

Attachment 8 Housing Element Public Comment Table

Date	Source	Comment	Category
6-Apr	Open House	1. Incorporate access to services, including transportation, near new housing.	Housing
6-Apr	Open House	2. I own, but am worried other people can't afford to buy anywhere.	Housing
6-Apr	Open House	3. Encourage creation/development of mixed neighborhoods with a mix of housing (townhomes, multifamily) with business in walking distance. For example, another business district on the ridge.	Housing
6-Apr	Open House	4. Consider natural disasters and emergency evacuation routes when planning+allow all residents an evacuation routes (casino)+more	Housing
6-Apr	Open House	5. Reverse the past administration's extremely strong push at PSRC to <u>increase</u> growth targets for Snoqualmie -the people of the city generally do <u>not</u> want a bigger city -we moved here to be in a <u>small</u> city.	Housing
7-Apr	Online Survey	We are missing more "middle housing" options. These are important vs. single family homes. However, they must meet the design character of Snoqualmie & be blended into neighborhoods. I do not think we should build more Panorama-sized complexes. They are too large. We should focus more on townhomes, cottages, duplexes, four-plexes, etc. We MUST keep building height to a min. & not change existing codes for taller buildings. No exceptions. Ideally, 3-4 stories tall, max. No modern "box" development like Issaquah. Development must properly account for needed parking-not Pollyanna visions of 1 car per 2+ bedroom unit is Ok b/c they'll use transit... And, unlike Panorama-shame on city council approving such a large development w/o enough parking! We desperately need housing for retirement. Don't increase property taxes to pay for reduced dev fees to incent affordable housing development. Find another way so the rest of us don't have to pay more when we're using the same level of services.	Housing
7-Apr	Online Survey	I would prefer if we had more green space retained in the newer development areas. I suspect we need more affordable housing, mixed use housing options, and fewer giant houses, i.e., more first-time home buyer options.	Housing
8-Apr	Online Survey	I would like to see more senior housing. Like senior apartments, low income especially. There is a huge lack of that type of housing in Snoqualmie. A few in North Bend. With the older population of baby boomers retiring, it would be helpful if the snoqualmie valley could offer some resources in that area.	Housing
8-Apr	Online Survey	there is need for one floor homes/condos without steps. way too few of such homes in the area.	Housing
8-Apr	Online Survey	Please don't turn us into Issaquah. No big, multi-story apartment complexes. If we need more low-income housing, please be creative and consider duplexes, town-homes, etc. Housing that fits in with the landscape. While we're on the topic of housing: it's clear that the city council didn't properly account for the parking at Panorama. We now have residential streets with tons of overflow parking from that complex and no solution in sight. This is a massive oversight. Developers keep lying to you saying that households "only need one car...". With the current housing market, many households include multiple families just to be able to afford a roof over their heads. This means that there could be 3-4 cars for each household. PLEASE make sure future housing construction includes the ability to store 3-4 cars per house and not just one.	Housing
8-Apr	Online Survey	This is a fragile area; don't relax SEPA rules, don't build in the floodplain. Even "affordable housing" is beyond reach for minimum wage jobs (the most common job in our tourist economy); consider ADUs, allowing houses to turn into duplexes, Habitat for Humanity-type groups , etc to create low cost, small, efficient housing. Don't depend on developers; don't subsidize them with tax breaks. Make sure it stays low cost after the 1st sale, by size/simplicity or covenant. Most young people (our kids), long-time residents, retirees, etc. can't/ couldn't afford to live here. Everyone doesn't need a mega-house, but that's mainly what is currently built. Consider quads of small houses/duplexes etc. with shared lawn.	Housing
10-Apr	Online Survey	It seems like we need more affordable housing. But nobody wants it. I've lived in the valley for a long time, but it seems like when new people move here they think they should be the last ones to be able to have done that and they argue against anyone else coming here. Affordable housing is really important if we don't want our kids living with us until they are 40 years old. And we need low-income senior housing. The seniors who have lived here their whole lives are being taxed out of their homes and off their land. I would prefer to see four-plex style apartments rather than townhouses and condos. they use the space better for apartments, look better, are smaller/shorter.	Housing
11-Apr	Online Survey	I would appreciate it if there were more affordable housing options available in our area. Currently, it is quite challenging to recruit local retail staff, and many individuals have to commute from outside of our region.	Housing
