



JOINT COMMUNITY DEVELOPMENT COMMITTEE & PLANNING COMMISSION HYBRID MEETING

Monday, March 06, 2023, at 6:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMUNITY DEVELOPMENT COMMITTEE MEMBERS

Chair: Jo Johnson

Councilmembers: Cara Christensen and James Mayhew

PLANNING COMMISSION MEMBERS

Chair: Luke Marusiak

Vice-Chair: Andre Testman

Commissioners: Chris Alef, Darrell Lambert, Neeraj Mathur, and Steve Smith

This meeting will be conducted in person and remotely using teleconferencing technology provided by Zoom.

Join by Telephone at 6:00 PM: To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **860 6728 7531** and Password **1730040121** if prompted.

Press *9 to raise your hand to speak. Raising your hand signals the meeting moderator that you have a comment.

Press *6 to mute and unmute.

Join by Internet at 6:00 PM: 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.
- 3) If prompted for Webinar ID, enter **860 6728 7531**; Enter Password **1730040121**
- 4) Please confirm that your audio works prior to participating.

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

PUBLIC COMMENTS

MINUTES

None

AGENDA BILLS

DISCUSSION ITEMS

1. Housing Presentation and Discussion

- a. Draft Housing Needs Assessment and Housing Action Plan - LDC
- b. Middle Housing - Department of Commerce

ADJOURNMENT

TO: City of Snoqualmie Planning Commission and Community Development Committee

FROM: Matt Covert, LDC, Inc.

CC: Emily Arteche, AICP – Community Development Director, City of Snoqualmie

DATE: February 28, 2023

RE: March 6, 2023, Planning Commission and CDC Joint Meeting discussion item– Housing Action Plan

We look forward to meeting with the Planning Commission and Community Development Committee for a conversation about the Snoqualmie Housing Action Plan (HAP) project. We have completed a draft Housing Action Plan and are soliciting feedback from the public and from decision makers.

Our goals for this meeting are to provide the Planning Commission and Community Development Committee members with:

- Overview of the project and schedule
- Public engagement summary
- High-level summary of Housing Needs Assessment
- Review of draft strategies and actions

For each of the items above, we hope to provide the Planning Commission and Community Development Committee members with information and then engage with you on the actions and strategies and answer questions.

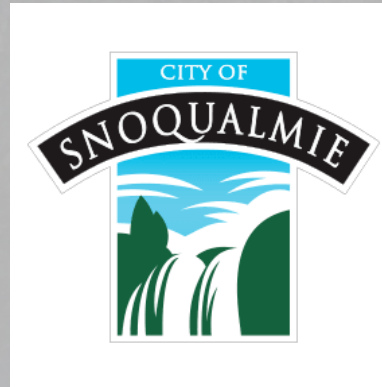
Developing a Housing Action Plan is a significant opportunity to engage with your community about housing. This conversation should reflect not just what is happening now, but how policy, programs, and regulations will shape the future of the city.

We are also working with the city on its Middle Housing grant program – this meeting will also serve as a transition to a general discussion of Middle Housing, to be followed in late March and May with substantive updates for Snoqualmie. This includes a land capacity analysis and preparation of material that will assist the city in meeting its housing element requirements during the comprehensive plan.

We look forward to meeting with you and having a great discussion.



Housing Action Plan Planning Commission / Community Development Committee Meeting



March 6, 2023

Meeting Objectives

Item 1.



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.

<p>Passed by the House April 24, 2019 Yeas 75 Nays 19</p> <p style="text-align: center;">FRANK CHOPP Speaker of the House of Representatives</p> <p>Passed by the Senate April 22, 2019 Yeas 33 Nays 16</p> <p style="text-align: center;">CYRUS HABIB President of the Senate</p> <p>Approved May 9, 2019 3:12 PM</p> <p style="text-align: center;">JAY INSLEE Governor of the State of Washington</p>	<p style="text-align: center;">CERTIFICATE</p> <p>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.</p> <p style="text-align: center;">BERNARD DEAN Chief Clerk</p> <p style="text-align: center;">FILED May 13, 2019</p> <p style="text-align: center;">Secretary of State State of Washington</p>
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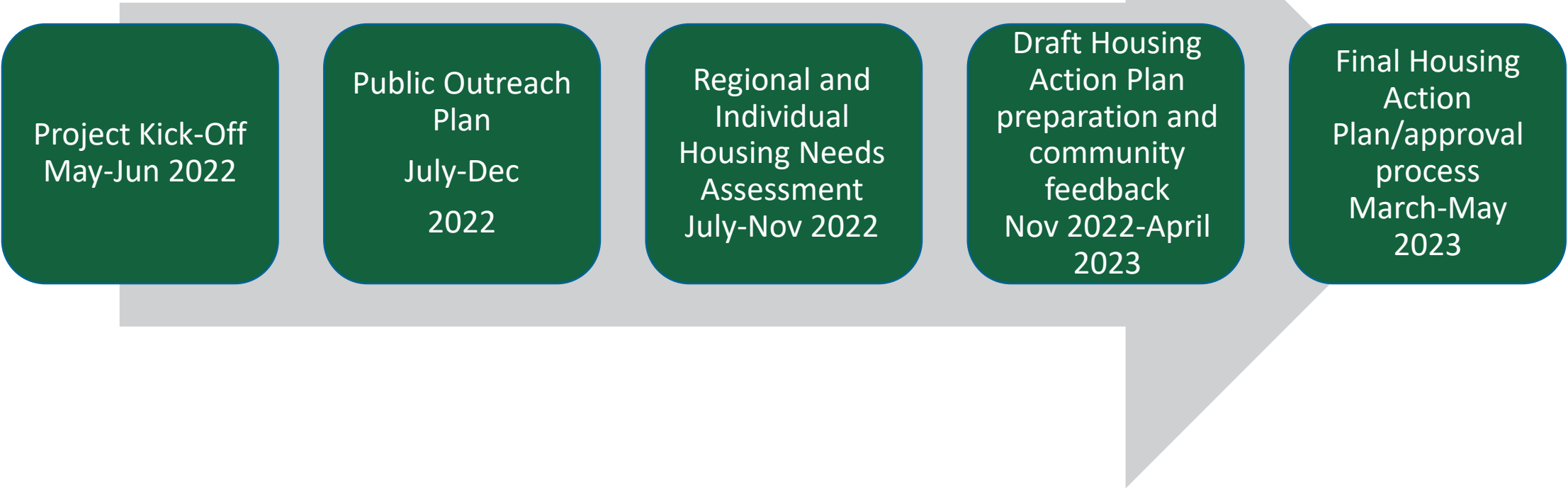
Project Background

