



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

December 3, 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

- 1.A Request for excused absences for commissioners Bedsaul and Funston
Commissioner Witkowski called the meeting to order at 4:35 p.m.

Present: Courtney Garzone, Dan Witkowski, John Perrie (arrived 4:50 p.m.),
Sarah Syverson, Delano Palmer

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

Others Present: Lily Frey, Housing Program Manager; Kathy Boots, Planning
Technician; Dan Carlson, Community Development Director

Office of Rural and Farmworker Housing: Marty Miller & Korbie Jorgensen
Haley

Habitat for Humanity Seattle-King and Kittitas Counties: Marie Spengler, Liz
Beebe Hyland, John Gillilan, Marissa London

Commissioner Palmer moved to excuse the absence of Sarah Bedsaul and
Kim Funston. Motion passed 4-0.

2. Approval of Agenda

Commissioner Palmer motioned to approve the agenda. Motion passed 4-0.

3. Approval of Minutes

- 3.A November 5th, 2025 regular meeting minutes
Commissioner Palmer motioned to approve the November 5, 2025, regular
meeting minutes. Motion passed 4-0.

4. New Business

- 4.A Acquisition rehabilitation tax credit funding discussion with the Office of Rural
and Farmworker Housing
Korbie Jorgensen Haley of the Office of Rural and Farmworker Housing
(ORFH) presented on the acquisition rehabilitation tax credit program and low-
income housing tax credit programs more generally. Acquisition rehabilitation
tax credit funding can be used to purchase and/or renovate existing affordable

housing developments, recapitalizing these projects through partnerships with investors who receive tax credits. The program works with non-profits to try to maintain the quality and affordability of existing affordable housing. Jorgensen Haley reviewed different sources of affordable housing funding and the challenges and opportunities of each and reviewed funding sources for recent ORFH projects.

- 4.B Consider Habitat for Humanity application for funding for Willow Street project. The Habitat for Humanity team presented the funding application for the three-home permanently affordable Willow Street project. Habitat staff summarized the budget, construction timeline and responded to questions about homeowners association (HOA) fees. Lily Frey informed the Commission about the housing sales tax current budget and noted that another funding proposal from the Odd Fellows Lodge #20 Housing Project will be presented next month.

Commissioner Witkowski moved to recommend approval of the full requested amount for the Habitat for Humanity Willow Street project to City Council. After commission deliberation, Commissioner Witkowski withdrew his motion. Commissioner Garzone motioned to table the Habitat for Humanity Willow Street funding request until the January 2026 meeting. Motion passed 4-1 with Commissioner Palmer abstaining from the vote.

5. Unfinished Business

None.

6. Public Comment

None.

7. Staff Update/Discussion Items

On January 7, 2026, there will be a regular meeting to consider the IOOF and Habitat for Humanity funding requests. On January 8, 2026, there will be a joint meeting with the Planning Commission and the City's consultant to discuss the land capacity analysis for the Comprehensive Plan.

8. Commission Representative Update

None.

9. Adjournment

The meeting was adjourned at 5:44 p.m.