King County CPPs Checklist – Snoqualmie

DRAFT September 15, 2026

CPP Housing Chapter Policy	Comprehensive Plan		Notes
Summarized	*Policy or Inventory and Analysis Section*	*Page #*	*Optional*
Plan for and Accommodate Housing Need			
H-1 Plan for and accommodate the jurisdiction's allocated share of countywide future housing needs for moderate-, low-, very low-, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing. Sufficient planning and accommodations are those that comply with the Growth Management Act requirements for housing elements in Revised Code of Washington 36.70A.020 and 36.70A.070, that outline regulatory and nonregulatory measures to implement the comprehensive plan (Washington Administrative Code 365-196-650), and that comply with policies articulated in this chapter. Projected countywide and jurisdictional net new housing needed to reach projected future need for the planning period is shown in Table H-1.	GOAL H-1: A sufficient mix of housing types, sizes, costs, and densities enables current and future residents of all economic levels, age groups, and household make-ups to live within the City and provides housing to meet the needs of local employees. POLICY H-1.1: Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types, and age ranges by considering flexibility in density and design standards. POLICY H-1.2: Allow accessory dwelling units, middle housing types, small-lot housing with regulations that minimize procedural requirements, support conversion of existing buildings, and address compatibility in materials and design features. POLICY H-1.3: In residential areas with alley access, incentivize and allow for small lot and cottage housing subject to regulations to address issues of compatibility in materials and design features. POLICY H-1.4: Support the siting and operating of emergency, transitional, and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services, and transit, prioritizing locations near historically underserved populations. POLICY H-1.9: Limit the maximum size of single-unit dwellings on large lots to encourage a wider variety of housing types. POLICY H-1.10: Provide flexibility for property owners to build triplexes on larger corner lots in lower density residential zones. POLICY H-2.1: Plan for and accommodate County targets for moderate, low, very low, and extremely low-income housing and for emergency housing, emergency shelters, and permanent supportive housing.	2026 Housing Element pages 8-9	

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H-2 Prioritize the need for housing affordable to households less than or equal to 30 percent area median income (extremely low-income) by implementing tools such as: a) Increasing capital, operations, and maintenance funding; b) Adopting complementary land use regulations; c) Fostering welcoming communities, including people with behavioral health needs; d) Adopting supportive policies; and e) Supporting collaborative actions by all jurisdictions.	POLICY H-1.4: Support the siting and operating of emergency, transitional, and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services, and transit, prioritizing locations near historically underserved populations. POLICY H-2.3: Apply for housing funds available to assist in the development or improvement of affordable housing. POLICY H-2.5: Offer strategies and mechanisms such as density or height bonuses, reduced parking or other requirements, and, where allowed by law, tax waivers and relief from development fees, to encourage low-income housing development, especially serving extremely low-income households. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.7: Continue to support low-income housing with exempt impact fees for development types, for example: i. ADU's, ii. Transitional housing facilities, iii. Shelters for temporary placement, iv. Community residential facilities, v. Senior housing, vi. Tiny homes, and vii. Special needs housing. POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies. POLICY H-2-13: Allow a density bonus for affordable housing on properties owned by religious organizations, non-profit organizations, and government entities.. POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs.	2026 Housing Element pages 8-10	

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Conduct a Housing Inventory and Analysis			
H-3 Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all segments of the population and summarize the findings in the housing element. The inventory and analysis shall include:	Snoqualmie Housing Needs Assessment, Housing Element Supplement (2026)	See below	
a) The number of existing and projected housing units necessary to plan for and accommodate projected growth and meet the projected housing needs articulated in Tables H-1 and H-2, including: 1) permanent housing needs, which includes units for moderate-, low-, very low-, and extremely low-income households and permanent supportive housing, 2) emergency housing needs, which includes emergency housing and emergency shelters	Land Capacity Analysis section of the Housing Element Supplement (2026)	Housing Element Supplement pages 1-29	
b) Number of existing housing units by housing type, age, number of bedrooms, condition, tenure, and area median income limit (for income-restricted units)	Housing Affordability and Housing Market sections of Housing Needs Assessment prepared by LDC in 2023 Housing Element Supplement (2026) Housing Element Introduction (2026)	Housing Needs Assessment page 16 - 25 Housing Element Supplement pages 29-32 Housing Element Introduction page 1-2	
c) Number of existing emergency housing, emergency shelters, and permanent supportive housing facilities and units or beds, as applicable	Housing Element Supplement (2026)	Housing Element Introduction page 1	
d) Percentage and geographic distribution of residential land zoned for moderate- and high-density housing and accessory dwelling units in the jurisdiction	Housing Element Supplement (2026)	Housing Element Supplement pages 10-26	
e) Number of income-restricted units and, where feasible, total number of units, within a half-mile walkshed of high-capacity or frequent transit service where applicable and regional and countywide centers[1]	N/A		**Walkshed to transit is not applicable to Snoqualmie.**