- 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



We are here!



Project Schedule



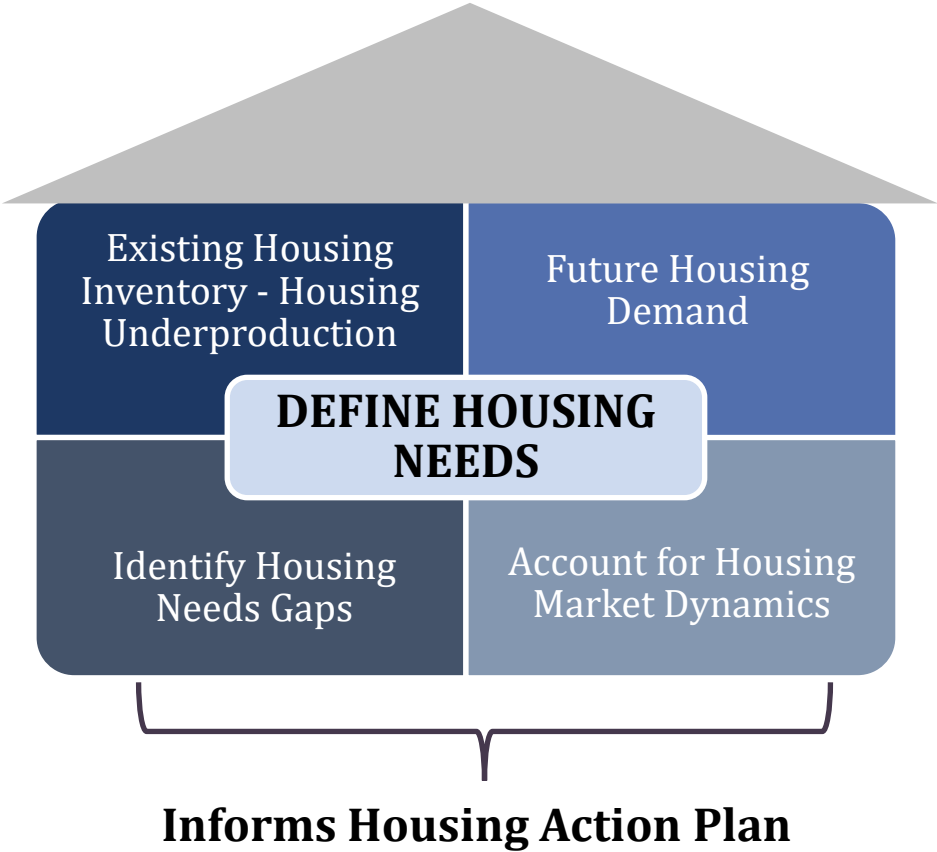
Public Engagement

- 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

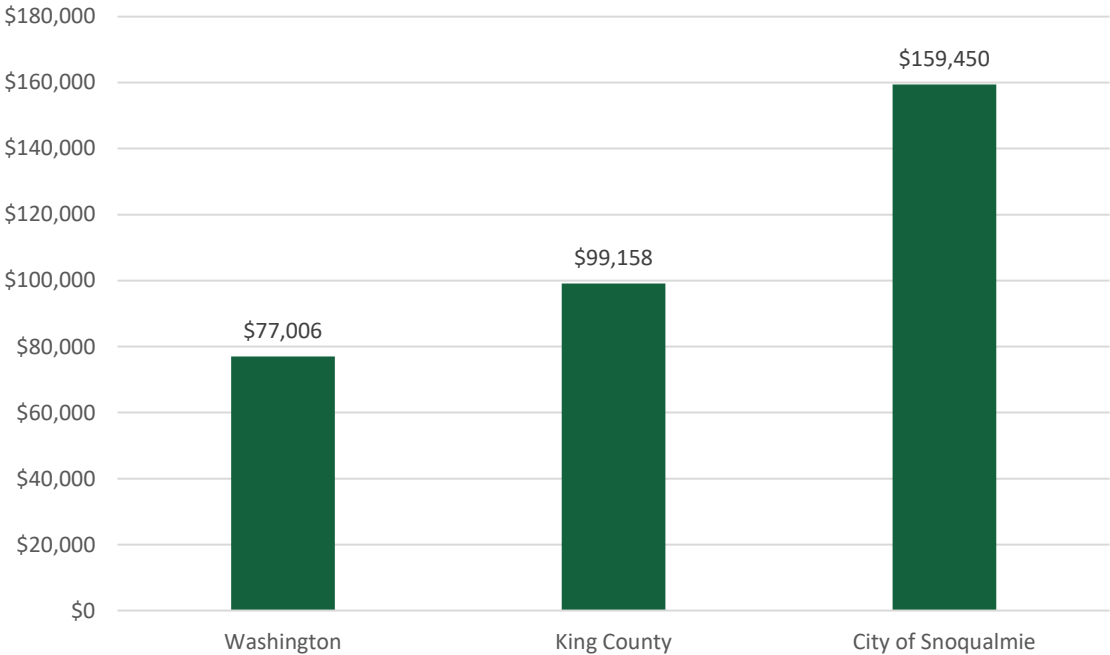
