



## AGENDA

### Human Services Commission Regular Meeting

6:30 PM - Wednesday, May 9, 2018

City Hall Council Chambers, Sammamish, WA

Page		Estimated Time
	<b>CALL TO ORDER</b>	6:30 pm
	<b>ROLL CALL</b>	
	<b>PLEDGE OF ALLEGIANCE</b>	
	<b>APPROVAL OF AGENDA</b>	
	<b>APPROVAL OF THE MINUTES</b>	
3 - 5	1. April 11, 2018 Regular Meeting <a href="#">View Minutes</a>	
	<b>PUBLIC COMMENT</b>	6:35 pm
	<i>3 minutes per person / 5 minutes if representing an organization</i>	
	<b>OLD BUSINESS</b>	6:45 pm
6 - 30	1. Housing Strategy Update <a href="#">View Agenda Item</a>	
	<b>NEW BUSINESS</b>	7:30 pm
	1. Grant Application Review: Mental Wellness 2. Grant Application Review: Domestic Violence	
	<b>NEXT MEETING AGENDA TOPICS</b>	
	1. <b>May 24:</b> Joint Meeting with Planning Commission on the Housing Strategy Update. 2. <b>June 13:</b> Grant Application Reviews for Basic Needs, Cultural	

Inclusion, Seniors, and Uncategorized.

**ADJOURNMENT**

**8:30 pm**

**(NON-AGENDA) LONG TERM CALENDAR**

31 - 32

1. [View Long Term Calendar](#)

**Note:** This is an opportunity for the public to address the Human Services Commission. For non-agenda items, three (3) minutes are granted per person, or five (5) minutes if representing the official position of a recognized community organization.

If you are submitting written material, please supply 8 copies (7 for Human Services Commission; 1 for the record). If you would like to show a video or PowerPoint, it must be submitted or emailed by 5pm the day of the meeting to Janie Jackson at [jjackson@sammamish.us](mailto:jjackson@sammamish.us).

**THE COMMISSION MAY ADD OR TAKE ACTIONS ON ITEMS NOT LISTED ON THIS AGENDA.**

Human Services Commission meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request.

Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.



## MINUTES

### Human Services Commission

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6:30 PM - April 11, 2018

City Hall Council Chambers, Sammamish, WA

**Commissioners Present:**

Chair Tom Ehlers  
Vice Chair Larry Wright  
Jodi Nishioka  
Nushina Mir  
Stanley Gunno  
CJ Kahler  
Joyce Bottenberg

**Commissioners Absent:**

**Staff Present:**

Deputy City Manager Jessi Bon  
Community Services Coordinator Rita Badh  
Management Analyst Mike Sugg  
Senior Planner Doug McIntyre  
Executive Assistant Janie Jackson

**CALL TO ORDER**

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The meeting was called to order at 6:30 pm.

**ROLL CALL**

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Roll was called.

**PLEDGE OF ALLEGIANCE**

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Stan Gunno led the pledge.

**APPROVAL OF AGENDA**

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**MOTION: Jodi Nishioka moved to Approve the agenda. Joyce Bottenberg seconded. Motion carried unanimously 7-0.**

**APPROVAL OF THE MINUTES**

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March 14, 2018 Regular Meeting

Human Services Commission Regular Meeting - Apr. 11, 2018

**MOTION: Vice Chair Larry Wright moved to approve the minutes. Joyce Bottenberg seconded. Motion carried unanimously 7-0.**

**PUBLIC COMMENT**

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**Jane Garrison**, 24409 SE 20th Place, talked about involving King County Social and Health Services along with the Sammamish Planning Commission and the Sammamish Human Services Commission in developing the housing strategy.

**Linda Woodall**, Executive Director of Eastside Friends of Seniors talked about the senior population in Sammamish.

**Paul Stickney**, 504 228th Ave SE distributed a handout and spoke about bringing internal housing supply into optimal balance with the needs and wants of residents of Sammamish.

**OLD BUSINESS**

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**Discussion: Housing Strategy Update**

Sammamish Sr. Planner Doug McIntyre and Mike Stanger of ARCH presented an overview of the discussion that occurred at the April 5, 2018 joint work session with the Planning Commission for the benefit of the Human Services Commissioners who were unable to attend the joint meeting. It was followed by an exercise to obtain Commissioner input on housing gaps in Sammamish.

**NEW BUSINESS**

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**Overview of Human Services Grant Program**

Rita Badh and Mike Sugg briefed Commissioners on the Human Services grant program, process, score sheet, assignments and next steps.

**Discussion: Grant Criteria**

Commissioners discussed the grant application review process and made some adjustments to the score sheet. Staff will incorporate the suggested changes and distribute the score sheet by the end of the week.

**Grant Review Commission Assignments**

Groups were organized within the five priority areas identified in the Needs Assessment as follows:

Group 1 - **Mental Wellness and Domestic Violence** (Chair Ehlers, Commissioner Nishioka).

**Presentation date: May 9**

Group 2 - **Basic Needs and Seniors** (Commissioner Kahler, Commission Bottenberg, Commissioner Gunno). **Presentation date: June 13**

Group 3 - **Un-categorized and Cultural Inclusion** (Vice-Chair Wright, Commissioner Mir). **Presentation date: June 13**

**NEXT MEETING AGENDA TOPICS**

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- Housing Strategy Update
- Human Services Grant Application Reviews

**ADJOURNMENT**

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**MOTION: CJ Kahler moved to adjourn the meeting at 9:10 pm  
Joyce Bottenberg seconded. Motion carried unanimously 7-0.**

# Agenda Bill

Human Services Commission Regular Meeting  
 May 09, 2018



<b>SUBJECT:</b>	Work Session #3 for Sammamish Home Grown – A Plan for People, Housing, and Community.		
<b>DATE SUBMITTED:</b>	May 02, 2018		
<b>DEPARTMENT:</b>	Community Development		
<b>NEEDED FROM COMMISSION:</b>	<input type="checkbox"/> Action <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Informational		
<b>RECOMMENDATION:</b>	This is an informational item. The Human Services Commission should review the list of potential housing strategies, focusing on those related to housing affordability and special needs housing, and ask clarifying questions about how these strategies have been and could be used in Sammamish Home Grown.		
<b>EXHIBITS:</b>	<a href="#">Exhibit 1 - Housing Affordability Strategies</a> <a href="#">Exhibit 2 - Special Needs Housing Strategies</a> <a href="#">Exhibit 3 - Housing Gaps Table</a> <a href="#">Exhibit 4 - Housing Goals and Policies</a> <a href="#">Exhibit 5 - Community Survey Summary</a>		
<b>BUDGET:</b>			
Total dollar amount	N/A	<input type="checkbox"/>	<b>Approved in budget</b>
Fund(s)	N/A	<input type="checkbox"/>	<b>Budget reallocation required</b>
		<input checked="" type="checkbox"/>	<b>No budgetary impact</b>
<b>WORK PLAN FOCUS AREAS:</b>			
<input type="checkbox"/> Transportation	<input type="checkbox"/> Community Safety		
<input checked="" type="checkbox"/> Communication & Engagement	<input checked="" type="checkbox"/> Community Livability		
<input checked="" type="checkbox"/> High Performing Government	<input type="checkbox"/> Culture & Recreation		
<input type="checkbox"/> Environmental Health & Protection	<input type="checkbox"/> Financial Sustainability		

**ISSUE BEFORE COMMISSION:**  
 Work Session #3 for Sammamish Home Grown – A Plan for People, Housing, and Community.

## KEY FACTS AND INFORMATION SUMMARY:

### PROJECT STATUS

The Human Services Commission has held two work sessions and participated in one joint work session with Planning Commission. The first work session provided an overview of the basics of a housing strategy plan, the general scope of the update, and a variety of demographic and housing data. The joint session and subsequent Human Services session allowed commissioners to weigh in with their opinions on important housing gaps in Sammamish (Exhibit 3).

In addition to commission feedback, a broad community survey on housing was completed on April 10, 2018 and provided staff with a better understanding of community perspectives and desires (Exhibit 5). Furthermore, a public open house was held on April 25, 2018 and allowed the public to informally engage with the City on this project.

Staff are using the input gathered from Planning and Human Services Commissioners and the public to refine a list of housing strategies to address the Comprehensive Plan policies (Exhibit 4) and the identified housing gaps. The list of strategies will be discussed with the Human Services Commission at this May 9, 2018 work session and then again, in a more interactive format, at the May 24, 2018 Joint Meeting with the Planning Commission.