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f) Household characteristics, by race/ethnicity: 1) income (median and by area median income bracket), 2) tenure (renter or homeowner), 3) housing cost burden and severe housing cost burden	Housing Needs Assessment	Housing Needs Assessment pages 7-8, 23-24	
g) Current population characteristics: 1) age by race/ethnicity, 2) disability	Housing Element Supplement (2026)	Housing Element Supplement Page 32	
h) Projected population growth	Community Profile and Housing Demand sections of Housing Needs Assessment	Housing Needs Assessment page 18	
i) Housing development capacity within a half-mile walkshed of high-capacity or frequent transit service, if applicable[1]	N/A		**Walkshed to transit is not applicable to Snoqualmie.**
j) Ratio of housing to jobs in the jurisdiction	Housing Element Introduction (2026)	Housing Element page 1	
k) Summary of existing and proposed partnerships and strategies, including dedicated resources, for meeting housing needs, particularly for populations disparately impacted	Adequate Provisions Checklists section of Housing Element Supplement (2026) Housing Element Introduction	Housing Element Supplement pages 35-51 Housing Element pages 3-6	**Panorama partnership for affordable housing and Mill Site development agreement for affordable housing, (associated with MFTE)**
l) The housing needs of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults	Housing Element Supplement (2026)	Housing Element Supplement page 32	
m) The housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color	Housing Affordability section of Housing Needs Assessment	Housing Needs Assessment page 24	

[1] AHC staff can provide a shapefile of frequent and high-capacity transit in King County. Contact AHC staff at AHCplanreview@kingcounty.gov.

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n) Areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments	Housing Element Supplement (2026)	Housing Element Supplement pages 32-34	
H-4 Evaluate the effectiveness of existing housing policies and strategies to meet the jurisdiction's housing needs. Identify gaps in existing partnerships, policies, and dedicated resources for meeting housing needs and eliminating racial and other disparities in access to housing and neighborhoods of choice.	Policy Analysis section of Racial Equity and Displacement Analysis Report prepared by LDC 2023 Adequate Provisions Checklists section of Housing Element Supplement (2026)	Racial Equity and Displacement Analysis Report pages 13-22, 37-39. Housing Element Supplement pages 35-51	
H-5 Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.	Background section of Racial Equity and Displacement Analysis Report Report Findings section of Racial Equity and Displacement Analysis Report	Racial Equity and Displacement Analysis Report pages 5-7, 37-39	
Collaborate Regionally			
H-6 Collaborate with diverse partners (e.g., employers, financial institutions, philanthropic, faith, and community-based organizations) on provision of resources (e.g., funding, surplus property) and programs to meet countywide housing need.	POLICY H-1.4: Support the siting and operating of emergency, transitional, and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services, and transit, prioritizing locations near historically underserved populations. POLICY H-2.2: Work with the community, particularly cost-burdened populations, to plan for, create, and retain affordable housing and to develop and monitor local housing strategies. POLICY H-2.3: Apply for housing funds available to assist in the development or improvement of affordable housing.	2026 Housing Element pages 8-11	

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	POLICY H-2.5: Offer strategies and mechanisms such as density or height bonuses, reduced parking or other requirements, and, where allowed by law, tax waivers and relief from development fees, to encourage low-income housing development, especially serving extremely low-income households. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.7: Continue to support low-income housing with exempt impact fees for development types, for example: i. ADU's, ii. Transitional housing facilities, iii. Shelters for temporary placement, iv. Community residential facilities, v. Senior housing, vi. Tiny homes, and vii. Special needs housing. POLICY H-2.10: Cooperate with and seek technical assistance and input from other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels. POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies. POLICY H-2-13: Allow a density bonus for affordable housing on properties owned by religious organizations, non-profit organizations, and government entities. POLICY-2-15: As transit investments are made in Snoqualmie in the future, collaborate with other agencies to locate high density housing near transit.		
H-7 Work cooperatively with the Puget Sound Regional Council, subregional collaborations and other entities that provide technical assistance to local jurisdictions to support the development, implementation, and monitoring of strategies that achieve the goals of this chapter.	POLICY H-2.10: Cooperate with and seek technical assistance and input from other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels.	2026 Housing Element page 10	

