Text

GOAL HO 2: A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from all economic levels, age groups and household make-ups to live within the City and provides housing to meet the needs

Housing Goal - 4 of local employees.

GOAL HO 3: Maintain a sufficient amount of quality affordable housing with

Housing Goal - 4 healthy living environments

GOAL HO 4: Support sustainable housing design through Housing Goal - 4 construction regulations, education, and partnerships.

Proposed Implementation Actions and Policies

#	Text	Related Existing Policy	LDC Comments
Diverse Housing Section	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.	4.2.1	
Diverse Housing Section	Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.	4.2.2	
Diverse Housing Section	In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.	4.2.3	
Diverse Housing Section	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.	4.2.4	
Diverse Housing Section	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.	4.2.5	
Diverse Housing Section	Consider allowing more senior housing in the City, where appropriate, with existing incentives.	4.2.5	
Diverse Housing Section	Support the development of 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.	4.2.7	
Affordable Housing Section	Work towards meeting the targets established and defined in the Countywide Planning Policies for moderate, low, very low, and extremely low-income housing as a percentage of projected overall household inventory.	4.3.1	
Affordable Housing Section	Work towards meeting the targets established and defined in the Countywide Planning Policies for emergency housing, emergency shelters, and permanent supportive housing.	NE	W
Affordable Housing Section	Work with the community to plan for, create, and retain affordable housing.	4.3.2	
Affordable Housing Section	Apply for housing funds available to assist in the development or improvement of affordable housing.	4.3.2	

Proposed Implementation Actions and Policies

#	Text	Related Existing Policy	LDC Comments
Affordable Housing Section	To the maximum extent feasible, require affordable housing to be: provided in new Mixed Use, Planned Residential and Innovative Development district projects that include an appropriate mix of rental and owner-occupied units that are made available to people with low-, very low-, and extremely low-incomes.	4.3.4	
Affordable Housing Section	Offer strategies and mechanisms such as density bonuses and, where allowed by law, tax waivers and relief from development fees, to encourage low, very low, and extremely low-income housing development.	4.3.6	
Affordable Housing Section	Utilize Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs. Consider offering favorable ground lease terms on city-owned land to CLTs.	4.3.8	
Sustainable Design and Construction	Support the use of high quality, durable, 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 maintenance costs, energy use and impact on natural resources.	4.4.1	
Sustainable Design and Construction	Lower the cost of daily housing expenses by raising public awareness on green housing renovation options and energy conservation practices.	4.4.2	
Sustainable Design and Construction	Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.	4.4.2	
Sustainable Design and Construction	Consider keeping short subdivision and small redevelopments more affordable by providing alternative streetscape improvement, open space and recreation amenities requirments.	4.4.3	
Sustainable Design and Construction	Consider exempting affordable housing types from FAR regulations and adding a minimum density where those housing types are allowed.	4.4.4	
Sustainable Design and Construction	Consider keeping short subdivision and small redevelopments more affordable by providing alternative streetscape improvement, open space and recreation amenities requirments.	4.4.3	

