Housing Element - Supplement

DRAFT

Overview

In 2026, BERK Consulting supported the City in updating its Comprehensive Plan to meet state, Puget Sound Regional Council (PSRC), and King County requirements for housing after a conditional PSRC certification of the 2024 plan and an incomplete King County housing review process. This document includes revised and additional analysis that informed the 2026 update. This work will be incorporated into Volume I and Volume II of the Comprehensive Plan.

This document includes:

- Updated land capacity analysis assumptions and findings from various land capacity scenarios
- Additional information as an addendum to the 2024 Racial Equity and Displacement Analysis appendix
- Revised Adequate Provisions Checklists, as required by the Washington State Department Commerce

Land Capacity Analysis

King County has adopted housing targets for Snoqualmie for 2019-2044 for which the City must demonstrate sufficient land capacity in order to meet state requirements. Targets were determined through an allocation process that was conducted in 2021 and later adjusted (see King County GMPC Motion 25-1). The allocation process is based on guidance from the Washington State Department of Commerce and is determined in part by each city's share of total countywide housing stock in 2020.

These housing targets are broken into needs for different income bands. The City's housing target of 751 units is entirely for households making incomes under 80% of Area Median Income (AMI) and mostly for households making incomes under 50% AMI. A Land Capacity Analysis was completed in 2024 to understand the City's capacity to meet its housing targets. This 2026 land capacity analysis makes additional assumptions and evaluates several options within the city and the Potential Annexation Area (PAA) in King County.

Because of zoning, most of the city's current capacity is available for unit types such as single-family homes and duplexes, which are considered by the Washington State Department of Commerce to be affordable to higher income bands. Apartments, for which there is minimal zoned capacity, have potential to serve the 0-80% AMI income band. Accessory dwelling units have potential to serve only

50-80% AMI, so apartments are still the main housing type that the City needs more capacity for given that most of the gap is in the 0-50% AMI range. This land capacity analysis takes the baseline analysis and evaluates various zoning and policy changes into consideration to meet the city's housing target.

Assumptions

General

The following assumptions in Exhibit 1 were used for the 2026 Land Capacity Analysis, including a baseline and updated version, adjusted from the 2024 version to account for methodology and policy changes. The following section details the findings of four scenarios. Scenario 1 is the 2026 baseline LCA. Scenarios 2, 3, and 4 are policy options for the updated comprehensive plan.

Exhibit 1: Land Capacity Assumptions

Topic	2024 LCA	2026 Baseline LCA (Scenario 1)	2026 Updated Comp Plan LCA (Scenarios 2, 3, 4, 4b)
Accessory Dwelling Units	8% participation rate, 1.25 ADUs per eligible lot. Not including on parcels with an ROA.	8% participation rate, 1.25 ADUs per eligible lot. Not including on parcels in Snoqualmie Ridge because of ROA rules. Adjusted method to account for lot sizes (only applicable to lots greater than the minimum, but less than double the minimum).	8% participation rate, 1.25 ADUs per eligible lot. Adjusted method to account for lot sizes (only applicable to lots greater than the minimum, but less than double the minimum). Includes parcels on Snoqualmie Ridge in several analysis.
Public Parcels	Analyzed but not included in LCA calculations	Identified public parcels with housing capacity (based on zoning)	Identified public parcels with housing capacity (based on zoning) Some rezones on public parcels (see below)
Religious Organizations	Not analyzed	Excluded	Excluded (found that religious organization properties with potential capacity are encumbered by critical areas)
Tribal Owned Properties	Not analyzed	Excluded Tribal-owned properties in trust from capacity calculations	Excluded Tribal-owned properties in trust from capacity calculations
Form Based Mixed Use Zone	130 dua maximum density	25 dua maximum density, before applying the mixed use split of 70% residential (only three story multifamily is allowed)	25 dua maximum density, before applying the mixed use split of 70% residential (only three story multifamily is allowed)

Topic	2024 LCA	2026 Baseline LCA (Scenario 1)	2026 Updated Comp Plan LCA (Scenarios 2, 3, 4, 4b)
Business General, Business Office, and Business Retail	Not analyzed for housing capacity	25 dua maximum density, before applying a mixed use split of 50% residential (upper story residential is allowed in these zones)	25 dua maximum density, before applying a mixed use split of 50% residential (upper story residential is allowed in these zones)
Snoqualmie Ridge/Mixed Use Zone	Middle housing allowed ("moderate density" / moderate income capacity)	Middle housing allowed ("moderate density" / moderate income capacity), applied a 40% residential mixed use split	Mixed use zone removed and area rezoned Snoqualmie zoning category closest to the built form.
Permit Pipeline	Through 2023 (not specified but assumed)	Through May 2026	Through May 2026
2026 Comprehensive Plan Docket	N/A	N/A (the City has not received any requests)	N/A
Rezones	None	None	Snoqualmie Ridge (see above) Public parcels: 2524079033 and 3024089092 rezoned to R3 and 3024089017 and 3024089106 rezoned to Business General
Other	Existing zoning	Existing zoning	Existing zoning
UGA	Translated UGA zones to City zoning	Using match of likely City zone to City future land use map (taking lower density where there is a range). Capacity not considered available to address City target.	Assumes annexation of part of the unincorporated UGA (Potential Annexation Area) and rezone, **varies by scenario** (see maps and discussions below)
Critical Areas Reduction	Excluded wetlands, streams, steep slopes, channel migration zones, and floodway (but not floodplain)	Excluded wetlands, streams, steep slopes, channel migration zones, floodway (but not floodplain), and respective buffers	Excluded wetlands, streams, steep slopes, channel migration zones, floodway (but not floodplain), and respective buffers
Public Purpose Discount	5% for Constrained Residential, Planned Residential, R-1-10, R2 10% for Mixed Use (Snoqualmie Ridge), FBMU	5% for Constrained Residential, Planned Residential, R-1-10, R-1-4, R2 10% for Mixed Use (Snoqualmie Ridge), FBMU, BG, BO, BR, OP	5% for Constrained Residential, Planned Residential, R-1-10, R-1-4, R2, R3 10% for FBMU, BG, BO, BR, OP
Future ROW Deduction	5% for all zones	5% for all zones	5% for all zones

Topic	2024 LCA	2026 Baseline LCA (Scenario 1)	2026 Updated Comp Plan LCA (Scenarios 2, 3, 4, 4b)
Market Factor Discount	Constrained residential – 75% Planned residential and R2 – 1% R-1-10 – 35% Mixed Use and FBMU: 5%	Constrained residential – 75% Planned residential and R2 – 10% BG, BO – 15% BR 1 – 25% BR 2 - 15% OP – 45% R-1-10 – 35% Mixed Use and FBMU: 10%	Constrained residential – 75% Planned residential and R2 – 10% BO – 15% BG – 15% BG (SR) – 25% BR 1 – 25% BR 2 - 15% OP – 45% R-1-10 – 35% FBMU: 10%
Battery Energy Storage Restrictions	None	None	Assumes no residential capacity within 1,000 feet of proposed battery energy storage facility site (BESS) in the PAA. This project is not confirmed but would affect residential development opportunities if carried forward by the applicant and permitted by King County. Other jurisdictions use a range of buffers and a buffer of 500-1000+ ft is typical

Critical Areas

Acreage was subtracted from development capacity where critical areas are present. The data sources in Exhibit 2 were used to determine critical areas. Assumptions and methods were based on those used by LDC in the 2024 Land Capacity Analysis Critical Areas Memo and details can be found in that document unless specified otherwise below.

Exhibit 2: Critical Area Data Sources and Buffers

Critical Area	Data Source	Restrictions/Buffers
Wetlands	City of Snoqualmie (2026) – data is based on 1990 King County SAO layer, with edits over time based on site-specific studies and development	A mid-point buffer of 105' was selected. Actual wetland buffers are determined based on category, habitat, and habitat score and range from 40'-225'.
Streams	City of Snoqualmie (2026)	SMC Class 1: 100' SMC Class 2: 100'

Critical Area	Data Source	Restrictions/Buffers
		SMC Class 3: 50' SMC Class 4: 25' The SMC classes relate to DNR stream types. Class 2 are assumed to contain salmonids so use a 100' buffer.
Steep Slopes	Slope data analyzed by BERK Consulting (2026)	Includes areas where ground rises at inclination of 40 percent or more within a vertical elevation change of at least 10 feet No buffers
Floodway	FEMA/King County (2022)	Includes entire floodway
Channel Migration Zone	King County (2005)	Includes only the moderate and severe zones

Floodplains are not included as critical areas for the purpose of calculating land capacity. Floodplain development is possible and Snoqualmie allows this development under certain conditions as detailed in the Snoqualmie Municipal Code Chapter 15.12.

Note that wetland layers vary substantially by source. The National Wetlands Inventory shows different wetland boundaries than the equivalent King County and Snoqualmie layers. Any future development will need a site specific wetland study to determine actual boundaries. The City of Snoqualmie layer was selected because it is the layer used for official City processes.

Snoqualmie Ridge Zoning Designation

The entire Snoqualmie Ridge area is currently zoned Mixed Use and includes various residential, commercial, recreational and public facilities uses. The area has been regulated under the Snoqualmie Ridge Master Plan. The designation of appropriate zones is intended to reflect various existing uses in the Ridge. The updated zoning designations for Snoqualmie Ridge began with following descriptions from the original Snoqualmie Ridge I & II Master Plans. The process matched and evaluated existing uses, densities, and planned uses with the Snoqualmie Ridge Master Plan's designated uses. First, maps from the Master Plans were digitized and georeferenced in GIS, where the different planned density areas were then spatially tagged to existing parcels. An analysis of existing developed conditions showed that some areas were built out at higher or lower densities than as outlined in the original Master Plans. To ensure the updated zoning matches existing development patterns, areas that were built out at a higher density than originally planned were "stepped up" a level of density in zoning, and those that were built out at a lower density than originally planned were "stepped down".

For example:

- An area is designated as "4-9 units per acre" in the original Master Plan
- The developed parcels in that area are tagged for "R-1-4" in GIS (the existing zone closest to 4-9 units per acre)

- R-1-4 would apply to lot sizes between 4,000 square feet and 7,500 square feet (eventually, all residential parcels 10,000 sq-ft or less were designated R-1 consistent with the proposed zoning code)
- Further analysis of the developed parcels reveals an average developed lot size of 3,500 square feet (under the minimum for R-1-4)
- The area is stepped up in zoning to R-2

Areas not outlined in the Master Plans were zoned based on current and intended uses, such as the golf course and parks to OS2, critical areas to OS1, the Snoqualmie Valley Hospital to OP, and business parks to BG.

Analysis and Findings

The following scenarios of the land capacity analysis were completed with the 2026 update (Exhibit 3).

- **Scenario 1** (Exhibit 4) is a baseline analysis using permit data and revised assumptions to understand base conditions with no zoning or other policy changes.
- **Scenario 2** (Exhibit 8) considers zoning and other policy changes to meet housing capacity targets within the existing city limits.
- **Scenario 3** (Exhibit 12) adds the PAA and considers the City's low density residential zonings (R-1-10 and R-1-4) in the PAA area.
- **Scenario 4** (Exhibit 16) proposes high density R-3 zoning on the east and west sides of the PAA along with revised zoning in the city limits similar to the Scenario 2.
- **Scenario 4b (**Exhibit 20**)** is nearly identical to Scenario 4, with some targeted adjustments to properties impacted by existing utility infrastructure on the west side of the PAA, and properties along SE North Bend Way.

The County currently designates Urban Reserve (UR) zoning in the PAA. This allows various resource and regional uses including Battery Energy Storage System (BESS) (KCC 21A.08.100). In this land capacity analysis, a 1000-foot buffer is considered from potential BESS developments where City could prohibit residential developments due to health and safety reasons. The City can adopt development regulations to implement this buffer. For Scenarios 2, 3, and 4 below, expected impacts to housing capacity from the development of the BESS site are included.

Exhibit 3: Scenario Comparison

Scenario 1 *Baseline*	**Scenario 2** *Revised Zoning*	**Scenario 3** *Revised Zoning + PAA (Minimal Zone Change)*	**Scenario 4 and 4b** *Revised Zoning + PAA (Proposed Zone Change)*
▪ Existing zoning ▪ Permit data through May 2026 ▪ No zoning or policy changes	▪ Revised zoning in City limits	▪ Revised zoning in City limits ▪ Prezoning in PAA similar to current conditions	▪ Revised zoning in City limits ▪ High density R3, and BG prezoning in part of PAA

Source: BERK, 2026.