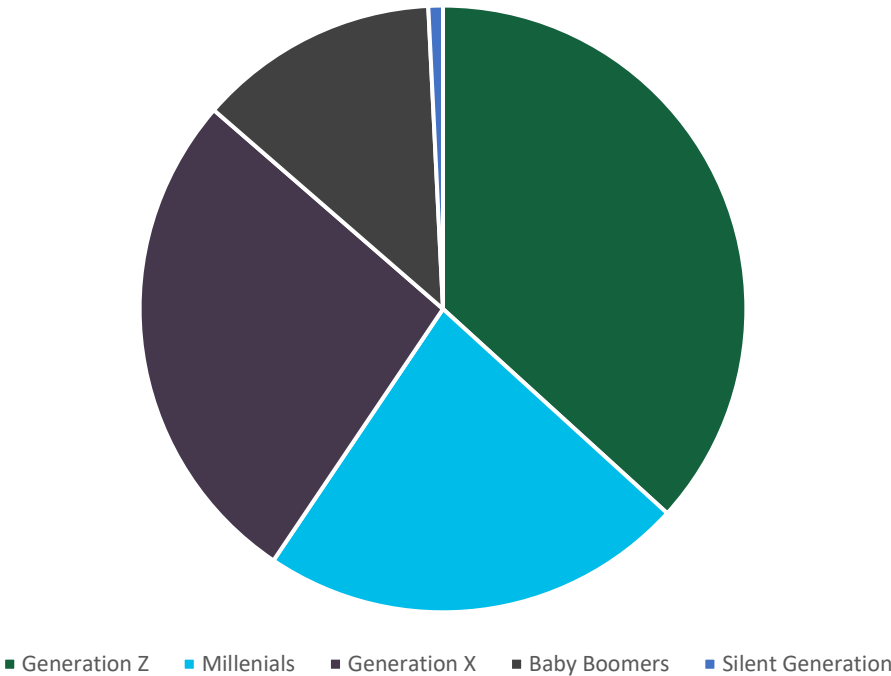


Figure 26. Population by generation, 2020



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

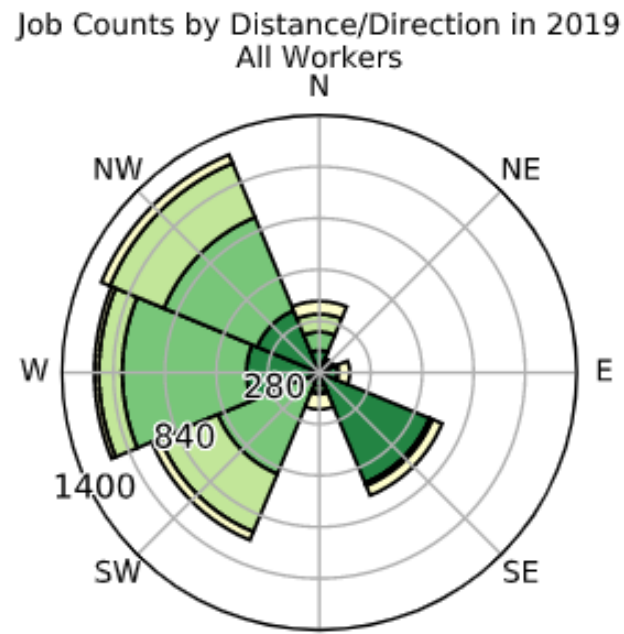
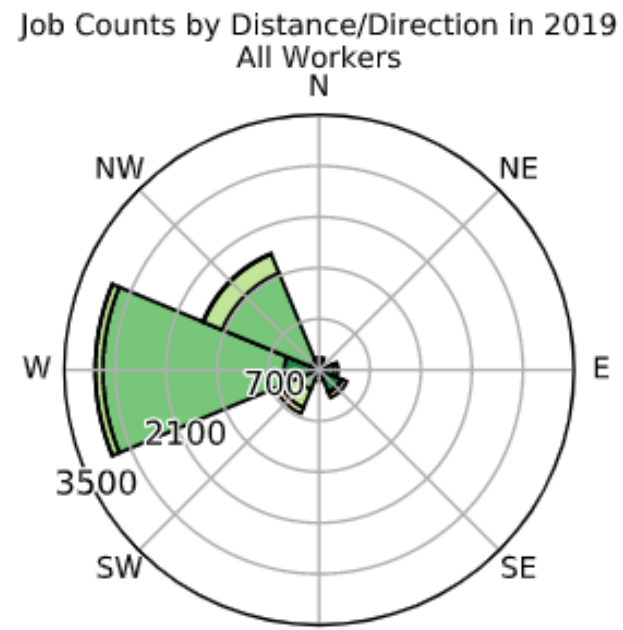
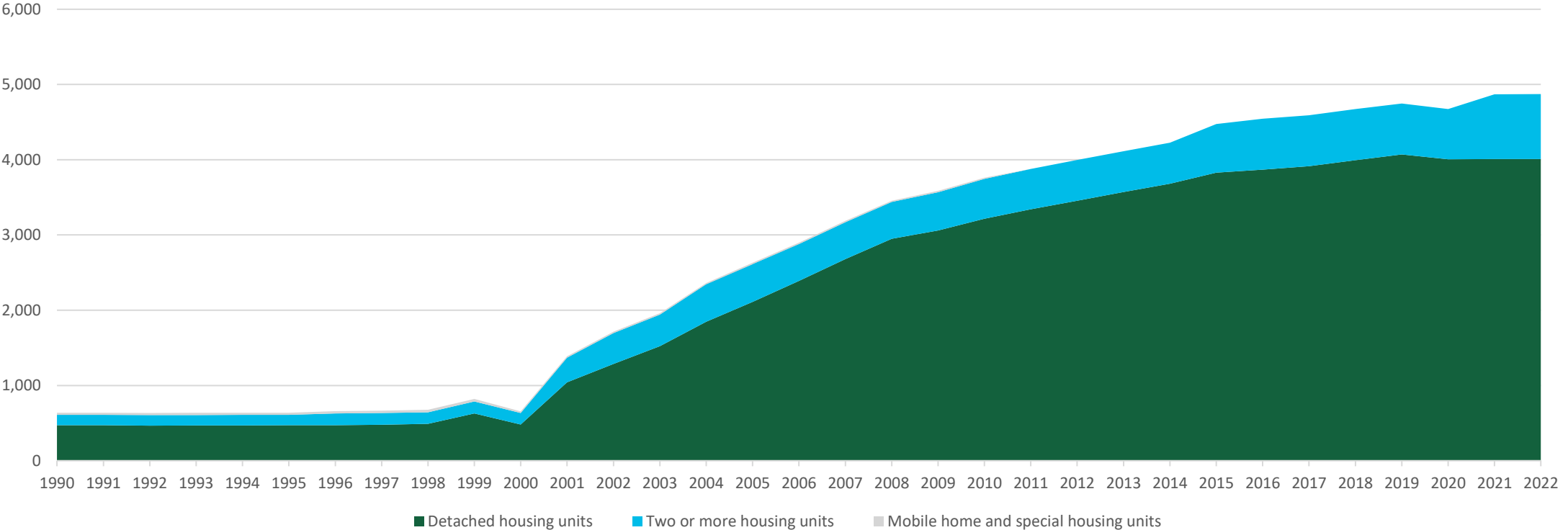


