

TO: Snoqualmie Planning Commission and Community Development Committee

FROM: Matt Covert, Senior Planner – LDC, Inc.
Clay White, Director of Planning – LDC Inc.

DATE: March 16, 2023

RE: March 20, 2023, briefing – Middle Housing project discussion

The City of Snoqualmie recently received a Middle Housing grant from the Department of Commerce. LDC was hired by the city to assist the city with this project.

The goals of our discussion on March 20 are to provide the Planning Commission and Community Development Committee:

- ✓ Short project overview
- ✓ Overview of the project schedule
- ✓ Overview of key project deliverables
- ✓ Discussion of the connection between this project and the comprehensive plan update
- ✓ Opportunity to ask questions

Project overview

The grant program was authorized by the 2022 supplemental state operating budget. It directed Commerce to develop a grant program to support the adoption of ordinances authorizing middle housing types, along with conducting a racial equity analysis.

The grant objectives, as established by Commerce, are focused on looking at options to provide more middle housing options in cities. Middle Housing, also commonly referred to as Missing Middle Housing, is defined as duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, courtyard apartments, cottage housing, and stacked flats. It is referred to as “missing middle” because many communities made these housing types difficult or impossible to build in many areas in the 20th century. There is also a focus on developing draft policies regarding displacement, which can occur when redevelopment takes place, and completing a racial equity analysis on the current comprehensive plan and code.



It is important to note that this project will not result in any legislative changes. It will give the city a menu of strategies and potential actions you could take in the future. The goals and objectives of this project are also synced well with your upcoming comprehensive plan update. Project goals and objectives are discussed later in this memo.

Please note that the Middle Housing project will be completed by June 30, 2023.

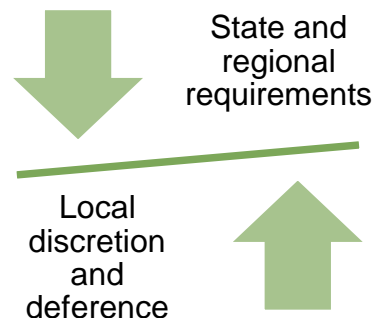


Middle Housing draft project schedule

Connection to comprehensive plan update

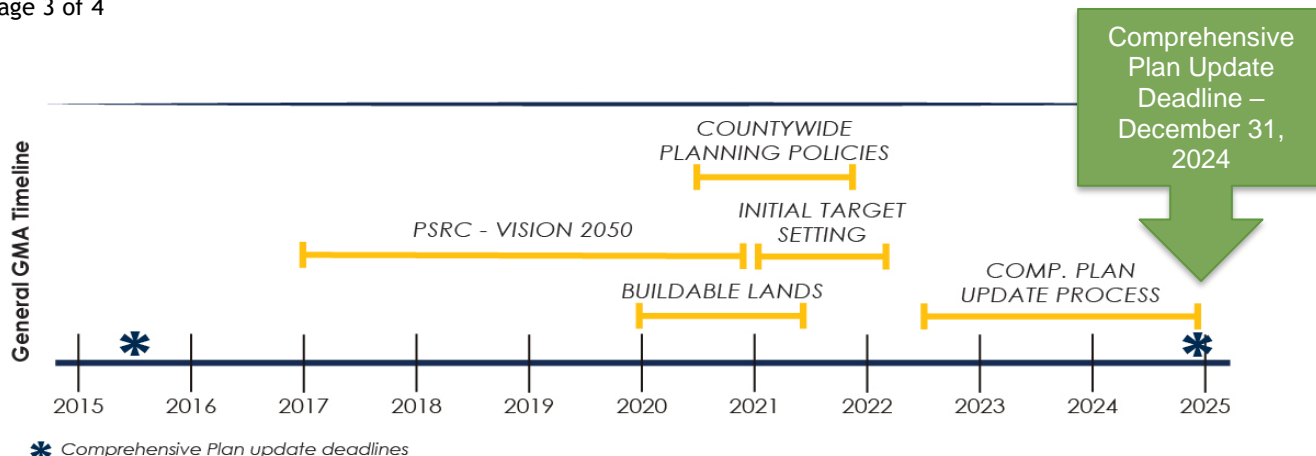
Planning is a balance between state and regional requirements and substantial local deference, which is afforded to the city so it can plan in a way that is best for the community.

The City of Snoqualmie is preparing to update its comprehensive plan. An important part of that project is meeting [Housing Element](#) requirements of the Growth Management Act (GMA).



In 2021, [House Bill 1220](#) passed and was signed into law, significantly modifying the requirements for Housing Elements. Some of the new requirements relate to providing options for middle housing and addressing both displacement and equity in housing, which are both being discussed as part of this project. In addition, the update process will include implementing [new regional policies](#) (VISION 2050) and King County's [Countywide Planning Policies](#), as well as accommodating new growth.

The Middle Housing project is an early action that can assist with this process. Specifically, this project can outline a menu of strategies that could assist with meeting new planning requirements, while also doing it in a way that aligns with the values of the community.



Project objectives overview

At the March 20 meeting, we will review the tasks and deliverables for this project. We will also share some of the work we have completed thus far. The following table outlines the tasks to show how they align with upcoming tasks that are part of the comprehensive plan update.

Middle Housing project task	Align with Comp Plan update Y/N	Explanation
Task 1. Develop community engagement plan	Yes	<p>The project will include development of a community engagement plan so outreach can occur with community-based organizations, representative for-profit and nonprofit residential developers, renters, and owner-occupied households in residential neighborhoods to participate with the project.</p> <p>Community engagement as part of this project can include connecting with key stakeholders that will also be interested in the comprehensive plan update.</p>
Task 2. Conduct outreach, with the assistance of community-based organizations (where possible), to inform and solicit feedback from a representative group of renters and owner-occupied households in residential	Yes	<p>The outreach completed for this project can be coupled with work on the Comprehensive Plan.</p> <p>The Comprehensive Plan update has a much broader scope, but land use and housing are two of the major items that will be covered as part of the update. Many of the same groups will likely want to participate in the</p>

neighborhoods, and from for-profit and nonprofit residential developers.		development of the Comprehensive Plan, so this is a way to involve interested parties early in the process.
Task 3. Review and evaluate the current housing element and other policies to support middle housing. Develop recommended policies and regulations to address and begin to undo the impacts of local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing.	Yes	<p>As part of the Comprehensive Plan update, the City will be required to update comprehensive plan policies to be consistent with changes to state laws and regional policies.</p> <p>Housing Element requirements were modified as part of HB 1220 in 2021. Several new sections were added to the housing element requirements, including new language on displacement.</p> <p>This grant requirement is taken directly from the Housing Element. In other words, new displacement policies and a review of the new housing element requirements from HB 1220 will be completed as part of the Comprehensive Plan. This task will assist in developing information early that can be considered as part of the update.</p>
Task 4. Menu of strategies - Review current programs, development regulations, impact fees, system development charges, and permitting processes as to how they might encourage or discourage the development of multiunit housing. Gather data, analyze, and review to understand the realistic potential of the various changes.	Yes	<p>Think of the menu of strategies as tools in the city's housing toolbelt. They are not required to be adopted, but this could be an opportunity to look at how the existing code could provide more options for middle housing.</p> <p>In relation to the comprehensive plan update, some of the options could be utilized by the city to assist in accommodating future growth. This task will look at those options, which could then be brought forward during the Comprehensive Plan update process.</p>

I look forward to having a great discussion at the upcoming Planning Commission and Community Development Committee meeting. If you have any questions, please let me know.