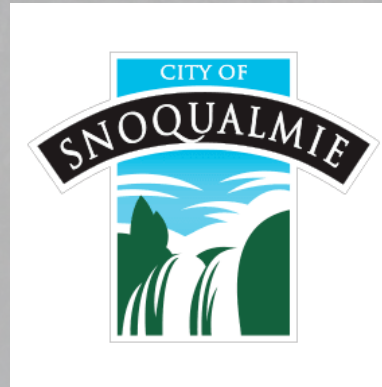




# Housing Action Plan Planning Commission / Community Development Committee Meeting



March 6, 2023



# Meeting Objectives



Short project overview



Review the project schedule and key check in points



High level summary of the Housing Needs Assessment findings



Review draft Housing Action Plan – feedback from Planning Commissioners



Project next steps - answer questions



# Project overview & schedule

# Project Background

## HOUSE BILL 1923

- Housing Action Plan grants
- General elements
  - Housing needs assessment
  - Housing action plan
  - Community engagement

CERTIFICATION OF ENROLLMENT  
**ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1923**  
Chapter 348, Laws of 2019  
66th Legislature  
2019 Regular Session  
URBAN RESIDENTIAL BUILDING CAPACITY

EFFECTIVE DATE: July 28, 2019—Except for section 11, which becomes effective July 1, 2019.

Passed by the House April 24, 2019  
Yeas 75 Nays 19  
FRANK CHOPP  
Speaker of the House of Representatives

Passed by the Senate April 22, 2019  
Yeas 33 Nays 16  
CYRUS HABIB  
President of the Senate

Approved May 9, 2019 3:12 PM

CERTIFICATE  
I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1923** as passed by the House of Representatives and the Senate on the dates hereon set forth.  
BERNARD DEAN  
Chief Clerk

FILED  
May 13, 2019

JAY INSLEE  
Governor of the State of Washington

Secretary of State  
State of Washington

# Project Background

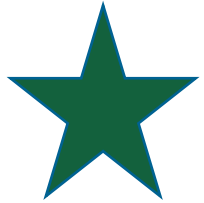
- Regional Housing Needs Assessment – Snoqualmie, North Bend, Carnation, and Duvall
- Individual Housing Needs Assessment – deeper dive into Snoqualmie
- Engagement with community members and housing stakeholders
- Housing Action Plan – a menu of tools the city could consider using to address housing needs in the city
- Support updating the housing element during the periodic review of the comprehensive plan
- Snoqualmie is also working on a Middle Housing project – some of the ideas generated during the HAP will get refined and made more precise in the Middle Housing research

# Project Schedule





# Project Schedule



We are here!

Opportunities for plan discussion and revisions

Early look at Draft  
Housing Action  
Plan -  
Feb 2023

Draft Housing  
Action Plan issued  
Feb 2023

Revisions to Draft  
Housing  
April 2023

Final Housing  
Action  
Plan/Approval  
Process  
May-June 2023

# Public Engagement

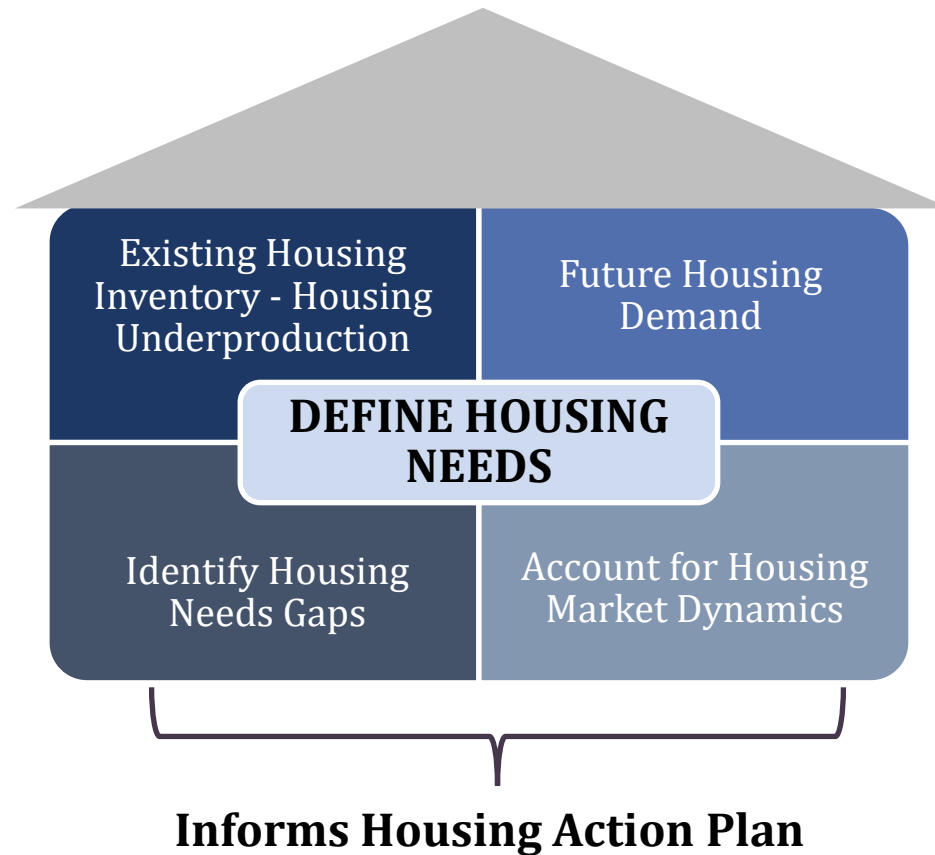
- Stakeholder engagement – in-depth interviews
- Webpage content