Figure 17. Commute Direction – Workers who live outside of Snoqualmie



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

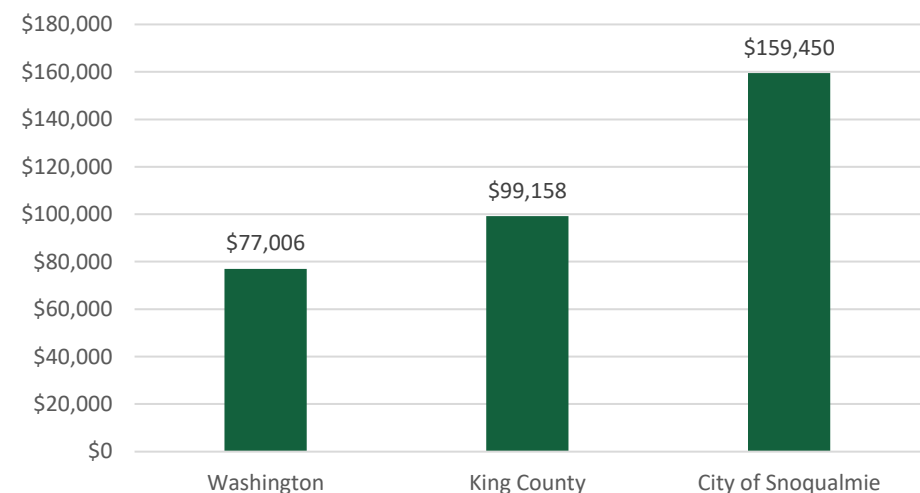
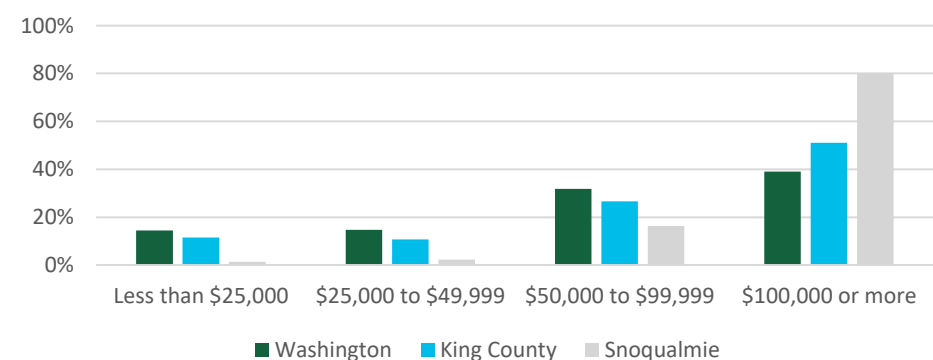