Scenario 1

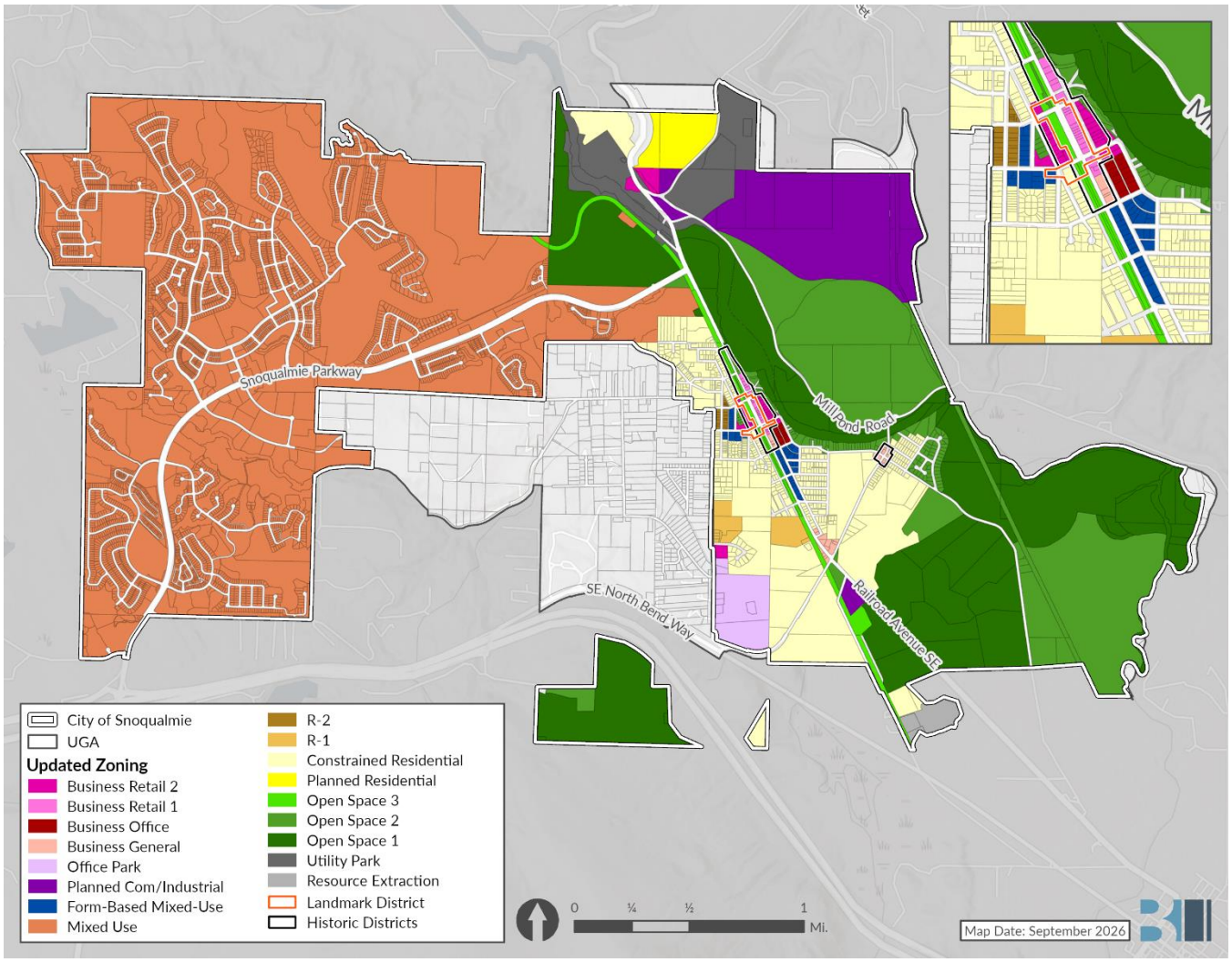
The baseline analysis indicates that the City has significant deficit for housing types in the 0-50% AMI, but surplus in all other income bands. The estimated 735 units needed to serve households with incomes at or below 50% AMI will likely require subsidies or incentives.

Exhibit 4: Scenario 1 – Baseline - Housing Targets and Capacity, City of Snoqualmie, 2019–2044

Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	116	0	-619	735
50-80% AMI	Apartments*, ADUs	16	48	165	197	0
80-120% AMI	Multiplexes	0	1,332	15	1,347	0
120%+ AMI	Single-family detached	0	8	65	73	0
Total		**751**	**1,504**	**245**	**998**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.

Exhibit 5: Scenario 1 – Baseline Zoning



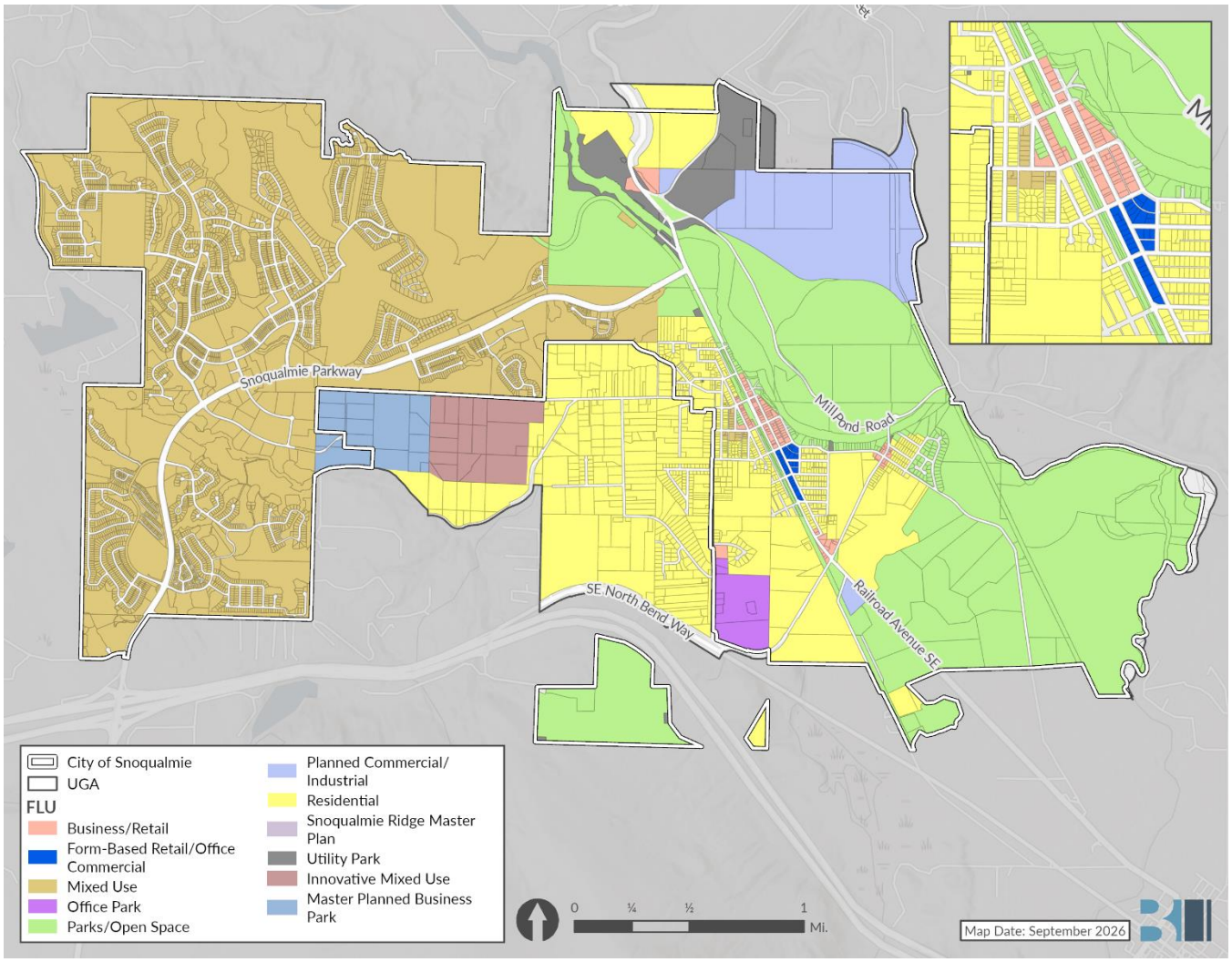
Source: City of Snoqualmie, 2026.

Exhibit 6. Scenario 1 - Percent Distribution of Zones

Zone	Percent
Business Retail 2	0.3%
Business Retail 1	0.1%
Business Office	0.1%
Business General	0.2%
Office Park	1.2%
Planned Com/Industrial	5.8%
Form-Based Mixed Use	0.2%
Mixed Use	44.5%
R-2	0.1%
R-1	10.8%
Constrained Residential	9.2%
Planned Residential	0.9%
Open Space 3	0.9%
Open Space 2	11.9%
Open Space 1	19.6%
Utility Park	4.0%
Resource Extraction	0.4%

Exhibit 7 shows the existing Future Land Use map that corresponds to the existing, baseline Zoning map shown above as Scenario 1.

Exhibit 7: Scenario 1 – Corresponding Future Land Use



Source: City of Snoqualmie; BERK, 2026

Scenario 2

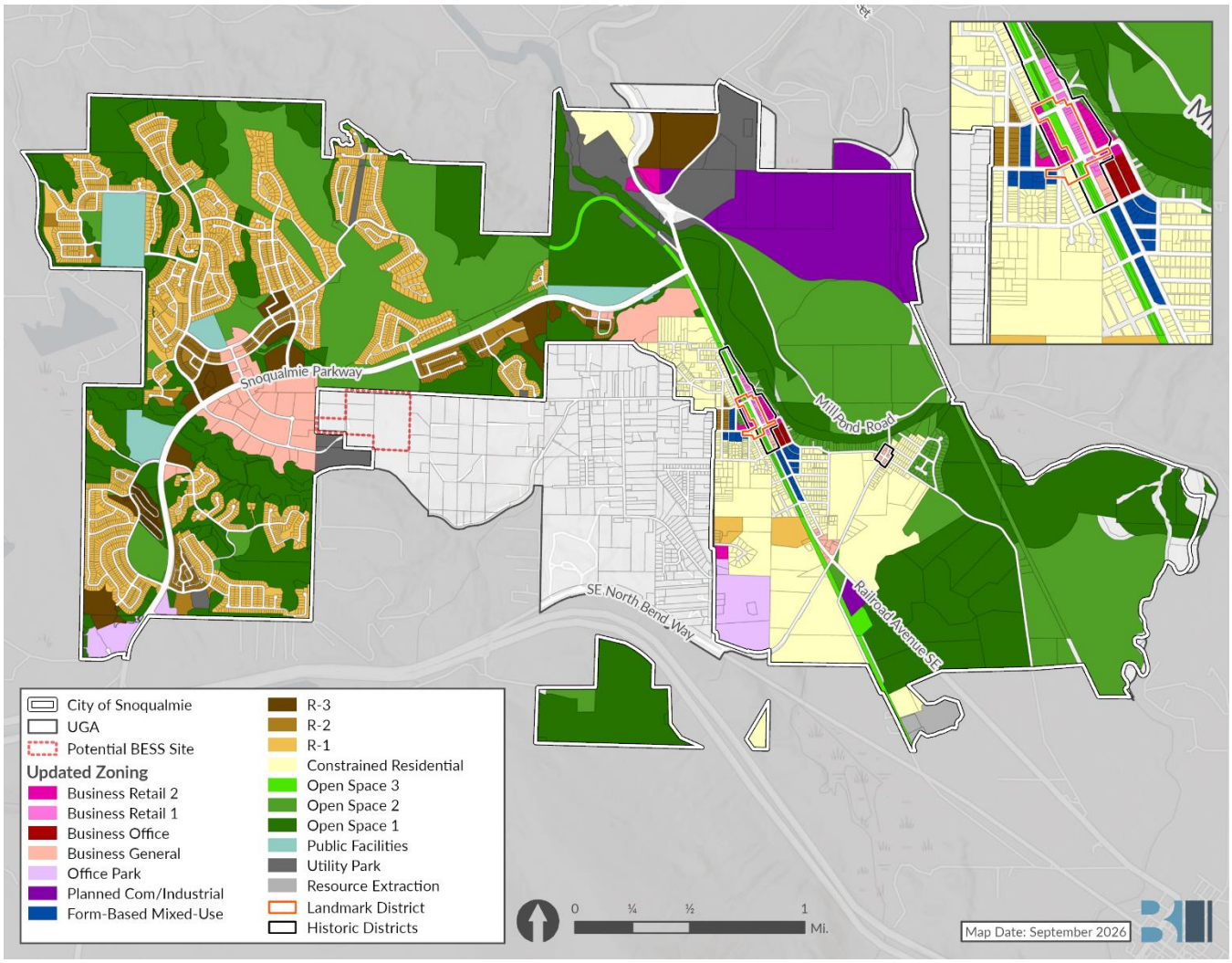
Scenario 2 includes zone and policy changes in the city limits. This scenario changes mixed use zoning in the Snoqualmie Ridge area and designates zoning based on use and residential density. This also includes zone changes in several few city-owned parcels outside the Ridge. This indicates surplus capacity in income bands 50% and higher, but deficit in the 0-50% income band. The estimated 735 units needed to serve households with incomes at or below 50% AMI will still likely require subsidies or incentives. See Exhibit 8. See Exhibit 9 for the revised zoning map.

