



**CITY OF ELLENSBURG**

**Date of Meeting**

**Time of Meeting**

**Place of Meeting**

**Minutes of Affordable Housing Commission Meeting**

**May 6, 2026**

**4:30 PM**

**Council Chambers 501 North Anderson Street**

**Ellensburg, WA 98926**

**And remotely via Zoom**

**1. Call to Order and Roll Call**

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

Not present: Kim Funtson

Also present: Heidi Behrends Cerniwey, City Manager; Kelle Vandenberg, Arts & Economic Development Manager; Dan Carlson, Community Development Director; Lily Frey, Housing Program Manager; Denise Tlatelpa, Planning Technician; and one member of the public.

Chair Garzone called the meeting to order at 4:30 p.m. Councilmember Palmer moved to excuse Commissioner Funtson'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. April 15<sup>th</sup>, 2026 Regular Meeting minutes

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

**4. Public Comments**

None.

**5. New Business**

5.A. Discuss 2026 notice of funding availability (NOFA) options

Frey presented options for 2026 and 2027 notice of funding availability. As of March 2026, the unallocated fund balance was about \$637,000, with about \$800,000 in revenue budgeted annually. A housing development/capital expenditure NOFA will not be re-issued until 2027.

Commissioners discussed tradeoffs of annual or open-ended funding cycles seeking to maximize opportunities to support priority projects and suggested investment opportunities to support the fund balance (current practice). Commissioners requested more information on the state/federal funding cycles for project development to align a potential City funding cycle.

Commissioners also discussed housing services funding in 2026 considering providing flexible support for housing services projects versus building a larger fund balance capital projects. Commissioners suggested preparing a NOFA with a \$150,000 limit for housing services in 2026, which will be reviewed at a future meeting.

## **6. Unfinished Business**

### **6.A. Review housing element feedback and proposed edits (Public Comment Opportunity)**

Frey summarized in process revisions to the housing element based on feedback from the Planning Commission and Affordable Housing Commission. Based on AHC feedback, staff have added language on data limitations and margins of error to the Racially Disparate Impact (RDI) memo draft.

Based on Planning Commission feedback, staff have reworded housing element goals and policies around collaboration opportunities with Central Washington University (CWU), added a workforce housing policy and program, and have some general feedback items to incorporate to ensure topics is covered in one element if removed from another and policies are clear and actionable. Frey also discussed several program feedback ideas from the Planning Commission. Affordable Housing Commissioners agreed with pursuing edits based on Planning Commission feedback.

Kelle Vandenberg made public comment noting current City technical assistance through partnerships, such as the possibilities tour of development opportunities in the downtown area.

Frey also provided a brief overview of the housing survey data analyzed to date that may be incorporated in the housing element.

## **7. Staff Update/ Discussion Items**

### **7.A. Planning for the second comprehensive plan open house – July 22, 2026**

Frey noted the planned date and asked about known conflicts on that date with other events. Commissioners Palmer, Garzone, and Witkowski volunteered to participate in the event.

### **7.B. Housing project updates**

Frey announced that the Willow Street Project agreement documents and the Catherine Cottages design will be presented to City Council on May 18. Additionally, the Odd Fellows Lodge Project has received State funding.

#### **8. Commission Representative Update**

Commissioner Garzone announced that Kittitas County Health Network and partners are hosting a public Community Connect event on June 24, 2026 that includes housing and other services.

#### **9. Adjournment**

Chair Garzone adjourned the meeting at 5:24 p.m.