11-Apr	Online Survey	Need an over 55 development like Trilogy in Redmond-	Housing
11-Apr	Online Survey	Housing development is unavoidable, of course everyone wants the small town look, but Seattle surroundings will not stop growing, so I'm in favor of development, just needs to be done with appropriate school zoning (i.e. do not bus Middle Schoolers from Carmichael St. all the way to Fall City!	Housing
11-Apr	Online Survey	Housing is unaffordable for any middle class person or family. The Cottage's were built for low income people but after a year you could sell and now the go for over half a million dollars. Plus, only around 150 were built.	Housing
11-Apr	Online Survey	I think Snoqualmie should consider joining the Network of Age Friendly Communities and States as you update the comprehensive plan. They go hand in hand and cover the eight domains of livability. https://www.aarp.org/livable-communities/network-age-friendly-communities/	Housing
11-Apr	Online Survey	My biggest concern is being priced out of Snoqualmie. When I can no longer afford the house I love because of taxes and just the cost to live here.	Housing
14-Apr	Online Survey	Please include plans for senior housing in Snoqualmie that contains single level homes 1500 square feet or less or condos that have an elevator. We've owned a home over 20 years, live our community and there's no place to downsize into.	Housing
14-Apr	Online Survey	Snoqualmie is a great place to live. Please keep in mind, senior, friendly facilities, and housing as you do your planning.	Housing
18-Apr	Online Survey	Tiny homes an ADU's should be allowed in as many places as possible in the City. smaller mortgages mean more folks hae a place to lie and work in the city.	Housing
18-Apr	Online Survey	more lower cost condominiums and apartments up in the ridge needed.	Housing

18-Apr	Online Survey	The need for Affordable & alternative housing needs to be addressed. I suggest more lenient guidelines for ADU's, duplexes, triplexes; as boomers age multigenerational housing options need to be considered	Housing
19-Apr	Online Survey	Valley needs to have an improved mix of housing. Green spaces should be retained and more focus on recreation.	Housing
19-Apr	Online Survey	Affordable housing needs to be a priority. Not everyone needs or wants a 2 story 4000 square foot house. Ramblers with no stairs, more apartments	Housing
20-Apr	Online Survey	I think we'd want to be careful to expand housing (especially making sure there are adequate affordable types of housing for both low wage workers and seniors) without putting a strain on local resources (water or roads, for example). A lot of the appeal of Snoqualmie is it being a nice mountain town with lots of nature and wilderness, I think we should be careful to preserve that with any building or land use choices. For example, make sure any commercial addition still has a lot of green space built into the land use plan (lots of trees in parking, between buildings, etc) rather than fully clearing a space for concrete parking lots. Essentially I support some moderate and smart growth plans that also emphasize us being a mountain town where the green spaces are valued and important. I also saw that at one point there was a plan to add a middle school to the Ridge? That seems like it would be worth revisiting.	Housing
26-Apr	Online Survey	Snoqualmie needs more affordable housing. Starter homes and homes that a teacher or nurse working locally could afford. Yes we want green space and private space for home owners but making sure that everyone that supports the economy of Snoqualmie can afford to live here is important. What isn't needed is more homeless beds. The problems that arise from the homeless shelter do not need to increased by making easier to be a non-contributing member of society.	Housing
8-May	Online Survey	Has gotten too crowded.	Housing
9-May	Online Survey	There should be more housing and old town should allow taller apartments and buildings - so should the ridge, same as millpond area. We are limited in growth and housing by the mountains and the snoqualmie tree farm. All new housing should be high quality and diverse in looks. Snoqualmie ridge is much more uniform that it could have been.	Housing
9-May	Online Survey	Master bedroom on the main floor should be included in any more developments. Stairs and elderly do not mix well. If there is a medical issue then stairs become a big issue .	Housing
10-May	Online Survey	I think that housing is getting too dense.	Housing
10-May	Online Survey	I'd like to see more affordable housing for working families.	Housing
13-May	Online Survey	We should have more mixed-use high-density housing on the Ridge	Housing
