



# Community Development Department

**Emily Arteche, Director**  
38624 SE River St. | P.O. Box 987  
Snoqualmie, Washington 98065  
(425) 888-5337 | [earteche@snoqualmiewa.gov](mailto:earteche@snoqualmiewa.gov)

## MEMORANDUM

To: Community Development Committee  
From: Emily Arteche, Community Development Director  
Date: June 3, 2024  
Subject: Items of Committee Interest

### Introduction

At the beginning of the year Council Committee members were asked by the Chair to provide items of interest to be discussed at subsequent committee meetings.

### Background

On February 20, 2024 Council member Wotton provided a list of items for the committee to discuss, including:

1. Affordable Housing
  - a. Exploration of the city-owned property adjacent to Habitat for Humanity for housing.
  - b. Determine if private properties may be acquired (e.g. latent fees or taxes) for similar purposes
2. Tourism
  - a. Work with the Snoqualmie Tribe on opening of the casino hotel (2025) and the FIFA World Cup (2026)
  - b. Work with Snoqualmie Valley Transportation a Valley on a tourist shuttle loop servicing service
3. Economic Development
  - a. Expansion of the Ridge Business Park
  - b. Water rights

### Analysis

Because an upcoming Council Roundtable meeting is scheduled for June 24<sup>th</sup>, 2024 on item 1., Affordable Housing the Committee should consider discussing item 1 first and remaining items 1-3 at subsequent meetings. The exploration of the City owned property for affordable housing will require several points of discussion before the Roundtable including:

1. Potential Property Development
  - a. Property Description
  - b. RFP or RFQ
  - c. Legal Considerations
  - d. Highest and Best Use
2. Advantages for Affordable Housing Siting
  - a. Close to the bus line

- b. Walkable to Neighboring businesses & services
  - c. Proximity to other housing, infrastructure
  - d. Existing Zoning
- 3. Considerations
  - a. Land Ownership (city-owned, land lease, surplus sale)
  - b. Environmental stewardship
  - a. Traffic Impact/Parking
  - b. Onsite Services (daycare, after school care, health services)
  - c. Amenities (outdoor gathering area)
- 4. Resources
  - a. \$1.3 million affordable housing fund
  - b. Potential grants
- 5. RFP Selection Process
  - a. Appointed Committee or Staff
  - b. Scored and Unscored Requisites
- 6. Next Steps

### **Next Steps**

Staff recommends that for the June 3, 2024, the committee spend time discussing item 1, Affordable Housing and subtopics 1-6 described above.