



AGENDA

Planning Commission Regular Meeting

6:30 PM - Thursday, July 19, 2018

City Hall Council Chambers, Sammamish, WA

Page		Estimated Time
	CALL TO ORDER	6:30 pm
	ROLL CALL	
	APPROVAL OF AGENDA	
	APPROVAL OF THE MINUTES	
3 - 5	1. July 5, 2018 Regular Meeting View Meeting Minutes	
	PUBLIC COMMENT - NON AGENDA	
	<i>3 minutes per person / 5 minutes if representing an organization</i>	
	OLD BUSINESS	
6 - 209	2. Deliberation and Recommendation: Sammamish Home Grown - A Plan for People, Housing, and Community and the associated Comprehensive Plan Amendment Review Agenda Item	
	ADJOURNMENT	8:30 pm
	LONG TERM CALENDAR	
210	3. View Calendar	

Note: This is an opportunity for the public to address the Planning 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. Seven (7)

minutes are granted per person for agenda items.

If you are submitting written material, please supply 8 copies (7 for Planning 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 Kevin Johnson at kjohnson@sammamish.us. Please be aware that Planning Commission meetings are videotaped and available to the public.

The City of Sammamish Planning Commission is appointed and is the advisory board to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Planning Commissioners are selected to represent all areas of the City and as many "walks of life" as possible. The actions of the Planning Commission are not final decisions; they are in the form of recommendations to City Council who must ultimately make the final decision.

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

Planning 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.

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MINUTES

Planning Commission

6:30 PM - July 5, 2018

City Hall Council Chambers, Sammamish, WA

Commissioners Present:

Chair Shanna Collins, Planning Commissioner, Position 3
Vice Chair Larry Crandall, Planning Commissioner, Position 4
Roisin O'Farrell, Planning Commissioner, Position 2
Jane Garrison, Planning Commissioner, Position 5
Mark Baughman, Planning Commissioner, Position 6
Rituja Indapure, Planning Commissioner, Position 7

Commissioners Absent:

Eric Brooks, Planning Commissioner, Position 1

Staff Present:

Senior Planner Doug McIntyre
Permit Technician Kevin Johnson
Management Analyst Miryam Laytner

CALL TO ORDER

Chair Collins called the Sammamish Planning Commission meeting to order at 6:30 PM.

ROLL CALL

Roll was called.

APPROVAL OF AGENDA

MOTION: Vice Chair Larry Crandall moved to approve the July 5, 2018 meeting agenda as distributed. Roisin O'Farrell seconded. Motion carried unanimously 6-0 with Eric Brooks absent.

APPROVAL OF THE MINUTES

Planning Commission Special Joint Meeting with Parks and Recreation Commission

MOTION: Rituja Indapure moved to approve the minutes for the June 21, 2018 joint meeting as distributed. Roisin O'Farrell seconded. Motion carried unanimously 6-0 with Eric Brooks absent.

Planning Commission Regular Meeting

MOTION: Rituja Indapure moved to approve the minutes for the June 21, 2018 regular meeting as distributed. Vice Chair Larry Crandall seconded. Motion carried unanimously 6-0 with Eric Brooks absent.

Draft**PUBLIC COMMENT - NON AGENDA**

No public comment

OLD BUSINESS

Public Hearing and Deliberation: Sammamish Home Grown - A Plan for People, Housing, and Community

Doug McIntyre Senior Planner, Miryam Laytner Management Analyst, and ARCH consultants Arthur Sullivan and Mike Stanger presented the draft 2018 Housing Strategy, Sammamish Home Grown - A Plan for People, Housing, and Community.

The Planning Commission held a public hearing and took testimony from the public on the Plan. After closing the public hearing, Planning Commission considered the proposal and began deliberations. The Planning Commission will continue deliberations and vote on a formal recommendation of action to the City Council on July 19, 2018.