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	POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income.		
Implement Policies and Strategies to Meet Housing Needs Equitably *Equitable Processes and Outcomes*			
H-8 Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that achieve the goals of this chapter. Prioritize the needs and solutions articulated by these disproportionately impacted populations.	POLICY H-2.2: Work with the community, particularly cost-burdened populations, to plan for, create, and retain affordable housing and to develop and monitor local housing strategies. POLICY-2-16: Measure the effectiveness of policies and regulations in providing opportunities for housing at all income levels and meeting the housing needs of Snoqualmie residents such as through regular monitoring and periodic progress reports to the State and County.[	2026 Housing Element pages 9 - 10	
H-9 Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-5). Promote equitable outcomes in partnership with communities most impacted.	POLICY H-1.7: Support the development of family-sized rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities. POLICY H-1.8: Provide resources on federal and state fair housing policies through the City website and other communication channels. POLICY H-2.2: Work with the community, particularly cost-burdened populations, to plan for, create, and retain affordable housing and to develop and monitor local housing strategies. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies.	2026 Housing Element pages 8-10	

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	POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs. 2026 revisions to policy language removed vague language around compatibility and appropriateness and reworded “citizen” to “resident.” The 2026 update also added more capacity for multifamily housing through changes to the future land use map and zoning map.		
Implement Policies and Strategies to Meet Housing Needs Equitably *Increased Housing Supply, Particularly for Households with the Greatest Needs*			
H-10 Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.	POLICY H-1.4: Support the siting and operating of emergency, transitional, and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services, and transit, prioritizing locations near historically underserved populations. POLICY H-1.5: Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services. POLICY H-1.6: Consider incentives to allow more senior housing in the City. POLICY H-2.3: Apply for housing funds available to assist in the development or improvement of affordable housing. POLICY H-2.4: To the extent feasible, require affordable housing to be provided in new Planned Residential projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes. POLICY H-2.5: Offer strategies and mechanisms such as density or height bonuses, reduced parking or other requirements, and, where allowed by law, tax waivers and relief from development fees, to encourage low-income housing development, especially serving extremely low-income households. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community’s affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.7: Continue to support low-income housing with exempt impact fees for development types, for example: i. ADU’s, ii. Transitional housing facilities, iii. Shelters for temporary placement, iv. Community	2026 Housing Element pages 8-10 Housing Element Supplement pages 12-26	

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	residential facilities, v. Senior housing, vi. Tiny homes, and vii. Special needs housing. POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies. POLICY H-2-13: Allow a density bonus for affordable housing on properties owned by religious organizations, non-profit organizations, and government entities. POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs. Strategies include updating zoning for city owned parcels to accommodate housing, and updating zoning in the Snoqualmie Ridge area.		
H-11 Identify sufficient capacity of land for housing including, but not limited to income-restricted housing; housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing; multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.	Housing Element Supplement (2026) POLICY H-2.1: Plan for and accommodate County targets for moderate, low, very low, and extremely low-income housing and for emergency housing, emergency shelters, and permanent supportive housing.	Housing Element Supplement pages 8-29 2026 Housing Element page 9	
H-12 Adopt and implement policies that improve the effectiveness of existing housing policies and strategies and address gaps in partnerships, policies, and dedicated resources to meet the jurisdiction's housing needs.	POLICY H-2.2: Work with the community, particularly cost-burdened populations, to plan for, create, and retain affordable housing and to develop and monitor local housing strategies. POLICY H-1.9: Limit the maximum size of single-unit dwellings on large lots to encourage a wider variety of housing types. POLICY H-2.3: Apply for housing funds available to assist in the development or improvement of affordable housing.	2026 Housing Element pages 9-10	

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	POLICY H-2.10: Cooperate with and seek technical assistance and input from other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels. POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies. POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs.		
H-13 Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.	POLICY H-2.5: Offer strategies and mechanisms such as density or height bonuses, reduced parking or other requirements, and, where allowed by law, tax waivers and relief from development fees, to encourage low-income housing development, especially serving extremely low-income households. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.7: Continue to support low-income housing with exempt impact fees for development types, for example: i. ADU's, ii. Transitional housing facilities, iii. Shelters for temporary placement, iv. Community residential facilities, v. Senior housing, vi. Tiny homes, and vii. Special needs housing. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies. POLICY H-3.4: Consider making affordable housing types exempt from Floor Area Ratio (FAR) regulations and adding minimum density to areas where affordable housing is allowed.	2026 Housing Element pages 9-11	**Snoqualmie already has an online permitting system and streamlined the process pre-2024.**