Exhibit 8: Scenario 2 – Revised Zoning - Housing Targets and Capacity, City of Snoqualmie, 2019–2044

Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit with BESS	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	592	0	-143	-250	735
50-80% AMI	Apartments*, ADUs	16	1,080	165	1,229	1,119	0
80-120% AMI	Multiplexes	0	513	15	528	470	0
120%+ AMI	Single-family detached	0	123	65	188	185	0
Total		**751**	**1,716**	**245**	**1,802**	**1,524**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.

Exhibit 9: Scenario 2 – Revised Zoning



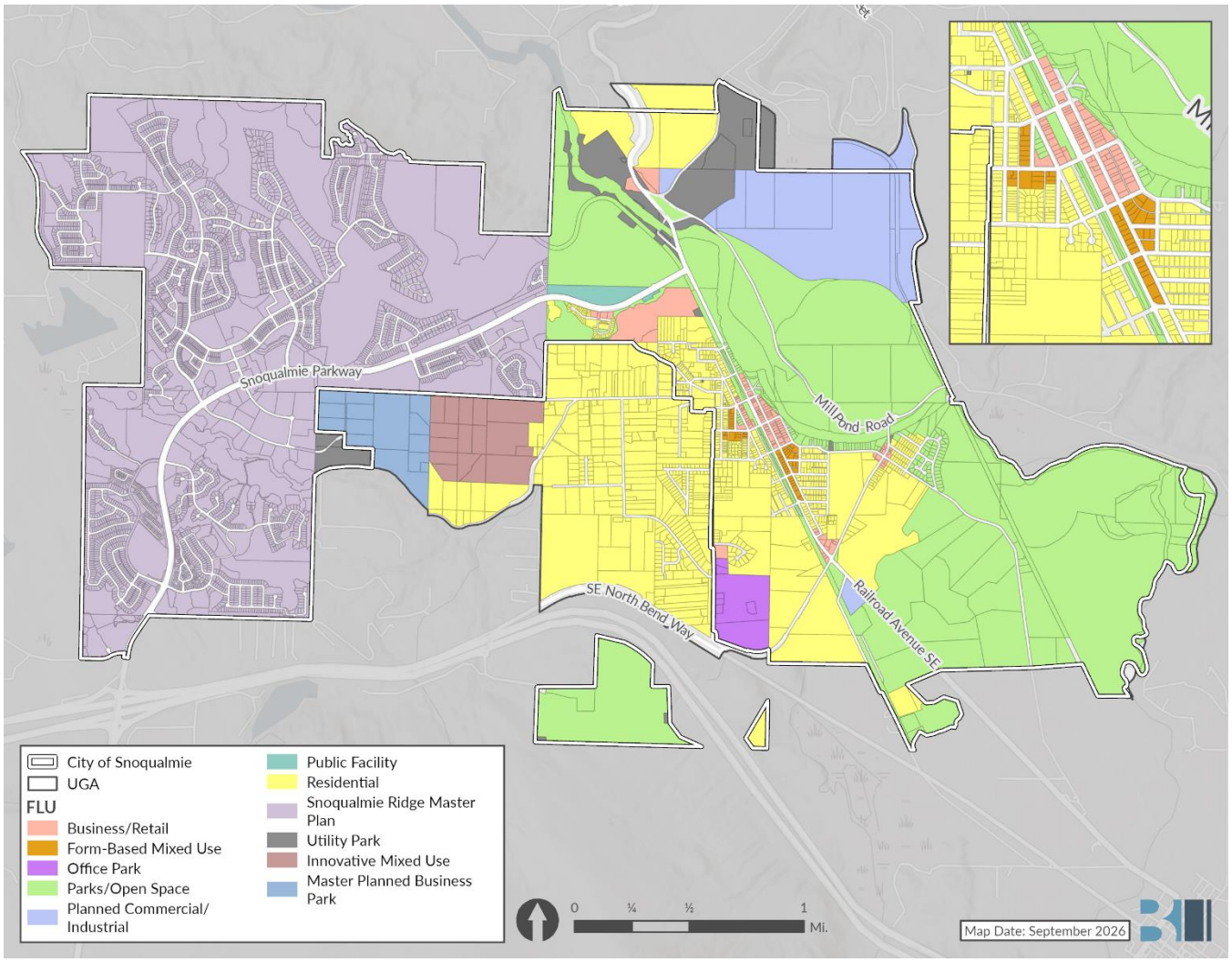
Source: City of Snoqualmie; BERK, 2026.

Exhibit 10. Scenario 2 - Percent Distribution of Zones

Zone	Percent
Business Retail 2	0.3%
Business Retail 1	0.1%
Business Office	0.1%
Business General	3.3%
Office Park	1.7%
Planned Com/Industrial	5.8%
Form-Based Mixed Use	0.2%
R-3	2.8%
R-2	1.6%
R-1	12.1%
Constrained Residential	9.2%
Open Space 3	0.9%
Open Space 2	22.6%
Open Space 1	33.3%
Public Facilities	2.0%
Utility Park	3.5%
Resource Extraction	0.4%

Exhibit 11 maps the corresponding Future Land Use for Scenario 2. Form-Based Retail/Office Commercial is renamed to Form-Based Mixed Use for better alignment with the City's zoning code. Snoqualmie Ridge is redesignated as Snoqualmie Ridge Master Plan for greater clarity. The Mixed Use designation is also fully removed elsewhere in the City and parcels are redesignated to other designations, including to Utility Park for a Puget Sound Energy Property and Form-Based Mixed Use for several parcels with corresponding Form-Based Mixed Use Zoning.

Exhibit 11: Scenario 2 – Corresponding Future Land Use



Source: City of Snoqualmie; BERK, 2026

Scenario 3

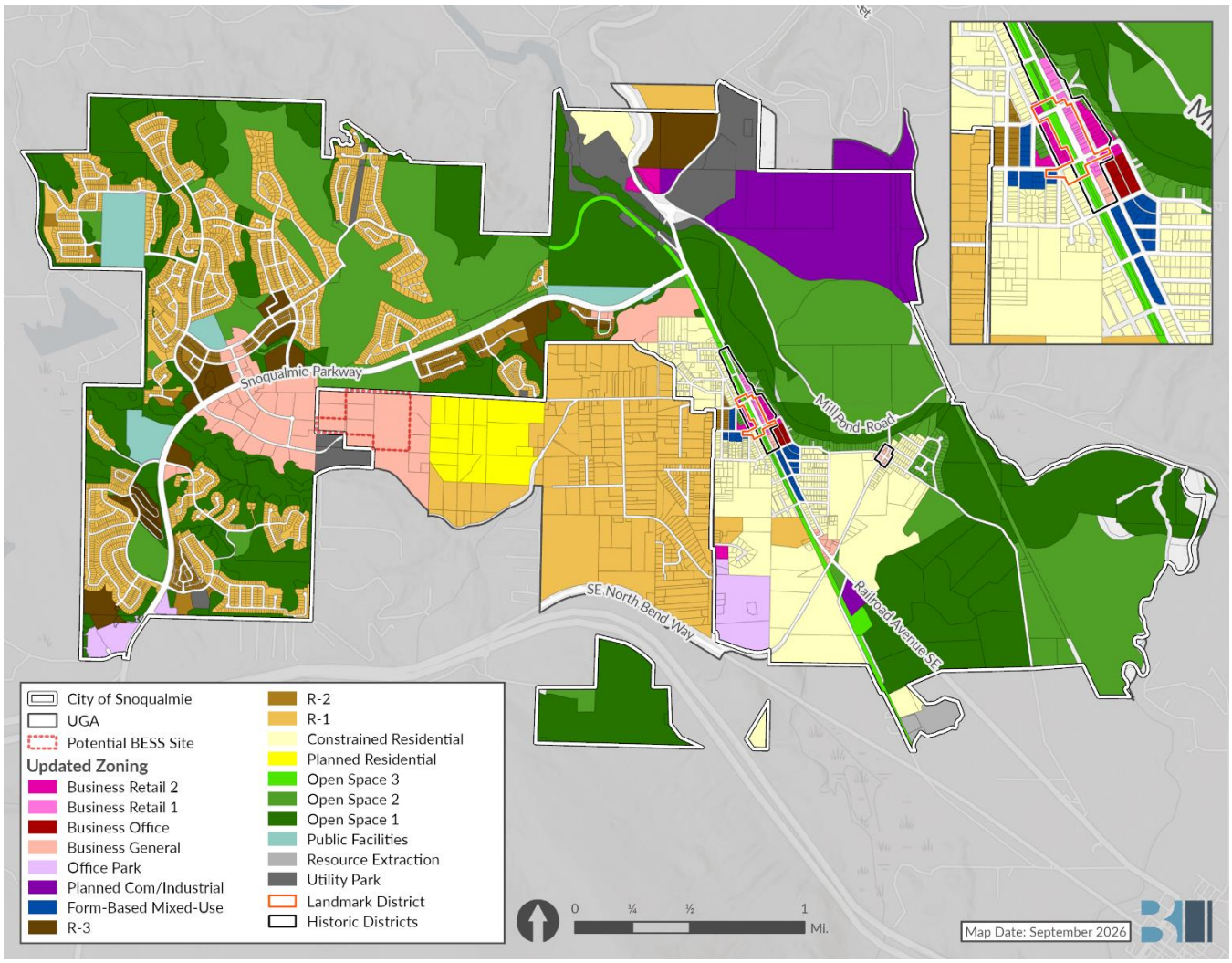
Scenario 3 includes PAA but considers minimal zoning changes in the PAA. The zone changes within the city limits remain similar to Scenario 2. The estimated 735 units needed to serve households with incomes at or below 50% AMI will still likely require subsidies or incentives. See Exhibit 12 and Exhibit 13.

Exhibit 12: Scenario 3 – Revised Zoning with PAA - Housing Targets and Capacity, City of Snoqualmie and PAA (minimal zone change), 2019–2044

Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit (with BESS)	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	878	0	143	-250	735
50-80% AMI	Apartments*, ADUs	16	1,369–1,372‡	165	1,518-1,521‡	1,123-1,126‡	0
80-120% AMI	Multiplexes	0	1,330	15	1,345	1,035	0
120%+ AMI	Single-family detached	0	914–2,335‡	65	979-2,400‡	976-2,397‡	0
Total		**751**	**4,491–5,915‡**	**245**	**3,985–5,409‡**	**2,884–4,308‡**	735

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
‡A range of capacity is shown in residential rural areas as R-1 in the PAA may fall under R-1-4 or R-1-10 zoning designations.
Source: King County, 2025; BERK, 2026.