PUBLIC HEARING

Paul Stickney – 504 228th Ave SE

Topic: Housing Strategy and Comprehensive Plan Amendment

James Eastman - 196th Ave NE

Topic: Housing Strateg

Don Gerand - 22730 SE 23rd PL

Topic: Housing Strategy and Comprehensive Plan Amendment

Harry Shed – 2313 Sahalee Dr E

Topic: Housing Strategy and Comprehensive Plan Amendment

Mary Wictor – 408 208th Ave NE

Topic: Housing Strategy and Comprehensive Plan Amendment

Public Hearing was closed

DELIBERATION

MOTION: Vice Chair Larry Crandall moved to extend the meeting until 9:00 pm Rituja Indapure seconded. Motion carried unanimously 6-0 with Eric Brooks absent.

MOTION: Vice Chair Larry Crandall moved to extend the meeting until 9:30 pm Roisin O'Farrell seconded. Motion carried unanimously 6-0 with Eric Brooks absent.

ADJOURNMENT

Chair Shanna Collins moved to adjourn.

The meeting was adjourned at 9:24 PM

Draft

Agenda Bill

Planning Commission Regular Meeting
July 19, 2018



SUBJECT:	Deliberation and Recommendation: Sammamish Home Grown - A Plan for People, Housing, and Community and the associated Comprehensive Plan Amendment		
DATE SUBMITTED:			
DEPARTMENT:	Community Development		
NEEDED FROM COMMISSION:	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational		
RECOMMENDATION:	Move to recommend City Council adopt Sammamish Home Grown - A Plan for People, Housing, and Community and the associated Comprehensive Plan Amendment, as presented by staff.		
EXHIBITS:	Exhibit 1 - Revised Draft Housing Strategies Matrix Exhibit 2 - Draft Sammamish Home Grown - A Plan for People, Housing, and Community Exhibit 3 - Housing Element Goals and Policies - Redlined Version Exhibit 4 - Housing Element Background Chapter-Redlined Version Exhibit 5 - 20180719 Commission QA Matrix		
BUDGET:			
Total dollar amount	N/A	<input type="checkbox"/> Approved in budget	
Fund(s)	N/A	<input type="checkbox"/> Budget reallocation required	
		<input checked="" type="checkbox"/> No budgetary impact	
WORK PLAN FOCUS AREAS:			
<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		

NEEDED FROM COMMISSION:
 Deliberation and Recommendation: Sammamish Home Grown - A Plan for People, Housing, and Community and the associated Comprehensive Plan Amendment

KEY FACTS AND INFORMATION SUMMARY:**SUMMARY STATEMENT**

On July 5, 2018, the Planning Commission held a public hearing, took testimony from members of the public, and then began discussion and deliberation on Sammamish Home Grown - A Plan for People, Housing and Community (the 2018 Housing Strategy Plan). The input provided at the July 5th meeting has been incorporated by staff into the revised exhibits, including an updated draft plan. Additionally, staff added input into a new "Timeliness" column, which identifies strategies addressing immediate needs or opportunities. The Planning Commission will continue discussion and deliberation on Sammamish Home Grown on July 19, 2018 and provide a recommendation of the Plan and the associated Comprehensive Plan Amendment to the City Council for review and consideration. The Planning Commission's input, combined with the Human Services Commission's and public's review will be incorporated into a final draft which will be made available to the Council for review in September with adoption scheduled for October.

PROJECT STATUS

Using input provided by the Planning Commission, staff have updated the strategies matrix (Exhibit 1) from the version included in the July 5th Planning Commission Agenda Packet. Updates to this version reflect direction provided by the Planning Commission at the July 5th meeting as well as comments submitted via email by Commissioner Garrison on July 9th. Examples of revisions to the matrix include the elevation in priority of the Subdivision Code Update strategy (formerly A.5, currently A.3), references to regional work on Accessory Dwelling Units (ADUs) were included in Strategy E.2, examples were added and improved for the top strategies, and a "Timeliness" column was added to identify strategies that align with near term City work plan items that might be realistically accomplished in the next year or so.

Planning Commissioners should review the updated housing strategies matrix and the full draft of Sammamish Home Grown and determine if they agree with the revisions. Commissioners will then consider whether any additional changes are needed elsewhere in the matrix, including the priority ranking. Changes to the proposed draft of Sammamish Home Grown will be made as amendments and voted on by the full Commission.