Figure 10. Household income ranges, 2020



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

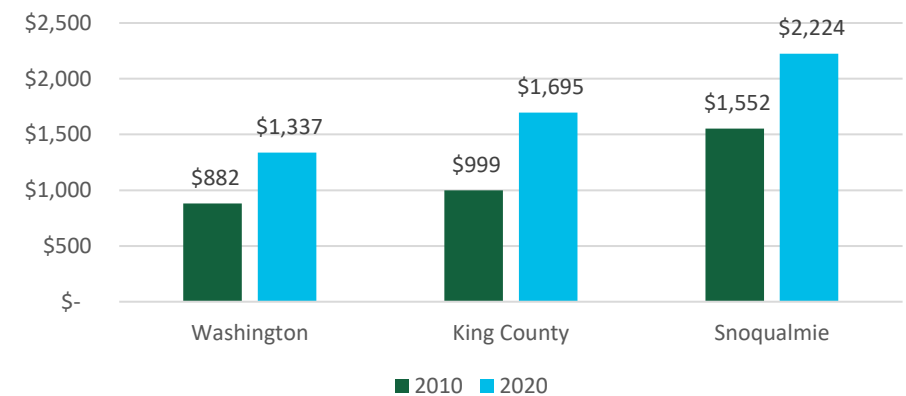
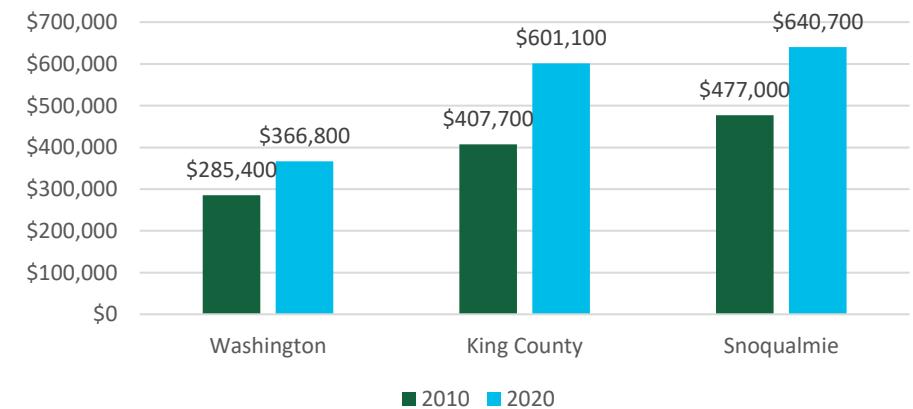


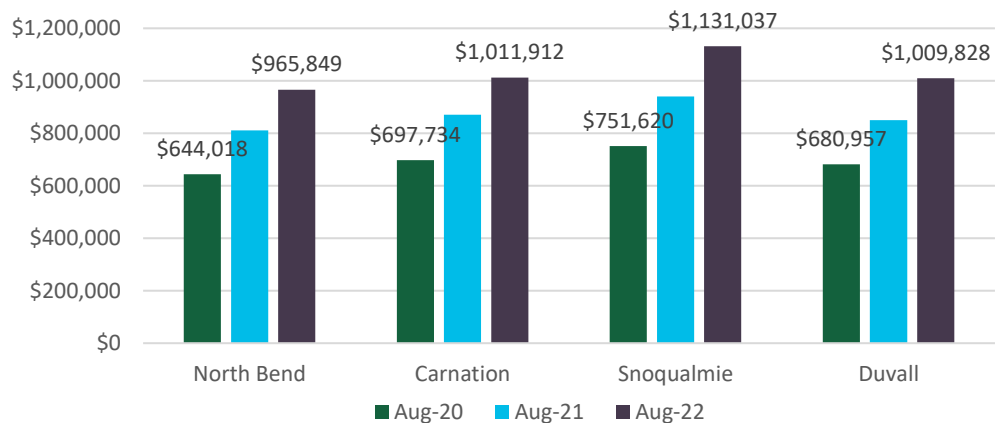
Figure 32. Median home value, 2010 and 2020



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



Source: RMLS data as of 8/18/22

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

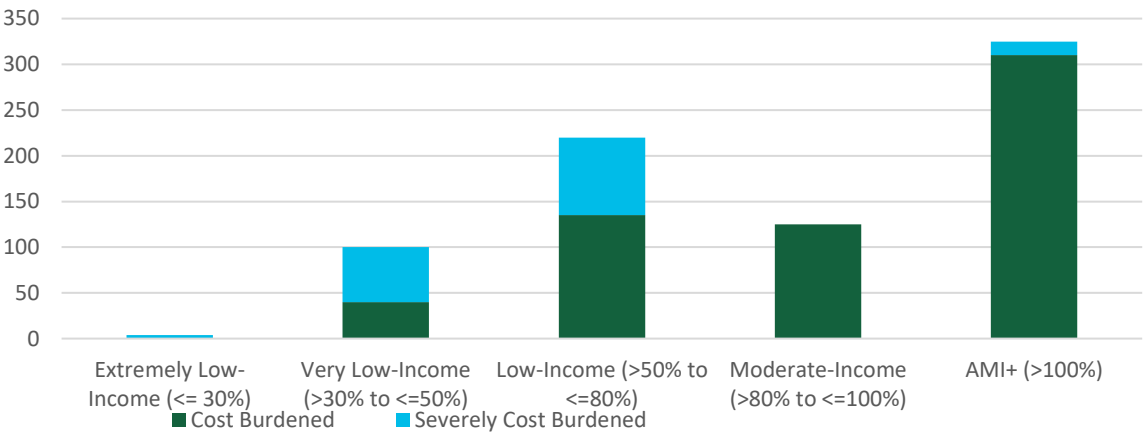


Figure 40. Income ranges for affordability calculations

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

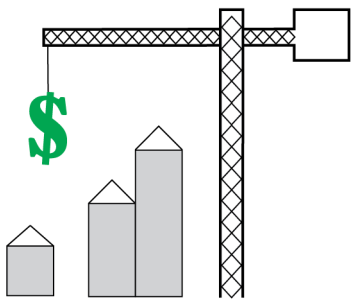
Housing action plan – strategies & Actions

