Snoqualmie Valley Housing Task Force

Community and Public Policy Sub-Committee

Meeting Report 12/1/2022

**OBJECTIVE**

Prepare three proposals to present at a mid-year meeting of the task force related to how Community and Public Policy can lead to development of affordable housing in the Snoqualmie Valley.

**AREA OF FOCUS**

Community and Public Policy proposals to focus on areas such as zoning, design standards, public spaces, community and natural resource limitations, permit and impact fees, taxes, funding sources and incentives for developers.

**PROPOSAL CATEGORIES**

1. Community Resources / Limitations / Zoning
   1. Water Rights
      1. Held by City
      2. Additional thru WA State Dept of Ecology
      3. See North Bend Water System allocation documents provided by Jamie (w/map)
   2. Sewer Capacity
      1. Available thru Public Works Dept
   3. Annexation Priorities
      1. Current focus is annexation for commercial, not residential
      2. Efforts to diversify blended revenue sources
   4. Multifamily Zoning Allowances
      1. Code documents by city provided on the task force website
      2. See MBAKSC Toolkit for recommendations and ideas
   5. Design Standards for Multifamily (Assume avg of ~$300K per unit)
      1. See city websites for additional details
   6. Mixed Use Options
      1. Commercial and residential
      2. Light industrial and residential
   7. Density Bonuses
2. Funding Sources and their Allocation
   1. Possible Sources
      1. Sales Tax Revenue
         1. 0.1% Sale Tax Revenue
         2. Snoqualmie has $900K currently / $748K in ’23-‘24
         3. Designated for affordable housing or programs related to the same
      2. Federal Grants
      3. City Land / Surplus Land
         1. Enterprise database (created by a non-profit) shows available public land
         2. Land banking is a solution by a city to designate for specific development
         3. Surplus lands have less restrictions on how they can be ‘gifted’
      4. Private Land Donations
         1. Opportunity for legacy gifts or private citizens, churches, etc. to donate or significantly reduce purchase price on lands for specific purposes
   2. Allocation
      1. To purchase land or reduce cost of land
      2. To supplement rent for tenants
      3. To provide social or natural resources to development and tenants
      4. To offset development costs like impact fees, permit fees, etc.
3. Incentives for Development
   1. Land Grants / Land Price Reductions
   2. Multifamily Tax Incentives
   3. Permit Incentives (MF Priority, Affordable expedited, infill expedited, master plan)
   4. Up Zoning
   5. Opportunity Zone (QOZ)
   6. Density Bonus
   7. Inclusionary Zoning
   8. Water / Sewer Fee Reduction
   9. Adjusted Parking Standards
   10. Impact Fee Subsidies
   11. Private land donation process
   12. Map of available land / sites for development or redevelopment

**ACTION ITEMS**

1. Research possible grants available (County, State, Federal)
2. Research water right allocation process (request and growth projections by ST)
3. Research other community allocation programs of affordable housing funding
4. Research property tax / levy options
5. Draft a communication / outreach program about land donations

**NEXT MEETING:** Thursday, January 26th at 3pm Snoqualmie City Hall

**RESOURCES**

[MRSC - Affordable Housing Techniques and Incentives](https://mrsc.org/Home/Explore-Topics/Planning/Housing/Affordable-Housing-Techniques-and-Incentives.aspx) – Note reference to North Bend Cottage Zoning

[What Is Workforce Housing | Definition & Examples (doorloop.com)](https://www.doorloop.com/definitions/workforce-housing)

[Regional Affordable Housing Dashboard - King County](https://kingcounty.gov/depts/community-human-services/housing/affordable-housing-committee/data.aspx)