Sammamish Home Grown will be referenced in the City's Comprehensive Plan and is consistent with the guidelines established by the Growth Management Act. The docketed Comprehensive Plan Amendment to amend the Housing Element for consistency with Sammamish Home Grown is being reviewed concurrently with the housing strategy plan itself. Concurrent review of the Comprehensive Plan Amendment is more effective as the Planning Commission can consider the impacts to the Comprehensive Plan at the same time as the Plan is being reviewed. Additionally, it is a more efficient use of time for the Planning Commission, as the 2018 Work Plan is extensive and must fit within the meeting schedule for 2018. The proposed amendment is a consistency and clean-up amendment to ensure that the updated Plan is appropriately referenced in the Comprehensive Plan and that the old version of the Housing Strategy Plan is removed (Exhibits 3 and 4). No policy changes are proposed, as Sammamish Home Grown is an implementing action of the Comprehensive Plan.

Commissioners are expected to finalize deliberations and vote on a recommended version of Sammamish Home Grown to the City Council for review and consideration.

PROJECT PURPOSE AND BACKGROUND

The purpose and objective of Sammamish Home Grown is to guide the implementation of the goals and policies adopted in the Housing Element of the Comprehensive Plan. An updated housing strategy plan is needed to help the City implement the policies it adopted as part of the Housing Element. The Sammamish Home Grown will be the work plan that helps staff transform policies into near-term actions.

In developing the Sammamish Home Grown, the Planning Commission has considered the City's role in housing and the strategies and tools that can be used to address housing on a city-wide basis. Commissioners have identified and prioritized the strategies and actions that align with our policies and address key housing gaps. The policy direction established in the Comprehensive Plan is broad and covers a 20-year timeframe; Sammamish Home Grown will distill that into the most important actions to be considered in a shorter timeframe of roughly three to five years.

NEXT STEPS

The Planning Commission will consider the proposed Sammamish Home Grown and associated Comprehensive Plan Amendment, continue deliberations, and vote on a formal recommendation of action to the City Council. The City Council is scheduled to review the 2018 Housing Strategy Plan beginning in September with adaption anticipated in early October.

FINANCIAL IMPACT:

Not applicable.

OTHER ALTERNATIVES CONSIDERED:

Not applicable.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

The City's housing policy is mainly contained within the Housing Element of the Comprehensive Plan; however, housing policy is developed and implemented in multiple ways, including via the Sammamish Town Center Subarea Plan, the ARCH Housing Trust Fund, and others. Links to such documents are provided below.

1. [2015 Sammamish Comprehensive Plan](#)
2. [Housing Element of the Comprehensive Plan \(Volume I\)](#)
3. [Technical Background for the Housing Element of the Comprehensive Plan \(Volume II\)](#)
4. [Sammamish Town Center Documents](#)
5. [ARCH webpage](#)

STRATEGY		EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION Sub-strategies, Follow-up Actions, and Considerations	TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
A. Housing Theme - Neighborhood Vitality and Character												
A.1	Community Design Standards - Develop community design standards to reflect the desired characteristics of each neighborhood planning area or designated community center.	<ul style="list-style-type: none"> • Design criteria for SF dwellings on individual lots. • Compatibility with surrounding uses. • Buildings of a scale and character appropriate to the site. • Personal safety and reduction of vandalism. • Landscape and open space requirements that residential development fit in with the natural landscape; protects the privacy of other residences; and maintains the character of the nearby neighborhoods. • Sidewalks and Trails Systems that connect neighborhoods internally and externally. • Streetscape (including arterials): How homes appear to motorists and pedestrians (looking like a small town, use artwork/discourage garage lined streets). • Promote public notification and community participation/input. • Protect critical environmental features. • Requirements for design variety (e.g. varied setback) while providing for designs with distinctive local character. 	Regulatory	H.1.1, H.2.2, H.1.1.1, H.1.4, LU.1, LU.1.4						Survey		High
A.4 A.2	Sub-Area Plans for Centers - Develop Subarea Plans for central neighborhoods (i.e. the Inglewood and Pine Lake Centers; and a Master Plan for the Sammamish Commons area), as well as other neighborhoods. Promote public notification and community participation in subarea planning.	<ul style="list-style-type: none"> • Also create sub-area plans for neighborhoods in addition to the existing centers. • Reflect local geography and the environment including greenbelts, parks, and tree canopy considerations. • Provide zoning variety rather than blanket regulations. • <u>Opportunity to pursue multiple housing strategies in one planning effort, such as B.1 Expanding Housing Choice.</u> • <u>Promote meaningful community participation to develop effective zoning and development regulations.</u> • <u>Use buffers and greenbelts to promote non-motorized linkages.</u> • <u>Encourage the use of TDRs to preserve areas of the City while focusing density in sub-area(s).</u> • <u>Target infrastructure improvements in sub-areas to allow for non-motorized enhancements and transit.</u> • <u>Increase the production of multi-family and condo development.</u> • <u>Consider future planning trends in the development of sub-area plans.</u> 	Regulatory	H.1.2, LU.1, LU.3.2								High