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

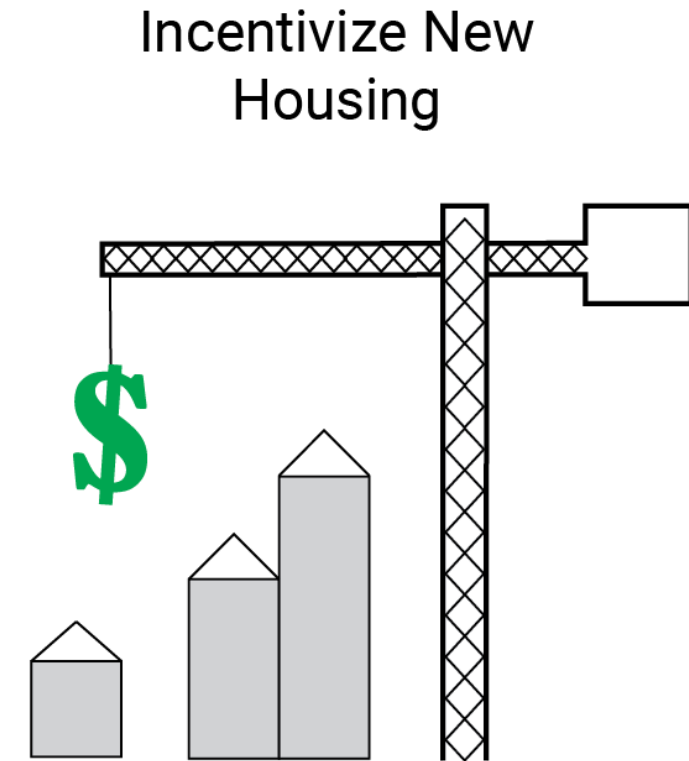


Who else has implemented the action

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

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Consultant Team:
LDC, Inc.
Matt Covert and Clay White
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The GMA Periodic Update, new Housing Element Requirements, and Middle Housing

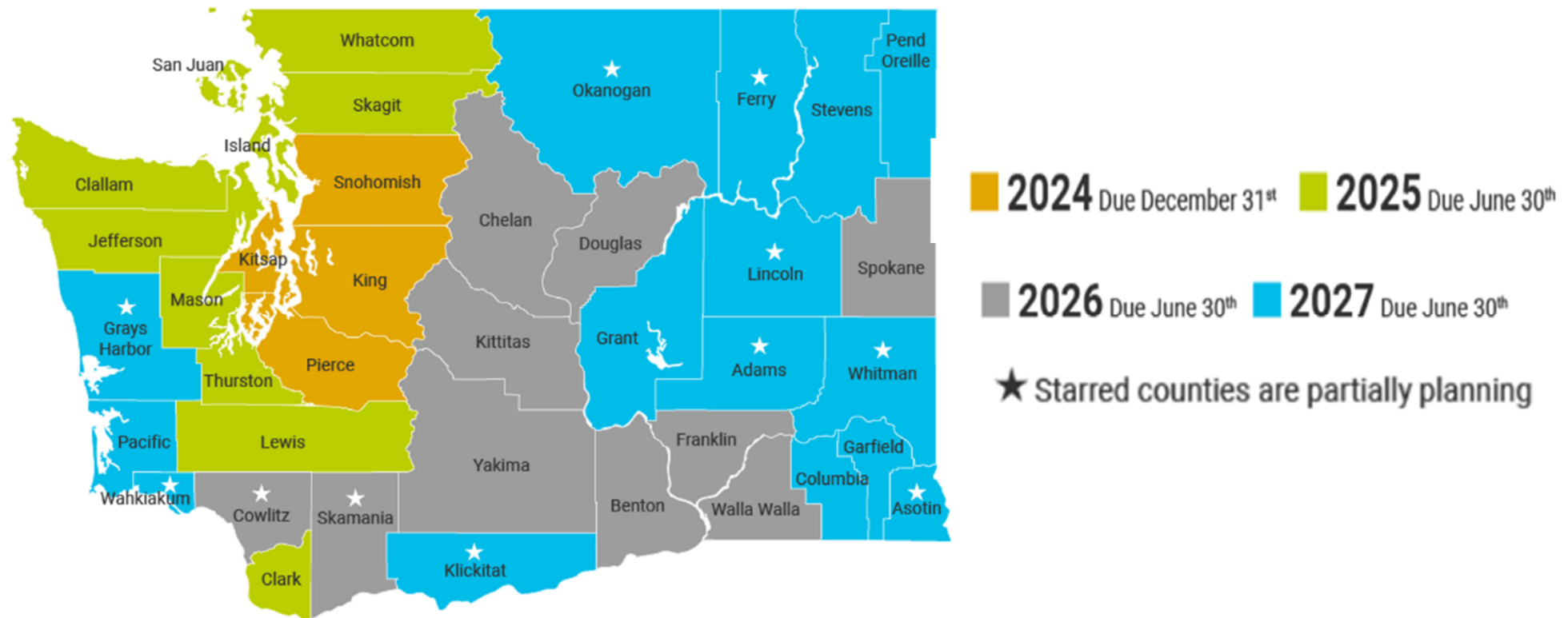
Joe Tovar, FAICP - Policy Specialist
Middle Housing Technical Team

