



**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 8, 2023 - 4:30 p.m.

Place of Meeting: Hybrid Meeting In-person and via Zoom

Present (in-person): John Perrie, Sarah Beauchamp

Present (virtual): Sarah Bedsaul, Jordan Ruhle

Absent: Hannah Tower

Others Present: Jamey Ayling, Community Development Director; Kathy Boots, Planning Technician

Others Present Via Zoom: Kelle Dvorak Vandenberg, R bales, Andi Hochleutner, Emily, unknown phone number, Tim Henebree

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Ayling called the meeting to order at 4:33 pm. Roll call completed.

2. APPROVAL OF THE AGENDA

Commissioner Perrie made a motion to approve the agenda. **Motion passed 4-0.**

3. APPROVAL OF MINUTES

Commissioner Perrie made a motion to approve minutes from January 4, 2023, as presented. **Motion passed 4-0.**

4. NEW BUSINESS

A. Review Catherine Park Proposal – consider application submitted by Habitat for Humanity.

Ayling read staff report. Habitat for Humanity can apply for funding based on their application. Inversion Design withdrew their letter of interest. Request for proposals have been advertised several times.

Applicant presented proposal of 10 cottage style homes with \$675,000 requested. These will be two-bedroom, two bath units serving 20-30 people. The center of the development will have an open space to promote interaction. The owners of the cottages will help build them and will have

a HOA for affordable housing for 99 years. Habitat has the first option to buy cottages if owners move. There are no ADA units, but applicants other project will have ADA units. Units can be modified for ADA.

Public comment opened.

Robert Bale spoke about making sure the development will fit in the space.

Andi Hochleutner from CWHBA stated HOA fees and maintenance are partnered with the families.

Steven Greenfield spoke about five concerns. Number one-Neighbors will need noise, light, and visual separation. Number 2-There is concern over the need for overflow parking. Number 3- Concern over units being two story and having a visual, light, and sound impact. Number 4- Crosswalk and traffic light will be needed on University Way. Number 5- Southwest corner of Catherine Park needs to be blocked off so residents don't walk West along the hill. He requested the units be reduced from ten to eight with a larger open space. Request is denied, the lot will be used as efficiently as possible for housing.

Tim Henebree-1003 Chamath Lane agree with Mr. Greenfield. He is concerned over the area being small. The housing would double on that street and change from one story to two which isn't compatible with the neighborhood. He has light and sound concerns. Applicant responded and will consider the light and sound concerns during the planning phase.

Marsha Greenfield stated a barrier is essential, so her child does not endanger the public. She stated four of the cottages are against her fence which will disturb them with noise. Marsha was upset that nobody had reached out to her prior to these meetings and that the applicant did not attend the City Council meeting for the surplus. She did not feel welcome or heard at the City Council meeting. Commissioner Beauchamp and Bedsaul acknowledged her feelings regarding not feeling welcome at City Council and apologies were made. Commissioner Beauchamp will bring Marsha's reaction back to the City Council.

Commissioner Ruele asked about lighting and back porches. Applicant responded they will look at lighting and the cottages will not have a back porch.

Staff reports City Council will make the final decision on how many units will be allowed. After deliberation Commissioner Perrie motioned to move the proposal to City Council for property and monies as presented. **Motion passed 4-0.**

5. UNFINISHED BUSINESS

A. Housing Action Plan Implementation

Ayling reported the deadline is June 2023. At the next meeting the ordinance language will be reviewed.

6. CITIZEN COMMENT

None

7. STAFF UPDATE/DISCUSSION ITEMS

Monthly Budget Report was tabled until March meeting. There have not been any expenditures.

Update on applicants. Two were interviewed. One has reached out. Two have not had contact.

8. Commission Representative Update

Next meeting scheduled for March 1, 2023, 4:30 pm

9. Adjourned at 5:51 pm