GOAL HO 2: A sufficient		
mix of housing types, sizes,		
costs and densities enables		
current and future citizens		
from a wide range of economic levels, age groups		
and household make-ups to	GOAL HO 3: Maintain a	GOAL HO 4: Support sustainable
live within the City and	sufficient amount of quality	housing design through
provides housing to meet the	affordable housing with	construction regulations,
needs of local employees.	healthy living environments	education, and partnerships.
		Support the use of high quality, durable,
Create a supportive environment for		and low-maintenance building materials, high-efficiency energy
innovative housing	Work towards meeting the targets	systems, and
that promotes City goals for	established and defined in the	environmentally responsible building
affordability and housing to meet diverse household sizes, types	Countywide Planning Policies for moderate, low, very low, and	principles in all new housing and renovation projects to reduce housing
and age ranges by	extremely low-income housingas a	operation and maintenance
considering flexibility in density and design standards.	percentage of projected overall household inventory.	costs, energy use and impact on natural resources.
Allow accessory dwelling units and	nouscribia inventory.	Promote and raise public awareness of
small-lot housing with		options for lower daily housing expenses,
regulations that minimize procedural requirements and	Work with the community to plan for, create, and retain affordable	available tax incentives for green housing renovations and energy conversation
address neighborhood compatibility.	housing.	practices.
In residential areas with allowages		Consider keeping short subdivisions and
In residential areas with alley access, incentivize and allow for		small redevelopments more affordable by providing alternative
small-lot and cottage housing subject		streetscape improvement, open
to regulations to address issues of neighborhood compatibility.	assist in the development or improvement of affordable housing.	space, and recreation amenities requirements.
issues of neighborhood compatibility.	To the maximum extent feasible,	requirements.
Support the siting and operating of	require affordable housing to be	
emergency, transitional and permanent supportive housing, and	provided in new Mixed Use, Planned Residential and Innovative	
ensure that sufficient land is	Development district projects that	
zoned to allow their location near	include a mix of rental and owner-	Consider making affordable housing types
shops, services and transit, prioritizing locations near historically	occupied units, that are made available to people with low-, very	exempt from Floor Area Ratio (FAR) regulations and adding minimum density to
underserved populations.	low-, and extremely low incomes.	areas where affordable housing is allowed.
Allow and encourage a range of housing types for seniors, such as	Offer strategies and mechanisms	
independent living, various degrees of		
assisted living, and skilled	allowed by law, tax waivers and	
nursing care facilities to increase opportunities for seniors to live	relief from development fees, to encourage low, very low, and	Promote awareness of green housing renovation options and energy
in accessible housing with nearby	extremely low-income housing	conservation practices that lower the cost
services.	development.	of daily housing expenses.
	Utilize Community Land Trusts (CLTs) as a tool for addressing the	
	community's affordable housing	
Consider allowing more senior housing in the City, where	needs. Consider offering favorable ground lease terms on city-owned	
appropriate, with existing incentives.	land to CLTs	
	Continue to	
	Continue to support low-income housing with exempt impact	
	fees for development types, for	
Support the development of rental	example:	
apartments in locations that encourage a healthy lifestyle and are	 ADU's, transitional housing facilities, 	
appropriate for families	shelters for temporary placement,	
with children, including the provision	community residential facilities,	
of services, recreation and other amenities.	senior housing, andtiny homes	
	Consider recommendations from	
	the Snoqualmie Valley Housing Taskforce to further	
	promote affordable housing.	
	Support the local workforce	
	(educational employees, first responders, retail clerks, casino	
	employees) with housing.	
	Cooperate with -th	
	Cooperate with 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.	

