



COMMUNITY DEVELOPMENT COMMITTEE MEETING

Monday, June 01, 2026, at 6:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMITTEE MEMBERS

Chair: Louis Washington

Councilmembers Jolyon Johnson and Dan Murphy

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.

Join by Internet: To watch the meeting over the internet via your computer, follow these steps:

- 1) Click this [link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
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AGENDA APPROVAL

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

MINUTES

1. Approval of the minutes dated May 18, 2026

AGENDA BILLS

DISCUSSION ITEMS

2. **Presentation:** Reclaim on Housing - Jen Kirk
3. **Presentation:** Food Mobile Vendors Code Update

ITEMS FOR FUTURE DISCUSSION

ADJOURNMENT



COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES

Monday, May 18, 2026, at 6:00 PM

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

CALL TO ORDER & ROLL CALL.

Councilmember Johnson called the meeting to order at 6:01pm.

Committee Members: Councilmembers Jolyon Johnson and Dan Murphy were present.

Absent: Councilmember Washington. The absence was approved unanimously.

Executive: Mayor James Mayhew.

City Staff: Director of Community and Economic Development Mona Davis, Associate Planner Alison Kirk, Executive Assistant Rebecca Solem, and IT Support Specialist Jimmie Betts.

AGENDA APPROVAL.

The committee approved the agenda as prepared.

PUBLIC COMMENTS.

No comments were made.

MINUTES

1. Approval of the minutes dated May 4, 2026.

The committee requested the meeting minutes be amended to reflect that CM Washington joined the May 4th, 2026, meeting at 6:08pm.

The meeting minutes were approved as amended.

DISCUSSION ITEMS

2. Presentation: Berk Presentation on Comprehensive Plan Amendment.

Community Development Director Mona Davis and Associate Planner Alison Kirk introduced Berk Consulting to the committee. Berk Consulting presented on the scope of work for the Comprehensive Plan Amendment Project. Committee discussion followed.

ITEMS FOR FUTURE DISCUSSION.

None.

ADJOURNMENT.

The meeting was adjourned at 6:48pm.

Minutes taken by Rebecca Solem, Temp Executive Assistant.

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

Minutes approved at the _____, 2026 Community Development Meeting.

Housing Instability in the Snoqualmie Valley

PRESENTED TO:

CITY OF SNOQUALMIE
COMMUNITY DEVELOPMENT COMMITTEE

6.1.2026

Who We Are

- ▶ Reclaim is a community resource providing pathways to stability, opportunity and connection.
- ▶ We have been sheltering community members since 2012.
- ▶ While we still provide a substantial amount of shelter, we have shifted a large portion of our efforts to prevention.

Our Services

The Front Door

Our community service center, located in downtown Snoqualmie, provides supportive services to our unhoused neighbors as well as those struggling to remain housed.

We offer:

- ▶ Case management
- ▶ Benefits support, including SSI & SSDI
- ▶ Rental & other financial assistance
- ▶ Laundry and gas cards
- ▶ Emergency food, baby items & toiletries
- ▶ Access to Wi-Fi, computers & phones

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Item 2.

320 individuals
(250 households)
were served in
Qtr-1 of 2026!

Threads of Kindness

- ▶ Our clothing boutique offers a variety of free clothing and small household items for anyone without means.
- ▶ This program is fully supported through community donations and volunteers, thus the name “Threads of Kindness”.





Shelter to Home

Our motel-based shelter program supports 35-50 individuals on any given night, depending on the size of each household.

This 60-day program provides safe and dignified shelter, along with housing case management and benefits support.

Length of time in our program may be extended to a maximum of 6 months, depending on the situation and the level of involvement in case management services.

52 people
exited to permanent
housing in Qtr-1 of 2026!

Resilience Rising



- ▶ In partnership with and through funding from the **Snoqualmie Indian Tribe** & the **DOJ**.
- ▶ This program focuses on supporting those fleeing **gender-based violence, domestic violence & trafficking**.
- ▶ We offer motel-based **shelter, emergency safety planning, cell phones, case management** & other **support services**.
- ▶ We've served **31 households** in the past year-and-a-half.

