



## BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

**AB23-004**  
**January 9, 2023**  
**Committee Report**

### AGENDA BILL INFORMATION

|                            |                                                                           |                                                                                                                                                                               |
|----------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TITLE:</b>              | AB23-004: Missing Middle Housing Analysis                                 | <input type="checkbox"/> Discussion Only                                                                                                                                      |
| <b>RECOMMENDED ACTION:</b> | Approve Missing Middle Housing LDC Contract (Agreement and Scope of Work) | <input checked="" type="checkbox"/> Action Needed:<br><input checked="" type="checkbox"/> Motion<br><input type="checkbox"/> Ordinance<br><input type="checkbox"/> Resolution |

|                |                          |                |                               |
|----------------|--------------------------|----------------|-------------------------------|
| <b>REVIEW:</b> | Department Director/Peer | Emily Arteche  | 12/29/2022                    |
|                | Finance                  | n/a            | Click or tap to enter a date. |
|                | Legal                    | Anna Astrakhan | 12/29/2022                    |
|                | City Administrator       | Mike Sauerwein | Click or tap to enter a date. |

|                         |                                                                   |                               |              |
|-------------------------|-------------------------------------------------------------------|-------------------------------|--------------|
| <b>DEPARTMENT:</b>      | Community Development                                             |                               |              |
| <b>STAFF:</b>           | Emily Arteche, Community Development Director                     |                               |              |
| <b>COMMITTEE:</b>       | Community Development                                             | Meeting Date: January 9, 2023 |              |
| <b>COUNCIL LIAISON:</b> | Matthew Laase                                                     | Jo Johnson                    | James Mayhew |
| <b>EXHIBITS:</b>        | 1. LDC, Inc Contract<br>2. Department of Commerce Grant Agreement |                               |              |

|                                |           |
|--------------------------------|-----------|
| <b>AMOUNT OF EXPENDITURE</b>   | \$ 94,200 |
| <b>AMOUNT BUDGETED</b>         | \$ 0      |
| <b>APPROPRIATION REQUESTED</b> | \$ n/a    |

### SUMMARY

The contract, (see exhibit 1) between the City of Snoqualmie and LDC, Incorporated establishes terms and conditions for producing a 'Missing Middle' housing report and a buildable lands analysis report which is reimbursable with \$112,500 grant monies provided by the State of Washington, Department of Commerce, (see exhibit 2). The total LDC, Inc. contract value is \$94,200.

### BACKGROUND

The City applied for and received funding from the Washington Department of Commerce to fund new mandates associated with amendments to RCW 36.70A.070 (2); Housing Element. Grantee jurisdictions must conduct actions relating to adopting ordinances that authorize middle housing types on at least 30% of lots currently zoned as single family residential. The city must use a racial equity analysis and establish anti-

displacement policies to ensure there will be no net displacement of very low, low or moderate-income households, as defined in RCW 43.63A.510, or individuals from racial, ethnic and religious communities which have been subject to discriminatory housing policies in the past. The LDC scope of work also includes a Snoqualmie buildable land/land capacity analysis report. These work products will inform the City's 2024 Comprehensive Plan Update Housing and Land Use Elements.

## **ANALYSIS**

The Missing Middle housing types include duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, courtyard apartments, cottage housing, and stacked flats. "Missing Middle" is a term used to describe housing types that sit in the middle of a spectrum between detached single-family homes and mid-rise to high-rise apartment buildings, in terms of form and scale. Missing Middle provides for increased number of units and often, affordable units.

The analysis and buildable lands report will identify opportunities for additional housing types and affordable units. The report will provide potential development code and comprehensive plan amendments that will allow the city to stay in compliance with the city's Grantee Agreement, (Exhibit 2) as well as the State Growth Management Act, Puget Sound Regional Council and King County governments.

## **BUDGET IMPACTS**

N/A

## **NEXT STEPS**

Move to authorize approval of contract on January 9, 2023.

## **RECOMMENDED ACTIONS**

Staff recommends that city council authorize the mayor to sign the LDC, Incorporated contract.