#	Text
	Create a supportive environment for innovative housing
Diverse Housing	that promotes City goals for affordability and housing to
Section	meet diverse household sizes, types and age ranges by
	considering flexibility in density and design standards.
a	Allow accessory dwelling units and small-lot housing with
Diverse Housing	regulations that minimize procedural requirements and
Section	address neighborhood compatibility.
5	In residential areas with alley access, incentivize and allow for
Diverse Housing	small-lot and cottage housing subject to regulations to address
Section	issues of neighborhood compatibility.
	Support the siting and operating of emergency, transitional and
Diverse Housing	permanent supportive housing, and ensure that sufficient land is
Section	zoned to allow their location near shops, services and transit,
	prioritizing locations near historically underserved populations.
	Allow and encourage a range of housing types for seniors, such as
Diverse Housing	independent living, various degrees of assisted living, and skilled
Section	nursing care facilities to increase opportunities for seniors to live
	in accessible housing with nearby services.
Diverse Housing	Consider allowing more senior housing in the City, where
Section	appropriate, with existing incentives.
	Support the development of rental apartments in locations that
Diverse Housing	encourage a healthy lifestyle and are appropriate for families
Section	with children, including the provision of services, recreation and
	other amenities.
	Continue to support low-income housing with exempt impact
	fees for development types, for example:
	• ADU's,
Affordable Housing	• transitional housing facilities,
Section	• shelters for temporary placement,
	• community residential facilities,
	• senior housing, and
	• tiny homes
Affordable Housing	Consider recommendations from the Snoqualmie Valley
Section	Housing Taskforce to further promote affordable housing.
Affordable Housing	Support the local workforce (educational employees, first
Section	responders, retail clerks, casino employees) with housing.
	Work towards meeting the targets established and defined in the
Affordable Housing	Countywide Planning Policies for moderate, low, very low, and
Section	extremely low-income housingas a percentage of projected overall
	household inventory.
Affordable Housing	Work with the community to plan for, create, and retain affordable
Section	housing.
Affordable Housing	Apply for housing funds available to assist in the development or
Section	improvement of affordable housing.
	To the maximum extent feasible, require affordable housing to be:
Affordable Housing	provided in new Mixed Use, Planned Residential and Innovative
Section	Development district projects that include an appropriate mix of rental
30000011	and owner-occupied units that are made available to people with low-,
	very low-, and extremely low-incomes.

	Offer strategies and mechanisms such as density bonuses and, where
Affordable Housing	allowed by law, tax waivers and relief from development fees, to
Section	encourage low, very low, and extremely low-income housing
	development.
Affordable Housing	Utilize Community Land Trusts (CLTs) as a tool for addressing the
Section	community's affordable housing needs. Consider offering favorable
300000	ground lease terms on city-owned land to CLTs.
	Cooperate with other government entities, non-profit housing
Affordable Housing	organizations, and housing developers, to research and develop
Section	alternative means for keeping affordable housing affordable, so
Section	that units do not immediately appreciate beyond the reach of
	applicable income levels.
	Provide housing inspections and code compliance to ensure the continued safety and viability of rental
Sustainable Design	housing.
and Construction	Allow for voluntary compliance efforts, which help property owners to bring existing housing into
Section	compliance and avoid displacement through condemnation. (Displacement risk)
	Support the use of high quality, durable, and low-maintenance
Sustainable Design	building materials, high-efficiency energy systems, and
and Construction	environmentally responsible building principles in all new housing and
Section	renovation projects to reduce housing operation and maintenance
	costs, energy use and impact on natural resources.
Sustainable Design	Lower the cost of daily housing expenses by raising public awareness
and Construction	on green housing renovation options and energy conservation
Section	practices.
Sustainable Design	p. detices.
and Construction	Promote awareness of green housing renovation options and energy
Section	conservation practices that lower the cost of daily housing expenses.
Sustainable Design	Consider keeping short subdivisions and small redevelopments more
and Construction	affordable by providing alternative streetscape improvement, open
Section	space, and recreation amenities requirements.
Sustainable Design	Consider exempting affordable housing types from FAR
and Construction	regulations and adding a minimum density where those housing
Section	types are allowed.
Section	types are anowed.

GOAL HO 2: A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from a wide range of economic levels, age groups and household make-ups to live within the City and provides housing to

Housing Goal - 4 meet the needs of local employees.

GOAL HO 3: Maintain a sufficient amount of quality affordable housing with

Housing Goal - 4 healthy living environments

GOAL HO 4: Support sustainable housing design through Housing Goal - 4 construction regulations, education, and partnerships.