### MEETING INTENT

The purpose of this work session is to review a list of potential housing strategies, focusing on those related to housing affordability and special needs housing (Exhibits 1 and 2). Staff would like Commissioners to discuss how those strategies have been used or could be used in Sammamish. The Commission is not expected at this time to prioritize the strategies; that is the objective for the May 24th joint meeting with the Planning Commission.

Following the strategy review, the Commission may want to take a few minutes to consider the housing gaps summary in Exhibit 3, which staff compiled from the two previous sessions mentioned above. Numbered circles indicate the number of commissioners who chose that population or housing type as an important housing gap in Sammamish. Yellow cells highlight the gap areas that received three or more mentions, as grouped across rows. Staff plans to use the identified housing gaps as a reference tool for the joint meeting with the Planning Commission on May 24th.

Although the Human Services Commission is focused specifically on strategies related to housing affordability and special needs housing, the Commissioners may wish to also view the strategies for [regional collaboration](#), [housing supply/variety](#), and [neighborhood vitality/character](#). These strategies will not be part of the discussion for this meeting but are intended to provide commissioners with the full flavor of possible activities.

### PURPOSE AND BACKGROUND

The purpose of Sammamish Home Grown is to create a work program or agenda for implementing Comprehensive Plan Housing Element goals and policies. As a work program, Sammamish Home Grown is intended to be a list of actions to consider in the next three to five years, not a policy or commitment to approve or carry out any particular actions.

While the Planning Commission is the lead advisory body, the Human Services Commission's interests, expertise, and perspectives are valuable to Sammamish Home Grown, particularly as related to housing affordability and special needs housing.

**NEXT STEPS**

To reiterate, the Human Services Commission will participate in a second Joint Work Session with the Planning Commission on May 24th. That session is devoted to identifying higher-priority or higher-interest strategies. That meeting will be the last formal opportunity for the Human Services Commission to collectively participate in this process (though staff hope that commissioners continue to stay involved as the plan makes its way through City Council review and approval).

On June 7th, the Planning Commission will prepare for a public hearing on July 5th. The Planning Commission then hopes to complete their recommendations for the City Council on July 19th.

No.	Exists in 2006 Plan? Y/N	Strategy	Examples, Sub-strategies, Follow-up Actions, and Considerations	Population(s) Served	Requires a Code Amendment and/or Council Action?	Land Use Regs or Indirect/Direct Assistance	Related Comp Plan goals/policies	Staff Notes and Considerations for Update
<b>Housing Theme - Housing Affordability</b>								
1	Y	<b>Criteria for Rezones Requiring Affordable Housing</b> - Establish standards and criteria for rezones to require providing affordable housing on or off-site. Criteria to include clear and compelling need and public benefit.		Moderate- and Middle-Income	Yes	Land Use Regulations	H.3.3	
2	Y	<b>Zoning to Allow Range of Housing Affordability</b> - Establish a range of residential densities to meet community housing needs and considering compatibility with the character of the City.	<ul style="list-style-type: none"> <li>Provisions for shared housing, e.g. rooming/boarded houses.</li> <li>Emphasize family-sized affordable units.</li> </ul>	Moderate-Income and Market	Yes	Land Use Regulations	H.3, H.4.2, LU.1.1	
3	Y	<b>Dispersed Affordable Housing</b> - Through zoning and subarea planning ensure that affordable housing is dispersed throughout the community.		Moderate- and Middle-Income	Yes	Land Use Regulations	H.3.7	
4	Y	<b>Procedures and Regulations</b> - Streamline review procedures and regulation to minimize unnecessary costs and time delays. Balance this objective with maintaining opportunities for public involvement and review, public safety, and other explicitly stated City policies.	<ul style="list-style-type: none"> <li>Fees. Evaluate the cumulative impact of fees, including off site mitigation, to reduce negative impacts to housing costs without unduly compromising environmental protection, public safety, design, and public review.</li> <li>Permit process. Evaluate timeliness of permit process to reduce negative impacts to housing costs without unduly compromising environmental protection, public safety, design, and public review.</li> <li>Review land use code for redundant or overly restrictive regulations, particularly those which result in increased housing costs. Examples may include: allow rounding up of mf units at a lower fraction; increasing the distance between streetlights, reducing rights-of-way and street widths.</li> <li>Review administrative procedures for ease of administration and consistency with procedures used in other jurisdictions.</li> <li>Promote location-efficient and energy-efficient housing choices through incentives and other means.</li> <li>Reduce parking requirements for projects with affordable housing</li> <li>Create a rental housing inspection program.</li> <li>Consider limitations on condominium conversions.</li> </ul>	All	Yes	Land Use Regulations	H.2.8, H.2.12	
5	N	Explore ways to increase the usage of HUD vouchers.		Very Low-, Low-, and Moderate-Income	No	Land Use Regulations	H.3.7	
6	N	Explore local rental or operating subsidies for the lowest income households.		Very Low-, Low-, and Moderate-Income	No	Indirect/Direct Assistance	H.3.5, H.3.6	
7	N	<b>Tenant Protections</b> - Require longer notice to vacate when multiple tenants are to be displaced.	<ul style="list-style-type: none"> <li>Require longer notice to vacate when multiple tenants are to be displaced.</li> <li>Consider a just-cause eviction ordinance.</li> <li>Consider the regulation of the amount of, or process for, rent increases to existing residents of affordable housing.</li> <li>Consider tenant relocation assistance, consistent with state law.</li> </ul>	Very Low-, Low-, and Moderate-Income	Yes	Land Use Regulations	H.3.5, H.3.7	
8	N	<b>Tenant Counseling and Landlord Education</b> - Provide technical assistance to tenants and landlords.	<ul style="list-style-type: none"> <li>Programs for people with language barriers, mental illness, or exiting incarceration.</li> <li>Consider the use of intermediaries to resolve conflicts among landlords and tenants, e.g. Community Service Officers.</li> </ul>	Very Low-, Low-, and Moderate-Income	No	Indirect/Direct Assistance	H.3.5	

No.	Exists in 2006 Plan? Y/N	Strategy	Examples, Sub-strategies, Follow-up Actions, and Considerations	Population(s) Served	Requires a Code Amendment and/or Council Action?	Land Use Regs or Indirect/Direct Assistance	Related Comp Plan goals/policies	Staff Notes and Considerations for Update
9	Y	<b>Applications to Other Funders</b> - Provide support for funding applications and other efforts by market and not-for-profit developers to build new or rehabilitate existing housing. Support efforts of affordable housing agencies and social and health service agencies to address housing needs for all economic segments of the population.		Very Low-, Low-, and Moderate-Income	Yes	Indirect/Direct Assistance	H.3.6	
10	Y	<b>Identify New Revenue for Direct Assistance</b> for affordable housing - Explore potential for a more dedicated revenue source that could be targeted toward affordable housing.	<ul style="list-style-type: none"> <li>• Cash mitigation from new developments, possibly including commercial properties (on entire project or increased capacity).</li> <li>• Portion of sales or property tax from new residential construction.</li> <li>• Affordable housing property tax levy.</li> <li>• Support efforts to create private "social investment" funds.</li> </ul>	Very Low-, Low-, and Moderate-Income	Yes	Indirect/Direct Assistance	H.3.6	
11	Y	<b>Impact Fee Reductions</b> - Consider waiving or reducing fees for affordable housing.	Examples may include permit fees, impact fees, hook-up fees. Evaluate which fees and if done programmatically or case-by-case.	All	Yes	Indirect/Direct Assistance	H.3.4	
12	Y	<b>Homebuyer Assistance</b> - Promote homebuyer assistance programs offered by lenders and public agencies.	Examples may include: <ul style="list-style-type: none"> <li>• Housing fairs.</li> <li>• Distribute homebuyer program info (Sammamish website, City newsletter/press release, brochure display) for a variety of languages and cultures.</li> <li>• Down payment assistance programs.</li> </ul>	Very Low-, Low-, and Moderate-Income		Indirect/Direct Assistance	H.3.5	
13	N	<b>Homeowner Assistance</b> - Promote and/or support home repair program for low-income homeowners.	<ul style="list-style-type: none"> <li>• Provide resources for homeowners facing foreclosure, e.g. support to financial counseling programs and a pool for higher-risk home repair loans.</li> </ul>	Very Low-, Low-, and Moderate-Income	Yes	Indirect/Direct Assistance	H.3.5	
14	N	<b>Cash Contributions for Development and Redevelopment</b> - Infrastructure investments to support projects or areas with affordable housing.	<ul style="list-style-type: none"> <li>• Increase City contributions to ARCH Housing Trust Fund.</li> </ul>	Very Low-, Low-, and Moderate-Income	Yes	Indirect/Direct Assistance	H.3.5, H.3.6	
15	N	<b>Expedited permitting</b> for projects with affordable housing units.		Very Low-, Low-, and Moderate-Income	Yes	Indirect/Direct Assistance	H.3.4	
16	N	<b>Partnerships with faith communities and other non-profits to develop underutilized land</b> in their ownership.				Indirect/Direct Assistance	H.3.6	
17	N	<b>Non-cash Subsidies.</b>	<ul style="list-style-type: none"> <li>• Credit enhancement education and programs.</li> </ul>			Indirect/Direct Assistance	H.3.5	
18	N	<b>Support the Preservation of Existing Affordable Housing</b> - Identify the most strategic opportunities for preserving existing properties, e.g. location, condition, bank-owned, growth areas.	<ul style="list-style-type: none"> <li>• Transfer of Development Rights (TDRs).</li> <li>• Loans for upgrade/weatherization/energy efficiency improvements in exchange for affordability requirements.</li> </ul>			Indirect/Direct Assistance	H.3.2, H.3.6	