Exhibit 13: Scenario 3 – Revised Zoning with PAA



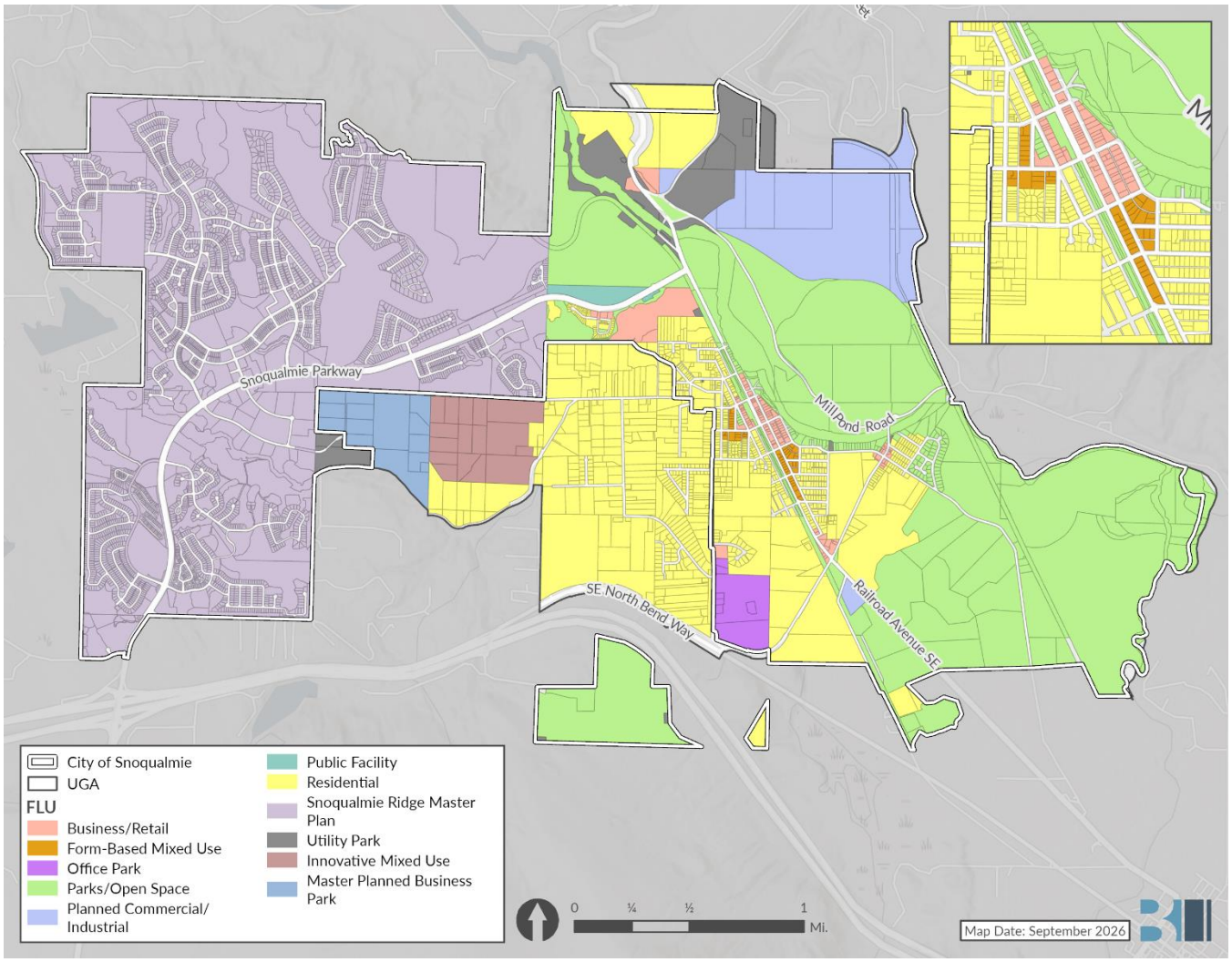
Source: City of Snoqualmie; BERK, 2026.

Exhibit 14. Scenario 3 - Percent Distribution of Zones

Zone	Percent
Business Retail 2	0.3%
Business Retail 1	0.1%
Business Office	0.1%
Business General	4.7%
Office Park	1.4%
Planned Com/Industrial	5.5%
Form-Based Mixed Use	0.2%
R-3	2.4%
R-2	1.4%
R-1	20.7%
Constrained Residential	7.8%
Planned Residential	2.1%
Open Space 3	0.8%
Open Space 2	19.2%
Open Space 1	28.5%
Public Facilities	1.7%
Utility Park	3.0%
Resource Extraction	0.4%

Exhibit 15 maps the corresponding Future Land Use for the Scenario 3 zoning. The Future Land Use is identical to that shown in Scenario 2.

Exhibit 15: Scenario 3 – Corresponding Future Land Use



Source: City of Snoqualmie; BERK, 2026

Scenario 4

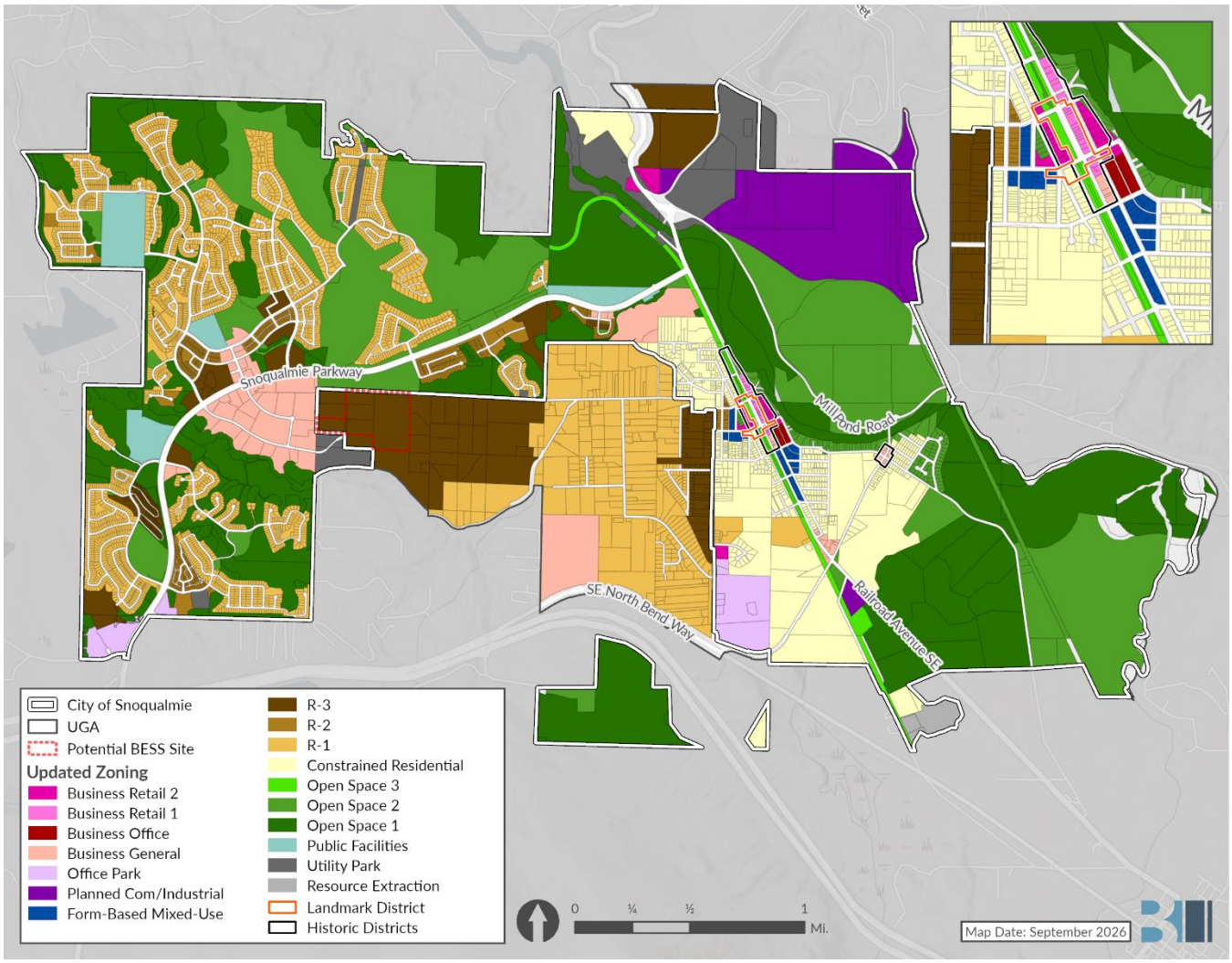
Scenario 4 includes PAA and designated R3 zoning on the east and west sides of the PAA. The zone changes within the city limits remain similar to Scenario 2. The estimated 735 units needed to serve households with incomes at or below 50% AMI will still likely require subsidies or incentives. See Exhibit 16 and Exhibit 17.

Exhibit 16: Scenario 4 – Revised Zoning with PAA- Housing Targets and Capacity, City of Snoqualmie and PAA (proposed zone change in PAA), 2019–2044

Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit (with BESS)	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	1,690	0	955	366	735
50-80% AMI	Apartments*, ADUs	16	5,474	165	5,623	3,584	0
80-120% AMI	Multiplexes	0	513	15	528	470	0
120%+ AMI	Single-family detached	0	1,969	65	2,034	2,031	0
Total		**751**	**9,646**	**245**	**9,140**	**6,451**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.

Exhibit 17: Scenario 4 – Revised Zoning with PAA



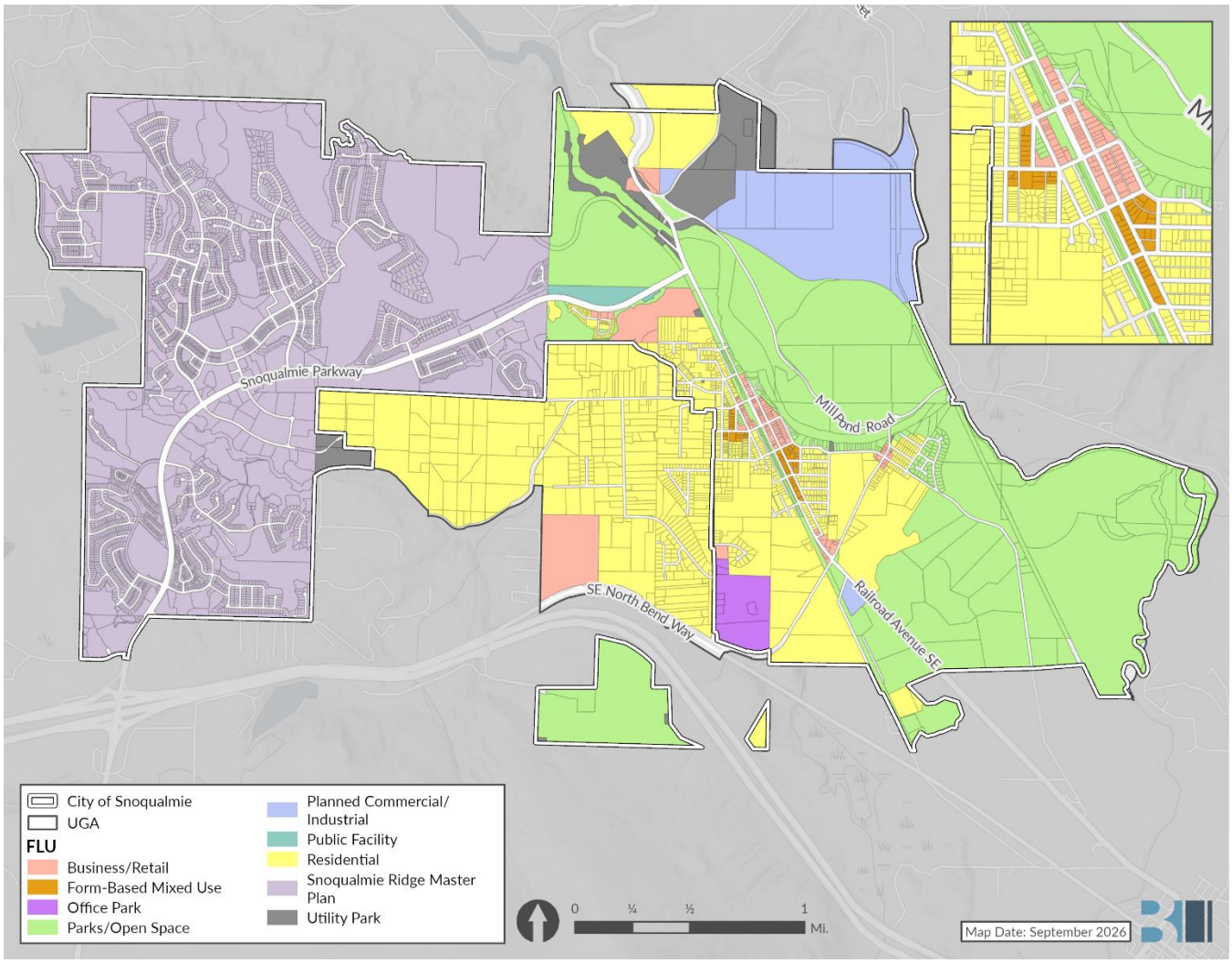
Source: City of Snoqualmie; BERK, 2026.

