



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

March 18, 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

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

Not present: Sarah Bedsaul (excused)

Also present: Dan Carlson, Community Development Director; Lily Frey, Housing Program Manager

Habitat for Humanity Seattle - King and Kittitas Counties and partners: Stephanie Bohman, Rebecca Wold, Skylar Bisom-Rapp

Chair Garzone called the meeting to order at 4:31 p.m.

Councilmember Palmer moved to excuse Commissioner Bedsaul's absence. Motion passed 6-0.

2. Approval of Agenda

Councilmember Palmer moved to approve the agenda as presented. Motion passed 6-0.

3. Approval of Minutes

None.

4. Public Comment

None.

5. New Business

5.A Catherine property revised design (public comment opportunity)

Frey summarized the steps to date on the Catherine property including Council action, wetland reconnaissance and irrigation ditch work. Bohman and Wold presented Habitat's work in Kittitas County and the revised Catherine Cottages design for the site, which includes nine two-bedroom and three-bedroom units, affordable for households up to 80% AMI. Habitat intends to apply for affordable housing sales tax funding for this project in the future; if successful, any City-supported units would be affordable for households with incomes up to 60% AMI. The design responds to previous Council concerns, including adding parking (two spaces per unit) and including a fire engine turnaround. Habitat

has gotten initial positive city staff and fire feedback on the proposed design. If the project were fully funded, the earliest start to construction would be the second quarter of 2028, which would yield occupancy in late 2029.

Bisom-Rapp responded to commission questions about design changes, such as balancing the number of housing units and need for parking, considering cottage open space and connections to adjacent public access easements. Commissioners asked about potential coordination with development of the adjacent (KXLE) property; plans for that site are uncertain, but Habitat is open to site access coordination. Common spaces would be managed by a homeowner's association. Commissioners clarified mortgage payment amounts and monthly payments for 60% and 80% AMI households; total housing costs may not exceed 35% of household income. Bohman and Wold explained the homeowner selection process.

Commissioner Garzone moved to recommend the revised Habitat plan as proposed to City Council for approval. Motion passed 5-0. (Councilmember Palmer abstained.)

6. Unfinished Business

None.

7. Staff Update/Discussion Items

- 7.A Postponing ADU event previously scheduled for April 15
The proposed accessory dwelling unit (ADU) event is postponed to August 18 (to be confirmed) due to lack of homeowner panelist availability. Frey asked that commissioners keep April 15 open for a potential second meeting to consider comprehensive plan materials. A Robert's Rules of Order presentation from the City Attorney is tentatively scheduled for June 3.

8. Commission Representative Update

Commissioner Garzone noted that the annual Community Connect day is scheduled for June 24 from 12-4pm. The event features housing and service providers and the Kittitas County Health Network and event partners are inviting commission members and elected officials from the City and County to attend and engage informally with attendees.

Councilmember Palmer noted a successful first week of the Ellensburg Academy and thanked staff for participating.

9. Adjournment

Chair Garzone adjourned the meeting at 5:06 p.m.