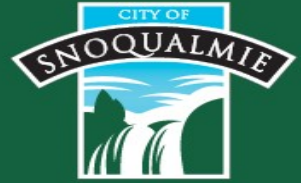


The City of Snoqualmie Comprehensive Plan 2024 Update The Housing Element

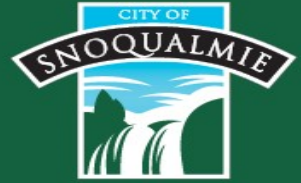


Overview of Planning Commission Meeting 09/05

Housing Element Intro-

- New legislation affecting the Housing Element
- General Approach to revisions of draft policy

The City of Snoqualmie Comprehensive Plan 2024 Update The Housing Element



Tonight's Planning Commission Meeting

Overview

- Revised draft policies
- The rest of the draft housing policies
- Draft housing goals

The City of Snoqualmie Comprehensive Plan 2024 Update The Housing Element

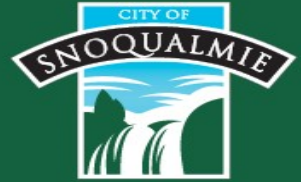


HB 1220 or 1337	
Other HB	
HSP	
MHA	

Color Coding

- **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.
- **Other House Bills**
- **Housing Strategy Plan (HSP)**: study of existing and future housing needs for the Snoqualmie community.
- **Middle Housing and Displacement Risk analysis (MHA)**: study of existing housing conditions, developing options to provide a greater variety of housing types, and identify any communities that may be at risk of racial discrimination or displacement.

Draft Housing Policies revised per our last meeting



Continue to support low-income housing with exempt impact fees for development types, for example:

- ADU's,
- transitional housing facilities,
- shelters for temporary placement,
- community residential facilities,
- senior housing, and
- tiny homes

HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Policies revised per our last meeting



- Provide housing inspections and code compliance to ensure the **continued safety and viability of rental housing.**
- Allow for voluntary compliance efforts, which help property owners to bring existing housing into compliance and **avoid displacement through condemnation.**
- 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.

HB 1220 or 1337	Green
Other HB	Grey
HSP	Light Blue
MHA	Yellow

Draft Housing Policies

Diverse Housing

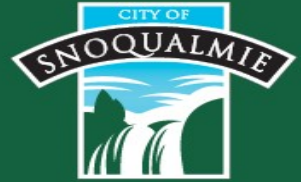


- Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types and age ranges by considering flexibility in density and design standards.
- Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.

HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Policies

Diverse Housing

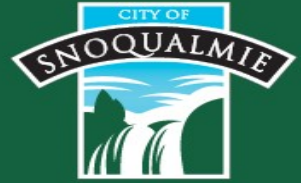


- In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.
- Support the siting and operating of emergency, transitional and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.
- 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.
- Consider allowing more senior housing in the City, where appropriate, with existing incentives.

HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Policies

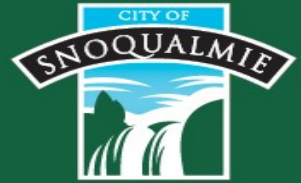
Diverse Housing




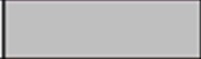


- Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.

HB 1220 or 1337	
Other HB	
HSP	
MHA	

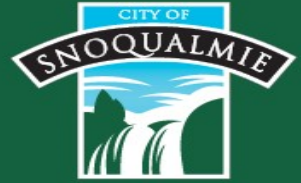
Draft Housing Policies Affordable Housing



- 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.
- 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.

HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Policies Affordable Housing

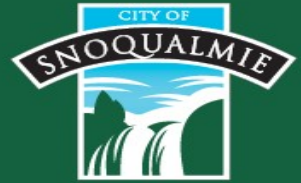


- Offer strategies and mechanisms such as density bonuses and, where allowed by law, tax waivers and relief from development fees, to encourage low, very low, and extremely low-income housing development.
- Utilize Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs. Consider offering favorable ground lease terms on city-owned land to CLTs.


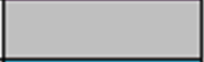


HB 1220 or 1337	
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Draft Housing Policies

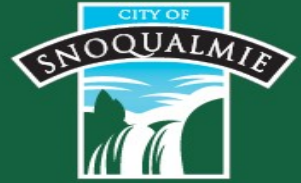
Sustainable Design and Construction



- 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.
- Lower the cost of daily housing expenses by raising public awareness on green housing renovation options and energy conservation practices.
- Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.
- Consider keeping short subdivisions and small redevelopments more affordable by providing alternative streetscape improvement, open space, and recreation amenities requirements.

HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Policies Sustainable Design and Construction



- Consider exempting affordable housing types from FAR regulations and adding a minimum density where those housing types are allowed.

HB 1220 or 1337	Green
Other HB	Grey
HSP	Light Blue
MHA	Yellow

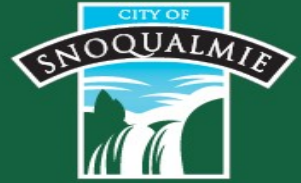
Draft Housing Policies Implementation Progress



- 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
- Provide assistance to retain low-income units where feasible in the form of code compliance review, building inspections, and/or expedited building permit review for any required repairs or modifications.
- Update and revise housing policies, regulations, and incentives that have proven to be ineffective.
- 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.

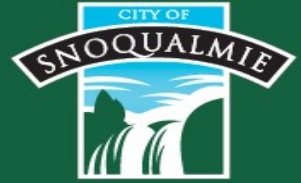
HB 1220 or 1337	
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MHA	

Draft Housing Goals



- A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from all ranges of income levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.
- Maintain a sufficient amount of quality affordable housing with healthy living environments
- Support sustainable housing design through construction regulations, education, and partnerships.
- Anticipate steps needed to prepare an Implementation Progress Report

Questions and Discussion



Thank you