# High level summary of housing needs assessment findings

# Housing Needs Assessment Purpose



# Households and Housing Units

Figure 9. Median household income, 2020

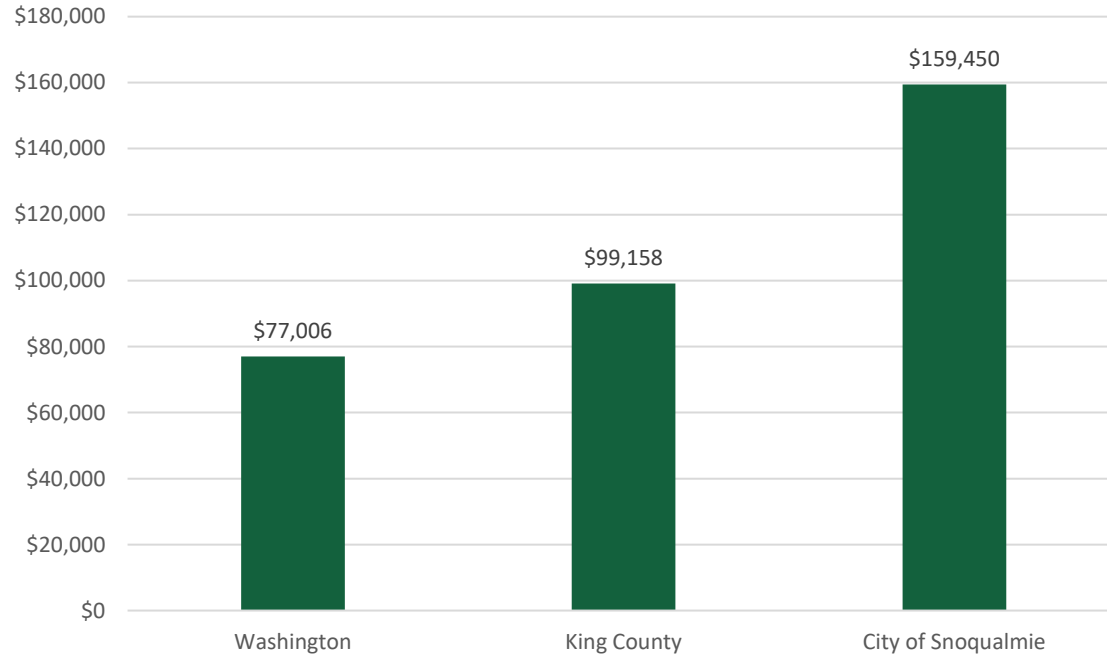
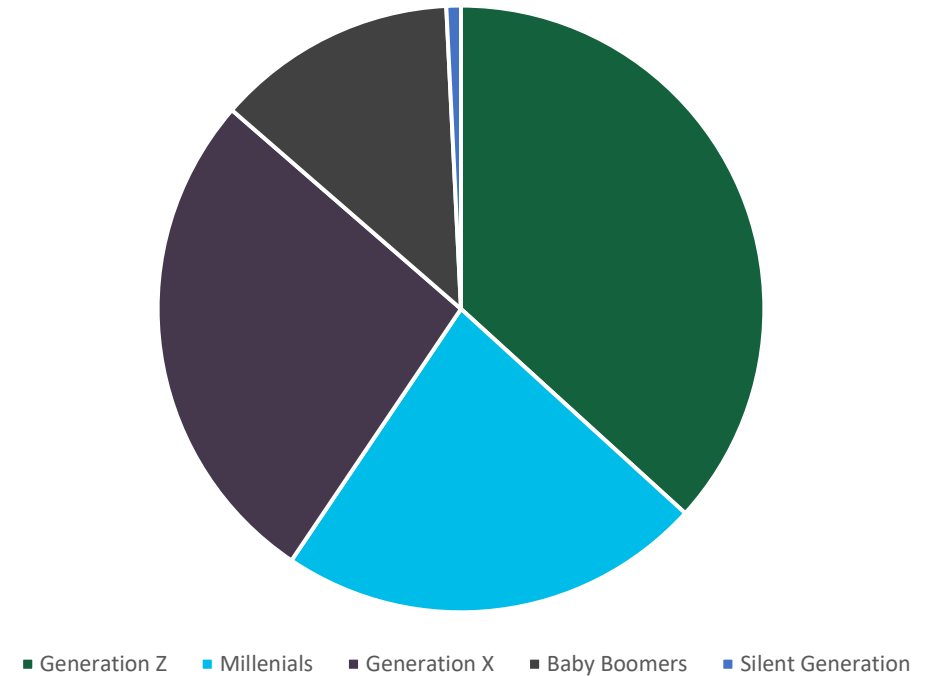