No.	Exists in 2006 Plan? Y/N	Strategy	Examples, Sub-strategies, Follow-up Actions, and Considerations	Population(s) Served	Requires a Code Amendment and/or Council Action?	Land Use Regs or Indirect/Direct Assistance	Related Comp Plan goals/policies	Staff Notes and Considerations for Update
<b>Housing Theme - Housing for People with Special Needs</b>								
1	Y	<b>Dispersed Special Needs Housing</b> - Through zoning and subarea planning, ensure special needs housing is dispersed throughout the community.		Very Low-, Low-, and Moderate-Income	Yes	Land Use Regulations	H.4.4	
2	Y	<b>Fair Housing Act Consistency</b> - Review group homes standards for consistency with the Federal Fair Housing Act. Ensure codes provide opportunities for special needs housing, including emergency housing, transitional housing, assisted living, independent living, family based living and institutions.	<ul style="list-style-type: none"> <li>Evaluate that provisions allow for reasonable accommodation.</li> <li>Provide regulatory flexibility to promote independent living.</li> <li>Ensure that assisted housing and group homes are treated the same as housing of a similar size and density.</li> <li>Ensure policies do not preclude special needs housing from any residential zoning districts.</li> <li>Evaluate residential regulations to ensure they allow group living situations.</li> <li>To avoid excluding those with disabilities, ensure that land use code definitions (disability, residential care facilities) are current to ADA/FHA.</li> </ul>	Very Low-, Low-, and Moderate-Income	Yes	Land Use Regulations	H.2.11, H.4.3	
3	Y	<b>Senior Housing</b> - Review senior housing land use regulations. Ensure that regulations support senior housing and recognize smaller household sizes.	<ul style="list-style-type: none"> <li>Reduced parking requirements.</li> <li>Intensity of development (e.g. density bonus or relaxed density standard).</li> <li>Recognize different and emerging types of senior housing and account for different levels of need and impact on the community.</li> <li>Housing options and services that enable seniors to stay in their homes or neighborhoods.</li> </ul>	All		Land Use Regulations	H.4.1, H.4.2	
4	Y	<b>Homeless Encampments</b> - Review existing TUP regulations and consider criteria, process and conditions for homeless encampments.		Very Low-Income	Yes	Land Use Regulations	H.4.5, H.5.2	
5	N	<b>Support public and private housing and services for people who are homeless</b> - Consider the Landlord Liaison project and development of new emergency and permanent supportive housing.		Very Low-Income		Land Use Regulations	H.4.5, H.5.2	
6	N	<b>Accessibility</b> - Encourage Universal Design features that improve housing accessibility for people with disabilities.		All	Yes	Land Use Regulations	H.4.3	
7	N	Support organizations serving those with special housing needs.	<ul style="list-style-type: none"> <li>Housing acquisition and development.</li> <li>Capacity building and technical assistance.</li> <li>Addressing negative perceptions related to housing for people experiencing homelessness or other special needs.</li> </ul>	All	Yes	Indirect/Direct Assistance	H.4.3, H.4.5	
8	Y	<b>Applications to Funders</b> - Provide support for funding applications and other efforts by market and not-for-profit developers, housing agencies, and social and health service agencies, to build new or rehabilitate existing special needs housing.		Very Low-, Low-, and Moderate-Income	Yes	Indirect/Direct Assistance	H.3.5, H.3.6	On-going effort

DEFINING HOUSING NEEDS

▲	City-identified as plenty of supply for this need/of this housing type.
▼	City-identified as shortage of housing for this need/of this type.
[Blank]	Neither a gap/concern nor an abundance.

Household Type <sup>a</sup> (Current households: %Samm./%KingCo.)	Household Income <sup>b</sup>					
	Any	Very Low	Low	Moderate	Middle	Upper
Any						▲ <sup>c</sup>
Single (living alone; 9%/31%): Young adults Other singles	①	▼ <sup>d</sup>	▼	▼	▼ <sup>e</sup>	
Couples w/out children (32%/26%): Empty nesters (down-sizers) Other couples	④	▼	▼	▼		
Couples w/ children (49%/21%): Small families Large families	②	① ▼	▼	③ ▼	①	
Single-parent family (5%/7%)	⑤	① ▼	▼	▼		
Seniors (1- or 2-person)	⑪	▼	① ▼	▼	▼	
Extended (multi-gen) family (1%/2%)	②	▼	▼	▼		
Unrelated roommates (6%/16%)		▼	▼	▼		
People with disabilities (needing on-site services)	④ ▼ <sup>f</sup>					
Experiencing homelessness	⑤ ▼ <sup>g</sup>					
Transitional Populations						

<sup>a</sup> See figures 1–4 below for census data.

<sup>b</sup> See Figure 5 for specific amounts.

<sup>c</sup> Upper-income households of any type can find housing they can afford in Sammamish.

<sup>d</sup> Very low-, low-, and moderate-income households of any type will find very little affordable housing.

<sup>e</sup> Middle-income households, especially one- or two-person, may have difficulty finding affordable housing.

<sup>f</sup> People with disabilities at any income level needing supportive housing have few choices.

<sup>g</sup> People experiencing homelessness have very few choices.

Housing Type <sup>h</sup>	Affordability						
	(Supply: %Samm./%KingCo.)	Any	Very Low	Low	Moderate	Middle	Upper
Any							
Single-family detached (homeownership; 78%/47%)			▼ <sup>i</sup>	▼	▼ <sup>j</sup>		▲ <sup>k</sup>
Single-family attached (homeownership; 4%/4%): Townhomes Duplexes Condo flats	10	▼	▼	3 ▼			▲
Multi-family (rental)	8	▼	▼	▼			▲
Homes under 1,000 sq ft (ownership or rental but not multi-family): Accessory Units (ADUs) Cottages Other	5 ▼ <sup>l</sup>						
Senior housing: Independent living Assisted living Nursing, memory care, etc.	6 ▼ <sup>m</sup>			1			
Transit-oriented	1 ▼						
Walkable to shopping, services, and employment	1 ▼ <sup>n</sup>						
Emergency shelter	3 ▼ <sup>o</sup>						
Group homes	3 ▼ <sup>p</sup>						
College student housing	▼						

<sup>h</sup> See figures 5–8 below for census data.

<sup>i</sup> Very few very low or low-cost single-family or multi-family homes are available.

<sup>j</sup> Some moderate-income homes exist, but far fewer than demand.

<sup>k</sup> Single-family detached, single-family attached, and multi-family (rental) homes are available at higher costs.

<sup>l</sup> Few small homes (except multi-family) exist at any price.

<sup>m</sup> Sammamish has no independent living or housing with services for seniors, except for a few adult family homes.

<sup>n</sup> Some apartments exist in the Town Center, but most other shopping, etc. is not walkable from housing.