Exhibit 18. Scenario 4 - Percent Distribution of Zones

Zone	Percent
Business Retail 2	0.3%
Business Retail 1	0.1%
Business Office	0.1%
Business General	3.8%
Office Park	1.4%
Planned Com/Industrial	5.5%
Form-Based Mixed Use	0.2%
R-3	7.8%
R-2	1.4%
R-1	18.2%
Constrained Residential	7.8%
Open Space 3	0.8%
Open Space 2	19.2%
Open Space 1	28.5%
Public Facilities	1.7%
Utility Park	3.0%
Resource Extraction	0.4%

Exhibit 19 presents the corresponding Future Land Use for Scenario 4. The map is the same as under Scenarios 2 and 3, except the PAA is re-designated entirely to Residential to support the addition of R-3 zoning.

Exhibit 19: Scenario 4 – Corresponding Future Land Use



Source: City of Snoqualmie; BERK, 2026

Scenario 4B

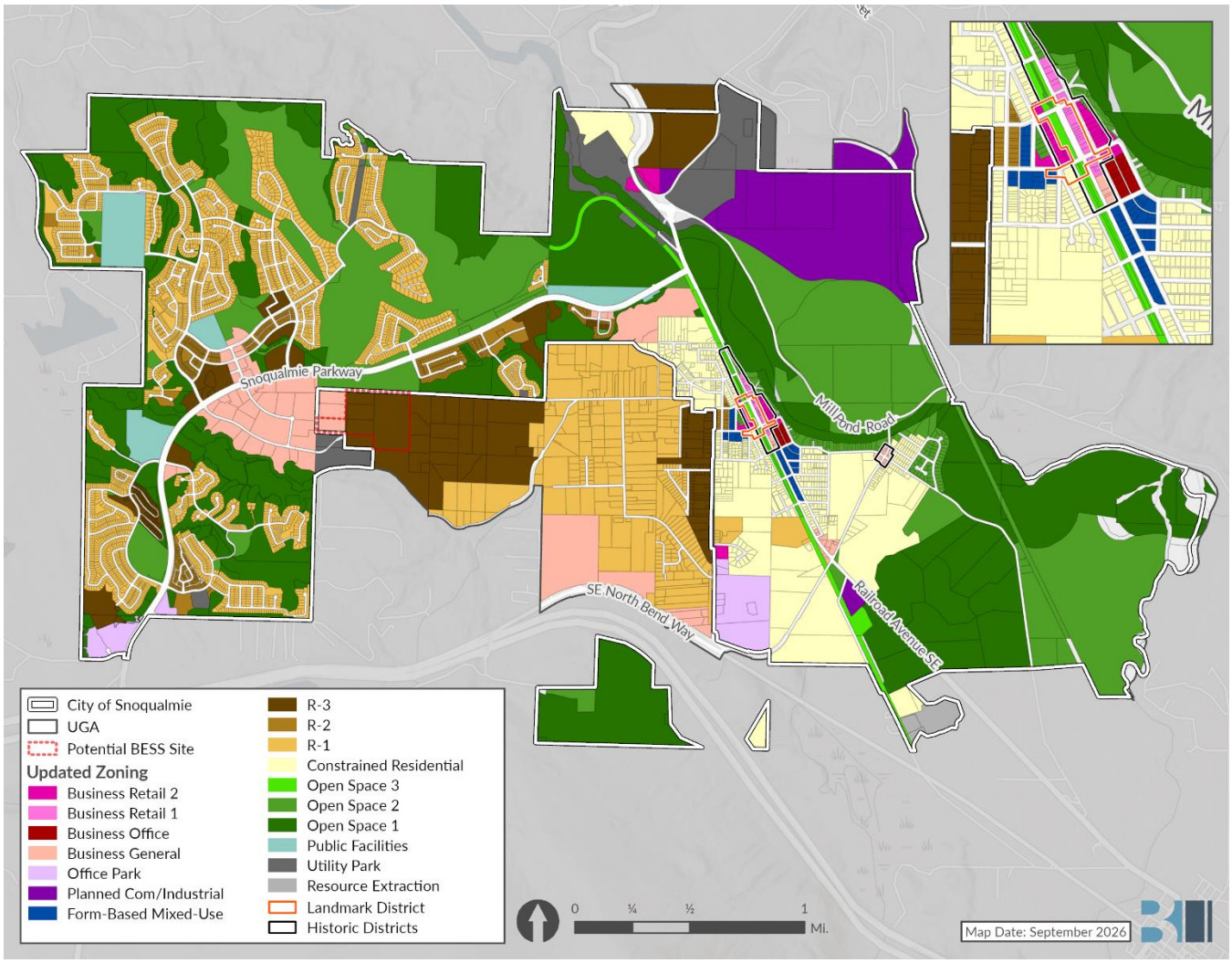
Scenario 4B is nearly identical to Scenario 4, with some targeted adjustments to properties impacted by existing utility infrastructure on the west side of the PAA, and properties along SE North Bend Way. The estimated 735 units needed to serve households with incomes at or below 50% AMI will still likely require subsidies or incentives. See Exhibit 20 and Exhibit 21.

Exhibit 20: Scenario 4B – Revised Zoning with PAA - Housing Targets and Capacity, City of Snoqualmie and PAA (proposed zone change in PAA), 2019–2044

Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit (with BESS)	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	1,690	0	1,043	464	735
50-80% AMI	Apartments*, ADUs	16	5,474	165	5,512	3,682	0
80-120% AMI	Multiplexes	0	513	15	524	466	0
120%+ AMI	Single-family detached	0	1,969	65	1,891	1,888	0
Total		**751**	**9,646**	**245**	**8,970**	**6,500**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.

Exhibit 21: Scenario 4B – Revised Zoning with PAA



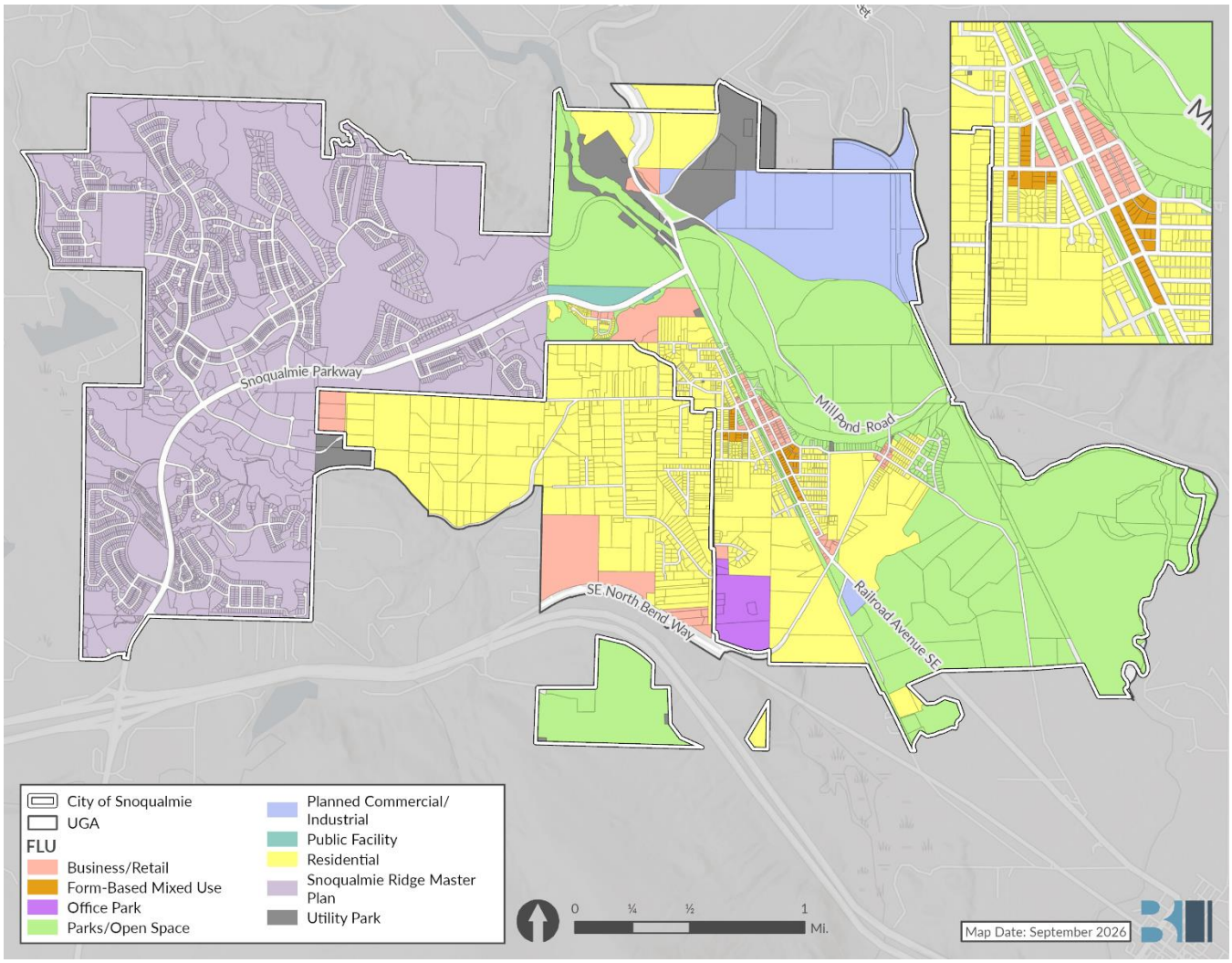
Source: City of Snoqualmie; BERK, 2026.

Exhibit 22. Scenario 4B - Percent Distribution of Zones

Zone	Percent
Business Retail 2	0.3%
Business Retail 1	0.1%
Business Office	0.1%
Business General	4.5%
Office Park	1.4%
Planned Com/Industrial	5.5%
Form-Based Mixed Use	0.2%
R-3	7.5%
R-2	1.4%
R-1	17.8%
Constrained Residential	7.8%
Open Space 3	0.8%
Open Space 2	19.2%
Open Space 1	28.5%
Public Facilities	1.7%
Utility Park	3.0%
Resource Extraction	0.4%

Exhibit 23 maps the corresponding Future Land Use for Scenario 4B. The map is the same as Scenario 4, except some targeted areas in the PAA are designated as Business/Retail to support the Business General zone.

Exhibit 23: Scenario 4B – Corresponding Future Land Use



Source: City of Snoqualmie; BERK, 2026.

Scenario Summary

Exhibit 24: Capacity Need Met, Land Capacity Scenario Comparison

Income Band	Scenario 1 *Baseline*	Scenario 2 *Revised Zoning*	Scenario 3 *Revised Zoning + PAA (Minimal Zone Change)*	Scenario 4 *Revised Zoning + PAA (Proposed Zone Change)*	Scenario 4B *Revised Zoning + PAA (Proposed Zone Change)*
0-50% AMI	No	No	Yes, with BESS: No	Yes, with BESS: Yes	Yes, with BESS: Yes
50-80% AMI	Yes	Yes	Yes	Yes	Yes
80-120% AMI	Yes	Yes	Yes	Yes	Yes
120%+ AMI	Yes	Yes	Yes	Yes	Yes

Findings suggest that the City needs to apply revised zoning and explore annexation of part of the PAA.

Permanent Supportive Housing and Emergency Shelter

According to RCW 36.70A.030:

> *"Permanent supportive housing" is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services.*
>
> *"Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.*

Exhibit 25 shows land capacity analysis assumptions and findings for these types of housing and shelter.