Figure 26. Population by generation, 2020



# Where People Live & Work

- Snoqualmie is home to 5,053 jobs and 6,473 employed people
- Approximately 91% of workers who live in Snoqualmie are employed outside the City
- Of Snoqualmie's jobs, 88% are filled by workers who live outside the City

Figure 16. Commute Direction – Workers who live in Snoqualmie

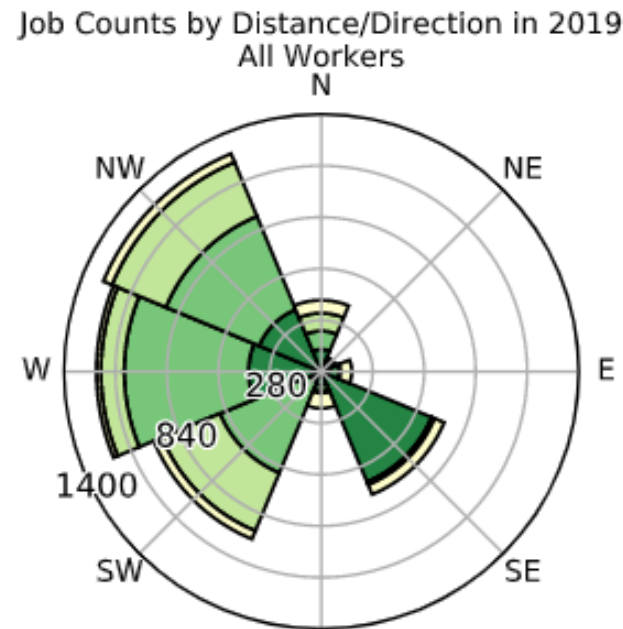
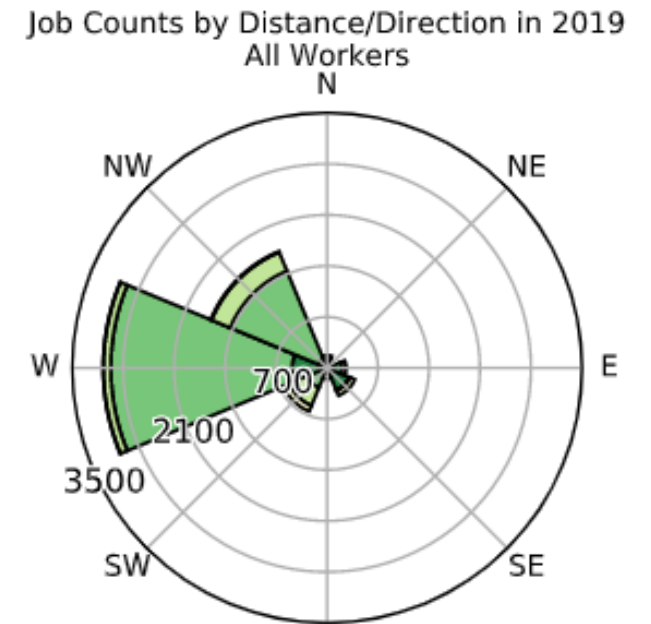


