

# Snoqualmie Affordable Housing Snapshot

Demographic Data		Housing Costs			
<b>Population:</b> 13,622 East King County <b>Owners:</b> 84.7% <b>Renters:</b> 15.3 %	<b>Land Zoned Residential:</b> 21.6% (including mixed-use) <b>Single-Family Zoning:</b> 92% <b>Multifamily Zoning:</b> 8%	<b>Average Estimated Rent:</b> \$2,376 <b>Average Rent Change (2019-20):</b> +1% <small>Source: Rent Cafe Market Trends</small>	<b>Median Estimated Home Value:</b> \$723,276 <b>Median Home Value Change (2018-19):</b> 4.6% <small>Source: Zillow, calculated using ZHVI from 5/2019 and 5/2020</small>		
<b>People Experiencing Homelessness:</b> Sheltered (Northeast King County): 35 people Unsheltered (Northeast King 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>		<b>Cost burdened</b> – A Household that spends more than 30% of their monthly income on housing costs is considered cost burdened. <ul style="list-style-type: none"> <li>• <b>6.6% of rental households</b> are cost-burdened</li> <li>• <b>23.8% of households with a mortgage</b> are cost-burdened</li> </ul> <small>Source: 2018 American Community Survey estimates</small>			
<b>Equity and Affordability:</b> A household in Snoqualmie must earn <b>\$95,040/year</b> or <b>\$46/hour</b> to afford the average market-rate rental. <b>2018 King County Median Household Income (Annual):</b> <b>Black Households:</b> \$55,152   <b>Hispanic or Latino:</b> \$66,853   <b>Asian:</b> \$111,609   <b>White:</b> \$100,298 <small>Source: King County Economic Indicators, MHI by Race</small>					
	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION
COMMITMENTS	<ul style="list-style-type: none"> <li>• 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.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage ADUs &amp; small-lot housing via regulation/incentives, minimize procedural reqs.</li> <li>• Maintain zoning &amp; dev. regulations that support the continued integrity &amp; ongoing residential use of existing older neighborhoods/housing.</li> <li>• In residential areas with alley access, encourage small-lot/cottage housing.</li> <li>• Assure land use regs, allow for the siting/operating of emergency, transitional/permanent special needs housing near amenities.</li> <li>• Encourage dev. &amp; utilization of Community Land Trusts to address AH needs</li> <li>• Employ zoning &amp; dev. standards for site planning, design, landscaping to encourage infill dev.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage innovative housing to promote goals for affordability, high-quality sustainable design, and housing to meet diverse household sizes, types, and age ranges, &amp; consider flexibility in density and design standards to support such projects.</li> <li>• Encourage range of housing types for seniors, such as independent living, various assisted living, and nursing care facilities, and provide incentives for dev. senior housing i.e. reduced/waived permit fees, density bonuses, reduced parking reqs.</li> <li>• Support dev. of apartments for families with children, including the provision of services, recreation, and other amenities as feasible.</li> <li>• Require some number of living units in Planned Residential zones to be designed with Universal Design principles.</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Grant priority in the development review process for projects providing 15% or more of the proposed residential units as AH.</li> </ul>	<ul style="list-style-type: none"> <li>• Work with Residential Owners Associations like the Ridge ROA to implement comprehensive plan policies.</li> <li>• Assist in the effort to reach low-income households eligible for free weatherization through existing programs.</li> <li>• Support the rehabilitation or relocation of existing, structurally sound housing, and provide referrals where appropriate to agencies such as to the KC Home Repair program to facilitate reuse</li> </ul>
POLICIES	<ul style="list-style-type: none"> <li>• Adopted HB1406 Sale tax pass-through for affordable housing (<a href="#">Ordinance 1232</a>)</li> </ul>	<ul style="list-style-type: none"> <li>• Established Mixed-Use District to encourage attractive pedestrian-oriented neighborhoods (<a href="#">17.30</a>)</li> </ul>		<ul style="list-style-type: none"> <li>• 8-12-year ad valorem tax exemption for MFH in RTAs. (<a href="#">3.10.010</a>)</li> <li>• School impact fee exemption for ADUs &amp; AH projects targeted 80% AMI and below. (<a href="#">20.10</a>)</li> </ul>	<ul style="list-style-type: none"> <li>• King County Home Repair Program</li> <li>• AWC</li> <li>• SCA</li> <li>• North King &amp; Snoqualmie Valley Sub-regional Collaboration</li> </ul>

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
MFH	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 Authority
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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