There were no permanent supportive housing units in Snoqualmie as of 2019. The City's adopted target for 0-30% AMI permanent supportive housing is 244 units by 2044. Permanent supportive housing is allowed in all zones that allow housing. It is assumed that the capacity shown for the 0-50% AMI band also includes capacity for permanent supportive housing to be built.

There were an estimated 31 emergency shelter beds in Snoqualmie as of 2019. The City's adopted target is 269 additional emergency housing beds by 2044. Emergency housing or shelter is allowed in the BR-1, BR-2, FBMU, BO, BG, and OP zones. As of 2026, there are vacant and redevelopable parcels in these zones that were not assumed to be available for housing in the land capacity analysis. Commerce guidance includes example emergency shelter densities ranging from 25 to 200 beds per acre. Assuming the mean of 108 beds per acre, Snoqualmie would need approximately 2.5 acres of developable land to meet the target. At present, there are no specific sites identified for potential future emergency shelters therefore it is not known where in the city these would be located except for the zones in which they are allowed. After deductions for critical areas and other considerations, there are currently 2.2 acres available in the BR zones, 1.6 acres available in the commercial split of the FBMU, 0.4 acres in the commercial split of the BO zone, 1.6 acres available in the commercial split of the Business General zone, and 0.5 acres available in the OP zone under baseline conditions. This totals 6.3 acres of capacity in these zones and 1.6 of these acres are vacant property. With proposed zoning changes this acreage increases capacity further. There are no adopted spacing or intensity requirements for emergency shelters in Snoqualmie.

Exhibit 25: Permanent Supportive Housing and Emergency Shelter Capacity

Type	Growth Target (2019-2044)	Capacity Analysis Assumptions	Capacity Findings
Permanent supportive housing	244 units	Part of 0-50% AMI category in Land Capacity Analysis	With policy and zoning changes and annexation, surplus of capacity in 0-50% AMI band
Emergency shelter	269 beds	108 beds per acre 2.5 acres needed	With policy and zoning changes and annexation, there are sufficient acres of non-residential capacity in zones where emergency shelters are allowed (BR-1, BR-2, FBMU, BO, BG, and OP)

Source: BERK, 2026.

In addition, the estimated 735 units needed to serve households with incomes at or below 50% AMI will likely require subsidies or incentives (see Exhibit 4, Exhibit 8, Exhibit 12, Exhibit 16, and Exhibit 20). This would require approximately 37 units of affordable housing built per year across the 20-year planning period. There were no permanent supportive housing units in Snoqualmie as of 2019 and no subsidized or income-restricted units were built over the last five years. The average project cost per unit of low-income housing tax credit (LIHTC) projects in King County completed between 2015 and 2022 was $340,579. In King County, this rose to a median cost per unit of $404,287 for new construction and $353,949 for acquisition or rehab projects placed in service from July 1, 2024, through June 30, 2025. Consistent with guidance from Commerce, and using the 2024-2025 cost per unit for new construction, the City therefore estimates there is a funding gap of about $14.9 million per year (in 2025 dollars) to support affordable housing production in Snoqualmie over the 20-year planning period.[1] This estimate may be lower than the actual need if construction costs and interest rates continue to rise.

Racial Equity and Displacement Analysis

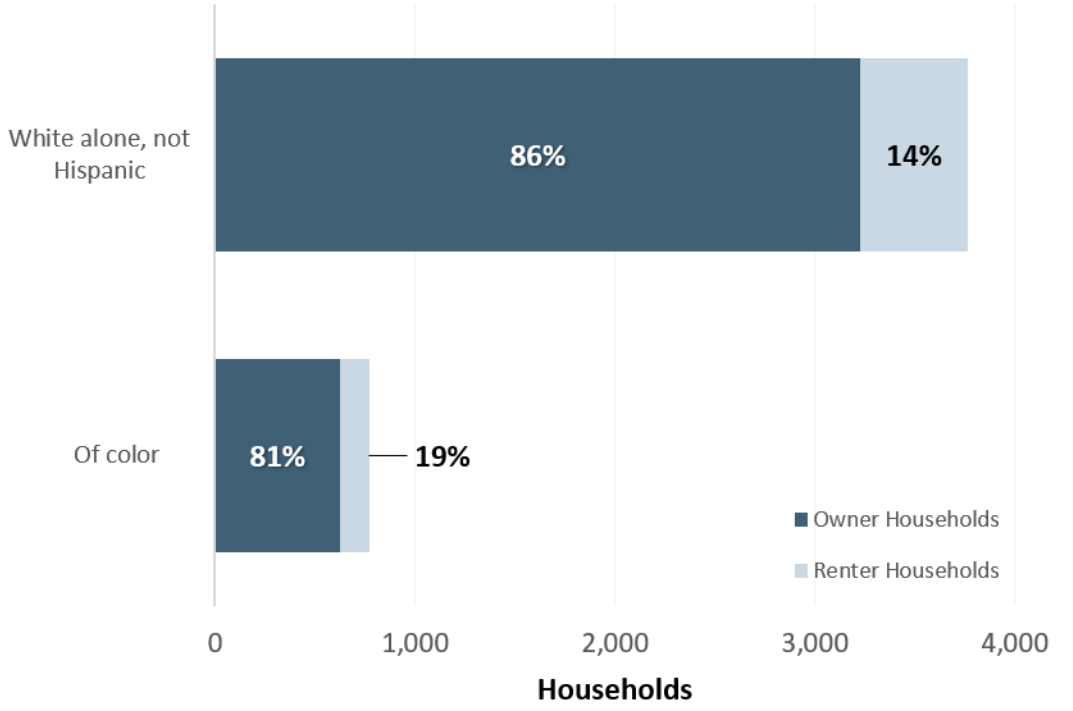
This section provides supplemental data to the 2023 Racial Equity and Displacement Analysis document.

Exhibit 26 compares tenure data for householders of color and White non-Hispanic householders. Overall, White non-Hispanic households are slightly more likely to own their homes than households of color. Compared to other groups, Hispanic or Latino households and households that self-identify as two or more races, American Indian or Native American, and Native Hawaiian and Other Pacific Islander are more likely to be renters (Exhibit 27).

When groups are aggregated, White non-Hispanic households and households of color appear to have a similar income distribution (Exhibit 28). However, when groups are broken out, Hispanic households are more likely to be in the low-income category and Black or African American households are more likely to be in the extremely low-income category compared to other groups (Exhibit 29).

[1] Commerce, Guidance for Updating Your Housing Element, updated January 2026, pg. 64-65; Washington State Housing Finance Commission, Annual Affordable Housing Cost Data from 2025, December 2025.

Exhibit 26: Tenure Comparison



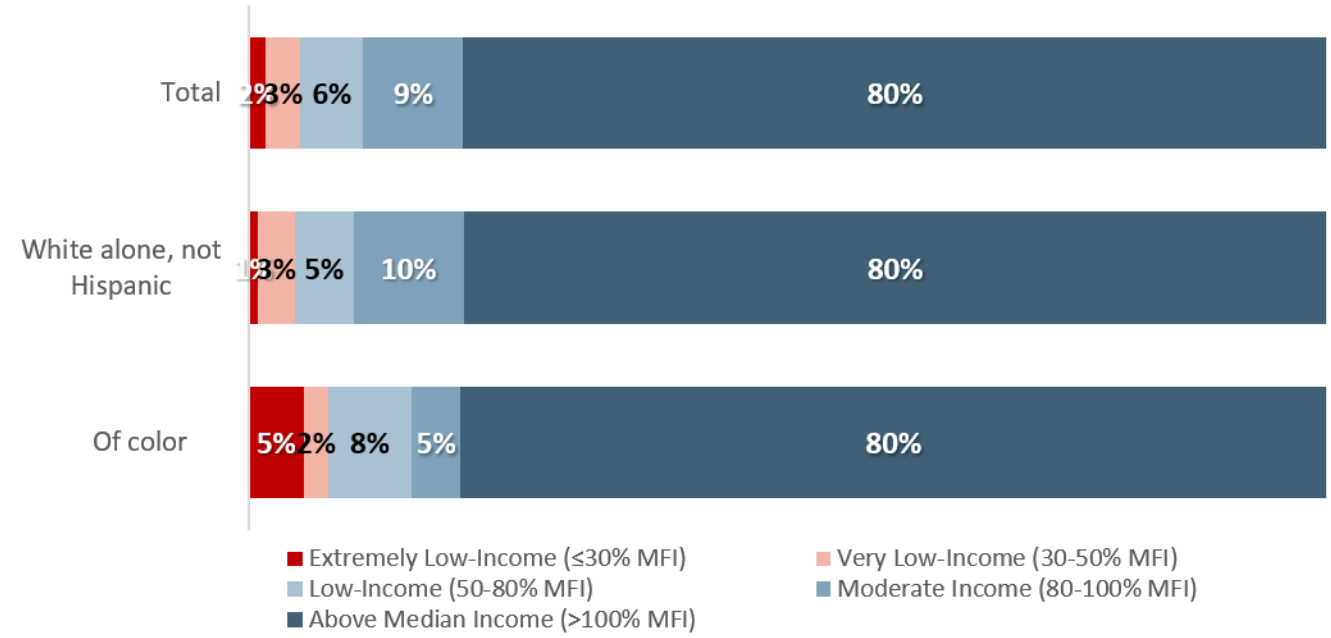
Source: HUD CHAS Table 9, 2023; BERK, 2026.

Exhibit 27: Tenure by Race and Ethnicity

Race/Ethnicity	Owner Households	Renter Households
White alone, not Hispanic	85.8%	14.2%
Asian alone, not Hispanic	100.0%	0.0%
Black or African-American	100.0%	0.0%
Other (incl. NAPI and multiple race)	32.3%	67.7%
Hispanic or Latino, any race	60.0%	40.0%

Source: HUD CHAS Table 9, 2023; BERK, 2026.

Exhibit 28: Income Band Comparison



Source: HUD CHAS Table 1, 2023; BERK, 2026.

Exhibit 29: Income Band by Race and Ethnicity

Income Category (% of AMI)	Hispanic or Latino, any race	Other (incl. NAPI and multiple race)	Black or African-American	Asian alone, not Hispanic	Of color	White alone, not Hispanic	Total
Extremely Low-Income (≤30% MFI)	0%	1%	100%	1%	5%	1%	**2%**
Very Low-Income (30-50% MFI)	4%	8%	0%	0%	2%	3%	**3%**
Low-Income (50-80% MFI)	58%	0%	0%	0%	8%	5%	**6%**
Moderate Income (80-100% MFI)	0%	20%	0%	1%	5%	10%	**9%**
Above Median Income (>100% MFI)	38%	71%	0%	98%	80%	80%	**80%**

Source: HUD CHAS Table 1, 2023; BERK, 2026.

As shown in Exhibit 30, median age in Snoqualmie varies by race and ethnicity. Median age for people who self-identify as Hispanic or Latino is much lower than for other groups, as is the median age for people of two or more races. These groups were also more likely to be renters, and there could be a relationship between age and tenure.

Exhibit 30: Snoqualmie Median Age by Race and Ethnicity

Category	Percentage
White Alone	39.9
Black or African American Alone	41.8
American Indian and Alaska Native	Data not available
Asian Alone	39.3
Native Hawaiian and Other Pacific Islander	Data not available
Some Other Race	Data not available
Two or More Races	20.0
Hispanic or Latino (Any Race)	31.5

Source: ACS 5-year Estimates, 2024; BERK, 2026.

The housing to jobs ratio in Snoqualmie is approximately 0.85 as of 2023, with 4,874 housing units and 5,717 jobs (Washington Office of Financial Management, 2023; US Census Bureau, 2023). A higher number of people commute from Snoqualmie to jobs in other places (6,963 people) than those who work in Snoqualmie and live elsewhere (5,044) or live and work in Snoqualmie (673).

Some individuals may need supportive services or accessible units, such as people experiencing homelessness, people with disabilities, people with medical conditions, and older adults (Exhibit 31). Some of these groups may intersect with one another.