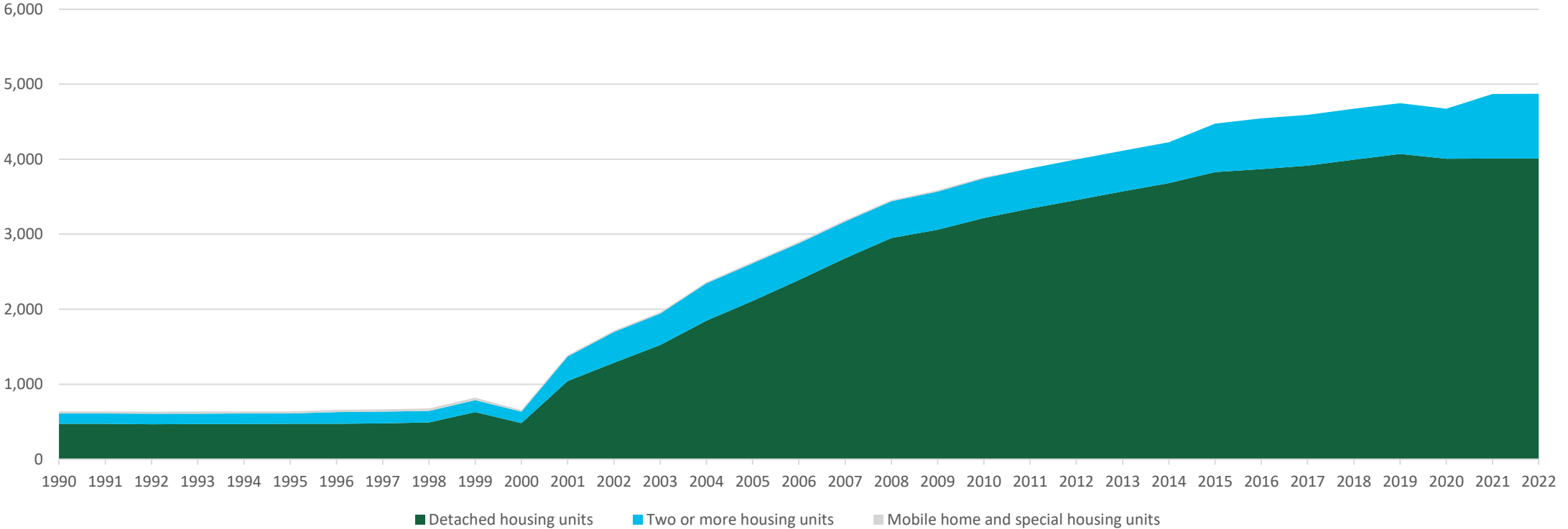
Figure 17. Commute Direction – Workers who live outside of Snoqualmie





# Housing Production

Figure 24. Permitted housing units by type, 1990-2022



# Household Financials

- 2021 Median household income: \$159,450
- 80 percent of Snoqualmie households make \$100,000 or more per year
- Roughly 20% of Snoqualmie renter households make 50% or below the area median income

