thinking about how this proposal fits into the categories of funds. He said that HopeSource is also looking to access funds from Apple Health & Home for making repairs. He thinks that we need to be very clear on the conditions under which the funding could be utilized. He said that there are other funding sources for permanent supportive housing that would more closely align with the categories that are tied to the sales tax fund.

b. Monthly Budget Report.

Planner Manager Ayling reviewed the monthly funding. \$2.3 million, but we will have the Stuart Meadows funding being removed in the near future. He will have more specific numbers available at the next meeting.

8. COMMISSION REPRESENTATIVE UPDATE

There were no updates.

9. ADJOURNMENT

Chairman Tabb adjourned the meeting at 5:17 pm.