<sup>o</sup> No emergency shelters exist.

<sup>p</sup> Sammamish has comparatively few group homes (adult family homes only).

### Households

- Household Types and Sizes:
  - 40% of all households have one or two people (compared to 60% across East King County; figures 1 and 2). Another 22% have three people.
- Household Incomes:
  - 28% of all Sammamish households are housing cost burdened.
  - 86% of moderate and lower income households (1,435) are housing cost burdened (figures 15 and 16); 62% are severely cost burdened.
  - 45% of the jobs in Sammamish (outside the home) pay less than \$50,000 a year. About 82% of Sammamish jobs are filled by workers who commute from elsewhere.
- Special Needs Households:
  - One- and two-person senior households make up 12% of Sammamish (25% countywide).
  - About 7% of Sammamish’s population is age 65 or older and 29% age 45 to 64 (compared to King County, 12% and 26% respectively).
  - Relatively few Sammamish have disabilities (compared to the overall rate in King County); but among elderly, the incidence is the same.

### Housing

- Housing Supply and Variety:
  - 85% of Sammamish’s housing units are single-family, detached.
    - 91% of the owner-occupied units.
    - 53% of the renter-occupied units.
  - 87% of all housing units have three or more bedrooms (figures 5 and 19).
  - Few studios, one-, and two-bedroom units (Figure 5) and ADUs (17 permitted in whole city; Figure 21) compared to one- to three-person households (Figure 19).
  - Most of Sammamish’s remaining development capacity is located in single-family zones (Figure 18).
  - CWU campus is not presently intended for full-time students; but if that changes in the future on-campus and/or off-campus housing would be needed.
- Housing affordability:
  - Sammamish has very little housing affordable at very low-, low-, and moderate-income levels (6% of all units; Figure 12).
  - 95% of owner-occupied housing is affordable above median income (Figure 13).
- Special Needs Housing:
  - Relatively few beds in licensed facilities, including group homes (less than half the rate of next closest EKC city; see Figure 22).
  - No shelters in Sammamish, but faith communities have hosted temporary encampments and city contributes funding toward shelters in other EKC communities.

