



Community Development Department

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MEMORANDUM

To: Planning Commission
From: Emily Arteche, Community Development Director
Date: November 4, 2024
Subject: Comprehensive Plan – Housing Element Policy Review, New Policy

Introduction

The Washington Growth Management Act (GMA) requires King County and cities within King County to update their comprehensive plans on or before December 31, 2024. The housing chapter (sometimes referred to as an “element”) is a core required element of the Comprehensive Plan and must incorporate updated growth targets including King County Countywide and Jurisdictional Housing Needs 2019-2044.

As part of the update cities will plan for an accommodate the jurisdiction’s allocated share. The Element also must comply with all the legislative changes at the State, Regional and County level since the pervious Comprehensive Plan completed over 8 years, including PSRC [Vision 2050](#) housing displacement policies.

In Washington State the population growth has led to a higher demand for housing. The supply of housing is low while incomes below 200% of the Federal Poverty Level increase. The PSRC [Displacement risk Mapping Technical Documentation](#) states that the agency heard from its boards and committees, member jurisdictions, and community partners that displacement is an important issue that has occurred and continues to occur and it must be address regionwide.

Background

The Housing Element draft goals and policies were discussed at a series of meetings with the public, Planning Commission, and the Community Development Council Committee on the following dates:

- On April 6, 2023, City Staff and consultants held a Comprehensive Plan Open House and received input from the public on the Element.
- On September 5, 2023, City Staff and consultants introduced the Housing Element, (provisions of RCW 36.70A.070 and House Bills 1220 and 1337) and presented on draft polices on Diverse Housing, Affordable Housing, and Sustainable Design and Construction for the Planning Commission to review and discuss.
- On September 18, 2023, City Staff and consultants presented revised and new draft policies on Diverse Housing, Affordable Housing, and Sustainable Design and Construction as well as draft Housing goals.
- On October 2, 2023, the Planning Commission completed work on the draft Housing Use Element,

with recommended draft goals and policies.

- On October 16, 2023, the Community Development Council Committee reviewed the recommended Element at a regularly scheduled meeting.
- On October 18, 2023, City Staff and consultants held a Comprehensive Plan Open House and received input from the public on the Element.
- On November 11, 2023, the Community Development Council Committee reviewed the recommended Element at a regularly scheduled meeting.
- On November 20 2023, the Community Development Council Committee reviewed the recommended Element at a regularly scheduled meeting.
- On December 4, 2023, the Community Development Council Committee reviewed the recommended Element.
- On February 5, 2024, the Community Development Council Committee reviewed the recommended Element at a regularly scheduled meeting including amendments to the draft Housing goals and policies based on comments received from Puget Sound Regional Council, PSRC.
- On February 26, 2024, the City Council held a roundtable discussion followed by a regular Council meeting and approved the draft Housing goals and policies by motion subject to subject to integration and harmonization with the other Comprehensive Plan elements, State and Regional policies under review.

The draft recommended goals and polices were solicited for early review at the state and regional level for GMA and Vision 2050 consistence. Review comments were received from the Puget Sound Regional Council, Liz Underwood-Bultmann Principal Planner, Growth Management Planning on December 21, 2023, and most recently on October 22, 2024 (see Attachment 1, PSRC Comments on Draft Snoqualmie Plan 10_22_2024). Staff recommended edits to the City Council February 26, 2024; Housing Element include the following new policy:

Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income.

Analysis

Displacement is identified in the Puget Sound Regional Council's [Vision 2025](#) in several areas including Housing, MPP H-12 and other policies. These policies are intended to help prevent negative impacts displacement can cause to the health, security, livelihoods and/or education of residents.

The Puget Sound Regional Council (PSRC) defines displacement as the involuntary relocation of residents or businesses from their current home. Displacement can occur due to several reasons, including:

- Physical displacement happens when residents in existing structures are forced to move to demolition or expired affordable covenants.
- Economic displacement occurs when residents and businesses can no longer afford to pay escalating property taxes or rents.
- Cultural displacement happens when residents voluntarily relocated when other culturally related residents and business associated move and leave an established area.

The City of Snoqualmie is identified as “lower” on the Puget Sound Regional Council [Displacement Risk Map](#).

Next Steps

Discuss the draft new Housing Element policy as recommended by Staff.

Attachment 1: PSRC Comments on Draft Snoqualmie Plan 10_22_2024

Attachment 8: Housing Element Public Comment Table