



# **AFFORDABLE HOUSING WORKSHOP**

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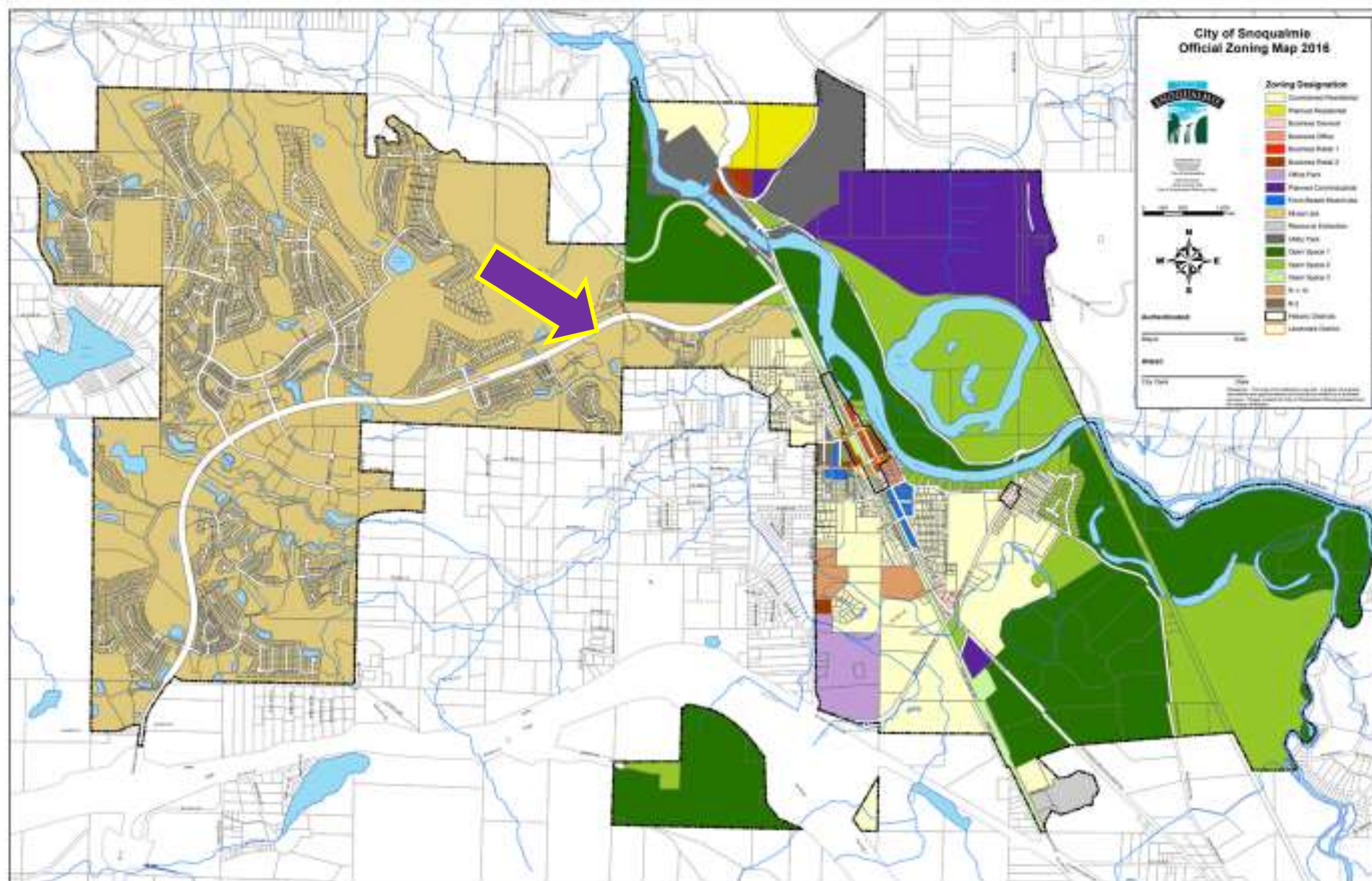
Snoqualmie City Council