#	Text	Related Existing Policy	LDC Comments
Diverse Housing Section	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.	4.2.1	
Diverse Housing Section	Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.	4.2.2	
Diverse Housing Section	In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.	4.2.3	
Diverse Housing Section	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.	4.2.4	
Diverse Housing Section	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.	4.2.5	
Diverse Housing Section	Consider allowing more senior housing in the City, where appropriate, with existing incentives.	4.2.5	
Diverse Housing Section	Support the development of 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.	4.2.7	
Affordable Housing Section	Work towards meeting the targets established and defined in the Countywide Planning Policies for moderate, low, very low, and extremely low-income housingas a percentage of projected overall household inventory.	4.3.1	
Affordable Housing Section	Work with the community to plan for, create, and retain affordable housing.	4.3.2	
Affordable Housing Section	Apply for housing funds available to assist in the development or improvement of affordable housing.	4.3.2	
Affordable Housing Section	To the maximum extent feasible, require affordable housing to be: provided in new Mixed Use, Planned Residential and Innovative Development district projects that include an appropriate mix of rental and owner-occupied units that are made available to people with low-, very low-, and extremely low-incomes.	4.3.4	

Proposed Implementation Actions and Policies

#	Text	Related Existing Policy	LDC Comments
Affordable Housing Section	Offer strategies and mechanisms such as density bonuses and, where allowed by law, tax waivers and relief from development fees, to encourage low, very low, and extremely low-income housing development.	4.3.6	
Affordable Housing Section	Utilize Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs. Consider offering favorable ground lease terms on city-owned land to CLTs.	4.3.8	
Sustainable Design and Construction	Support the use of high quality, durable, 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 maintenance costs, energy use and impact on natural resources.	4.4.1	
Sustainable Design and Construction	Lower the cost of daily housing expenses by raising public awareness on green housing renovation options and energy conservation practices.	4.4.2	
Sustainable Design and Construction	Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.	4.4.2	
Sustainable Design and Construction	Consider keeping short subdivision and small redevelopments more affordable by providing alternative streetscape improvement, open space and recreation amenities requirments.	4.4.3	
Sustainable Design and Construction	Consider exempting affordable housing types from FAR regulations and adding a minimum density where those housing types are allowed.	4.4.4	
Sustainable Design and Construction	Consider keeping short subdivision and small redevelopments more affordable by providing alternative streetscape improvement, open space and recreation amenities requirments.	4.4.3	

#	Text	Related Existing Policy	LDC Comments
Diverse Housing Section	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.	4.2.1	
Diverse Housing Section	Support the siting and operating of emergency, transitional and permanent special needs housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.	4.2.4	
Diverse Housing Section	Support the development of 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.	4.2.7	
Affordable Housing Section	Work towards meeting the targets established and defined in the Countywide Planning Policies for moderate, low, very low, and extremely low-income housing as a percentage of projected overall household inventory.	4.3.1	
Affordable Housing Section	Work with the community to plan for, create, and retain affordable housing. Apply for housing funds available to assist in the development or improvement of affordable housing.	4.3.2	
Affordable Housing Section	Cooperate with 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.	4.3.5	
Affordable Housing Section	Offer strategies and mechanisms such as density bonuses and, where allowed by law, tax waivers and relief from development fees, to encourage low, very low, and extremely low-income housing development.	4.3.6	
Affordable Housing Section	Exempt impact fees for development types with little to no impact on surrounding public schools, for example: •ADU's, •transitional housing facilities, •shelters for temporary placement, •community residential facilities, •senior housing, and •tiny homes	4.3.7	
Sustainable Design and Construction Section	Support the use of high quality, durable, 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 maintenance costs, energy use and impact on natural resources.	4.4.1	
Sustainable Design and Construction Section	Lower the cost of daily housing expenses by raising public awareness on green housing renovation options and energy conservation practices.	4.4.2	

Goal HO 4.2: A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from a wide range of economic levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.

Goal HO 4.3: A sufficient amount of quality affordable housing with healthy living environments is available to meet the needs of low and moderate-income residents, and provide the opportunity for our business' lower-wage employees to live within the City.

Goal HO 4.4: The City supports sustainable housing design through applicable code, programs, partnerships and educational efforts.