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A. Housing Theme - Neighborhood Vitality and Character (continued)												
A.5 A.3	Subdivision Code Update	<p>Provisions related to home design:</p> <ul style="list-style-type: none"> • Adjacent residential structures provide design variety including façade variation, setback, and floor plan mix. 2-Adjacent residential structures provide variety must present façade variation and articulation face-to-face. • Revise code to Utilize FAR requirements for Single Family Homes such that FAR does not exceed 0.67 for all non-basement floors. • Adjacent Single Family Home may not be identical (or-opposing) floor plan • Reevaluation of dimensional standards related to home separation and heights (e.g. the method for calculating maximum height). No more than 35% of façade on Single-Family Homes must be at greater than minimum separation from adjacent structure. • No point around a Single Family Home may be more than 35 ft. from ground surface to bottom of eave. • 18 feet between single family homes (safety). <p>Provisions related to neighborhood design:</p> <ul style="list-style-type: none"> • Evaluate effectiveness and flexibility of subdivision and short-plat standards to Allow clustering of new residential development as a means of protecting environmentally sensitive areas. • Developers of single family home neighborhoods that are farther than a 15 minute walk from a park require development of a neighborhood park, or financial contribution. • Pedestrian and/or transit connectivity improvements and enhanced public spaces. • Require street trees in front of all single family homes. • Review minimum street widths. • Require variety of household sizes Require housing type balance in subdivisions larger than 10 SF homes (e.g. for each 5BR there must be one 3BR) for each 6BR+ there must be one 2BR unit. • Provide incentives for neighborhood development to include sustainable options in housing development such as rain gardens, solar panels, pollinator friendly landscaping, etc. 	Regulatory	H.1.1, LU.1.1								High

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A. Housing Theme - Neighborhood Vitality and Character (continued)											
A.5 A.3	Subdivision Code Update (continued)	<ul style="list-style-type: none"> Encourage community artwork in new neighborhoods via incentives or offsets. 	Regulatory	H.1.1, LU.1.1							High
A.2 A.4	Housing Repair and Preservation - Promote preservation of existing housing by City support of organizations and programs involved in housing repair and education.	<ul style="list-style-type: none"> Partner with the King County Housing Repair and Rehabilitation Program or non-profit organizations such as Rebuilding Together Eastside to assist low-income residents maintain and repair the health and safety features of their homes. Educating the community about Housing Repair programs through community fairs, brochures, City website etc. (including language resources). Revise property maintenance codes and/or increase enforcement. Explore if other community organizations can assist with housing repairs. 	Other Support/ Regulatory	H.1.2					Survey		High-Medium
A.3 A.5	Provide Infrastructure Improvements that contribute to Neighborhood Enhancement	<ul style="list-style-type: none"> Regular infrastructure maintenance in residential neighborhoods. Provide support for individuals and organizations that promote neighborhood enhancement and public art. Pedestrian and/or transit connectivity improvements and enhanced public spaces (e.g. create buffer green spaces around new developments). Implement a coordinated program with Sammamish Police to dedicate resources to neighborhood patrols with focus on speed enforcement. Work with PSE to review and correct locations with missing streetlights in residential neighborhoods. 	Other Support/ Funding	H.1.2, H.1.4							High-Medium
	Provide Infrastructure Improvements in the City's Capital Facilities Plan provide for regular infrastructure maintenance in residential neighborhoods. Moved to Neighborhood Enhancement.	<ul style="list-style-type: none"> Pedestrian and/or transit connectivity improvements and enhanced public spaces. 	Indirect/ Direct Assistance	H.1.2							