November 27, 2023

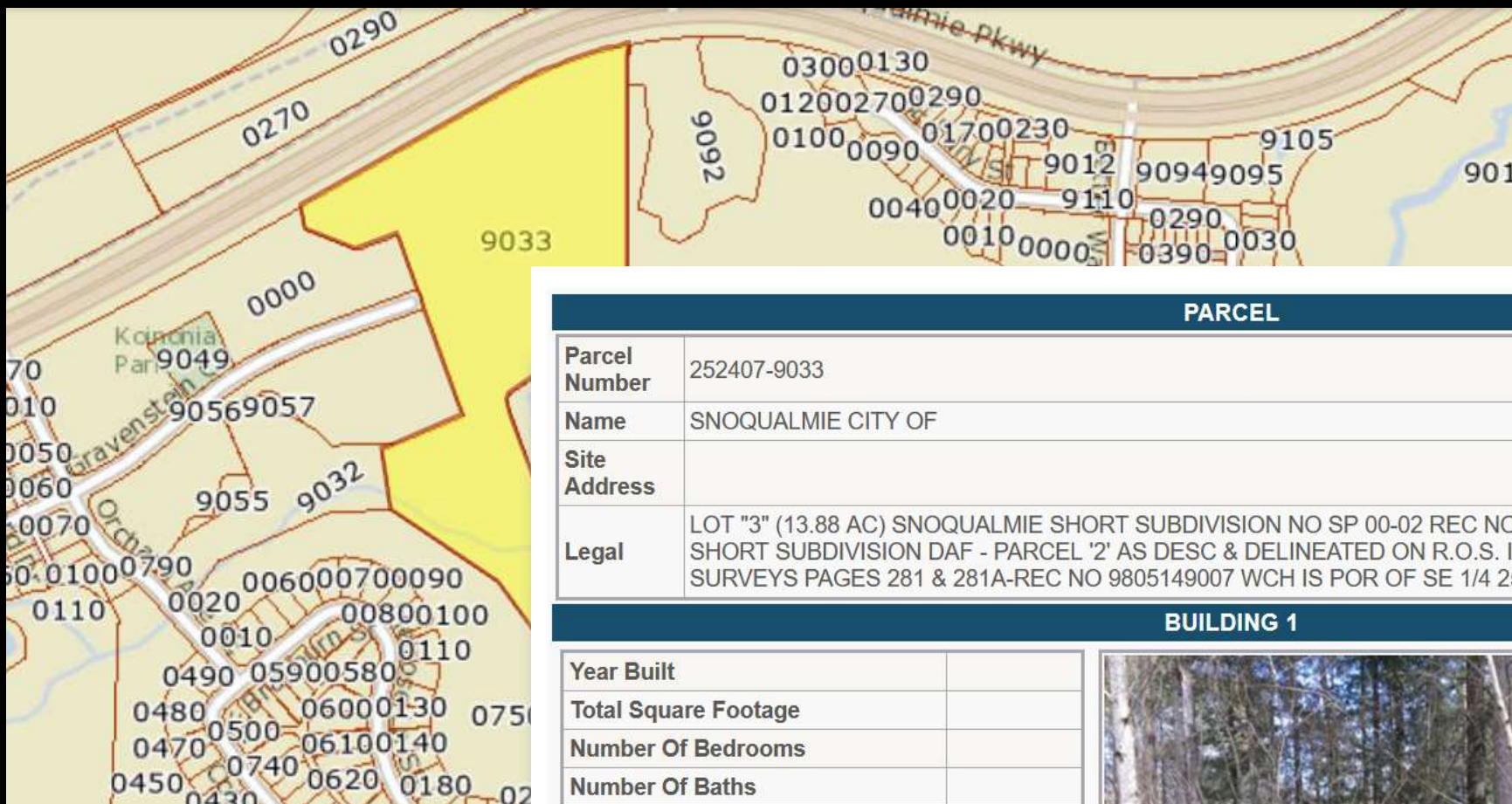
## Considerations:

- Availability of City-Owned Parcels
- Access to Public Transportation
- Walkability
- Existing Infrastructure
- Development Time
- “Missing Middle Housing”







**PARCEL**

<b>Parcel Number</b>	252407-9033
<b>Name</b>	SNOQUALMIE CITY OF
<b>Site Address</b>	
<b>Legal</b>	LOT "3" (13.88 AC) SNOQUALMIE SHORT SUBDIVISION NO SP 00-02 REC NO 20001114900003 SD SHORT SUBDIVISION DAF - PARCEL '2' AS DESC & DELINEATED ON R.O.S. IN VOL 121 OF SURVEYS PAGES 281 & 281A-REC NO 9805149007 WCH IS POR OF SE 1/4 25-24-07

## BUILDING 1

Year Built	
Total Square Footage	
Number Of Bedrooms	
Number Of Baths	
Grade	
Condition	
Lot Size	604613
Views	No
Waterfront	