Figure 1

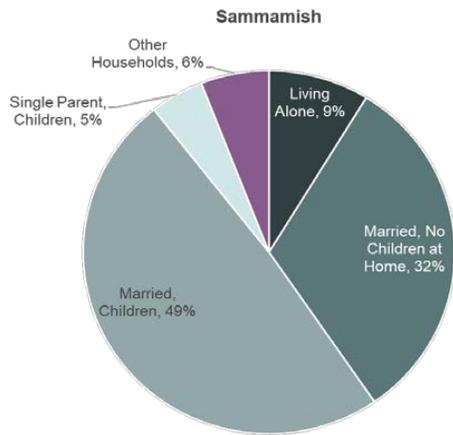


Figure 2

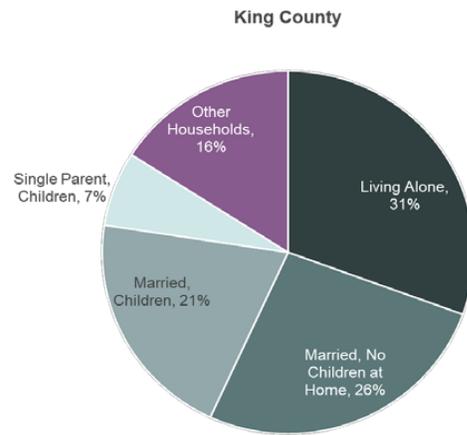


Figure 3

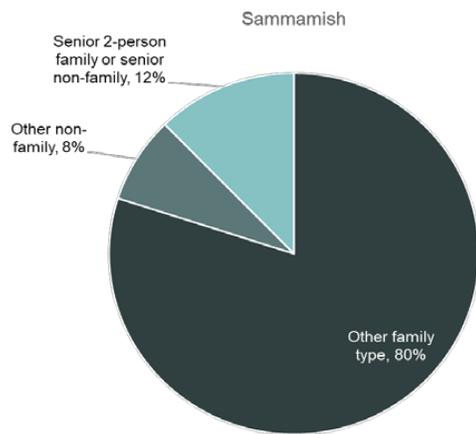


Figure 4

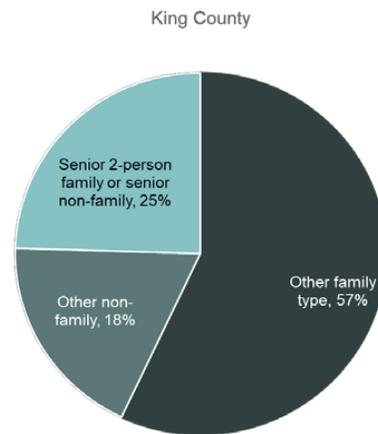


Figure 5

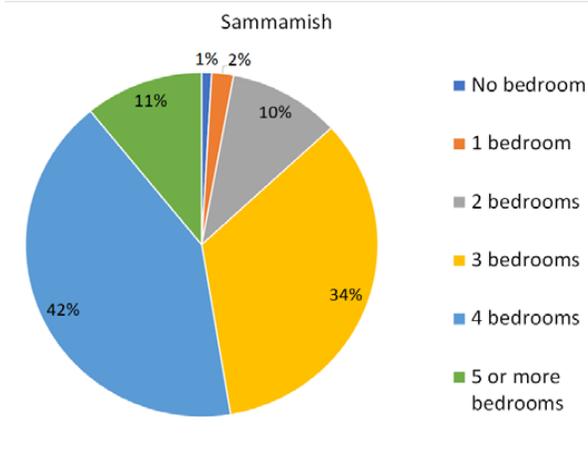


Figure 6

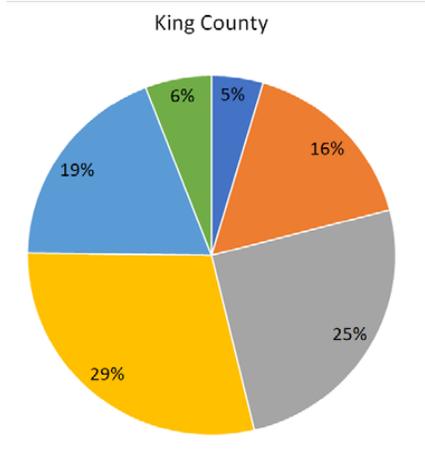


Figure 7

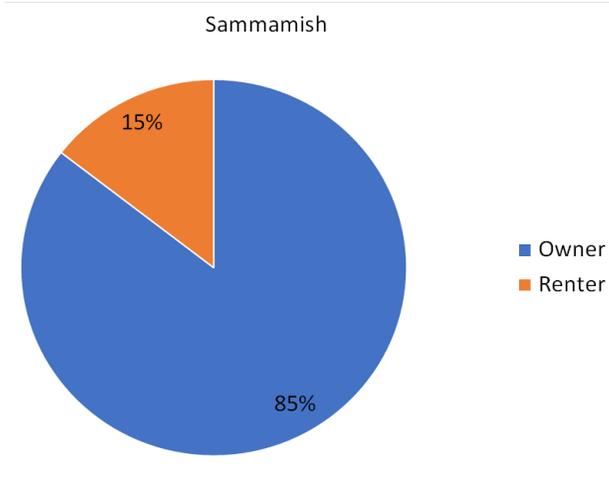


Figure 8

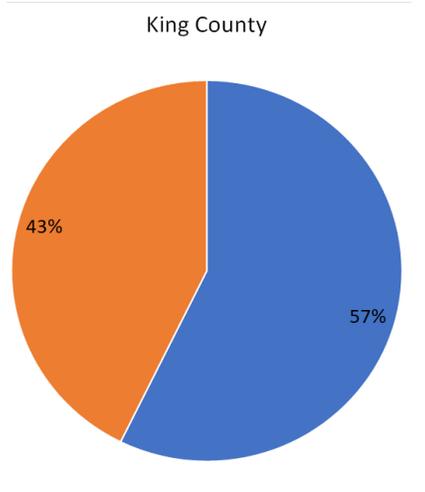


Figure 9

<b>KING COUNTY INCOME AND HOUSING AFFORDABILITY GUIDELINES 2017</b>				
<b>King County Area Median Income (AMI):</b>		<b>\$96,000</b>		
	<b>Studio (1 Person)</b>	<b>1-Bedroom (2 People)</b>	<b>2-Bedroom (3 People)</b>	<b>3-Bedroom (4 People)</b>
<b>30% AMI [VERY LOW INCOME]</b>				
Household Income	\$20,160	\$23,040	\$25,920	\$28,800
Max. Monthly Housing Costs	\$504	\$576	\$648	\$720
<b>50% AMI [LOW INCOME]</b>				
Household Income	\$33,600	\$38,400	\$43,200	\$48,000
Max. Monthly Housing Costs	\$840	\$960	\$1,080	\$1,200
Max. Affordable Purchase	\$113,165	\$129,331	\$149,752	\$170,172
<b>80% AMI [MODERATE INCOME]</b>				
Household Income	\$53,760	\$61,440	\$69,120	\$76,800
Max. Monthly Housing Costs	\$1,344	\$1,536	\$1,728	\$1,920
Max. Affordable Purchase	\$198,932	\$227,350	\$260,023	\$292,697
<b>120% AMI [MIDDLE INCOME]</b>				
Household Income	\$80,640	\$92,160	\$103,680	\$115,200
Max. Monthly Housing Costs	\$2,016	\$2,304	\$2,592	\$2,880
Max. Affordable Purchase	\$313,287	\$358,043	\$407,052	\$447,553

Figure 10: Market Areas Covering Sammamish

<b>AVERAGE RENTS - September, 2017</b>				
	<b>Studio</b>	<b>1-Bedroom</b>	<b>2-Bed/1-Bath</b>	<b>3-Bed/2-Bath</b>
<b>"Issaquah"</b>				
All Units	--	\$1,703	\$1,706	\$2,331
Built 2010 or newer	--	\$1,807	--	\$2,456
<b>"Redmond"</b>				
All Units	\$1,631	\$1,655	\$1,760	\$2,374
Built 2010 or newer	\$1,712	\$1,885	\$2,025	\$2,877

Source: Dupre+Scott Apartment Advisors

Figure 11: Gross Rents

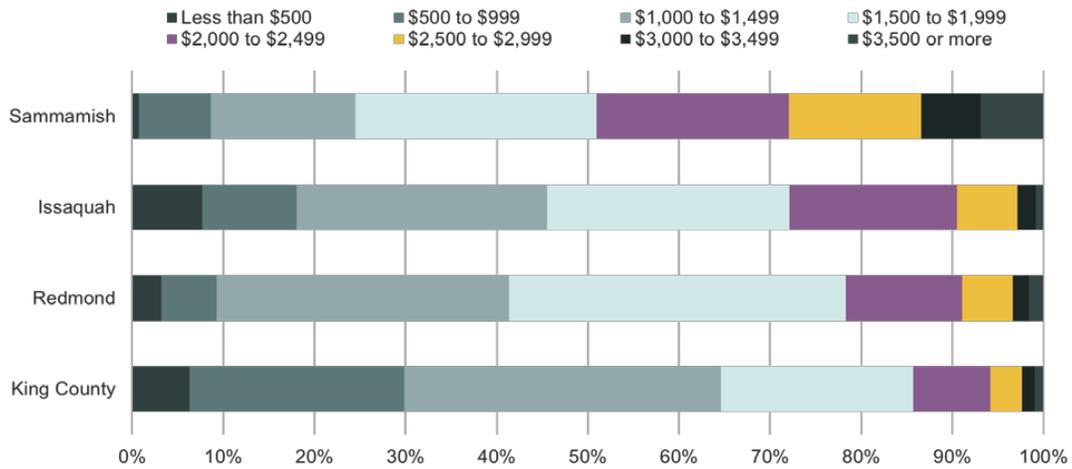


Figure 12: Households (top bar) and Affordability of Existing Housing Units (bottom two bars)

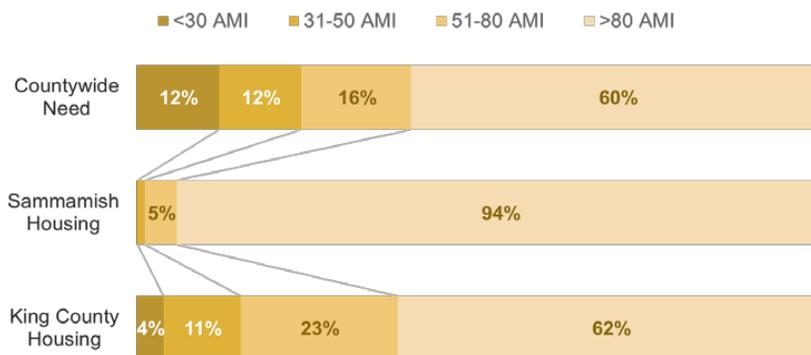


Figure 13: Affordability of Existing Housing Units

	Ownership				Rental			
	Under 50% AMI	51% to 80% AMI	81% to 100% AMI	Over 100% AMI	<30% AMI	31% to 50% AMI	51% to 80% AMI	Over 80% AMI
<b>EKC Cities</b>	<b>3%</b>	<b>4%</b>	<b>6%</b>	<b>86%</b>	<b>6%</b>	<b>7%</b>	<b>39%</b>	<b>48%</b>
Sammamish	1%	1%	3%	95%	1%	1%	32%	65%
King County	5%	8%	12%	74%	9%	20%	43%	27%

Figure 14: Jobs Located in Sammamish (includes those working at home)