Severe Weather Shelter

- ▶ Located at our **downtown Snoqualmie** location.
- ▶ Provides **life-saving measures** during times of **extreme cold, heat & smoke** events.
- ▶ Tends to the needs of our most **chronically unhoused** neighbors.
- ▶ Up to **15 single adults**. Families are placed in motels.

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Item 2.



Attainable Housing Work Group



- ▶ The SV Human Services Coalition has launched four community-driven Working Groups. **Reclaim facilitates the Attainable Housing Working Group.**
- ▶ The **Attainable Housing Working Group** focuses on expanding access to safe, stable, and affordable housing throughout the Valley.
- ▶ The group works to elevate local housing data, strengthen relationships with housing partners, and advocate for policies that ensure every resident has a place to call home.

Housing affordability is a growing crisis



14,000+ people experience homelessness in King County on **any given night**.

Living unhoused in our **rural** community can be even more **isolating and dangerous**.



Many of those we serve are our “**working poor**”, as well as **older adults** who have **aged into homelessness**. The majority lived in **vehicles** prior to entering our shelter program.



For our lowest-income neighbors, it is **virtually impossible** to live here without some level of consistent **assistance**.

We're actively losing affordable housing options

- ▶ The Upper Valley isn't just struggling to build enough affordable housing. It's **actively losing the housing** it already has, including critical options that people rely on to avoid homelessness.
- ▶ The **Mt Si Motel** in North Bend, a 17-unit property has historically doubled as **transitional housing** for some community members. It is currently on the market for \$4.5M.
- ▶ The 11-unit **Regency Apartments** on Cedar Ave in North Bend is also currently on the market for \$1.5M. The sale of this property will likely **bump rents beyond any level of affordability** for our low-income neighbors.



Colonial Square Apartments

- ▶ Historically low-income units located at Meadowbrook corner in Snoqualmie
- ▶ Property recently purchased and **rents will become market-rate.**
- ▶ **19 low-income households** being displaced with **little-to-no relocation funds** offered by new owner, ultimately **evicting them into homelessness.**
- ▶ Reclaim is supporting numerous households in finding replacement housing (**all outside the valley.**)
- ▶ **Northwest Justice Project** is representing numerous clients in a lawsuit against the new owner.
- ▶ **King5 News** is covering the situation.



Snoqualmie Rental Cost Burdens



- ▶ According to the 2023 Comprehensive Plan, **nearly half** of all Snoqualmie's renters are **cost-burdened**.
 - ▶ This means **nearly half** of Snoqualmie renters are **one unexpected expense or emergency away from losing their housing**.
 - ▶ The **average rent** in Snoqualmie is between **\$2,500-\$3,500/mo**.

What can Snoqualmie do?

- ▶ Ensure **city policies** consistently **lift up** and **protect** our most **vulnerable community members**
- ▶ **Preserve low-income housing** now, before it's all gone.
- ▶ Continue **investing in prevention**.
- ▶ Support and develop all levels of affordable housing, including well-managed **permanent supportive housing** units in Snoqualmie.



- ▶ **Prevent displacement of existing residents**
 - ▶ Require **longer notice periods** for building sales or redevelopment.
 - ▶ Implement **rent stabilization policies** to prevent large rent increases.
 - ▶ Require significant **relocation assistance** when tenants are displaced.
 - ▶ Support **right-to-return policies** after redevelopment.

Protect Renters

Allow more housing types

Encourage:

- ADUs (backyard cottages)
- Duplexes / triplexes
- Permanent Supportive Housing

Remove barriers like:

- Owner-occupancy rules
- Complex permitting

The need for Permanent Supportive Housing (PSH)

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Item 2.

Permanent Supportive Housing is not just about providing a roof. It's about creating a system that helps people stay housed while strengthening the broader community.

With strong management, a PSH model can be successful anywhere, even in Snoqualmie.