Figure 9. Median household income, 2020

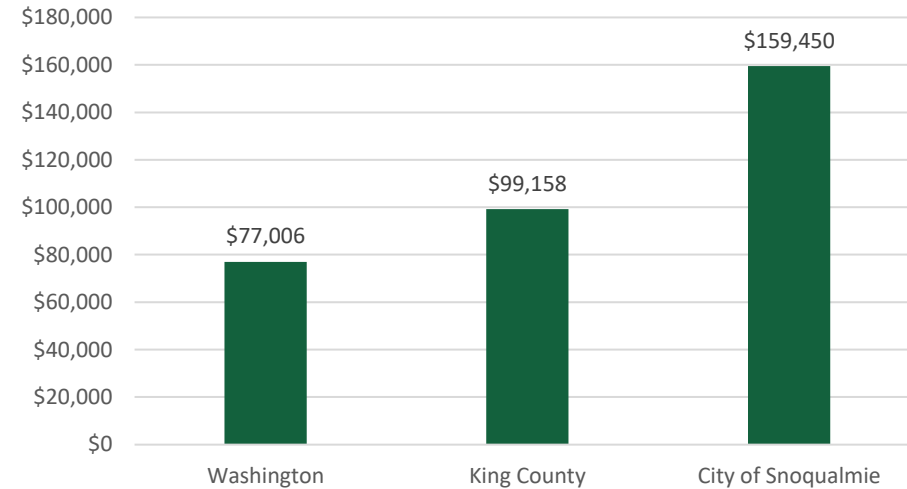
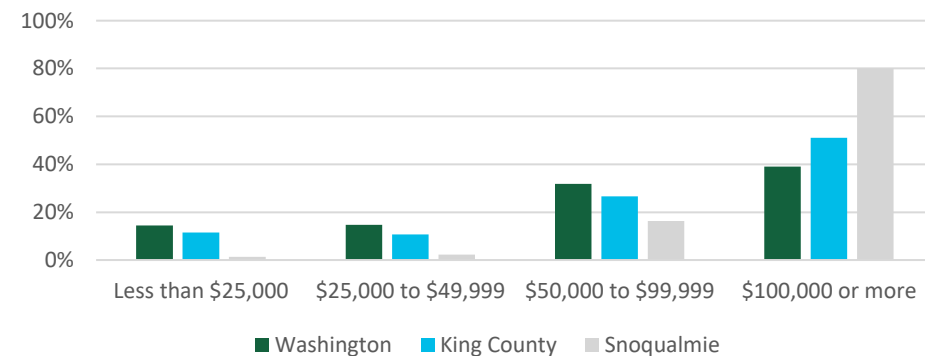


Figure 10. Household income ranges, 2020



# Housing Market Details

- Median home value has risen from \$477,000 in 2010 to \$640,700 in 2020 (34% increase)
- Median rent price has risen from \$1,552 in 2010 to \$2,224 in 2020 (43% increase)

Figure 31. Median monthly rent, 2010 and 2020

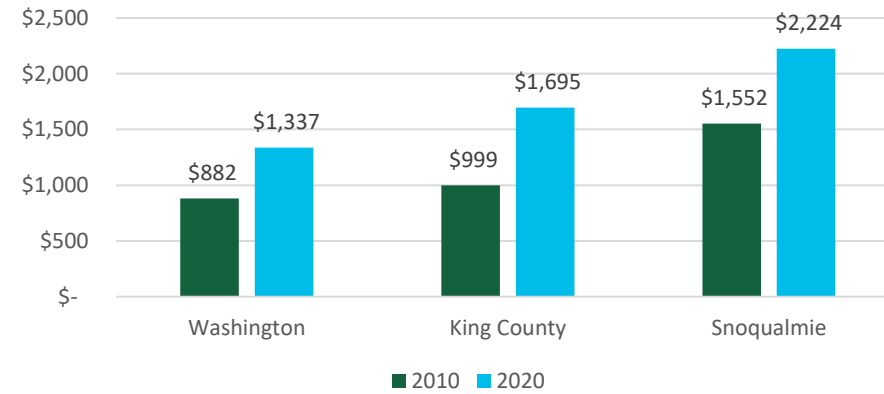
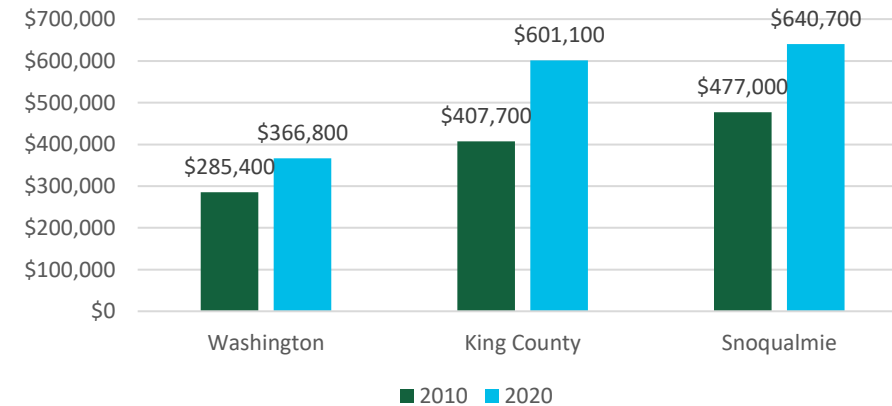


