

<p>GOAL HO 2: A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from a wide range of economic levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.</p>	<p>GOAL HO 3: Maintain a sufficient amount of quality affordable housing with healthy living environments</p>	<p>GOAL HO 4: Support sustainable housing design through construction regulations, education, and partnerships.</p>
<p>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.</p>	<p>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.</p>	<p>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.</p>
<p>Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.</p>	<p>Work with the community to plan for, create, and retain affordable housing.</p>	<p>Promote and raise public awareness of options for lower daily housing expenses, available tax incentives for green housing renovations and energy conservation practices.</p>
<p>In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.</p>	<p>Apply for housing funds available to assist in the development or improvement of affordable housing.</p>	<p>Consider keeping short subdivisions and small redevelopments more affordable by providing alternative streetscape improvement, open space, and recreation amenities requirements.</p>
<p>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.</p>	<p>To the maximum extent feasible, require affordable housing to be provided in new Mixed Use, Planned Residential and Innovative Development district projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes.</p>	<p>Consider making affordable housing types exempt from Floor Area Ratio (FAR) regulations and adding minimum density to areas where affordable housing is allowed.</p>
<p>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.</p>	<p>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.</p>	<p>Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.</p>
<p>Consider allowing more senior housing in the City, where appropriate, with existing incentives.</p>	<p>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</p>	
<p>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.</p>	<p>Continue to support low-income housing with exempt impact fees for development types, for example:</p> <ul style="list-style-type: none"> <li>• ADU's,</li> <li>• transitional housing facilities,</li> <li>• shelters for temporary placement,</li> <li>• community residential facilities,</li> <li>• senior housing, and</li> <li>• tiny homes</li> </ul>	
<p></p>	<p>Consider recommendations from the Snoqualmie Valley Housing Taskforce to further promote affordable housing.</p> <p>Support the local workforce (educational employees, first responders, retail clerks, casino employees) with housing.</p>	
<p></p>	<p>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.</p>	

#	Text
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.
Diverse Housing Section	Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.
Diverse Housing Section	In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.
Diverse Housing Section	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.
Diverse Housing Section	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.
Diverse Housing Section	Consider allowing more senior housing in the City, where appropriate, with existing incentives.
Diverse Housing Section	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.
Affordable Housing Section	Continue to support low-income housing with exempt impact fees for development types, for example: <ul style="list-style-type: none"> <li>• ADU's,</li> <li>• transitional housing facilities,</li> <li>• shelters for temporary placement,</li> <li>• community residential facilities,</li> <li>• senior housing, and</li> <li>• tiny homes</li> </ul>
Affordable Housing Section	Consider recommendations from the Snoqualmie Valley Housing Taskforce to further promote affordable housing.
Affordable Housing Section	Support the local workforce (educational employees, first responders, retail clerks, casino employees) with housing.
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.
Affordable Housing Section	Work with the community to plan for, create, and retain affordable housing.
Affordable Housing Section	Apply for housing funds available to assist in the development or improvement of affordable housing.
Affordable Housing Section	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.
Affordable Housing Section	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.



# Text

GOAL HO 2: A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from a wide range of economic levels, age groups and household make-ups to live within the City and provides housing to

Housing Goal - 'meet the needs of local employees.

GOAL HO 3: Maintain a sufficient amount of quality affordable housing with

Housing Goal - 'healthy living environments

GOAL HO 4: Support sustainable housing design through

Housing Goal - 'construction regulations, education, and partnerships.

Proposed Implementation Actions and Policies

#	Text	Related Existing Policy	LDC Comments
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.	4.2.1	
Diverse Housing Section	Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.	4.2.2	
Diverse Housing Section	In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.	4.2.3	
Diverse Housing Section	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.	4.2.4	
Diverse Housing Section	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.	4.2.5	
Diverse Housing Section	Consider allowing more senior housing in the City, where appropriate, with existing incentives.	4.2.5	
Diverse Housing Section	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.	4.2.7	
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.	4.3.1	
Affordable Housing Section	Work with the community to plan for, create, and retain affordable housing.	4.3.2	
Affordable Housing Section	Apply for housing funds available to assist in the development or improvement of affordable housing.	4.3.2	
Affordable Housing Section	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.	4.3.4	

Proposed Implementation Actions and Policies

#	Text	Related Existing Policy	LDC Comments
Affordable Housing Section	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.	4.3.6	
Affordable Housing Section	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.	4.3.8	
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.	4.4.1	
Sustainable Design and Construction	Lower the cost of daily housing expenses by raising public awareness on green housing renovation options and energy conservation practices.	4.4.2	
Sustainable Design and Construction	Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.	4.4.2	
Sustainable Design and Construction	Consider keeping short subdivision and small redevelopments more affordable by providing alternative streetscape improvement, open space and recreation amenities requirements.	4.4.3	
Sustainable Design and Construction	Consider exempting affordable housing types from FAR regulations and adding a minimum density where those housing types are allowed.	4.4.4	
Sustainable Design and Construction	Consider keeping short subdivision and small redevelopments more affordable by providing alternative streetscape improvement, open space and recreation amenities requirements.	4.4.3	