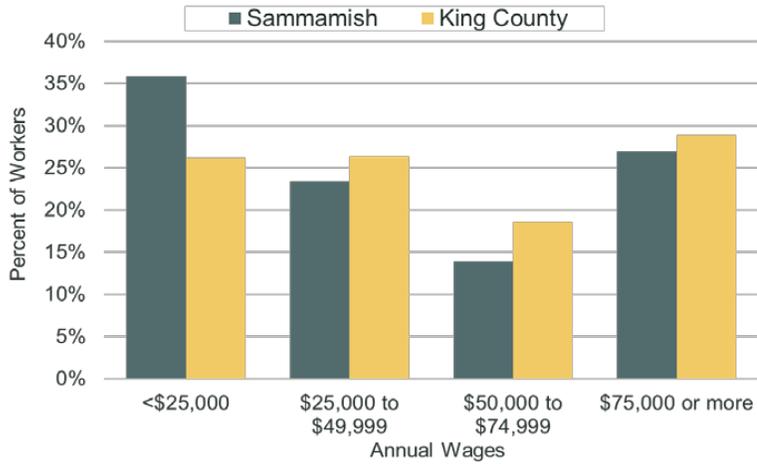


Figure 15

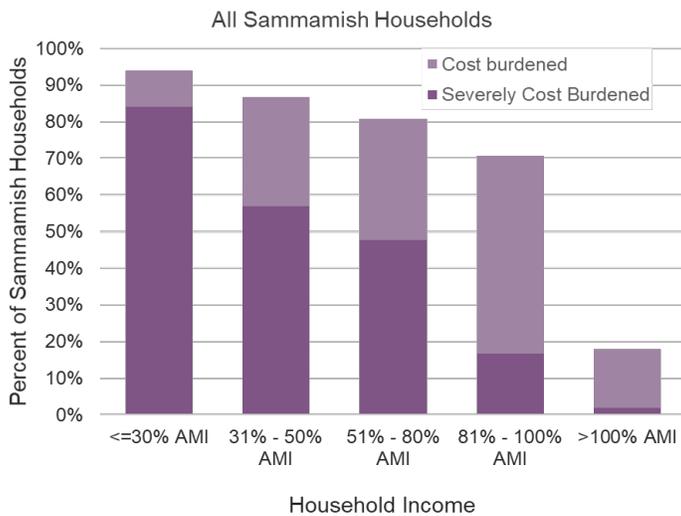


Figure 16

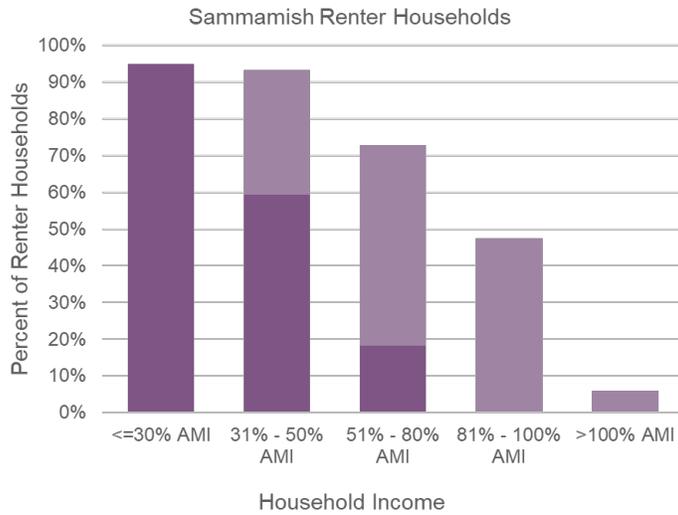


Figure 17: Population with a Mobility, Hearing, Vision, or Cognitive Impairment

	Total	With a Disability	
<b>Sammamish</b>	<b>62,121</b>	<b>2,639</b>	<b>4%</b>
Under 5 years	4,117	36	1%
5 to 17 years	15,042	364	3%
18 to 34 years	8,525	268	3%
35 to 64 years	30,055	1,023	2%
65 to 74 years	3,041	307	10%
75 years and over	1,341	641	48%
<b>King County</b>	<b>2,066,068</b>	<b>198,561</b>	<b>10%</b>
Under 5 years	126,996	911	1%
5 to 17 years	307,100	12,438	5%
18 to 34 years	529,802	25,998	9%
35 to 64 years	854,746	77,533	4%
65 to 74 years	146,597	31,530	22%
75 years and over	100,827	50,151	50%

Figure 18: Sammamish Housing Development Capacity through 2035

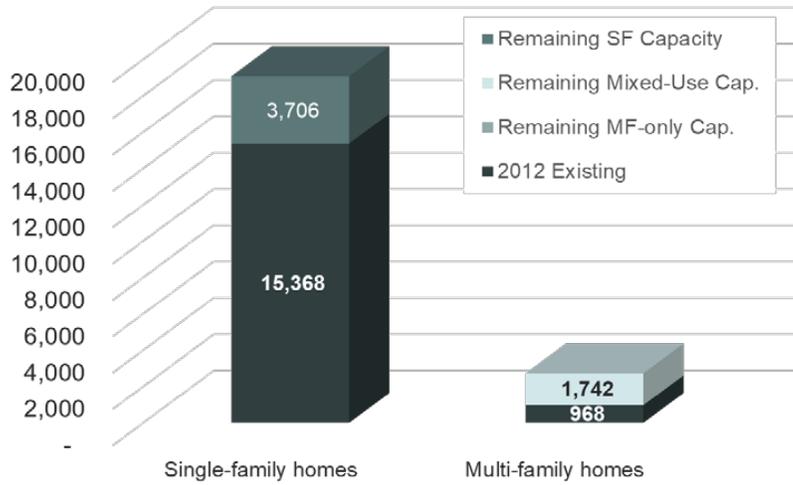


Figure 19: Sammamish Households (left) and Housing Units (right)

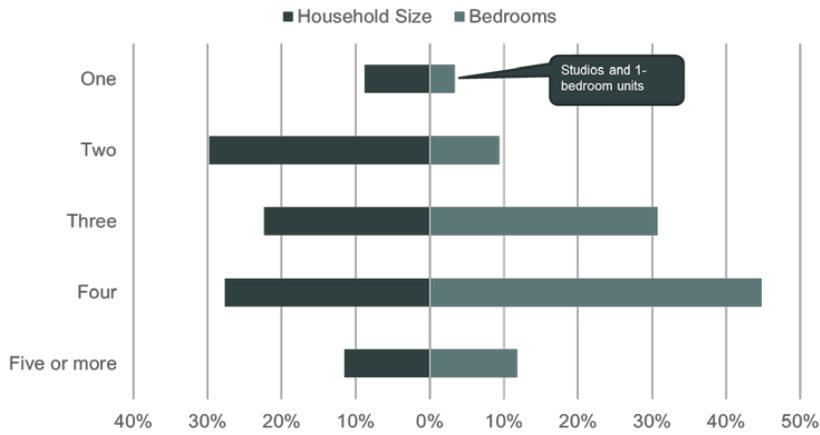


Figure 20: Median Home Sales Prices in Sammamish and Price Affordable to Buyer with Median Income

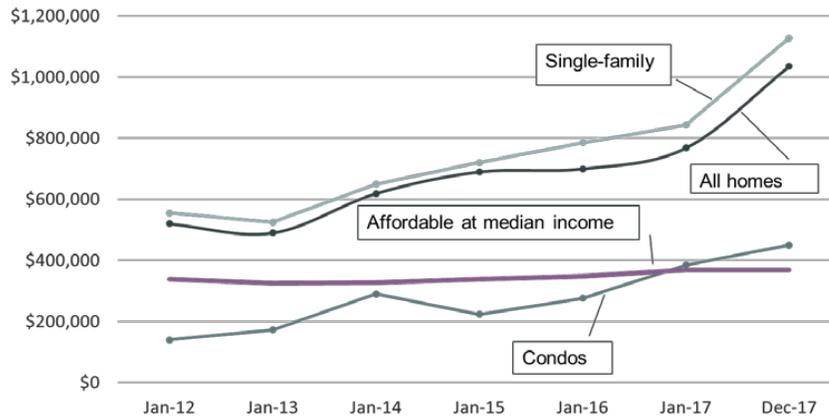


Figure 21: Permitted Accessory Dwelling Units, 1992–2015

	2015	TOTAL	ADUs per 1,000 SF Detached Homes	Annual Average	Average, Last 5 Years
Beaux Arts	-	2	17.2	0.2	-
Bellevue	9	123	4.2	5.6	3.8
Bothell	4	8	0.9	0.3	0.8
Clyde Hill	-	4	3.4	0.3	0.2
Hunts Point	-	-	-	-	-
Issaquah	1	41	7.0	2.0	1.2
Kenmore	4	45	8.0	3.2	3.2
Kirkland	7	143	7.0	6.8	5.6
Medina	-	1	0.8	0.1	-
Mercer Island	3	225	32.3	10.7	3.6
Newcastle	1	33	10.7	2.2	3.4
Redmond	1	13	1.3	0.6	0.4
Sammamish	4	17	1.2	1.3	2.6
Woodinville	1	3	1.1	0.1	0.4
Yarrow Point	-	-	-	-	-
<b>EKC cities</b>	<b>35</b>	<b>658</b>	<b>5.9</b>	<b>29.8</b>	<b>25.2</b>

Figure 22: Licensed Group or Congregate Care Housing Facilities

	Adult Family Home		Assisted Living Facility		Nursing Home		Total Facilities	Total Beds	Senior Pop 75+	Combined Beds per 1,000 Seniors 75+
	Facilities	Beds	Facilities	Beds	Facilities	Beds				
Bellevue	128	737	11	688	2	183	141	1,608	9,682	166
Bothell	71	404	5	373	1	99	77	876	2,300	381
Issaquah	12	67	4	268	3	293	19	628	2,154	292
Kenmore	23	131	2	106			25	237	1,319	180
Kirkland	59	338	6	399	1	190	66	927	4,078	227
Mercer Island	7	37	4	194	1	43	12	274	2,481	110
Newcastle	6	36	2	93			8	129	534	242
Redmond	21	117	8	569	2	200	31	886	2,697	329
Sammamish	11	61	1	12			12	73	1,341	54
Woodinville	11	64	2	63			13	127	63	2,016
<b>Grand Total</b>	<b>349</b>	<b>1,992</b>	<b>45</b>	<b>2,765</b>	<b>10</b>	<b>1,008</b>	<b>404</b>	<b>5,765</b>	<b>26,649</b>	<b>216</b>

## Selected Comprehensive Plan Goals and Policies

The following is an excerpt of housing-related goals and policies established in the 2015 Comprehensive Plan. The intent of this exhibit is to identify Sammamish’s housing policy framework for reference.

### Housing Element

#### Goal H.1 Neighborhood Vitality and Character

Promote safe, attractive, and vibrant residential and mixed-use neighborhoods. Encourage housing design that is sensitive to quality, design, and intensity within neighborhoods and with surrounding land uses. Land use policies and regulations should emphasize compatibility with existing neighborhood character. In areas where the existing character is in transition, new development should be designed to incorporate the qualities of well-designed neighborhoods.