Exhibit 31: Specific Housing Needs

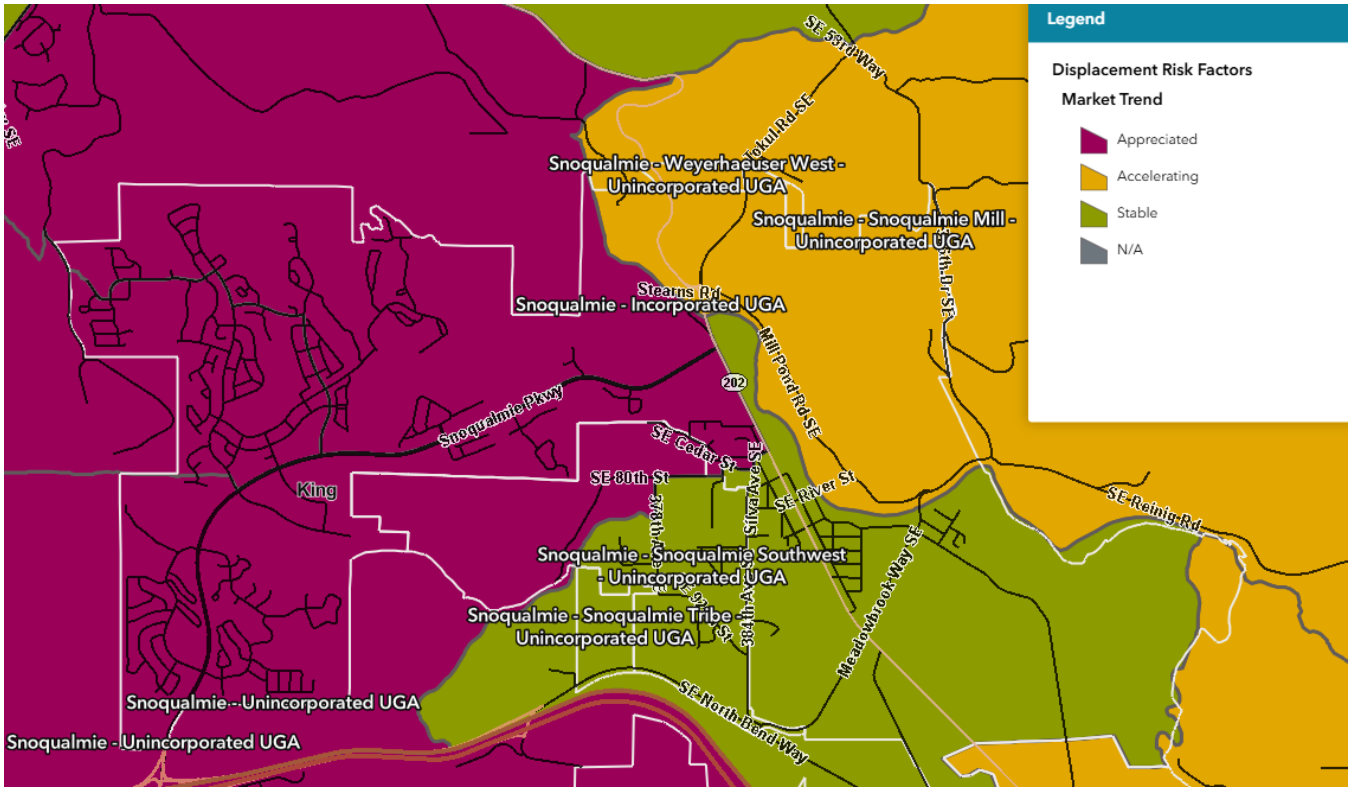
	Snoqualmie
People experiencing homelessness	115 people
Population with one or more disabilities	474 people
Older adults (over age 65)	865 people

Source: American Community Survey 5-Year Estimates, 2024; King County, 2024; BERK, 2026.

The Washington Department of Commerce has a displacement risk map tool that shows various components of displacement risk across the state. While the overall risk score for Snoqualmie is low, the individual indicator for market trend shows that Snoqualmie Ridge has seen appreciated home values and rents from moderate or high values in 2015, and the northern part of the city is seeing home values and rents accelerate from low values in 2015. Some areas of Snoqualmie Ridge are showing as "disinvestment" (where low income households are increasing and Black, Indigenous, and People of Color population is staying the same or increasing) or as "gentrification" (where low income households are staying the same or decreasing and Black, Indigenous, and People of Color population is decreasing) (Washington Department of Commerce, 2023). However, the area is still considered to be low displacement risk because social vulnerability factors are not present. City policy could help mitigate

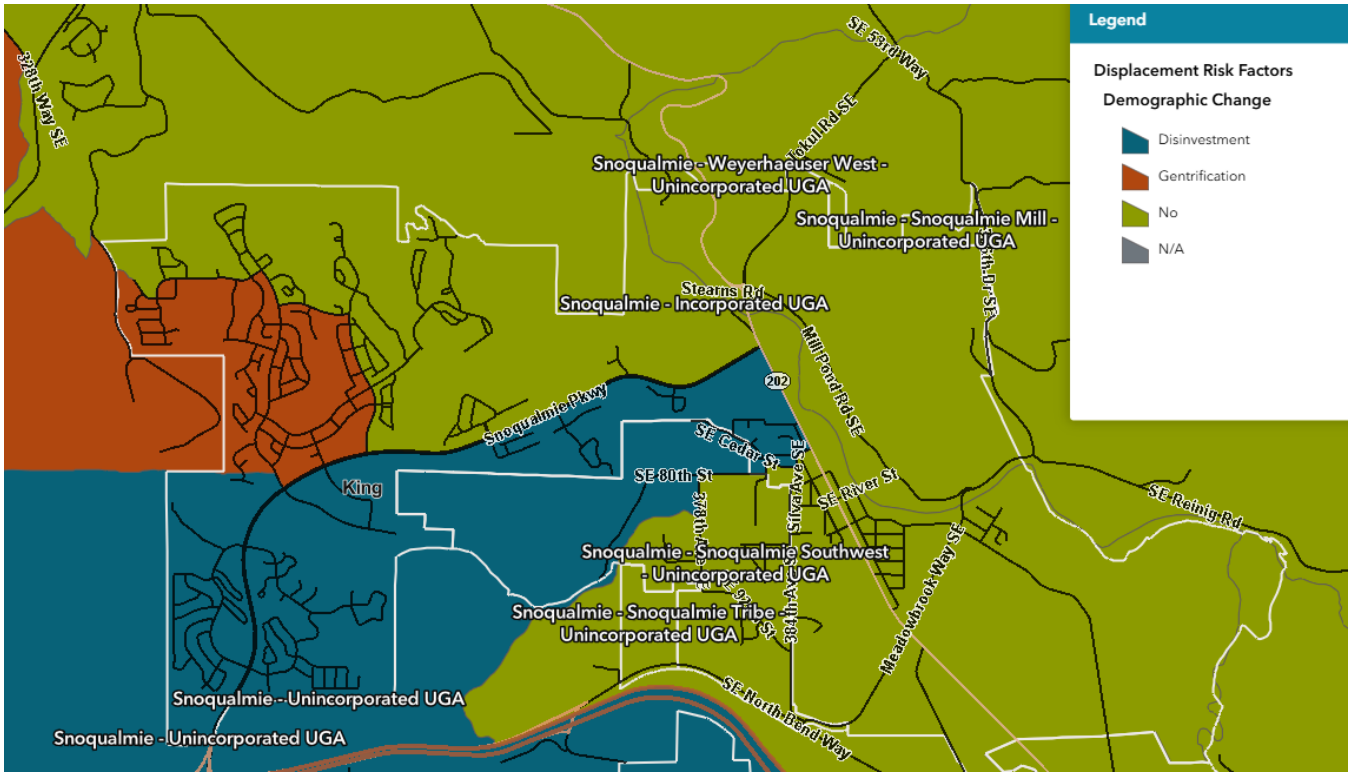
displacement by encouraging affordability particularly in the areas that have seen market trends or demographics change.

Exhibit 32: Market Trend - Displacement Risk Factor



Source: Washington Department of Commerce, 2023.

Exhibit 33: Demographic Change - Displacement Risk Factor



Source: Washington Department of Commerce, 2023.

Adequate Provisions Checklists

The following are the completed Washington Department of Commerce Adequate Provisions Checklists for Snoqualmie. These checklists consider potential barriers to housing development in Snoqualmie and how the City is addressing them.

Key issues include unclear development regulations for middle housing types and the "Mixed Use" zoning designation, impervious surface limits, environmental constraints, and funding gaps. Not discussed below is the proposed battery energy storage site in the unincorporated urban growth areas, which, if completed, would remove capacity for residential uses within 1,000 feet. This topic is mentioned in the Land Capacity Analysis section above.

Exhibit B1: Moderate Density housing barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
DEVELOPMENT REGULATIONS			
Unclear development regulations	Yes.	The city has development standards for various residential uses. Mixed Use designation is applied to the entirety of Snoqualmie Ridge 1 and 2, despite different standards in the final plan for various areas. This could be confusing for those seeking to develop property in these areas, as everything is in one designation. Outside of these areas, two- and three-family district (R-2) allows for small scale multiple-family district as a transitional district between the single-family and higher density multiple-family residential districts; these housing types include duplex,	Split mixed use designation into multiple zones with more clarity on allowed uses and other regulations.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		triplex, and quadplex developments. This section of the code is clear.	
Prohibiting some moderate density housing types, such as: • **Duplexes** • **Triplexes** • **Four/five/six-plexes** • **Townhomes** • **Cottage housing** • **Live-work units** • **Manufactured home parks**	Yes.	While these housing types are allowed uses and were updated in 2023, the code combines all of them into "multiple family dwellings" and does not specify what forms are allowed.	Change use table to specify what types of moderate density housing are allowed
High minimum lot sizes	No.	6000 sq feet and applies to subdivision for single-family detached lots only.	None.
Low maximum densities or low maximum FAR	Yes.	The Mixed Use zone is limited to 12 dua and 0.8 FAR. This zoning is applied to Snoqualmie Ridge, which has had a mixed use final plan with separate regulations in the past that has since expired. For multiplexes (in the R-2 zone), maximum density is 25 units per acre, based on unconstrained, developable area. Applies to development of duplex, triplex, quadplex, or attached single-family units only. Accessory dwelling units (ADUs) shall not count toward maximum density.	Adjust maximum density for Snoqualmie Ridge zones to accommodate moderate density and low rise housing.
Low maximum building heights	No.	35 feet, maximum height for all permitted principal structures and ADUs.	None.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
Large setback requirements	No.	3 feet rear setback for accessory uses, 10 feet minimum front yard setback for all principal buildings and 5 feet for side yard (in R-2 zones). Note: For the R-2 and R-3 districts, a zero lot line setback is allowed for new attached single-family (e.g., townhome) units only for those lot lines internal to the development; the side yard setback from property lines adjacent to a parcel not being developed with an attached single-family residence is the same setback required for detached single-family residences in that zone, such that proposed attached single-family residences may directly abut one another but must be set back from adjacent properties the same distance as if they were detached single-family residences.	None.
High off-street parking requirements	No.	1 per unit for all housing types other than single-family and may be reduced 50 percent for senior citizen housing with approval by director.	None.
High impervious coverage limits	Yes.	The city uses a maximum impervious service limitations. The maximum percent for 5 to 9.99 du/acre is 40-45%. The maximum percent for 10-14.99 is 50%. The maximum percent for 15 or more dua is 60%.	Decrease maximum impervious surface limitations for moderate and high density development.
Lack of alignment between building codes and development codes	No.	Building code was recently updated pursuant to Ord. 1289 § 1 (Att. A), 2024	

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
Other (for example: complex design standards, tree retention regulations, historic preservation requirements)	Yes.	Design Standards are implemented for historic downtown and another for citywide (Chapter 17.80). Single family homes are not subject to the citywide design review process, but middle housing types are. No tree retention standards.	Adjust design review requirements to exempt middle housing types, or to exempt conversions of existing buildings to middle housing.
PROCESS OBSTACLES			
Conditional use permit process	No.	No conditional use is required for a multi-family, supportive, transitional or emergency housing.	None.
Design review	No.	Administrative review authority or Planning Commission is simple, clear and efficient.	None.
Lack of clear and accessible information about processes and fees[2]	No.	The city uses MBP and Trakit digital permit submittal tracking system; staff do provide building permit fees and land use fee estimates, as well as permitting time estimates.	None.