# Proposed 2023-2024 Amended Biennial Budget Ordinance Table

Fund #	Fund Name	Est. 2023 Beginning Fund Balance	Est. 2023 Sources	Est. 2023 Uses	Est. 2023 Ending Fund Balance	Est. 2024 Sources	Est. 2024 Uses	Est. 2024 Ending Fund Balance	Total 2023-2024 Est. Sources	Total 2023-2024 Uses (Appropriation)
001	General Fund	\$ 4,423,674	\$ 20,681,954		\$ 1,662,668	\$ 21,848,782		\$ 1,946,402	\$ 42,530,736	
	Administrative Departments <sup>1</sup>			\$ 5,500,484			\$ 5,637,667			\$ 11,138,151
	Police (Snoqualmie)			\$ 5,207,692			\$ 5,390,813			\$ 10,598,505
	Fire & Emergency Management			\$ 4,121,971			\$ 4,261,862			\$ 8,383,832
	Parks Maintenance			\$ 1,862,517			\$ 1,845,018			\$ 3,707,535
	Community Development <sup>2</sup>			\$ 2,275,257			\$ 2,498,294			\$ 4,773,551
	Streets Maintenance			\$ 1,047,448			\$ 1,105,101			\$ 2,152,549
	Non-Departmental <sup>3</sup>			\$ 3,427,592			\$ 826,293			\$ 4,253,884
002	Reserve Fund	\$ 2,726,625	\$ 210,497	\$ -	\$ 2,937,122	\$ 92,949	\$ -	\$ 3,030,071	\$ 303,446	\$ -
	<b>Total General Fund</b>	<b>\$ 7,150,300</b>	<b>\$ 20,892,451</b>	<b>\$ 23,442,961</b>	<b>\$ 4,599,790</b>	<b>\$ 21,941,731</b>	<b>\$ 21,565,047</b>	<b>\$ 4,976,474</b>	<b>\$ 42,834,182</b>	<b>\$ 45,008,008</b>
012	Arts Activities Fund	\$ 48,578	\$ 52,094	\$ 60,856	\$ 39,816	\$ 28,217	\$ 37,136	\$ 30,897	\$ 80,311	\$ 97,992
014	North Bend Police Services Fund	\$ 244,924	\$ 2,425,603	\$ 2,573,165	\$ 97,362	\$ 2,568,379	\$ 2,665,741	\$ -	\$ 4,993,982	\$ 5,238,906
018	Deposits Reimbursement Control Fund	\$ 21,266	\$ 10,358	\$ 10,358	\$ 21,266	\$ 10,358	\$ 10,358	\$ 21,266	\$ 20,716	\$ 20,716
020	School Impact Fee Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Total Managerial Funds</b>	<b>\$ 314,767</b>	<b>\$ 2,488,055</b>	<b>\$ 2,644,379</b>	<b>\$ 158,443</b>	<b>\$ 2,606,954</b>	<b>\$ 2,713,235</b>	<b>\$ 52,163</b>	<b>\$ 5,095,009</b>	<b>\$ 5,357,614</b>
110	Hotel/Motel Tax Fund	\$ 147,700	\$ 140,190	\$ 175,000	\$ 112,890	\$ 139,601	\$ 175,000	\$ 77,491	\$ 279,791	\$ 350,000
118	Drug Enforcement Fund	\$ 10,200	\$ 5,172	\$ 5,172	\$ 10,200	\$ 5,172	\$ 5,172	\$ 10,200	\$ 10,344	\$ 10,344
123	Opioid Settlement Fund	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -
131	Affordable Housing Fund	\$ 898,936	\$ 564,121	\$ 132,000	\$ 1,331,057	\$ 394,121	\$ -	\$ 1,725,178	\$ 958,242	\$ 132,000
144	Home Elevation Fund	\$ -	\$ 1,468,000	\$ -	\$ 1,468,000	\$ -	\$ -	\$ 1,468,000	\$ 1,468,000	\$ -
150	ARPA Covid Local Recovery Fund	\$ 2,244,095	\$ 28,327	\$ 1,139,516	\$ 1,132,906	\$ 9,454	\$ 1,142,360	\$ -	\$ 37,781	\$ 2,281,876
	<b>Total Special Revenue Funds</b>	<b>\$ 3,300,932</b>	<b>\$ 2,225,810</b>	<b>\$ 1,451,688</b>	<b>\$ 4,075,053</b>	<b>\$ 548,348</b>	<b>\$ 1,322,532</b>	<b>\$ 3,300,869</b>	<b>\$ 2,774,158</b>	<b>\$ 2,774,220</b>
310	Non-Utilities Capital Fund	\$ 20,100,000	\$ 16,027,950	\$ 18,655,588	\$ 17,472,362	\$ 5,407,400	\$ 21,035,946	\$ 1,843,816	\$ 21,435,350	\$ 39,691,534
350	ERP Project Fund	\$ -	\$ 1,181,579	\$ 742,834	\$ 438,745	\$ 200,083	\$ 488,828	\$ 150,000	\$ 1,381,662	\$ 1,231,662
	<b>Total Capital Funds</b>	<b>\$ 20,100,000</b>	<b>\$ 17,209,529</b>	<b>\$ 19,398,422</b>	<b>\$ 17,911,107</b>	<b>\$ 5,607,483</b>	<b>\$ 21,524,774</b>	<b>\$ 1,993,816</b>	<b>\$ 22,817,012</b>	<b>\$ 40,923,196</b>
401	Water Operations Fund	\$ 1,635,856	\$ 5,190,814	\$ 5,480,981	\$ 1,345,689	\$ 5,504,819	\$ 5,804,411	\$ 1,046,098	\$ 10,695,634	\$ 11,285,392
402	Sewer Operations Fund	\$ 786,844	\$ 6,447,608	\$ 6,308,480	\$ 925,972	\$ 6,713,795	\$ 6,761,796	\$ 877,971	\$ 13,161,403	\$ 13,070,276
403	Stormwater Operations Fund	\$ 984,709	\$ 2,850,899	\$ 3,260,430	\$ 575,178	\$ 3,063,483	\$ 3,223,527	\$ 415,134	\$ 5,914,382	\$ 6,483,957
417	Utilities Capital Fund	\$ 19,400,000	\$ 10,502,385	\$ 9,026,949	\$ 20,875,436	\$ 14,773,142	\$ 20,625,096	\$ 15,023,482	\$ 25,275,527	\$ 29,652,045
	<b>Total Enterprise Funds</b>	<b>\$ 22,807,410</b>	<b>\$ 24,991,706</b>	<b>\$ 24,076,840</b>	<b>\$ 23,722,276</b>	<b>\$ 30,055,239</b>	<b>\$ 36,414,830</b>	<b>\$ 17,362,685</b>	<b>\$ 55,046,945</b>	<b>\$ 60,491,670</b>
501	Equipment Replacement & Repair Fund	\$ 2,384,697	\$ 2,068,177	\$ 2,586,278	\$ 1,866,596	\$ 1,622,125	\$ 1,028,835	\$ 2,459,886	\$ 3,690,302	\$ 3,615,113
502	Information Technology Fund	\$ 2,251,692	\$ 2,657,771	\$ 3,877,961	\$ 1,031,502	\$ 2,671,609	\$ 3,059,118	\$ 643,994	\$ 5,329,380	\$ 6,937,078
510	Facilities Maintenance Fund	\$ 711,374	\$ 914,845	\$ 1,424,153	\$ 202,066	\$ 723,497	\$ 722,587	\$ 202,976	\$ 1,638,342	\$ 2,146,740
	<b>Total Internal Service Funds</b>	<b>\$ 5,347,762</b>	<b>\$ 5,640,793</b>	<b>\$ 7,888,392</b>	<b>\$ 3,100,164</b>	<b>\$ 5,017,231</b>	<b>\$ 4,810,540</b>	<b>\$ 3,306,855</b>	<b>\$ 10,658,024</b>	<b>\$ 12,698,931</b>
	<b>Total All Funds</b>	<b>\$ 59,021,171</b>	<b>\$ 73,448,344</b>	<b>\$ 78,902,681</b>	<b>\$ 53,566,833</b>	<b>\$ 65,776,986</b>	<b>\$ 88,350,958</b>	<b>\$ 30,992,861</b>	<b>\$ 139,225,330</b>	<b>\$ 167,253,639</b>