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H-14 Prioritize the use of local and regional resources (e.g., funding, surplus property) for income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-9.	POLICY H-2.3: Apply for housing funds available to assist in the development or improvement of affordable housing. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies.	2026 Housing Element pages 9-10	
Implement Policies and Strategies to Meet Housing Needs Equitably *Expanded Housing Options and Increased Affordability Accessible to Transit and Employment*			
H-15 Increase housing choices for everyone, particularly those earning lower wages, that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income levels.	POLICY H-1.4: Support the siting and operating of emergency, transitional, and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services, and transit, prioritizing locations near historically underserved populations. POLICY H-1.7: Support the development of family-sized rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities. POLICY H-2.4: To the extent feasible, require affordable housing to be provided in new Planned Residential projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes. POLICY H-2.9: Provide new affordable housing and social services meeting the needs of our future residential and business communities, especially our local workforce of educational employees, first responders, retail clerks, and service industry employees with housing. POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs. POLICY-2-15: As transit investments are made in Snoqualmie in the future, collaborate with other agencies to locate high density housing near transit.	2026 Housing Element pages 8-10	

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H-16 Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county	POLICY H-1.2: Allow accessory dwelling units, middle housing types, small-lot housing with regulations that minimize procedural requirements, support conversion of existing buildings, and address compatibility in materials and design features. POLICY H-1.4: Support the siting and operating of emergency, transitional, and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services, and transit, prioritizing locations near historically underserved populations. POLICY H-1.7: Support the development of family-sized rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities. POLICY H-1.9: Limit the maximum size of single-unit dwellings on large lots to encourage a wider variety of housing types. POLICY H-1.10: Provide flexibility for property owners to build triplexes on larger corner lots in lower density residential zones. POLICY H-2.5: Offer strategies and mechanisms such as density or height bonuses, reduced parking or other requirements, and, where allowed by law, tax waivers and relief from development fees, to encourage low-income housing development, especially serving extremely low-income households. POLICY H-2.7: Continue to support low-income housing with exempt impact fees for development types, for example: i. ADU's, ii. Transitional housing facilities, iii. Shelters for temporary placement, iv. Community residential facilities, v. Senior housing, vi. Tiny homes, and vii. Special needs housing. POLICY H-2-13: Allow a density bonus for affordable housing on properties owned by religious organizations, non-profit organizations, and government entities. POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs. POLICY-2-15: As transit investments are made in Snoqualmie in the future, collaborate with other agencies to locate high density housing near transit.	2026 Housing Element pages 8-10	
H-17 Support development and preservation of income-restricted affordable housing near high-capacity transit	POLICY-2-15: As transit investments are made in Snoqualmie in the future, collaborate with other agencies to locate high density housing near transit.	2026 Housing Element page 10	**There is current no high capacity transit in Snoqualmie.**
Implement Policies and Strategies to Meet Housing Needs Equitably			

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Expanded Housing and Neighborhood Choice for All Residents			
H-18 Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by: a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity; b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy; c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults	POLICY H-1.1: Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types, and age ranges by considering flexibility in density and design standards. POLICY H-1.2: Allow accessory dwelling units, middle housing types, ~~and~~ small-lot housing with regulations that minimize procedural requirements, support conversion of existing buildings, and address compatibility in materials and design features. POLICY H-1.3: In residential areas with alley access, incentivize and allow for small lot and cottage housing subject to regulations to address issues of compatibility in materials and design features. POLICY H-1.5: Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services. POLICY H-1.6: Consider incentives to allow more senior housing in the City. POLICY H-1.7: Support the development of family-sized rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities. POLICY H-1.9: Limit the maximum size of single-unit dwellings on large lots to encourage a wider variety of housing types. POLICY H-1.10: Provide flexibility for property owners to build triplexes on larger corner lots in lower density residential zones. POLICY H-2.4: To the extent feasible, require affordable housing to be provided in new Planned Residential projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes.	2026 Housing Element pages 8-9	
H-19 Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low--income, households. Emphasize: a) Supporting long-term affordable homeownership opportunities for households less than or equal to 80 percent area median income (which may require up-front initial public subsidy and policies that support diverse housing types); and b) Remedying historical inequities in and expanding access to homeownership opportunities for Black, Indigenous and People of Color communities.	POLICY H-1.2: Allow accessory dwelling units, middle housing types, small-lot housing with regulations that minimize procedural requirements, support conversion of existing buildings, and address compatibility in materials and design features. POLICY H-1.3: In residential areas with alley access, incentivize and allow for small lot and cottage housing subject to regulations to address issues of compatibility in materials and design features.	2026 Housing Element pages 8-10	

