

Council Agenda Bill

AB Number

AB25-083

Agenda Bill Information

Title *

Affordable/Workforce Housing Development

Action *

Motion

Council Agenda Section

Discussion

Council Meeting Date *

09/08/2025

Staff Member

Mona Davis

Department *

Community Development

Committee

Community Development

Committee Date

09/02/2025

Exhibits

Packet Attachments - if any

Snoqualmie, WA RFQ for Affordable Workforce Housing - Dec 2024.pdf

370.42KB

Summary

Introduction *

Brief summary.

The city received two RFQ submittals in January, which were determined to be inconclusive as additional steps are needed to support affordable/workforce housing in the City. Staff propose the CD Committee reevaluate the affordable and workforce housing development process to determine next steps.

Proposed Motion

Move to rescind the RFQ and reevaluate the affordable housing process.

Background/Overview *

What was done (legislative history, previous actions, ability to hyperlink)

The Community Development Committee met several times in 2024 to develop a Request for Qualifications (RFQ) for Affordable/Workforce Housing, which was launched in December 2024.

The City received two submissions in response to the RFQ, which were discussed with the CD Committee on February 3, 2025; the CD Committee authorized a "subcommittee" be formed to review and evaluate the RFQ submittals, which consisted of the City Administrator, CD Director, PW Director, a councilmember, and 1-2 independent parties with experience in affordable housing developments. The Subcommittee was provided with evaluation criteria and met on March 31, 2025 to discuss the RFQ submittals and evaluate

the submissions, where they were deemed inconclusive. The Subcommittee members suggested that the CD Director reach out to Imagine Housing to inquire on a recent affordable housing development that was completed in Bellevue and discuss what it would take to make this type of project attractive to build in our city. After numerous attempts to reach Imagine Housing in April and May, a meeting was scheduled in June with their VP of Real Estate Development.

CD Director Davis and Councilmember Wotton met with Imagine Housing on June 16, 2025; they indicated that this recent Bellevue project presented many challenges that should not be replicated, particularly in a more rural community without wrap around services.

Director Davis continued to pursue other avenues for affordable housing funding, such as Amazon's Housing Fund and Department of Commerce's Connecting Housing to Infrastructure Program (CHIP), only to learn that grant funding was appropriated to shovel ready projects and not designated for projects that needed preliminary evaluation to design. Councilmember Wotton researched affordable loan programs to determine that this project could qualify for USDA lending since Snoqualmie was considered a rural designation with under 20,000 population. His associate, who is the affordable housing relationship manager with Umpqua Bank, reached out to an affordable housing developer she knew, Related Companies, to inquire about creative solutions to affordable housing in small communities; Related responded by expressing interest in hearing about Snoqualmie's needs.

Councilmember Wotton contacted Related on July 7, 2025 to inquire about scheduling a meeting to make introductions and explore options, which was held on July 15, 2025 and attended by CM Wotton and Director Davis. Related (aka Related Northwest) provided additional information on their firm and the projects they were involved in, most recently contracting with City of North Bend to develop an affordable housing project. Director Davis committed to providing additional information on Snoqualmie's site and it was agreed to reconvene after Related had an opportunity to evaluate the property information; a second meeting was held on August 12, 2025. At that next meeting, Related expressed interest in a site visit and asked if they could meet city staff there on August 25, 2025 when they were in town. Director Davis sent a placeholder meeting invitation from 1-4 (meeting was later narrowed down to a 2:00 meet time) to City Administrator Chambless, Mayor Ross, Finance Director Bouta, Public Works Director Hamlin, and Councilmembers Christensen, Holloway, Washington, and Wotton. Councilmembers Christensen and Wotton attended the site visit, along with City Administrator Chambless, Deputy Finance Director Hughes, and CD Director Davis. At that meeting, it was determined that next steps would entail taking this topic back to the CD Committee for Subcommittee updates and discussion on how to proceed with next steps.

Analysis*

Discussion on how to proceed with inconclusive RFQs and share the Subcommittee's findings to date. Explore next steps with either refining the criteria to obtain additional proposals through an RFP process or utilize another mechanism to sole source a Development Agreement with Related.

Budgetary Status*

This action has no budgetary implications.

Budget Summary