What Makes PSH Successful

Some people need more than just housing

Individuals experiencing chronic poverty often face challenges like disabilities, health conditions, or trauma that make traditional housing hard to maintain.

It's a proven model

Upwards of 90% stay housed when given the right support. Stable housing paired with strong support services creates a foundation for long-term stability

Services are built in

On-site case management, healthcare access, and behavioral health support help residents succeed

It improves outcomes for the whole community

Reduces strain on emergency services, healthcare systems, and first responders

City of Snoqualmie

Permanent Housing Growth Targets

(2044 Growth Targets Analysis provided by LDC Inc on 2/1/2024)

Proposed Amendment of Adopted Housing Targets				
Affordable Housing Needs (AMI ⁴)	Adopted		Proposed Amendment	
	Housing Units	% of Total Target	Housing Units	% of Total Target
0-30% Non-PSH	472	31%	82	11.5%
0-30% PSH	248	17%	65	9%
>30-<50%	233	16%	98	13.5%
>50-<80%	82	5%	129	18%
>80-<100%	61	4%	158	22%
>100-<120%	69	5%	165	23%
>120%	335	22%	22	3%
Total	1,500		719	

City of Snoqualmie

Affordable Housing Funds (as of April 30, 2026)

Revenue Source	Amount	Details
Housing & Related Services Sales Tax (0.1%)	\$1.87M	The sales tax generates \$27K/month (\$325K/year) and must primarily fund affordable housing construction, acquisition, or behavioral health facilities for residents at or below 60% of county median income.
Affordable Housing Sales Tax Credit – HB 1406 (0.0073%)	\$0.13M	The HB 1406 tax credit generates \$2K/month (\$24K/year) and can also cover rental assistance and operations; expires after 20 years.
Puget Western Inc. Settlement	\$0.31M	The PWI settlement (\$255K + investment returns) came from a 2018 resolution of an unmet affordable housing obligation tied to the Falls Crossing development.

► **Total Fund Balance: \$2.31 Million**

What Is a Bond — and How Does It Work?

Simple idea: Instead of saving up for years to build housing, the City borrows the money today, builds now, and pays it back over time using a dedicated stream of tax revenue — like a mortgage, but for the public good.

1

City Issues the Bond

Council authorizes borrowing. The City sells the bond to investors (often banks, pension funds, or the public bond market).

2

Investors Provide Cash

Investors lend the City a lump sum upfront — in our case, potentially \$2–9M depending on the pool size.

3

City Builds Housing Now

Bond proceeds are used immediately to acquire land, construct, or rehabilitate affordable housing units.

4

City Repays Over Time

Each year, the City uses its dedicated sales tax revenue (~\$186.5K/yr) to pay back investors — principal + interest — over 15 years.

Why now? Tax revenues are flowing today. Every year we wait is a year of borrowing capacity — and housing — lost.

Revenue bond: Repaid only from dedicated tax revenue. Does NOT touch the City's general fund or debt limit.

Cost: Borrowing adds interest (~4–4.5%), but the cost of waiting — rising land and construction prices — typically far exceeds it.

The Interlocal Opportunity – Multiplying Impact Through Partnership

ILLUSTRATIVE 3-CITY POOL of HB 1406 & 0.1% housing tax

Jurisdiction	~Annual Pledge
Snoqualmie	~\$349,000
North Bend*	~\$215,000*
Issaquah*	~\$858,000*
Pool Total	~\$1,422,000/yr*

~\$1,422,000/yr combined pledge → ~\$14-17M bond issuance*

* Illustrative. Actual revenues depend on each city's taxable retail sales. Both North Bend and Issaquah have adopted HB 1406 and the 0.1% housing tax.

Under RCW 82.14.540(10) & Chapter 39.34 RCW, cities may pool revenues, pledge to shared bonds, and allocate proceeds — with each city's council authorizing by separate action.