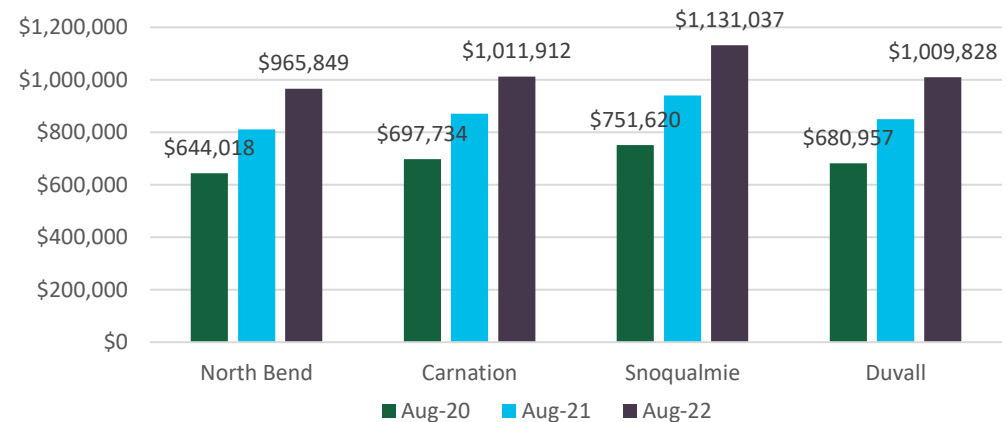
Figure 32. Median home value, 2010 and 2020



# Housing Market Details

- More recent data show that prices have run up rapidly in the past two years, but those increases may have stalled out late in 2022

Figure 35. Median home sales price, select cities, 2020-2022





# Cost Burden & Housing Gaps

- Current gap between what is current demand and what is affordable and available for households making under 80 percent of the area median income is 350 units
- 1,079 units of future growth must be accounted for
- Total gap of 1,429 units through 2044

Figure 39. Household income distribution by level of cost burden

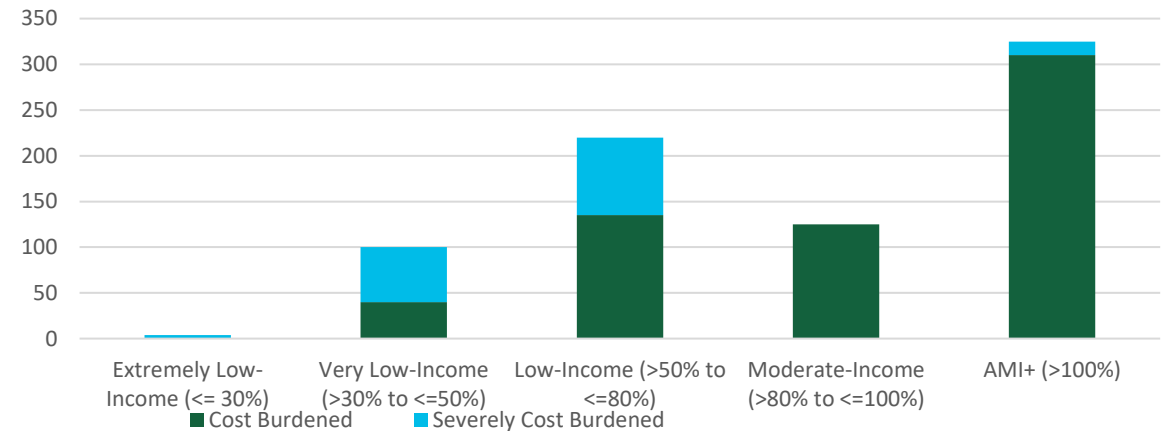


Figure 40. Income ranges for affordability calculations

Income Grouping for Cost Burden Analysis	Income Range
Less than 30% Area Median Family Income	Less than \$38,800
30 - 50% Area Median Income	\$38,800- \$64,700
50 - 80% Area Median Income	\$64,700- \$95,300
80 - 100% Area Median Income	\$95,300- \$134,600
100% Area Median Income and Above	\$134,600 and above

# Housing action plan – strategies & Actions

# How a Housing Action Plan (HAP) Works



Identifies strategies to address housing needs



Actions the City could take to implement the strategies



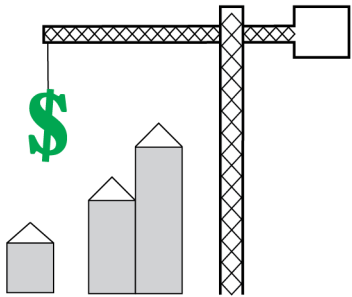
Schedule of when the City may consider the identified actions



