

Snoqualmie Affordable Housing Snapshot

Demographic Data		Housing Costs					
Population: 13,622 East King County Owners: 84.7% Renters: 15.3%		Land Zoned Residential: 21.6% (including mixed-use) Single-Family Purposed: 92% Multifamily Zoning: 8%		Median Estimated Rent: \$2,727 Median Rent Change (2018-19): 3.6% <small>Source: Zillow, calculated from Jan 2019-Jan 2020</small>		Median Estimated Home Value: \$723,276 Median Home Value Change (2018-19): 4.6% <small>Source: Zillow, calculated using ZHVI from 5/2019 and 5/2020</small>	
People Experiencing Homelessness: Sheltered (Northeast County): 35 people Unsheltered (Northeast County): 99 people <small>Sources: US Census Bureau QuickFacts population estimate for July 1, 2019, Owner-occupied housing unit rate 2014-2018, All Home Count Us In 2019 report</small>		Cost burdened - Households that spend over 30% of income on housing and may have difficulty affording other necessities such as food, transportation, and medical care. •33% of rental households are cost burdened •22% of owner-occupied households are cost burdened. <small>Source: 2018 American Community Survey estimates, Mortgage Status by Selected Monthly Owner Costs</small>					
	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION		
COMMITMENTS	<ul style="list-style-type: none"> • Work with government, and NP orgs to create and retain AH, and apply for federal and state housing funds available to assist in the development or improvement of AH. 	<ul style="list-style-type: none"> •Encourage ADUs and small-lot housing through appropriate regulation and incentives, that minimize procedural requirements and address neighborhood compatibility •Maintain zoning and development regulations that support the continued integrity and ongoing residential use of existing older neighborhoods and housing wherever feasible. •In residential areas with alley access, encourage and allow for small-lot and cottage housing •Assure that land use regulations allow for the siting and operating of emergency, transitional and permanent special needs housing near amenities. •Encourage development and utilization of Community Land Trusts as one tool for addressing the community's affordable housing needs •Employ zoning and development standards for site planning, building design, and landscaping that encourage appropriate infill development 	<ul style="list-style-type: none"> • Encourage innovative housing that helps promote City goals for affordability, high-quality sustainable design, and housing to meet diverse household sizes, types, and age ranges, and consider flexibility in density and design standards to support such projects. •Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities, and provide incentives for developing senior housing such as reduced or waived permit fees, density bonuses and reduced parking requirements. •Support the development of apartments that are appropriate for families with children, including the provision of services, recreation, and other amenities as feasible. •Require some number of living units in Planned Residential zones to be designed with Universal Design principles. 	<ul style="list-style-type: none"> • Consider density bonuses, expedited permit processes, and where allowed by law, tax waivers and relief from development fees, to encourage very low- and low-income housing development. •Grant priority in the development review process for projects providing 15 percent or more of the proposed residential units as AH. 	<ul style="list-style-type: none"> •Work with Residential Owners Associations like the Ridge ROA to implement comprehensive plan policies. •Assist in the effort to reach low-income households eligible for free weatherization through existing programs. • Support the rehabilitation or relocation of existing, structurally sound housing, and provide referrals where appropriate to agencies such as to the King County Home Repair program to facilitate reuse 		
	POLICIES	<ul style="list-style-type: none"> •Adopted HB1406 Sale tax pass-through for affordable housing (Ordinance 1232) 	<ul style="list-style-type: none"> • Established Mixed-Use District to encourage attractive pedestrian-oriented neighborhoods (17.30) 		<ul style="list-style-type: none"> • 8-12-year ad valorem tax exemption for MFH in RTAs. (3.10.010) • School impact fee exemption for ADUs & AH projects targeted 80% AMI and below. (20.10) 	<ul style="list-style-type: none"> • King County Home Repair Program • AWC • SCA •North King & Snoqualmie Valley Sub-regional Collaboration 	

ADU	Accessory Dwelling Unit
AH	Affordable Housing
AMI	Area Median Income
ARCH	A Regional Coalition for Housing
AWC	Association of Washington Cities
DADU	Detached Accessory Dwelling Unit
Devs	Developments (affordable housing developments)
EHSF	Eastside Human Services Forum
EKC	East King County
FAR	Floor Area Ratio
KC	King County
MF(H)	Multi-Family (Housing)
MFTE	Multi-Family Tax Exemption
MIZ	Mandatory Inclusionary Zoning
MUR	Mixed-Use Residential
NKC	North King County
NP	Nonprofit
NUHSA	North Urban Human Services Alliance
PHA	Public Housing Agency
PSH	Permanent Supportive Housing
PTE	Property Tax Exemption
RTA	Residential Target Areas
SCA	Sound Cities Association
SF	Single Family
SKC	South King County
SKHHP	South King Housing and Homelessness Partners
TDR	Transfer of Development Rights
TOD	Transit Oriented Development

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