<sup>1</sup> Includes Executive, Legislative, City Attorney, City Clerk, Finance & Human Resources, and Communications

<sup>2</sup> Includes Planning, Developer-Reimbursed Expenditures, Building, and Events

<sup>3</sup> Includes Human Services, Court Services, etc.





**Snoqualmie Valley**

**HOUSING**  
Task Force

## RFP/RFQ Process Timeline

Action	Responsibility
Determine Potential City-Owned Parcels	(Sept/Oct. 2023)
Discuss Housing Objectives	Workshop
Determine Menu of Housing Strategies	Workshop
Develop RFP/RFQ	Council Action
Issue RFP/RFQ to List of Potential Developers	Staff
Site Visitation Opportunities	Task Force Members, Staff
RFP/RFQ Review & Evaluation	Ad Hoc Committee?

Final Actions:

Council Awards Development Rights  
Staff Monitors and Reports Progress

## Menu of Housing Strategies

- Tiny Homes
- Micro Apartments
- Co-op Apartments
- Land Trust Arrangement (city either maintains property or assigned to a nonprofit management)
- Use Affordable Housing Reserve Funds to incentivize (e.g., \$50k per unit at 50%, \$30k at 60%, \$15k at 80% AMI)
- Offer an allowance for utilities/street development from the Affordable Housing Reserve Funds
- MFTE for units 80% and less AMI
- Blended Development to allow up to 50% market rate units
- Housing designed for Single, Family, and Seniors



**Snoqualmie Valley**

**HOUSING**  
**Task Force**

# Creation of an RFP

- Determine Expectations (Max height, affordability, 1 bdrm, Family Units, Senior Units)
- Allow Percentage of Market Rate?
- City-Contributions
- Timeline Considerations
- Funding Sources
- City-Owned, Lease-Back Option
- Rentals or Land Trust Ownership
- Preferred Amenities