**Policy H.1.1** Ensure new development and redevelopment is sensitive to the context of existing and planned neighborhood character.

**Policy H.1.2** Support investment in existing neighborhoods and housing in order to preserve the character and condition of neighborhoods and housing.

**Policy H.1.3** Support the preservation of the city’s historically significant housing.

**Policy H.1.4** Provide notification and foster public awareness and participation in decisions affecting neighborhoods.

#### Goal H.2 Housing Supply and Variety

Ensure that Sammamish has a sufficient quantity and variety of housing to meet projected needs, preferences, and growth of the community.

**Policy H.2.1** Maintain an adequate supply of appropriately zoned land to accommodate the city’s housing growth targets.

**Policy H.2.2** Support a variety of residential densities and housing types to meet the needs and preferences of all Sammamish residents.

**Policy H.2.3** Consider the impacts on citywide housing capacity and diversity when making land use policy decisions or code amendments.

**Policy H.2.4** Support residential and mixed-use development in Town Center and other commercial areas where combining such uses would promote the vitality and economic viability of the area.

**Policy H.2.5** Permit and promote smaller housing types (e.g. cottages, duplexes, efficiency studios, and townhouses).

**Policy H.2.6** Promote the development of accessory dwelling units (ADUs).

**Policy H.2.7** Permit manufactured homes in residential zones in accordance with the provisions of state and federal law.

**Policy H.2.8** Avoid creating regulations and procedures that discourage the housing industry’s ability to respond to market needs or unnecessarily increase the costs of developing housing.

**Policy H.2.9** Permit context-sensitive residential clustering, where appropriate, as a means of protecting environmentally sensitive areas and providing more open space.

**Policy H.2.10** Promote minimum densities in commercial zones that allow housing to achieve mixed-use development.

**Policy H.2.11** Ensure fair and legal housing practices throughout the city.

**Policy H.2.12** Promote location-efficient and energy-efficient housing choices through incentives and other means.

**Goal H.3** Housing Affordability

Provide for a range of housing opportunities to address the needs of all economic segments of the community.

**Policy H.3.1** Develop and implement plans and strategies that promote a proportionate amount of the countywide need for housing affordable to households with moderate, low and very low incomes, including those with special needs.

**Policy H.3.2** Promote the preservation of existing housing which may provide for affordable forms of rental and ownership housing.

**Policy H.3.3** Consider requiring or incentivizing affordable housing when evaluating rezones and other land use regulation modifications, especially when resulting in increases in development capacity.

**Policy H.3.4** Offer regulatory incentives such as priority processing of permits, fee waivers or reductions, and/or property tax relief for builders who provide very low-, low- or moderate-income housing or buildings/developers providing housing for demographics needs, such as seniors, singles and two-person households.

**Policy H.3.5** Consider offering financial aid and/or technical assistance to organizations that provide affordable housing for very low-, low- and moderate-income households.

**Policy H.3.6** Encourage and support non-profit agencies, public-private partnerships, and housing authorities to preserve or build new, sustainable housing affordable to very low-, low- and moderate-income households. Given the unique challenges of providing housing affordable to households at less than 30% AMI (very low-income), local efforts will require collaboration with other jurisdictions and funders.

**Policy H.3.7** Support affordable rental and ownership housing throughout the city especially in areas with good access to transit, employment, education and shopping.

**Policy H.3.8** Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.

**Policy H.3.9** Maintain a record of publicly owned land, and if land is determined to be surplus for public purposes and is suitable for housing, consider its use for affordable housing with a preference for housing for low-income and very-low income households.

**Goal H.4** Housing for People with Special Needs

Support a variety of housing opportunities to serve those with special needs.

**Policy H.4.1** Support ways for older adults and people with disabilities to remain in the community as their housing needs change by encouraging universal design or retrofitting homes for lifetime use.

**Policy H.4.2** Support a range of housing types for seniors; e.g., adult family homes, skilled nursing facilities, assisted living and independent living communities.

**Policy H.4.3** Ensure development regulations allow for and have suitable provisions to accommodate housing opportunities for special needs populations in Sammamish.

**Policy H.4.4** Encourage the geographic distribution of special needs housing throughout the city, understanding that some clustering of such housing may be appropriate if proximity to public transportation, employment opportunities, medical facilities or other services is necessary.

**Policy H.4.5** Support public and private housing and services for people who are homeless.

**Goal H.5** Regional Collaboration

Actively participate and coordinate with other agencies in efforts to meet regional housing needs.

**Policy H.5.1** Support the development of region-wide plans for housing affordable to households with moderate, low and very low incomes, including those with special needs.

**Policy H.5.2** Support a coordinated regional approach to homelessness by supporting public and private housing and services for people who are homeless and work with other jurisdictions and health and social service organizations, including faith-based and other non-profit organizations, to develop a coordinated, regional approach to homelessness.

**Policy H.5.3** Maintain membership in inter-jurisdictional agencies to promote affordable housing on the Eastside.

**Policy H.5.4** Support and encourage housing legislation at the county, state, and federal levels that promotes the City’s and region’s housing goals and policies, including support for affordable and sustainable housing for all residents in the City and region.

**Goal H.6** Monitoring

Implement Housing Element goals in a manner that is effective, efficient and transparent.

**Policy H.6.1** Adopt a Housing Strategy Plan to outline benchmarks, steps and milestones toward implementation of this Housing Element.

**Policy H.6.2** Support regional housing strategies.

**Policy H.6.3** Monitor the city’s housing supply, type and affordability including measurable progress toward meeting a significant share of the countywide need for affordable housing for very low-, low-, and moderate-income households.

**Policy H.6.4** Evaluate and report on how the goals and policies of this Housing Element are being achieved.

**Policy H.6.5** On a regular basis, based on results of monitoring local data and effectiveness of local regulations and programs, reassess and adjust policies and strategies to meet local housing needs.

## Land Use Element

**Goal LU.1** Build community character and identity on a Citywide basis to enhance the high quality of family life established in Sammamish.

**Policy LU.1.1** Establish land use policies and regulations that promote a safe, healthy and engaged residential community with a range of housing options, safeguard the environment and foster a sense of community.

**Policy LU.1.2** Promote complementary and compatible development and smooth transitions between differing land uses.

**Policy LU.1.4** Where appropriate, develop design guidelines and development regulations to support the following:

- a* Compatibility with natural site features.
- b* Retention of trees and native vegetation.
- c* Low-impact development.
- d* Development at a scale and character appropriate to the site.
- e* Design that supports the human scale.
- f* Design that reflects community character.
- g* Landscaping to enhance building and site appearance and function.
- h* Integrated and connected access for bicycles, pedestrians and vehicles.
- i* Balanced consideration of automobile and pedestrian/bicycle mobility and safety.
- j* Usable passive and active open space, including community gathering places.
- k* Cohesive design character that minimizes visual clutter.
- l* Sense of personal safety.

**Goal LU.2** Preserve and enhance the natural features, quality, character, and function of the City’s residential neighborhoods.

**Policy LU.2.1** Promote a variety of housing types to meet all housing needs.

**Policy LU.2.2** Support design variety, such as variation in facade and rooflines, flexible setback standards, excluding the perimeter of developments, and other design features in accordance with other applicable codes to enhance neighborhood character.

**Policy LU.2.3** Periodically review housing densities, lot dimensions and sizes, building setbacks and height, impervious surface limitations, access, parking and other standards in the residential development standards.

**Policy LU.2.8** Infill development should be encouraged in areas which:

- a* Transition between single family residential and other uses or densities.
- b* Are served by an arterial street system with sidewalks.
- c* Have nearby pedestrian access to public transit services.
- d* Are located within one-quarter mile of a neighborhood park or recreation area.

**Goal LU.3** Promote the four, designated commercial/mixed use centers, including the existing centers of Inglewood, Pine Lake, Klahanie, and the Sammamish Commons/Town Center, to host a diversity of high quality places to live, work, shop, and recreate.

**Policy LU.3.1** Town Center and the designated Commercial Centers should provide for a lively mix of activities, such as:

- a* Specialty retail and restaurants.
- b* Professional services.
- c* Pedestrian walkways and transit access.
- d* Civic, community service, community gathering and recreational uses.

**Policy LU.3.2** Develop subarea plans and design guidelines for designated Community Centers/Commons to support long term compatibility and vitality.