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A. Housing Theme - Neighborhood Vitality and Character (continued)												
A.6	Compatible Infill in Transition Areas & Areas with Certain Services - Develop Community Design Standards for compatible infill, especially in areas which (1) transition between SF residential and other uses or densities; (2) are served by an arterial street system with sidewalks; (3) are located within one quarter mile of a neighborhood park or recreation area; (4) have nearby pedestrian access to public transit services; and (5) allow access by service alleys when compatible with topography.	<ul style="list-style-type: none"> Require that new developments that physically connect to existing neighborhoods maintain street types at connection. Natural speed and features must be maintained at connecting roadways. 	Regulatory	LU.1.2, LU.2.1, LU.2.8								
A.7	Community Education/Awareness Activities to enhance neighborhood/community character	<ul style="list-style-type: none"> Educational program for neighborhoods to encourage earthquake preparedness: bracing water heaters, preparedness kits, etc. Educational program for neighborhoods that may want to consider converting to secure deliver mailboxes. Allocate funding for neighborhood events that promote safety, education, and/or community celebrations. Where possible, include (as appropriate) a member of the Samm. PD, Eastside Fire, or City Representative to participate. Develop and maintain a list of all active neighborhood associations including contact information. Require new developments to comply. 	Other Support/ Funding	H.1.2								
A.8	Historic Preservation - Support the preservation of the City's historically significant housing.		Regulatory/ Other Support	H.1.3, LU.10.1, LU.10.3								
B. Housing Theme - Housing Supply and Variety												
B.1	Incentives to Expand Housing Choice - Provide incentives for diverse housing opportunities that meet community needs.	<p>Housing to consider include:</p> <ul style="list-style-type: none"> Diverse housing opportunities in City centers that may include MF, mixed use and mixed income residential located close to services and arterials (e.g. Inglewood, Pine Lake, the Sammamish Commons SSA, and properties along 228th that may be affected by the Sammamish Commons). Incentives may be considered for community friendly development in centers, such as innovative design, walkway connections, public open spaces, below grade parking and ground floor commercial. 	Regulatory	H.2.2, H.2.5						Builders; Survey; Schools; Businesses; Human Srv. Orgs		High

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B. Housing Theme - Housing Supply and Variety (continued)											
B.1	Incentives to Expand Housing Choice (continued) - Provide incentives for diverse housing opportunities that meet community needs.	<ul style="list-style-type: none"> Affordable or Workforce Housing including Multi-Family close to services and arterials, such as near Inglewood Center, Pine Lake Center, and Sammamish Commons SSA. Incentives to consider include: <ul style="list-style-type: none"> Flexible development standards, e.g. reduced/flexible minimum lot area, setbacks, lot dimensions, height regulations or transitional area buffers. Provide residential density incentives where project demonstrates clear and compelling need and public benefit. Height incentives, e.g. allowing modified Type V wood frame construction up to 5 stories in R-6 & R-8 (current limits 35'); R-12 & R-18 (current limits 60'). Innovative parking designs. Strategic capital investments, infrastructure improvements. State provision (Chapter 84.14 RCW) to allow 10 year multifamily tax exemptions in Urban Centers. Permit expediting, streamlined administrative process. 	Regulatory	H.2.2, H.2.5					Builders; Survey; Schools; Businesses; Human Srv. Orgs		High
B.2	ADUs - Track production of ADUs and evaluate effectiveness of land use regulations in encouraging production while balancing maintaining neighborhood compatibility. Explore other actions for encouraging additional creation.	<ul style="list-style-type: none"> Streamlined permits. Revise existing ADU regulations (more flexible, less restrictive, reduce procedural requirements) to encourage additional ADU creation while addressing neighborhood compatibility. <u>Include evaluation of, and potentially reducing parking requirements.</u> Make ADU permits available on mybuildingpermit.gov. Set goal for ADUs (e.g. 5% of single-family lots within 10 years). No separate utility hook-ups for ADUs. Develop education and community outreach efforts to increase awareness of ADUs. Look at VRBO and Airbnb and impact on ADU. 	Regulatory/ Other Support	H.2.6					Affordable Housing Dev's		High

