



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

March 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

Present: Courtney Garzone, Dan Witkowski, John Perrie, Delano Palmer, Sarah Syverson, Kim Funston (arrived at 4:32 p.m.)

Absent: Sarah Bedsaul (excused)

Also present: Heidi Behrends Cerniwey, City Manager; Lily Frey, Housing Program Manager and one member of the public

Chair Garzone called the meeting to order at 4:30 p.m. Councilmember Palmer moved to excuse Commissioner Bedsaul's absence. Motion passed 5-0.

2. Approval of Agenda

Councilmember Palmer moved to approve the agenda as presented. Motion passed 5-0.

3. Approval of Minutes

3.A February 4, 2026 regular meeting minutes

Councilmember Palmer moved to approve the February 4, 2026, meeting minutes as presented. Motion passed 5-0.

4. Public Comment

None.

5. New Business

5.A Meeting agreements discussion

Commissioners reviewed their absences in 2024 and 2025. Frey facilitated a conversation between commissioners around their respective skills and priorities for the commission's work. Commissioners' priorities included breaking ground on new projects (e.g. adding 10+ affordable units with annual sales tax income) and encouraging public engagement with affordable housing work. Commissioners requested clear communications within the group (e.g. a glossary of terms and asking questions to clarify jargon whenever used) and additional public-facing materials explaining affordable housing.

Per citywide board and commission guidance, public comment will now be heard at the start of the meeting. All Comprehensive Plan periodic update-related agenda items will have public comment opportunities. Commissioners discussed alternatives for public comment going forward and agreed to offer public comment on all agenda items that involve a recommendation to City Council.

5.B Annual Review - 2025 (public comment opportunity)

Frey presented Affordable Housing Commission annual responsibilities based on ECC 1.86.050 including reviewing the revenue allocation framework, reviewing affordable housing needs and an annual report on affordable housing revenue and activities undertaken with affordable housing funds.

6. Unfinished Business

7. Staff Update/Discussion Items

7.A Housing survey & update on housing element work

Frey noted Housing Element development is underway. The Land Capacity Analysis has been finalized based on City Council, Affordable Housing Commission and Planning Commission feedback. Commissioners are invited to distribute links or flyers to community members for a housing survey available in English and Spanish that will be used for the housing element. April 12, 2026, is the survey deadline to have a chance to win a gift card.

7.B Overview of upcoming meetings

The next meeting on March 18, 2026 will include a presentation from Habitat for Humanity Seattle - King and Kittitas Counties on their revised design for the Catherine Property. The meeting on April 1, 2026 will focus on Comprehensive Plan materials. Frey requested volunteers for planning an Accessory Dwelling Unit (ADU) event on April 15. Commissioner Funston volunteered.

8. Commission Representative Update

None.

9. Adjournment

Chair Garzone adjourned the meeting at 5:11 p.m.