**Goal LU.5** Provide for planned population and employment growth and maintain the City’s suburban patterns.

**Policy LU.5.1** Through the future land use pattern, promote a variety of housing, including affordable opportunities, reduce external vehicle trips and related traffic congestion patterns.

**Goal LU.6** Promote development design that maintains a harmonious relationship with the natural environment.

**Policy LU.6.1** Encourage design flexibility, such as lot clustering, to preserve existing site features, including clusters of trees, wetlands, streams, native topography and similar features.

**Goal LU.10** Identify, protect, encourage and preserve historic, cultural and archaeological resources.

**Policy LU.10.1** Preserve the community’s history and cultural roots through identification, preservation, restoration and adaptive re-use of buildings.

**Policy LU.10.3** Participate in regional efforts to identify and preserve historic and cultural sites.

### Capital Facilities Element

**Goal CF.4** Design and locate capital facilities with features and characteristics that support the environment, energy efficiency, aesthetics, technological innovation, cost-effectiveness, and sustainability.

**Policy CF.4.7** Prioritize transportation investments in the Town Center that promote mixed-use and compact development and provide multi-modal access to regional transit facilities.

# SAMMAMISH HOMEGROWN



## Survey | What We Heard

Survey Dates: March 20, 2018 - April 10, 2018  
Survey responses: 474 total responses

•90% of respondents are homeowners  
•19% of respondents work in Sammamish

### What are important factors when looking for housing?

**Five Most Important Elements:**

1. Safety
2. Quality Schools
3. A Quiet Neighborhood
4. Price/rent
5. Feeling of Privacy in Neighborhood

**Five Least Important Elements:**

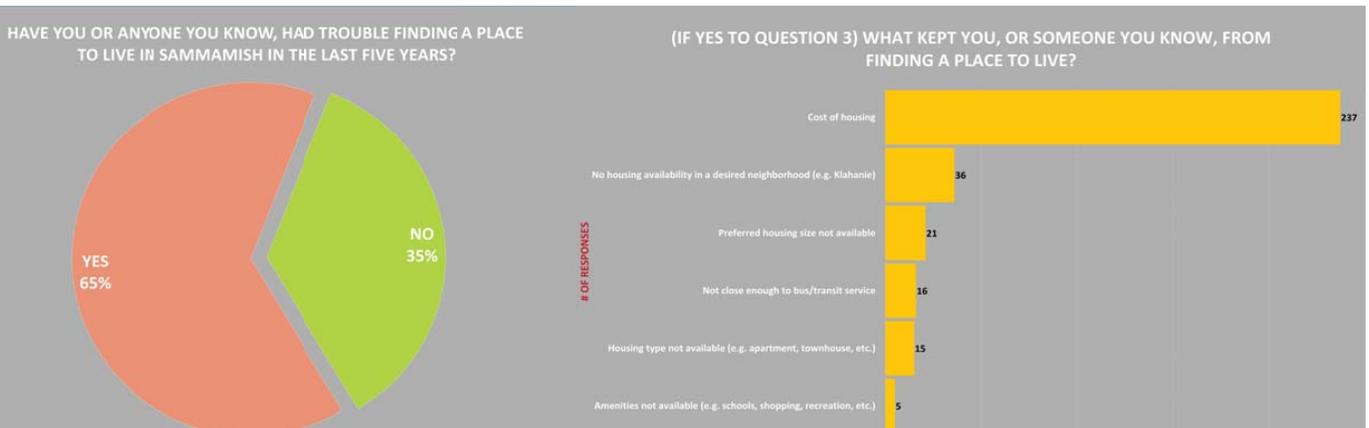
13. Size of Home
14. Proximity to bus/transit
15. Diversity of Ages, Cultures, or Ethnic Backgrounds
16. Proximity to Major Freeway
17. Diversity of Architecture in Neighborhood

### What should Sammamish be like in 20 years?

- There is a range of housing options for households at all stages of life.
- There are opportunities to age-in-place
- Neighborhoods are stabilized through the preservation of existing housing while maintaining its relative affordability
- New housing fits and preserves the character of the existing community
- New housing protects critical environmental features

### How are we doing today?

- New housing is not being adequately integrated into existing neighborhoods
- Affordable housing options are hard to come by
- Transit access is poor
- There are not a lot of smaller housing types
- There are few housing opportunities for families, especially young families
- There are opportunities for multi-generational or extended family living situations



## HUMAN SERVICE COMMISSION LONG TERM AGENDA CALENDAR

*Current as of: 5/2/2018*

Date	Time	Type	Staff	Topics
<b>Weds, Feb 28</b>	6:30 pm	Regular Meeting	Jessi Bon Rita Badh Mike Sugg	<ul style="list-style-type: none"> <li>▪ Welcome &amp; Introductions</li> <li>▪ Election of Chair &amp; Vice Chair</li> <li>▪ Introduction to Advisory Boards</li> <li>▪ Introduction to Commission Bylaws</li> </ul>
<b>Weds, Mar 14</b>	6:30 pm	Regular Meeting	Jessi Bon Rita Badh Kellye Hilde Doug McIntyre Mike Sugg	<ul style="list-style-type: none"> <li>▪ Introduction of Housing Strategy</li> <li>▪ Adopt Commission Bylaws</li> <li>▪ Overview of Human Services Needs Assessment</li> <li>▪ Human Services Strategic Plan</li> </ul>
<b>Thurs, Apr 5</b>	6:30 pm	Joint Meeting with Planning Commission	Rita Badh Mike Sugg Kellye Hilde Doug McIntyre	<ul style="list-style-type: none"> <li>▪ Work Session: Housing Strategy Update</li> </ul>
<b>Weds, Apr 11</b>	6:30 pm	Regular Meeting	Jessi Bon Rita Badh Kellye Hilde Doug McIntyre Mike Sugg	<ul style="list-style-type: none"> <li>▪ Housing Strategy Update</li> <li>▪ Overview of Human Services Grant Program</li> <li>▪ Grant Criteria Discussion</li> <li>▪ Grant Review Commission Assignments</li> </ul>
<b>Weds, May 9</b>	6:30 pm	Regular Meeting	Jessi Bon Rita Badh Kellye Hilde Doug McIntyre Mike Sugg	<ul style="list-style-type: none"> <li>▪ Housing Strategy Update</li> <li>▪ Application Reviews: Mental Wellness</li> <li>▪ Application Reviews: Domestic Violence</li> </ul>
<b>Thurs, May 24</b>	6:30 pm	Joint Meeting with Planning Commission	Rita Badh Mike Sugg Kellye Hilde Doug McIntyre	<ul style="list-style-type: none"> <li>▪ Work Session: Housing Strategy Update</li> </ul>
<b>Weds, June 13</b>	6:30 pm	Regular Meeting	Jessi Bon Rita Badh Mike Sugg	<ul style="list-style-type: none"> <li>▪ Application Reviews: Basic Needs</li> <li>▪ Application Reviews: Cultural Inclusion</li> <li>▪ Application Reviews: Seniors</li> <li>▪ Application Reviews: Uncategorized</li> </ul>
<b>Weds, July 11</b>	6:30 pm	Regular Meeting	Rita Badh Mike Sugg	<ul style="list-style-type: none"> <li>▪ Confirm recommendation to City Council on 2019-20 Human Services Grant Funds</li> </ul>
<b>August</b>	N/A	N/A	N/A	*NO AUGUST MEETING*

5/2/2018 3:51 PM

<b>Weds, Sept 12</b>	6:30 pm	Regular Meeting	Rita Badh Mike Sugg	<ul style="list-style-type: none"><li>▪ Human Services Strategic Plan</li></ul>
<b>Weds, Oct 10</b>	6:30 pm	Regular Meeting	Rita Badh Mike Sugg	<ul style="list-style-type: none"><li>▪ Human Services Strategic Plan</li></ul>
<b>Weds, Nov 14</b>	6:30 pm	Regular Meeting	Rita Badh Mike Sugg	<ul style="list-style-type: none"><li>▪ Finalize recommendation to City Council on Human Services Strategic Plan</li><li>▪ Third Quarter Reports</li></ul>
<b>Weds, Dec 12</b>	6:30 pm	Regular Meeting	Rita Badh Mike Sugg	<ul style="list-style-type: none"><li>▪ Year in Review</li><li>▪ 2019 Work Plan</li></ul>