



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

January 7, 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 Bedsaul called the meeting to order at 4:30 p.m.

Present: Sarah Bedsaul, Courtney Garzone, Dan Witkowski, Delano Palmer, Sarah Syverson, Kim Funston

Absent: John Perrie

Others Present: Dan Carlson, Community Development Director; Heidi Behrends Cerniwey, City Manager; Lily Frey, Housing Program Manager

Odd Fellows Lodge #20 Housing Project: Frank Rowland, Doug Bommersbach, David Sturgell, Dave Stoltz

Habitat for Humanity Seattle-King and Kittitas Counties: Marie Spengler, Liz Beebe Hyland, Stephanie Bohman, Marissa London, John Gillilan, Ali Sheibani, Mei Ninman, Ryan Makinster

and one or more members of the public

2. Approval of Agenda

Commissioner Palmer moved to approve the agenda. Motion passed 6-0.

3. Approval of Minutes

3.A December 3, 2025 regular meeting minutes

Commissioner Garzone moved to approve the December 3, 2025 meeting minutes. Motion passed 6-0.

4. New Business

4.A Election of 2026 chair and co-chair

Commissioner Funtson nominated Commissioner Bedsaul as chair; Bedsaul declined the nomination. Commissioner Bedsaul nominated Commissioner Garzone as Chair. Motion passed 6-0. Commissioner Garzone took over chairing the meeting. Commissioner Palmer nominated Commissioner Witkowski as Co-chair. Motion passed 6-0.

4.B Consider Odd Fellows Lodge #20 Housing Project application for funding

Frey presented an overview of the Odd Fellows Lodge #20 Housing Project

application and proposed development and current housing sales tax fund balance. Doug Bommersbach and Frank Rowland presented the organizations supporting the proposal, the Office of Rural and Farmworker Housing (ORFH) and Odd Fellows Lodge No, 20, the site, project total budget, layout and timeline.

Commissioners asked about timing for feedback from additional funding applications, site design options and additional phase planning, backup funding options, construction partners, income reporting and property management roles, unit sizes, bus service, improvements required on Pfenning Road. Dave Sturgell added background on discussions with City transit for potential service to the development. Commissioners discussed the challenges of a partially funded project waiting to hear back from other grant applications and the timing of City support.

Commissioner Bedsaul moved to recommend the Odd Fellows Lodge #20 to City Council for full funding. Commissioner Palmer recused himself based on his role as a board member for Habitat for Humanity Seattle - King and Kittitas Counties, another funding applicant.

Commissioners discussed the target populations served by the project, potential neighbor feedback and the contribution of the project to preserving the cemetery and overall community contribution. Commissioners highlighted the need to communicate about project benefits to the community overall and stressed the importance of good property management.

Motion passed 5-0. (Palmer recused)

5. Unfinished Business

- 5.A Consider Habitat for Humanity application for funding for Willow Street project. Frey recapped the basics of the Habitat for Humanity Seattle - King and Kittitas Counties Willow Street proposal. Marie Spengler presented the project more generally, including Habitat's programmatic focus, homeowner selection process, local development pipeline, the Willow street design, schedule and budget.

Commissioners discussed the proposed prices per unit and per square foot, site layout, the resale process, mortgage affordability levels, the value of affordable homeownership, the land trust model, the project location and proximity to services. Commissioners asked if Habitat had conducted other funding outreach and discussed the trade-offs of the time required to apply to complementary funding sources. Commissioners expressed appreciation for the role Habitat and affordable homeownership projects in the community. John Gillilan clarified the timing of funding will influence Habitat's ability to maintain continuity of staffing and volunteers between Stuart Meadows and Willow Street projects.

Commissioners asked about other proposals in the pipeline and the total

available sales tax funding. Commissioners discussed the trade-offs between waiting for Habitat to identify additional funding sources and providing full funding for the proposal. Stephanie Bohman highlighted additional requirements for affordable homeownership developers and local economic benefits related to homeownership.

Councilmember Palmer noted he would abstain from the vote as a Habitat board member. Commissioner Garzone moved to recommend to City Council to fully fund the Willow Street Project. The motion passed 3-2. (Palmer recused.)

6. Public Comment

Bill Hinkle recommended that the commission offer public comment earlier in the agenda to be able to hear feedback on the proposals and as a point of process. Commissioner Garzone recommended including this as an agenda item for the next meeting.

7. Staff Update/Discussion Items

7.A January-June 2026 draft work program

Frey summarized the draft work program and noted that more time may be required for work on the comprehensive plan and other agenda items will move as needed. Hal Holmes is booked for an accessory dwelling unit (ADU) event on April 15, 2026.

8. Commission Representative Update

Commissioners Garzone and Palmer noted news stories indicating federal opposition to large companies buying single-family homes, which could affect housing affordability.

9. Adjournment

Commissioner Garzone adjourned the meeting at 5:55 p.m.