

The City of Snoqualmie Comprehensive Plan 2024 Update The Housing Element



Washington State Law requires a Housing Element to the City of Snoqualmie's Comprehensive Plan

Under RCW 36.70A.070 – Mandatory Elements:

A housing element ensuring the vitality and character of established residential neighborhoods

Housing Element Background



New Legislation:

HB 1220 – Housing requirements for all income levels, equity and displacement risk, supporting emergency shelters and housing through local planning and development regulations.

HB 1337 – Expanding housing options by easing barriers to the construction and use of accessory dwelling units.

Housing Element Background



New GMA requirements include language for:

- moderate, low, very low, and extremely low-income households
- racially disparate impacts, displacement and exclusionary policies
- antidisplacement policies

Intro to the Housing Element



General Approach

- Remove duplicative policies
- Combine policies where possible to improve clarity
- Update policy language consistent with changes to Countywide Planning Policies and state law
- Revise policies with findings from the Housing Strategy Plan and Middle Housing Analysis

Draft Housing Policies

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.
- Support the development of healthy affordable rental apartments that are appropriate for families with children, including the provision of services, recreation and other amenities as feasible.
- 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.

Draft Housing Policies 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.
- 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.

Draft Housing Policies

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.
- 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.

Draft Housing Policies

Affordable Housing Section



- Continue to exempt impact fees for:
 - shelters for temporary placement, relocation facilities, transitional housing facilities, and community residential facilities,
 - ADU's,
 - senior housing, and
 - residential units as affordable units that meet the AMI for low, very low, and extremely low-income groups.

Draft Housing Policies

Sustainable Design and Construction



- Incentivize 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.
- Lower the cost of daily housing expenses by raising public awareness on green housing renovation options and energy conservation practices.

Questions and Discussion



Thank you