STRATEGY	EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION Sub-strategies, Follow-up Actions, and Considerations	TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
B. Housing Theme - Housing Supply and Variety (continued)											
B.3	Mixed Use Design Standards - Develop mixed use design standards and development regulations in City centers, including Inglewood, Pine Lake and the Town Center planning area.	<ul style="list-style-type: none"> • Attractive street fronts with human scale. • Connecting walkways. • Horizontal façade regulations to ensure variation in facade, rooflines and other building design features to give a residential scale and identity. • Adaptive re-use of existing structures. • Innovative design techniques. • Promote public notification and community participation/input. 	Regulatory	H.2.4, H.2.5, H.1.4, LU.3							High
B.6 B.4	Transit Oriented Housing Development - Consider potential sites and appropriateness of land use regulations that could allow for Transit Oriented Housing Development (TOHD) near existing or planned transportation facilities.		Regulatory	H.2.4, LU.2.8, LU.3.1					Schools; Businesses; Human Srv. Orgs		Medium
B.4 B.5	Criteria to Allow MF Zoning Increase - Establish criteria for evaluating rezone requests that would establish "demonstration of a clear and compelling need and public benefit"; as well as location criteria; e.g. should be located close to arterials served by public transit and within walking distance of commercial activities, parks and recreational facilities.	<ul style="list-style-type: none"> • Improve docket process for screening rezone applications to base on community goals/needs and less on individual property owner. 	Regulatory	H.2.3					Schools; Businesses; Human Srv. Orgs		High-Medium
B.5 B.6	Innovative Housing - Provide regulatory flexibility to allow innovative housing compatible with SF neighborhoods or SF transition areas. Housing types may include accessory units, small lot SF, attached SF, carriage houses or cottages, townhouses, manufactured housing; and multiplexes ("great-house" that resembles a SF unit).	<ul style="list-style-type: none"> • Innovative housing demonstration projects. • Mixing attached and detached housing in appropriately zoned areas. 	Regulatory	H.2.5, H.2.6, H.2.7					Builders; Schools		Medium; Monitor
B.7	Flexible Subdivision and Short Plat Standards - Evaluate effectiveness and flexibility of subdivision and short plat standards to allow clustering of new residential development as a means of protecting environmentally sensitive areas.	<ul style="list-style-type: none"> • Integrate different housing types and densities within projects. • Density averaging. • Shared driveways. • Small lot and zero lot line development. 	Regulatory	H.2.9, LU.6.1, LU.2.2							

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B. Housing Theme - Housing Supply and Variety (continued)											
B.8 B.7	Growth Phasing for Residential Development - Adopt residential development growth phasing that guides the location and timing of residential growth, recognizing environmental capacities and level of service standards, while providing for residential housing targets, including affordable housing. Account for on-going review.		Regulatory	H.2.1, LU.5							
B.9 B.8	SEPA Planned Action EIS tool - Encourage the implementation of SEPA Planned Action EIS where appropriate to streamline development in denser areas of the City.		Regulatory	H.3.4							
B.10 B.9	Minimum Density Requirements - Adopt minimum density requirements to the R-8, R-18, NB, CB and O zones.		Regulatory	H.2.10, LU.2.3							
B.11 B.10	SEPA flexibilities - Review the allowed thresholds for categorical exemptions.		Regulatory	H.3.4							
B.12 B.11	Construction Standards - Allow pre-fabricated and new building technologies, e.g. cross-laminated timber.		Regulatory	H.2.8							
B.13 B.12	Off-street Parking Policies and Standards - Review the benefits or impacts of transit access (using special studies).	• Use of innovative programs such as a "cap and trade" demonstration.	Regulatory	H.2.8, LU.2.3					Builders		
B.14 B.13	Ground floor commercial requirements in mixed-use zones.		Regulatory	H.2.4							
B.15 B.14	Capital Investments to Support Mixed-Use and Mixed Income Housing - Include investment strategies, e.g. planned and existing infrastructure, for Town Center planning area that adequately encourages mixed use and mixed income residential neighborhoods.		Funding	H.2.4, CF.4.7					Schools; Businesses; Human Srv. Orgs		

