



COMMUNITY DEVELOPMENT COMMITTEE & COMMITTEE OF THE WHOLE MEETING

Monday, October 06, 2025, at 6:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMITTEE MEMBERS

Chair: Louis Washington

Councilmembers Jolyon Johnson and Robert Wotton

This meeting will be conducted in person and remotely using Zoom.

Join by Telephone: To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **860 6728 7531** and Password **1730040121** if prompted.

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CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

PUBLIC COMMENTS (online public comments will not be taken).

MINUTES

1. Approval of the minutes dated September 2, 2025.

DISCUSSION ITEMS

2. Affordable Housing Funding Presentation
3. Affordable Housing Discussion

ADJOURNMENT



COMMUNITY DEVELOPMENT COMMITTEE & COMMITTEE OF THE WHOLE MEETING MINUTES SEPTEMBER 2, 2025

This meeting was conducted in person at Snoqualmie City Hall and remotely using Zoom.

CALL TO ORDER & ROLL CALL: Chair Washington called the meeting to order at 6:03 pm.

Committee Members:

Councilmembers Louis Washington, Rob Wotton, and Jo Johnson were present.

City Staff:

Mike Chambless, City Administrator; Dena Burke, City Attorney; Mona Davis, Community and Economic Development Director (remote); Deana Dean, City Clerk; Robert Thrall, Legal Assistant; and Jimmie Betts, IT Support.

AGENDA APPROVAL – The agenda was approved as presented.

PUBLIC COMMENTS – There were no public comments.

MINUTES – The minutes dated July 7, 2025, were approved as presented.

AGENDA BILLS

2. **AB25-083:** Affordable/Workforce Housing Development. Introduction and history provided by Community and Economic Development Director Mona Davis. Additional information provided by CM Wotton. Discussion followed. This item is approved to move forward at the September 8, 2025, City Council meeting on the non-consent agenda. The topic will then return to committee at the first meeting in October for further discussion and next steps.

UPCOMING ITEMS

- The Community Development Committee meeting has been cancelled.
- City Attorney Burke introduced the new Legal Assistant Robert Thrall.

ADJOURNMENT - The meeting was adjourned at 6:31 pm.

Minutes prepared by Deana Dean, City Clerk.

Recorded meeting audio is available on the city website after the meeting.

Minutes approved at the _____ Community Development Committee Meeting.

AFFORDABLE HOUSING DEVELOPMENT CONSIDERATIONS

- 1) What's the City's role in this development?
- 2) Will the City retain ownership of the property?
- 3) Is the City willing to contribute or subsidize this project?
- 4) Will the city, developer, or property manager collect and be the beneficiary of the sale, rental proceeds, and/or Section 8 vouchers?
- 5) Will the developer be responsible for hiring a contractor or will the city provide public bidding services?
- 6) Is the City looking for a development team to include financing, project management, architect, landscape architecture, engineering, and construction manager? Leasing agent? Property maintenance? Minimum qualifications? Are joint ventures allowed?
- 7) What are the city's expectations around number of housing units?
- 8) Is the development to be a combination of studio, 1-bedroom, and/or 2-bedroom units? Rentals or condos for sale?
- 9) What's the price point / AMI expectation for affordable and/or workforce housing?
- 10) Are any other amenities required by the city (playground, pet area, community room, gym, outdoor kitchen, etc.)?
- 11) What kind of safety requirements does the city have in mind (i.e., security fencing, alarm systems, security exterior lighting, etc.)?
- 12) Are there any off-site improvements required (access to bus stops)?
- 13) Are there incentives offered to increase density (increased height, impact fee waivers, reduced or waived permit fees, tax exemptions, reduced parking, etc.)?
- 14) Is the Council willing to bond for public improvements for the project?