



# 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)

## STAFF MEMORANDUM

To: Planning Commission  
From: Andrew Levins, Land Use Planning Consultant  
Date: April 15, 2024  
Subject: House Bill 1220: Transitional and Supportive Housing Code Updates

**Changes to state law require cities to not prohibit permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters in certain zones.**

### 1. BACKGROUND:

In 2021, the Washington State Legislature passed and the Governor signed HB 1220, amending RCW 35A.21.430 and RCW 35.21.683 requiring cities to plan for and accommodate housing affordable to all segments of the population as part of their Comprehensive Plans. HB 1220 also requires that:

- Cities must not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed, and
- Cities must not prohibit indoor emergency shelters and indoor emergency housing in any zone in which hotels are allowed no later than September 30, 2021.

A SEPA checklist was prepared on April 1, 2024 and a Determination of Non-Significance was issued on April 3, 2024. The comment period for DNS started on April 3 and will conclude on April 16. The changes proposed to the SMC are described in Attachment 1, "Strikeout and Underline Draft Amendments."

### 2. ANALYSIS:

Attachment 2, "HB 1220 Crosswalk Matrix," summarizes the reasoning for the specific changes proposed to the SMC. In addition to the required changes to the SMC, HB 1220 also requires that the City of Snoqualmie update its Comprehensive Plan Housing Element to "plan for and accommodate" housing affordable to all income levels. This Comprehensive Plan update is part of a separate effort and not under consideration of the Planning Commission as part of this current update to the SMC.

Though enacted in 2021, the City of Snoqualmie has not yet achieved compliance with HB 1220. The SMC currently identifies "shelters for temporary placement" and "special needs housing" as uses that provide housing to persons on a temporary basis for a duration not to exceed four weeks. These uses alone are insufficient to meet State requirements, which mandate the City of Snoqualmie specifically address emergency shelters, emergency housing, transitional supportive housing, and permanent supportive housing in the SMC. The amendments proposed in Attachment 1 and summarized in Attachment 2 are intended to bring the SMC into compliance with the requirements of HB 1220. Staff has confirmed with Commerce that the proposed amendments are acceptable and would achieve compliance with HB 1220.

The requirements of HB 1220 apply to all cities planning under the GMA or Planning Enabling Act, and are not intended to address a specific deficiency in the way that the City of Snoqualmie currently addresses housing insecurity in its code. Instead, the requirements of HB 1220 broadly establish a statewide “floor” for the types of uses that each City must allow in an effort to expand the types of assistance available statewide. Staff has evaluated the requirements of HB 1220 and determined that the SMC currently does not achieve compliance with State requirements. Staff has generated a detailed analysis comparing the requirements of HB 1220 with the portions of the SMC that must be modified (Attachment 2) to achieve compliance. The proposed approach and changes to the SMC have been confirmed with the Department of Commerce to meet the requirements of HB 1220.

**3. NEXT STEPS:**

This is a category 3 decision, requiring an open-record hearing with recommendation by the Planning Commission and decision by City Council. Staff recommends the Snoqualmie Planning Commission open the public hearing for this item for discussion. Staff also recommends that the Planning Commission recommend the proposed SMC amendments as described in Attachment 1 for approval by the City Council at a future closed record public hearing.

**ATTACHMENTS:**

1. Strikeout and Underline Draft Amendments
2. HB 1220 Crosswalk Matrix