MARCH 6, 2023



Washington State
Department of
Commerce

Growth Management Act (GMA) requires that comprehensive plans and development regulations be updated every 10 years



House Bill 1220 (HB 1220)

Changed GMA housing goal:

“Plan for and accommodate ~~encourage the availability of affordable housing~~ **affordable** to all economic segments.” RCW 36.70A.020(4)

HB 1220:

Also changed RCW 36.70A.070 (2): The Housing Element

- Identify sufficient capacity of land for identified housing needs, including the number of units and types provided by Commerce
- Within urban growth areas (UGAs), **provide moderate density housing options (such as townhomes, duplexes, and triplexes)**
- Make adequate provisions for housing needs for all economic segments, with consideration for:
 - Low, very low, extremely low, and moderate-income households
 - Housing locations in relation to employment locations
 - Role of accessory dwelling units (ADUs)

HB 1220: More changes...

Disparate impacts, displacement and exclusion

- Identify local policies and regulations (including zoning, disinvestment, and infrastructure availability) that result in racially disparate impacts, displacement, and exclusion in housing
- Begin to **undo** these impacts through policies and regulations
- Identify areas at higher risk of displacement and establish anti-displacement policies

Multi- and countywide planning policies are to guide local plans

PSRC countywide planning policy excerpts for housing:

- Achieve and sustain...a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households...
- Promote home ownership opportunities for low-income, moderate-income, and middle-income families and individuals, while also recognizing historic inequities...

King County countywide planning policy excerpts for housing:

- Identify sufficient land for housing (for all income levels and types of needs)...including within urban growth areas, for duplexes, triplexes, and townhomes.
- Increase housing choices for everyone...
- Expand the range and supply of housing types...

King County Area in 2021

- Area median household annual income: \$110,556
- 30% = approximate \$33,167
- 50% = approximate \$55,225
- 80% = approximate \$88,445
- 120%=approximate 132,667
- More and different types of housing will be needed.
- Housing for people with incomes below 50% AMI may only be possible with subsidies (from governments or non-profits).
 - City's role is to allow or encourage it, not necessarily to build it.
- Some types of market-rate housing may be able to serve households with incomes at moderate and higher incomes.

Commerce has projected housing needs

1 million more homes needed statewide over next 20 years



Table 2: Projected Countywide Housing Needs Based on User Inputs

King County

Population Target = 2,826,168

	Affordability Level (% of Area Median Income)								Emergency Housing/Shelter Beds
	Total	0-30%		30-50%	50-80%	80-100%	100-120%	120%+	
		Non-PSH	PSH						
Total Future Housing Needed (2044)	1,269,628	112,927	54,994	139,725	176,906	195,358	135,408	454,310	63,318
Estimated Housing Supply (2020)*	960,951	32,115	6,266	91,505	155,214	181,009	119,133	375,709	5,991
Net New Housing Needed (2020-2044)	308,677	80,813	48,728	48,220	21,692	14,349	16,274	78,601	57,327

Note: an updated table is due March 2023

Table H-1: King County Countywide and Jurisdictional Housing Needs 2019-2044

Countywide <u>Net New</u> Permanent Housing <u>Needs by Income Level (% of Area Median Income)</u> Units Needed, <u>Countywide</u> 2019-2044 ⁵									<u>Net New</u> <u>Emergency</u> <u>Housing</u> <u>Needs</u> ⁶
	<u>Total</u>	<u>0-30%</u> <u>Non-PSH</u>	<u>PSH</u>	<u>>30-50%</u>	<u>>50-80%</u>	<u>>80-100%</u>	<u>>100-120%</u>	<u>>120%</u>	
Countywide Baseline									
<u>Pacific</u>	136 135	22 22	14	4	6	12	13	64	25
<u>Sammamish</u>	2,117 2,100	926 918	558 554	411 408	222 220	:	:	:	390
<u>Skykomish</u>	9 10	1	1	:	1 2	1	1	4	2
<u>Snoqualmie</u>	1,500	467	282	232	77	58	66	318	279
<u>Yarrow Point</u>	9 10	3	2	3	1 2	:	:	:	2

Snoqualmie is one of thirty grantee cities in this region who have agreed to consider middle housing as a component of their plan and regulations



So, what is middle housing and why is it sometimes called “missing middle”?

Middle housing is house-scale attached, stacked, or clustered homes

- Approval or denial is based on locally adopted objective design standards that mirror form, scale, and character of detached houses
- Standards may establish roof height and shape, façade dimensions, window and door treatments, lot width and depth, and orientation of building to the sidewalk, street, or alley
- Design and development standards increase predictability for city administrator, permit applicant and neighbors because everyone knows what the rules are before any application is made



Middle housing has been a relatively small % of new units

King County and its cities

Net change in units
per structure
2011-2018

Source: [Puget Sound
Regional Council
Residential Building
Permits Survey](#)

Year	SF	MF 1 - 2	MF 3 - 4	MF 5 - 9	MF 10 -19	MF 20 -49	MF 50+
2011	2,050	228	109	118	35	305	4,010
2012	2,757	319	254	248	121	389	8,104
2013	3,154	493	223	302	124	555	7,633
2014	2,613	626	291	318	174	1,614	8,149
2015	2,531	655	554	486	423	1,395	12,375
2016	2,744	656	394	434	534	1,765	9,627
2017	2,100	1,000	632	616	522	1,358	9,868
2018	2,011	695	607	985	141	726	11,204
2018	14%	13%				73%	