HAP does not require regulatory actions, but many strategies / actions may assist with Comprehensive Plan update

# Housing Strategies

Incentivize New Housing



Bring Down the Cost of Development



Encourage a Wide Variety of Housing Types



Prevent and Mitigate Displacement



Improve the Regulatory Environment for Permits





# Actions to Implement the Strategies



Issue overview



What would need to change to implement this idea or action



Advantages and disadvantage of this approach to addressing the issue

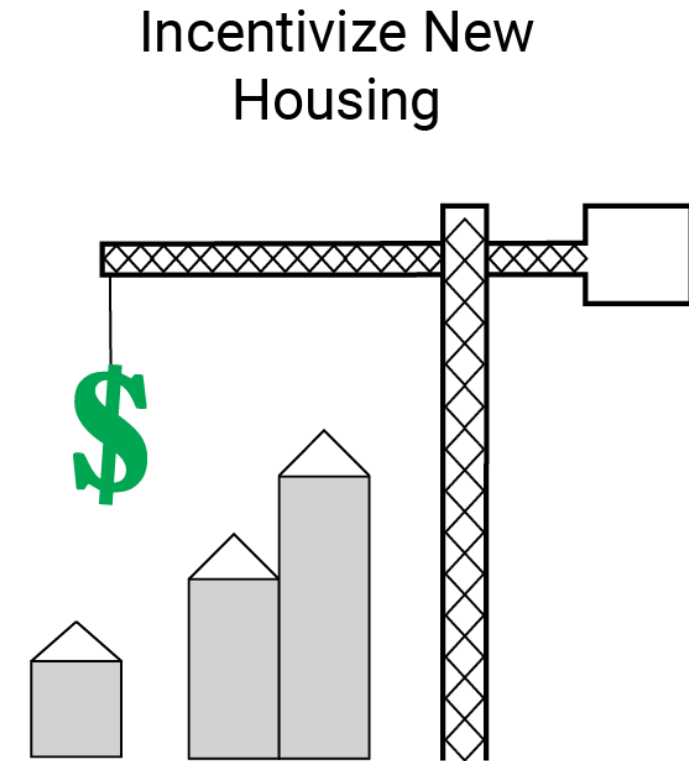


Who else has implemented the action

# Incentivize New Housing

Actions the city could take to incentivize new housing include:

- Expand options for senior housing, especially assisted living
- Expand temporary emergency and permanent supportive housing options
- Prioritize potential annexations that could add residential capacity
- Recruit and partner with affordable housing specialists
- Widen Multi-Family Tax Exemption (MFTE) program



# Bring Down the Cost of Development

Actions the city could take to incentivize new housing include:

- SEPA Exemption options
- Increase flexibility for ADUs
- Recruit and partner with affordable housing specialists



# Provide Wider Variety of Housing Types

The City can make progress on this strategy through several actions including:

- Implement R-3 zone
- Implement Planned Residential zone
- Increase flexibility for ADUs
- Clarify townhome definitions and standards

Encourage a Wide Variety of Housing Types



# Prevent and Mitigate Displacement

Actions include:

- Expand multi-family tax exemption (MFTE) program city-wide
- Tenant protections





# Improve The Regulatory Environment for Permits

The regulatory environment heavily influences what gets built, and where it gets built. Creating a smooth regulatory process for obtaining approvals on development proposals will incentivize development in the city. This includes the different ways cities can exempt projects from SEPA review.



# Next steps

# Next Steps – HAP and Middle Housing

- Receive and review Draft HAP comments
- Meetings and discussion with Planning Commission and City Council
- Issue final HAP for adoption prior to June 30, 2023
- Meanwhile, the city and LDC team are working on a middle housing project to look at policies and programs that can prevent displacement and address racially disparate impacts and conduct a more detailed land capacity analysis



# Thank you

City of Snoqualmie:  
Emily Arteche

Email –  
[earteche@snoqualmiewa.gov](mailto:earteche@snoqualmiewa.gov)

Consultant Team:  
LDC, Inc.  
Matt Covert and Clay White  
Email – [mcovert@ldccorp.com](mailto:mcovert@ldccorp.com)