RECOMMENDED NEXT STEPS

- 1 Engage Bond Counsel**
 Retain municipal bond attorney to size bonds, structure pledge, and recommend revenue bond approach.
- 2 Approach Partner Cities**
 Open conversations with North Bend, Issaquah, and King County Housing Authority about an interlocal pooling agreement.
- 3 Designate Lead Issuer**
 Select one city or KCHA as bond issuer for the pool — larger credit base lowers borrowing costs.
- 4 Issue Revenue Bonds**
 Deploy bond proceeds + \$2.31M current cash-on-hand toward acquisition or construction of units for residents ≤60% AMI.

A regional interlocal approach turns a local fund into a meaningful housing delivery tool — NOW.

Next Steps for the City of Snoqualmie

- 1) Strengthen renter protections & anti-displacement policies
- 2) Preserve existing affordable housing before it is lost
- 3) Expand housing options (ADUs, duplexes, triplexes, supportive housing)
- 4) Invest in Permanent Supportive Housing with integrated services
- 5) Explore regional partnerships with neighboring cities & KCHA
- 6) Activate existing affordable housing funds and bonding capacity
- 7) Partner with the Snoqualmie Indian Tribe on housing initiatives
- 8) Establish a Housing Stability Working Group (include key stakeholders)
- 9) Update the Comprehensive Plan with clear housing action steps & timelines

Closing



HOUSING STABILITY IS THE FOUNDATION OF
A HEALTHY COMMUNITY.



THANK YOU FOR
YOUR TIME AND
SUPPORT.

TOGETHER, WE
CAN DO GREAT
THINGS!

WE'RE HERE TO
PARTNER WITH YOU
ALONG THE WAY.

Contact info:

Jen Kirk, Executive Director
(425) 474-2534
jenk@reclaimstability.org



Mobile Food Venders

06/01/2026

Staff Presentation to the CD Committee

Allison Kirk, Associate Planner

Robert Thrall, Legal Assistant



Mobile Food Venders

- A mobile food unit, as defined by WAC 246-215-01115, is a readily movable food establishment that stores, prepares, packages, serves, and vends food directly to the consumer.
- These establishments may include food trucks, trailers, stands, carts, or similar operations placed upon public streets or privately owned land.

ISSUE: The SMC is currently silent regarding Mobile Food Vendors, despite a growing interest from vendors looking to operate within Snoqualmie.



Past Practice

Item 3.

The growing presence of mobile food vendors within the city has prompted staff to respond using the limited guidance currently provided by the municipal code. The department has authorized mobile food vendors through the following mechanisms:

- Temporary Use Permit (TUP): Allowed within zoning districts where food and beverage uses are permitted outright. A TUP is valid for up to 180 days.
- Right-of-Way (ROW) Permit: Authorized for operations utilizing public streets, sidewalks, or city-owned property. A ROW use permit is valid for a period of [X] days.



The Regulatory Need

Item 3.

Mobile Food Vendor regulations would allow the City to:

- **Health & Life Safety:** Ensure, before the start of business operations, local vendors comply with local, county, and state requirements (health code, fire code, labor and industries, business licensing)
- **Location:** Designate areas within the City where mobile vendors may operate (zoning districts, private property, ROW, City Property and Parks)
- **Time:** Establish timeframes for short- and long-term operations
- **Impacts:** Evaluate impacts to parking, lighting, waste management, wastewater and permanent food and beverage establishments.



Regulatory Mechanisms

Item 3.

Within the Snoqualmie Municipal Code, there are several areas where mobile food vendor regulations could be integrated. Other jurisdictions within King County have updated their codes to address mobile food vendors across one or more of the following titles:

- Zoning Standards (**Title 17**)
- Business Licensing (**Title 5**)
- Fire Code (**Title 15**)
- Permit Processing (**Title 14**)



Discussion and Next Steps

Item 3.

Staff is requesting guidance regarding whether to **develop and implement** formal regulations for mobile food vendors.

Next Steps:

- **Option 1:** Motion to refer this matter to the Planning Commission for further study and recommendation.
- **Option 2:** Motion to table the discussion indefinitely or to a specific future meeting date.



Thank You

Questions and Discussion

Contact: enter email address

www.snoqualmiewa.gov