2022 Joint Housing Opinion Survey



Puget Sound Regional Council



Washington State
Department of
Commerce

Housing costs and homelessness are the top two issues throughout Washington state

78% say they want more housing options for seniors, teachers, firefighters, childcare workers, and health care workers

74% prefer most new housing to be in walkable neighborhoods

64% agree that their community needs more diverse and affordable types of housing



77% say rents are too high

75% say it costs too much to buy a home

83% say more reasonably priced housing is needed in their communities



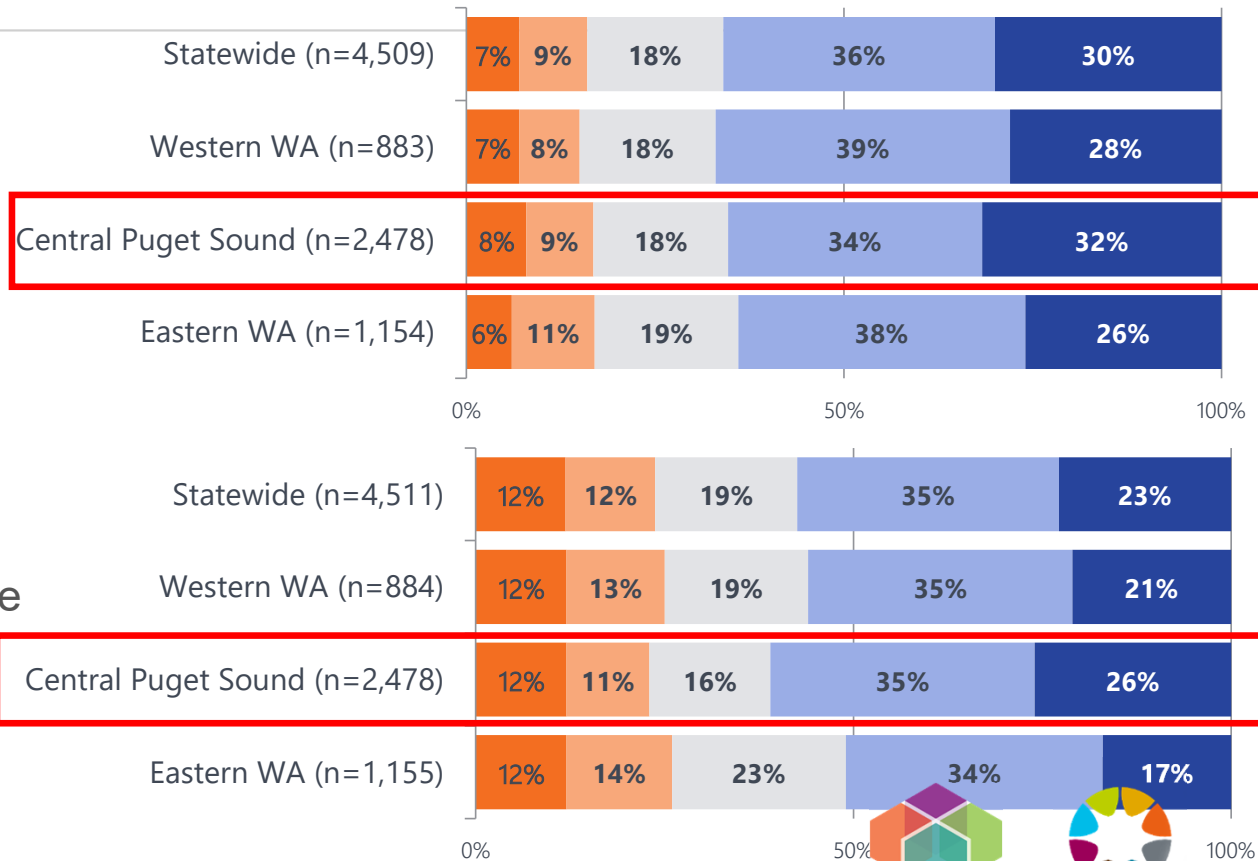
Strong Statewide Support for More Diverse Housing

Communities need more diverse & affordable housing types, such as duplexes, cottages, courtyard apartments, townhomes and mixed developments.

66% Agree

Multi-family housing, like triplexes, should be allowed in single-family zones when all standards of the zone are met, such as heights, setbacks, and parking.

58% Agree



Government Should Address Urgent Need to Tackle Housing Supply

Residents want government to do more

83% say government agencies should work together to address the need for housing

64% say government agencies should do more to provide housing not being delivered by the market



WASHINGTON STATE DEPARTMENT OF COMMERCE

Upcoming Assistance available from Commerce

- Accessory dwellings guidance
- Land capacity guidance
- Guidance to reduce disparate impacts
- Guidance to plan for housing by income brackets
- **Middle housing toolkit of housing types & menu of standards that a city may choose to adopt as part of the 2024 update**



Commerce online resources

Main Housing Web Page (picture at right)

<https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/>

Middle Housing Web Page

[Planning for Middle Housing - Washington State Department of Commerce](#)

Growth Management: Periodic Updates Web Page

[Growth Management Periodic Updates - Washington State Department of Commerce](#)

Planning for Housing



Jump to

[Updating GMA Housing Elements \(HB 1220\)](#)

[Multi-Family Housing Property Tax Exemption program](#)

[Housing EZView website](#)

Questions?

<https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/>

JOE TOVAR, FAICP

joe.tovar@commerce.wa.gov

Thanks for your work to help your community plan for a healthy and equitable future!



Washington State
Department of
Commerce

www.commerce.wa.gov