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B. Housing Theme - Housing Supply and Variety (continued)											
B.16 B.15	Technical Assistance and Education - Provide technical assistance to establish innovative and diverse housing concepts.	• Housing tours for public officials and interested citizens that recognize good quality design, reasonable construction costs, and community acceptance in housing projects. • Information workshops to increase developer interest and capacity for innovative, well-designed infill housing. • Print ads to promote housing choice and diversity. • Residential design awards that recognize good quality design, reasonable construction costs, and community acceptance in housing projects.	Other Support	H.3.5							
	ADUs — Develop education and community outreach efforts to increase production of ADUs. Moved to ADU example.		Indirect/ Direct Assistance	H.2.6							
	Allow manufactured housing in all residential zones. Moved to Monitor Section of Plan.		Monitor								Monitor
C. Housing Theme - Housing Affordability											
REGULATORY											
C.1	Dispersed Affordable Housing - Through zoning and subarea planning ensure that affordable housing is dispersed throughout the community.	• Incorporate affordable housing into market rate development through land use tools and other city incentives. • Seek to provide funding assistance to affordable housing located in different areas of the city. • <u>Promote preservation of existing, relatively affordable, market-rate homes.</u>	Regulatory	H.3.7					Schools; Businesses; Human Srv. Orgs		High
C.2	Criteria for Rezones Requiring Affordable Housing - Establish standards and criteria for rezones to require providing the provision of affordable housing on- or off-site. Criteria to include clear and compelling need and public benefit.	• <u>Demonstrate a clear and compelling need and public benefit.</u> • <u>Consider alternative means of compliance.</u> • <u>Consider exemptions for area-wide rezone requests.</u>	Regulatory	H.3.3					Builders; Affordable Housing Dev's; Schools; Businesses; Human Srv. Orgs		High
C.3	Zoning to Allow Range of Housing Affordability - Establish a range of residential densities to meet community housing needs and considering compatibility with the character of the City.	• <u>Create provisions for shared housing, e.g. rooming/boarding houses.</u> • Emphasize family-sized affordable units. • <u>Enable faith communities to provide shelter and/or housing on surplus land.</u>	Regulatory	H.3, H.4.2, LU.1.1					Builders		High
C.4	Expedited permitting for projects with affordable housing units.		Other Support	H.3.4							

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C. Housing Theme - Housing Affordability (continued)											
REGULATORY (continued)											
C.5 C.4	Procedures and Regulations - 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"> • 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. • 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. • Expedite permitting for projects with affordable housing. • 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. • Review administrative procedures for ease of administration and consistency with procedures used in other jurisdictions. • Promote location-efficient and energy-efficient housing choices through incentives and other means. • Create a rental housing inspection program. • Consider limitations on condominium conversions. • Reduce parking requirements for projects with affordable housing. 	Regulatory	H.2.8 H.2.12 H.3.4					Builders; Survey; Schools; Businesses; Human Srv. Orgs		
DIRECT ASSISTANCE											
C.6	ARCH Housing Trust Fund - Participate in local, interjurisdictional programs, such as the ARCH Housing Trust Fund, to coordinate and distribute funding of affordable and special needs housing.	<ul style="list-style-type: none"> • <u>Rental housing affordable to lower income local employees, including preserving existing housing</u> • <u>Assistance for ownership programs such as Habitat for Humanity and down payment assistance loans.</u> • <u>Grants to organizations for special needs housing.</u> 	Funding	H.5.3					Affordable Housing Dev's; Human Srv. Orgs		High
C.7	Public Land Survey - Develop and maintain an inventory of surplus and underutilized public lands. Review survey to determine if such lands are suitable for housing and other public uses.	<ul style="list-style-type: none"> • Evaluate all forms of public land, including state and county owned property. • Consider shared use with housing and other public use on underutilized public property (e.g. park and ride). 	Other Support/ Funding	H.3.9					Builders; Affordable Housing Dev's; Human Srv. Orgs		High