Proposed Implementation Actions and Policies

#	Text	Related Existing Policy	LDC Comments
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.	4.2.1	
Diverse Housing Section	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.	4.2.4	
Diverse Housing Section	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.	4.2.7	
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.	4.3.1	
Affordable Housing Section	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.	4.3.2	
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.	4.3.5	
Affordable Housing Section	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.	4.3.6	
Affordable Housing Section	Exempt impact fees for development types with little to no impact on surrounding public schools, for example: <ul style="list-style-type: none"> <li>• ADU's,</li> <li>• Transitional housing facilities,</li> <li>• Shelters for temporary placement,</li> <li>• Community residential facilities,</li> <li>• Senior housing, and</li> <li>• Tiny homes</li> </ul>	4.3.7	
Sustainable Design and Construction Section	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.	4.4.1	
Sustainable Design and Construction Section	Lower the cost of daily housing expenses by raising public awareness on green housing renovation options and energy conservation practices.	4.4.2	

**Goal HO 4.2:** A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from a wide range of economic levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.

**Goal HO 4.3:** A sufficient amount of quality affordable housing with healthy living environments is available to meet the needs of low and moderate-income residents, and provide the opportunity for our business' lower-wage employees to live within the City.

**Goal HO 4.4:** The City supports sustainable housing design through applicable code, programs, partnerships and educational efforts.



## Housing Policies

Existing Section	Existing Policy #	Text	Action
Diverse Housing	4.2.1	Encourage innovative housing that helps promote City goals for affordability, high-quality sustainable design, and housing to meet diverse household sizes, types and age ranges, and consider flexibility in density and design standards to support such projects.	Revise
Diverse Housing	4.2.2	Encourage accessory dwelling units and small-lot housing through appropriate regulation and incentive programs, with regulations that minimize procedural requirements and address neighborhood compatibility.	Revise
Diverse Housing	4.2.3	In residential areas with alley access, encourage and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility, such as reduced or aggregated parking areas, streetscape orientation, common amenities and open space.	Revise
Diverse Housing	4.2.4	Assure that land use regulations allow for 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.	Revise
Diverse Housing	4.2.5	To increase opportunities for seniors to live in accessible housing with nearby services, allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities, and provide incentives for developing senior housing such as reduced or waived permit fees, density bonuses and reduced parking requirements.	Revise
Diverse Housing	4.2.6	Require some number of living units in Planned Residential zones to be designed with Universal Design principles, so that there is at least one no-step entrance, the master bedroom suite or all bedrooms are on the ground floor and the floor plan is wheelchair-friendly.	Implementation Item

## Housing Policies

Existing Section	Existing Policy #	Text	Action
Diverse Housing	4.2.7	Support the development of rental apartments that are appropriate for families with children, including the provision of services, recreation and other amenities as feasible.	Revise
Affordable Housing	4.3.1	Strive to meet the targets established and defined in the Countywide Planning Policies for low- and moderate-income housing as a percentage of projected overall household inventory.	Revise
Affordable Housing	4.3.2	Work with County, State, Federal and non-profit organizations to create and retain affordable housing, and apply for federal and state housing funds available to assist in the development or improvement of affordable housing.	Revise
Affordable Housing	4.3.3	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 and provide assistance to retain low-income units where feasible.	Revise
Affordable Housing	4.3.4	To the maximum extent feasible, require affordable housing to be: provided in new Mixed Use, Planned Residential and Innovative Development district projects; either proximal to services or dispersed throughout new developments; and include an appropriate mix of rental and owner-occupied units that are made available to people with qualifying incomes	Revise
Affordable Housing	4.3.5	With the cooperation of other government entities, non-profit housing organizations, and housing developers, investigate alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels.	Revise

## Housing Policies

Existing Section	Existing Policy #	Text	Action
Affordable Housing	4.3.6	Consider strategies and mechanisms such as density bonuses, expedited permit processes, and where allowed by law, tax waivers and relief from development fees, to encourage very low- and low-income housing development.	Revise
Affordable Housing	4.3.7	Grant priority in the development review process for projects providing 15 percent or more of the proposed residential units as affordable units.	Revise
Affordable Housing	4.3.8	Encourage development and utilization of Community Land Trusts as one tool for addressing the community's affordable housing needs.	Revise
Sustainable Design and Construction	4.4.1	To reduce housing operation and maintenance costs, energy use and impact on natural resources, encourage 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.	Revise
Sustainable Design and Construction	4.4.2	Provide education to citizens on green housing renovation options and energy conservation.	Revise
Sustainable Design and Construction	4.4.3	Require new housing developments to provide streetscape improvements, open space, and recreation amenities to support the City's urban forest goals, establish a sense of neighborhood cohesion and permanence, and promote community distinctiveness.	Revise
Sustainable Design and Construction	4.4.4	Utilize floor area ratio and other standards as appropriate to promote housing that is affordable, in-scale with the lot, and has reduced environmental impacts over its lifetime.	Revise

## Housing Policies

Existing Section	Existing Policy #	Text	Action
Sustainable Design and Construction	4.4.5	Maintain a Housing Inspection and Code Enforcement Program to ensure the continued safety and viability of rental housing, with annual Building Department inspections.	Revise