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	POLICY H-1.9: Limit the maximum size of single-unit dwellings on large lots to encourage a wider variety of housing types. POLICY H-1.10: Provide flexibility for property owners to build triplexes on larger corner lots in lower density residential zones. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.10: Cooperate with and seek technical assistance and input from other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies. POLICY H-2-13: Allow a density bonus for affordable housing on properties owned by religious organizations, non-profit organizations, and government entities.		
H-20 Adopt and implement policies that address gaps in partnerships, policies, and dedicated resources to eliminate racial and other disparities in access to housing and neighborhoods of choice.	POLICY H-1.8: Provide resources on federal and state fair housing policies through the City website and other communication channels. POLICY H-1.11: Use City communications channels, including the City's website, to share information about available federal, state, county, and other resources for housing, bill, and home repair assistance to address housing cost burden and displacement. POLICY H-2.2: Work with the community, particularly cost-burdened populations, to plan for, create, and retain affordable housing and to develop and monitor local housing strategies. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.10: Cooperate with and seek technical assistance and input from other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping	2026 Housing Element pages 9-10	

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	affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels. POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies. POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs.		
H-21 Adopt policies and strategies that promote equitable development and mitigate displacement risk, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, large-scale private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.	POLICY H-1.11: Use City communications channels, including the City's website, to share information about available federal, state, county, and other resources for housing, bill, and home repair assistance to address housing cost burden and displacement. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.10: Cooperate with and seek technical assistance and input from other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels. POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies.	2026 Housing Element pages 9-10	

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	POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs.		
H-22 Implement, promote, and enforce fair housing policies and practices so that every person in the county has equitable access and opportunity to thrive in their communities of choice, regardless of their race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.	POLICY H-1.8: Provide resources on federal and state fair housing policies through the City website and other communication channels.	2026 Housing Element page 9	
Expanded Housing and Neighborhood Choice for All Residents *Housing Stability, Healthy Homes, and Healthy Communities*			
H-23 Adopt and implement policies that protect housing stability for renter households; expand protections and supports for moderate-, low-, very low-, and extremely low-income renters and renters with disabilities.	POLICY H-1.8: Provide resources on federal and state fair housing policies through the City website and other communication channels. POLICY H-1.11: Use City communications channels, including the City's website, to share information about available federal, state, county, and other resources for housing, bill, and home repair assistance to address housing cost burden and displacement. POLICY H-2.4: To the extent feasible, require affordable housing to be provided in new Planned Residential projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes. POLICY H-2.10: Cooperate with and seek technical assistance and input from other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies.	2026 Housing Element pages 9-10	
H-24 Adopt and implement programs and policies that ensure healthy and safe homes.	POLICY H-1.7: Support the development of family-sized rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.	2026 Housing Element pages 8-11	

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	POLICY H-3.1: Support the use of high-quality, durable, fire-resistant materials, and low-maintenance building materials, high-efficiency energy systems, and environmentally responsible building principles in all new housing and renovation projects to reduce housing operation and balance the lifetime costs, energy use, and impact on natural resources. POLICY H-3.5: Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.		
H-25 Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through K-12, affordable and high-quality transit options and living wage jobs and by avoiding or mitigating exposure to environmental hazards and pollutants.	POLICY H-1.7: Support the development of family-sized rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities. POLICY LU-4.1: Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity; POLICY LU-4.2: Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other through zoning for mixed uses and neighborhood-scale retail; POLICY LU-4.6: Ensure that land regulations promote a healthy and safe built environment; POLICY LU-6.1: Allow and encourage a range of housing types and price ranges that are affordable to all economic segments of the City and make it possible for people to live and work in Snoqualmie, including middle housing and multifamily housing;	2026 Housing Element page 8 2026 Land Use Element pages 3-5	