15-May	Online Survey	need to keep open space protected, establish more open space areas and build a budget to support and maintain these spaces. Housing is hard. My concern as a life long valley resident is vertical multi housing units obstructing sightlines (north bend as an example - near chinook lumber and cedar falls roundabout on north bend way) and tract housing development creating more sprawl and density. The big question really boils down to how is "enough" defined? What does that mean to future, sustainability and preserving why folks live here. If we continue to be an additive model (building and growing) we are also subtracting and taking away. Density goes up, parking is an issue, safety concerns, water and housing and businesses... we don't want to be an issaquah ridge... lets set boundaries and decide how to define "enough". Capacity and potential can be mis-leading, let us drive the car and decide what that is.	Housing
18-May	Online Survey	I'm concerned about all the trees being plowed down and all the new housing. I understand the housing shortage but please make the most of development so as not to destroy more forests. The forests are vital to this area.	Housing
27-May	Online Survey	I feel like Snoqualmie is built out. I'm not sure there's anymore room for houses...	Housing
1-Jul	Online Survey	Have lived here for over 20 overs and the growth has been expected and part of our ever growing community. What I see happening in downtown North Bend with various condos/townhouses is that the future for downtown Snoqualmie?	Housing
12-Oct	Online Survey	Snoqualmie is uniquely blessed with some of the highest incomes in the US and a gorgeous setting with the majority of the city population contained on the now built out ridge. One area that I would like to see developed is more housing for seniors both within the existing zoning as well as in a range of options like we see in Arizona. They have continuing care communities (privately developed but sometimes on donated land) that include independent, assisted living all the way through to nursing care and memory care.	Housing
12-Oct	Online Survey	We need more housing across the income spectrum to help accommodate the growth in the region.	Housing
22-Jul	Online Survey	I believe we need a stronger approach to homelessness and support in our community. There are such limited services that do not meet the demand. We have so much space and should have more transitional housing and entry level. Let's not let developers destroy every small home, let's remember some of us don't need McMansions and may want smaller homes on > 4000sf. We could repurpose some of those older smaller homes into small cottage communities that are affordable with common green space and within character. For example there is an amazing community in Redmond of smaller cottages, common gardens and alleys that allow for ample living by multiple generations and are not cookie-cutter. Please think about street design, runoff, and impact to utilities more critically as opposed to just density as the answer. Keep the character of our valley in tact. Also, we really need to invest in better winter preparedness. We do not have sufficient snow equipment for the streets and storms.	Housing
12-Oct	Online Survey	We are such a small community that is becoming increasingly tribal without a shared culture or values. We have wealthy techies from India in single family homes sending their kids to school with the lower income single parents with six kids in apartments as well as people who have lived here for over 20 years to those that come and go in a year or two but no real sense of community or ways to learn from each other or the history of our community. I hope that the city will look beyond "developing" the physical space to developing an actual sense of community during the next 10 years.	Housing
18-Oct	Open House	Place a very high priority on price of new housing matching wages of people who work in the city - store clerks, landscapers, etc.	Housing
18-Apr	Online Survey	No other concerns. Would love to help in any way possible.	Nice Comment

9-May	Online Survey	We moved here 2 yrs ago and think it's paradise. The people are so friendly. And it's beautiful.	Nice Comment
11-May	Online Survey	This is the best place to live - we love it	Nice Comment
7-Apr	Online Survey	I would LOVE if the William's addition can be put on city sewer!	
24-May	Online Survey	Would like to see some infill density added to downtown and across the River in the Mill district.	
12-Jul	Online Survey	We are very happy with our choice to move out of the city of Seattle and live in Snoqualmie. We are looking forward to being lifelong residents and active members of the community.	Nice Comment
18-Oct	Open House	Creating infrastructure to include transit-oriented development for underserved and low-income families	Housing
18-Oct	Open House	Not intersted in building more buildings in this area to accommodate more people and take away the natural beauty/outdoor feel here. There is always Issaquah.	Housing
18-Oct	Open House	Affordable housing is necessary, but where will this happen? How many units? How will this impact our already taxed roads, services, schools. The water displacement must be a concern and a priority.	Housing
18-Oct	Open House	Are there cost-effective ways to build affordable housing? Its becoming a challenge for people to move here.	Housing