[2] For example: guidance resources are unclear or difficult to find, no digital permit tracking system, staff do not provide fee estimates or permitting time estimates are unavailable or inaccurate.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
Permit fees, impact fees and utility connection fees	No.	There is only one impact fee (School) with an exemption for affordable housing. Utility rates and charges are discounted for affordable housing. Permit fees depend on valuation and number of fixtures.	None.
Processing times and staffing challenges	No.	The city implemented provision of SB 5290, permit processing times. The city utilizes a robust permit review team, including two land use planners, building official/plan examiner, permit technician, civil engineer, drainage review engineer, transportation planner, environmental biologist, and landscape architect.	None.
SEPA process	No.	Exemptions for multi-family are raised higher than WAC 197-11-800(1)(b).	None.
LIMITED LAND AVAILABILITY AND ENVIRONMENTAL CONSTRAINTS			
Lack of large parcels for infill development	No.	Large parcels have been identified for development, (brownfields) within the Snoqualmie Mill development. Other large parcels have been upzoned to Planned Residential.	None.
Environmental constraints	Yes.	A significant portion of city is encumbered with critical areas or within a floodway and/or	Adjust zoning to ensure capacity for housing targets in areas without

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		floodplain, as the Snoqualmie River runs through a portion of the city.	environmental constraints.
Infrastructure investments in underserved areas	Yes.	Some parts of the City are on septic. Water rights are also a possible constraint as detailed in the 2023 Water System Plan.	Water System Plan update will discuss future planning for water rights.

Exhibit B2: Low-Rise or Mid-Rise housing barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
DEVELOPMENT REGULATIONS			
Unclear development regulations	Yes.	The city has development standards for various residential uses. Mixed Use designation is applied to the entirety of Snoqualmie Ridge 1 and 2, despite different standards in the final plan for various areas. This could be confusing for those seeking to develop property in these areas, as everything is in one designation. The Form Based Mixed Use designation includes clear regulations for multifamily.	Split mixed use designation into multiple zones with more clarity on allowed uses and other regulations.
High minimum lot sizes	No.	6000 sq. feet with clustering allowed; minimum lot area does not apply to ADUs	None.
Low maximum densities or low maximum FAR	No.	25-30 du/ac maximum density estimated based on 35 foot height limit (no density regulation for multifamily in FMBU zone).	None.
Low maximum building heights	No.	35 feet maximum	None.
Large setback requirements	No.	Rear, 3 feet for accessory uses, 15 feet for principal buildings, 0 feet (front-yard) setback for all principal buildings and 5 feet for side yard.	None.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
High off-street parking requirements	No.	Off-street parking standards only require one stall per unit in multi-family units	Could consider a reduced parking requirement near transit.
High impervious coverage limits	Yes.	The city uses a maximum impervious service limitations. The maximum percent for 10-14.99 dua is 50%. The maximum percent for 15 or more dua is 60%.	Decrease maximum impervious surface limitations for moderate and high density development.
Lack of alignment between building and development codes	No.	Building codes were recently updated pursuant to Ord. 1289 § 1 (Att. A), 2024	None.
Other (for example: ground floor retail requirements, open space requirements, complex design standards, tree retention regulations, historic preservation requirements)	No.	The Retail District overlay serves only the property zoned retail and any residential uses within those zones can continue as legal non-conforming. No tree retention requirements exist. Historic preservation allows for residential uses second story SF or MF Dwelling Units above Nonresidential Uses, SMC Chapter 17.55, Table 1.	None.
PROCESS OBSTACLES			
Conditional use permit process	No.	Low-Rise or Mid-Rise housing is outright permitted and exists in the MU zone, and outright permitted in all other residential and mixed use zones aside from residential constrained and low density residential. These housing types are conditional in Planned Commercial Industrial (PCI) and Office	None.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		Park. The city has already permitted housing in its PCI zone.	
Design review	No.	Design review board is only required for contributing buildings and demolition of buildings protected in the city's federally recognized historic preservation program.	None.
Lack of clear and accessible information about processes and fees	No.	The city uses MBP and Trakit digital permit tracking system. Staff do provide building permit fees and land use fee estimates, as well as permitting time estimates. Pre-application meetings are available to discuss permit processes with staff.	None.
Permit fees, impact fees and utility connection fees	No.	The city doesn't charge for impact fees, aside from School Impact Fees, which provides exemptions for low income/affordable housing. SMC 13.04.384 and 13.12.010 provides rates and charges for sewer and water general facilities charges. Permit fees depend on valuation and number of fixtures.	None.
Process times and staffing challenges	No.	The city implemented provision of SB 5290, permit processing times. The city has a permit review team, including land use planners, a permit technician, and a building official/plans examiner, and contracts for civil engineering, drainage review engineering,	Consider increasing permitting capacity by adding staff.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		transportation planning, environmental biologist review, and landscape architecture.	
SEPA process	No.	The City adopted SMC 19.04.110 Flexible thresholds for categorical exemptions.	None.
LIMITED LAND AVAILABILITY AND ENVIRONMENTAL CONSTRAINTS			
Lack of large parcels for infill development	No.	Large parcels have been identified for development, (brownfields) within the Snoqualmie Mill development. Other large parcels have been upzoned to Planned Residential.	None.
Environmental constraints	Yes.	A significant portion of city is within a shoreline jurisdiction, floodway, and floodplain. Additionally, several sites are encumbered with critical areas and associated buffers.	Adjust zoning to ensure capacity for housing targets in areas without environmental constraints.
Infrastructure investments in underserved areas	Yes.	Some parts of the City are on septic. Water rights are also a possible constraint as detailed in the 2023 Water System Plan.	Water System Plan update will discuss future planning for water rights.

Exhibit B3: Supplementary barrier review checklist for PSH and emergency housing

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
DEVELOPMENT REGULATIONS			
Spacing requirements (for example, minimum distance from parks, schools or other emergency/PSH housing facilities)[3]	No.	There are no spacing requirements for PSH and emergency housing. Area, Height and Setback are regulated by SMC 17.15.040 for public health and safety.	None.
Parking requirements	Yes.	Parking is regulated by SMC 17.65 (one spot per unit).	Could consider reducing parking requirement for PSH/emergency housing.
On-site recreation and open space requirements	No.	There are no on-site rec/open space requirements for PSH and emergency housing. Rec/open space is regulated by SMC 17.15.060 with provisions for recreational space for all proposed multi-family units.	None.
Restrictions on support spaces, such as office space, within a transitional or PSH building in a residential zone	No.	None exist.	None.

[3] Note that RCW 35A.21.430 expressly states requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing or indoor emergency shelters necessary to accommodate each code city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii). The restrictions on these uses must be to protect public health and safety.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
Arbitrary limits on number of occupants (in conflict with RCW 35A.21.314)	No.	None exist.	None.
Requirements for PSH or emergency housing that are different than the requirements imposed on housing developments generally (in conflict with RCW 36.130.020)	No.	None exist.	None.
Other restrictions specific to emergency shelters, emergency housing, transitional housing and permanent supportive housing	No.	None exist.	None.

Exhibit B4: Accessory dwelling unit barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
DEVELOPMENT REGULATIONS			
Consistent with HB 1337 (2023) • **Must allow two ADUs on each lot in urban growth areas.** • **May not require the owner to occupy the property, and may not prohibit sale as independent units, but**	No.	Provisions of HB 1337 were implemented into SMC 17.55 and are consistent.	None.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
may restrict the use of ADUs as short term rentals. • Must allow an ADU of at least 1,000 square feet. • Must set parking requirements based on distance from transit and lot size. • May not charge more than 50% of the impact fees charged for the principal unit. • Must permit ADUs in structures detached from the principal unit. • May not restrict roof heights of ADUs to less than 24 feet, unless that limitation applies to the principal unit. • May not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units. • Must allow an ADUs on any lot that meets the			

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
minimum lot size required for the principal unit. • Must allow detached ADUs to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley. • Must allow conversions from existing structures, even if they violate current code requirements for setbacks or lot coverage; and • May not require public street improvements as a condition of permitting ADUs.			
Unclear development regulations	No.	SMC 17.15.040 provides requirements to area, height, and setbacks for portions of the city outside of fully built master planned communities of SR1 and SR2, which contain separate development standards.	None.
Large setback requirements	No.	Setbacks are below average standards.	None.
Off-street parking requirements	No.	If the parcel is within one-half mile of a major transit stop, or is less than 6,000 square feet in size, then off-street parking for the ADU is not required. However, no major transit stops exist so one spot per unit is required.	None.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
Other (for example: burdensome design standards, tree retention regulations, historic preservation requirements, open space requirements, etc.)	No.	Single-family homes/accessory units are exempt from design review. No tree retention standards.	None.
PROCESS OBSTACLES			
Lack of clear and accessible information about processes and fees	No.	The city uses MBP and Trakit digital permit tracking system. Staff do provide building permit fees and land use fee estimates, as well as permitting time estimates. Staff are accessible during typical weekday business hours to answer questions and schedule pre-app mtgs.	None.
Permit fees, impact fees and utility connection fees that are not proportionate to impact	No.	None exist.	None.
Processing times and staffing challenges	No.	The city implemented provision of SB 5290, permit processing times. The city utilizes a robust permit review team, including two land use planners, building official/plan examiner, permit technician, civil engineer, drainage review engineer, transportation planner, environmental biologist, and landscape architect.	None.

Exhibit B5: Checklist for local option tools for addressing affordable housing funding gaps

Adopted housing targets for Snoqualmie include a total of 735 units serving incomes below 50% of area median income (AMI) by 2044. These income bands are rarely served by market rate units and many households will require subsidies for housing. Using median per unit costs for affordable housing projects in King County from the Washington State Housing Finance Commission's December 2025 report ($404,287 per unit), this could cost more than $297 million to build in 2025 dollars. In addition to external sources of incentives and funds, the table below outlines potential local funding tools and implementation status.

Local option tools for addressing affordable housing funding gaps*	Implementation status	Plans for implementation
Housing and related services sales tax (RCW 82.14.530)	Ordinance No. 1232 was approved on April 27, 2020 and has since been added to SMC Title 3.	None.
Affordable housing property tax levy (RCW 84.52.105)	None.	No plan for a ballot measure.
REET 2 (RCW 82.46.035) – GMA jurisdictions only and only available through 2025	None.	No plan to redirect critical REET revenue from capital programs designed to preserve and replace current capital assets.
Affordable Housing Sales Tax Credit (RCW 82.14.540) – was only available to jurisdictions through July 2020	Resolution No. 1529 was approved on December 9, 2019 and has since been added to SMC Title 3 (SMC 3.03).	None.
Lodging Tax (RCW 67.28.150 and RCW 67.28.160) to repay general obligation bonds or revenue bonds	None.	No plan to redirect critical lodging tax revenue from annual allocations to organizations important to the City's tourism economy.
Mental Illness and Drug Dependency Tax (RCW 82.14.460) – jurisdictions with a population over 30,000	Not Applicable	Not Applicable.
Sales and Use Tax Deferral for Conversion of Underutilized Commercial Property to Affordable Housing (RCW 82.59)	None.	No plans currently to implement but under consideration for future implementation.

Local option tools for addressing affordable housing funding gaps*	Implementation status	Plans for implementation
Donating surplus public lands for affordable housing projects (RCW 39.33.015)	Ordinance No. 826 was approved on September 28, 1998 and has since been added to SMC Title 20.	None.
Impact fee waivers for affordable housing projects (RCW 82.02.060)	The City has traffic and school impact fees and no existing waivers for affordable housing.	None.
Application fee waivers or other benefits for affordable housing projects (RCW 36.70A.540)	None.	No plans currently to implement but under consideration for future implementation.
Multifamily Tax Exemption (MFTE) with affordable housing requirement (RCW 84.14)	Ordinance 1280 was adopted in 2023. This has since been added to SMC 3.10.	None.
General funds (including levy lid lifts to increase funds available)	Ordinance No. 1232 was approved on April 27, 2020.	Completed SMC Title 3

* Some tools may be unavailable to certain jurisdictions. For example, only GMA jurisdictions can use REET 2, or the surrounding county may have already implemented the housing and related services sales tax. See MRSC's summary of Affordable Housing Funding Sources for more details and the Association of Washington Cities (AWC)/MRSC booklet on Homelessness & housing toolkit for cities (2022)