

The Planning Commission unanimously recommends that the Community Development Committee APPROVE the proposed goals, and policies for the Housing Element for the 2044 Snoqualmie Comprehensive Plan and transmit them to the City Council for consideration.

It is the recommendation of the Planning Commission to approve proposed goals and policies for the Housing Element as presented in Attachment A.

RECOMMENDED BY THE CITY OF SNOQUALMIE PLANNING COMMISSION ON THE 2ND OF OCTOBER 2023.

<u><i>Luke Marusiak</i></u> <small>Luke Marusiak (Oct 9, 2023 21:00 PDT)</small>	Oct 9, 2023
Luke Marusiak	Date
Planning Commission Chair	
Attest by:	
<u><i>Ashley Wragge</i></u> <small>Ashley Wragge (Oct 6, 2023 14:01 PDT)</small>	Oct 6, 2023
Ashley Wragge	Date
Planning Technician	

1. 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.

- a. 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.
- b. Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.
- c. In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.
- d. 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.
- e. 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.
- f. Consider allowing more senior housing in the City, where appropriate, with existing incentives.
- g. 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.

2. Maintain a sufficient amount of quality affordable housing with healthy living environments.

- a. 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.
- b. Work with the community to plan for, create, and retain affordable housing.
- c. Apply for housing funds available to assist in the development or improvement of affordable housing.
- d. To the maximum extent feasible, require affordable housing to be provided in new Mixed Use, Planned Residential and Innovative Development district 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.
- e. 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.
- f. 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.
- g. 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, and
 - vi. tiny homes
- h. Consider recommendations from the Snoqualmie Valley Housing Taskforce to further promote affordable housing.
- i. Support the local workforce (educational employees, first responders, retail clerks, hospitality employees) with housing.
- j. 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.

3. Support sustainable housing design through construction regulations, education, and partnerships.

- a. Promote 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.
- b. Raise awareness of the benefits of green housing renovations, including: waste reduction and recycling, energy efficiency, using salvaged or local materials as well as tax incentives.
- c. Promote the reduction of daily housing cost through energy conservation practices.
- d. Consider keeping short subdivisions and small redevelopments more affordable by providing alternative streetscape improvement, open space, and recreation amenities requirements.
- e. Consider making affordable housing types exempt from Floor Area Ratio (FAR) regulations and adding minimum density to areas where affordable housing is allowed.