Housing Policies

Existing Section	Existing Policy #	Text	Action
Diverse Housing	4.2.1	Encourage innovative housing that helps promote City goals for affordability, high-quality sustainable design, and housing to meet diverse household sizes, types and age ranges, and consider flexibility in density and design standards to support such projects.	Revise
Diverse Housing	4.2.2	Encourage accessory dwelling units and small-lot housing through appropriate regulation and incentive programs, with regulations that minimize procedural requirements and address neighborhood compatibility.	Revise
Diverse Housing	4.2.3	In residential areas with alley access, encourage and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility, such as reduced or aggregated parking areas, streetscape orientation, common amenities and open space.	Revise
Diverse Housing	4.2.4	Assure that land use regulations allow for the siting and operating of emergency, transitional and permanent special needs housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit.	Revise
Diverse Housing	4.2.5	To increase opportunities for seniors to live in accessible housing with nearby services, allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities, and provide incentives for developing senior housing such as reduced or waived permit fees, density bonuses and reduced parking requirements.	Revise
Diverse Housing	4.2.6	Require some number of living units in Planned Residential zones to be designed with Universal Design principles, so that there is at least one no-step entrance, the master bedroom suite or all bedrooms are on the ground floor and the floor plan is wheelchair-friendly.	Implementation Item
Diverse Housing	4.2.7	Support the development of rental apartments that are appropriate for families with children, including the provision of services, recreation and other amenities as feasible.	Revise

Housing Policies

Existing Section	Existing Policy #	Text	Action
Affordable Housing	4.3.1	Strive to meet the targets established and defined in the Countywide Planning Policies for low- and moderate-income housing as a percentage of projected overall household inventory.	Revise
Affordable Housing	4.3.2	Work with County, State, Federal and non-profit organizations to create and retain affordable housing, and apply for federal and state housing funds available to assist in the development or improvement of affordable housing.	Revise
Affordable Housing	4.3.3	Evaluate the supply and condition of affordable housing in the City every five years to measure the effectiveness of City housing policies, regulations and incentives and provide assistance to retain low income units where feasible.	Revise
Affordable Housing	4.3.4	To the maximum extent feasible, require affordable housing to be: provided in new Mixed Use, Planned Residential and Innovative Development district projects; either proximal to services or dispersed throughout new developments; and include an appropriate mix of rental and owner-occupied units that are made available to people with qualifying incomes	Revise
Affordable Housing	4.3.5	With the cooperation of other government entities, non-profit housing organizations, and housing developers, investigate alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels.	Revise
Affordable Housing	4.3.6	Consider strategies and mechanisms such as density bonuses, expedited permit processes, and where allowed by law, tax waivers and relief from development fees, to encourage very low- and low-income housing development.	Revise

Housing Policies

Existing Section	Existing Policy #	Text	Action
Affordable Housing	4.3.7	Grant priority in the development review process for projects providing 15 percent or more of the proposed residential units as affordable units.	Revise
Affordable Housing	4.3.8	Encourage development and utilization of Community Land Trusts as one tool for addressing the community's affordable housing needs.	Revise
Sustainable Design and Construction	4.4.1	To reduce housing operation and maintenance costs, energy use and impact on natural resources, encourage the use of high quality, durable, and low-maintenance building materials, high-efficiency energy systems, and environmentally responsible building principles in all new housing and renovation projects.	Revise
Sustainable Design and Construction	4.4.2	Provide education to citizens on green housing renovation options and energy conservation.	Revise
Sustainable Design and Construction	4.4.3	Require new housing developments to provide streetscape improvements, open space, and recreation amenities to support the City's urban forest goals, establish a sense of neighborhood cohesion and permanence, and promote community distinctiveness.	Revise
Sustainable Design and Construction	4.4.4	Utilize floor area ratio and other standards as appropriate to promote housing that is affordable, in-scale with the lot, and has reduced environmental impacts over its lifetime.	Revise
Sustainable Design and Construction	4.4.5	Maintain a Housing Inspection and Code Enforcement Program to ensure the continued safety and viability of rental housing, with annual Building Department inspections.	Revise