STRATEGY	EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION <small>Sub-strategies, Follow-up Actions, and Considerations</small>	TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
C. Housing Theme - Housing Affordability (continued)											
DIRECT ASSISTANCE (continued)											
C.8	Support the Preservation of Existing Affordable Housing - Identify the most strategic opportunities for preserving existing properties, e.g. location, condition, bank-owned, growth areas.	<ul style="list-style-type: none"> • Transfer of Development Rights (TDRs). • Loans for upgrade/weatherization/energy efficiency improvements in exchange for affordability requirements. • Assist affordable housing agencies with purchasing existing housing to rehabilitate and preserve affordability. 	Other Support	H.3.2, H.3.6					Builders; Affordable Housing Dev's		High
C.9	Applications to Other Funders - 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 health and human service agencies to address housing needs for all economic segments of the population.		Other Support	H.3.6					Human Srv. Orgs		Medium
C.10	Identify New Revenue for Direct Assistance for affordable housing - Explore potential for a more dedicated revenue source that could be targeted toward affordable housing.	<ul style="list-style-type: none"> • Cash mitigation from new developments, possibly including commercial properties (on entire project or increased capacity). • Portion of sales or property tax from new residential construction. • Affordable housing property tax levy. • Support efforts to create private "Human investment" funds. • Short term multifamily property tax exemption in mixed use neighborhoods. 	Funding	H.3.6					Builders; Human Srv. Orgs		Medium
C.11	Potential Uses of Local Resources	<ul style="list-style-type: none"> • Explore local rental or operating subsidies for the lowest income households. • Homeowner Assistance - Promote and/or support home repair program for low-income homeowners. Provide resources for homeowners facing foreclosure, e.g. support to financial counseling programs and a pool for higher-risk home repair loans. • Cash Contributions for Development and Redevelopment - Infrastructure investments to support projects or areas with affordable housing. • Grants to organizations which support special needs housing. 	Funding	H.3.5, H.3.6					Human Srv. Orgs		

STRATEGY	EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION Sub-strategies, Follow-up Actions, and Considerations	TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
C. Housing Theme - Housing Affordability (continued)											
DIRECT ASSISTANCE (continued)											
C.12	Support Ownership Opportunities - Support innovative programs to support ownership housing for low, moderate, and middle income households (e.g. owner-built housing, shared housing, 1st time homebuyer assistance programs, manufactured housing communities, price-restricted ownership, small lot and multiplex single-family).	<ul style="list-style-type: none"> Habitat for Humanity (assisted by ARCH trust fund). Washington State Housing Finance Commission (WSHFC) 1st time homebuyer state bond mortgage programs. WSHFC/ARCH/King County Homebuyer Assistance Program (assisted by ARCH trust fund). Manufactured Housing Community Preservationists (assisted by ARCH trust fund). 	Other Support/ Funding	H.3.2					Builders; Schools		
C.13	HUD Vouchers. Explore ways to increase the usage of HUD vouchers.		Regulatory	H.3.7					Affordable Housing Dev's		
C.14	Tenant Protections - Require longer notice to vacate when multiple tenants are to be displaced.	<ul style="list-style-type: none"> Require longer notice to vacate when multiple tenants are to be displaced. Consider a just-cause eviction ordinance. Consider the regulation of the amount of, or process for, rent increases to existing residents of affordable housing. Consider tenant relocation assistance, per state law. 	Regulatory	H.3.5, H.3.7							
C.15	Tenant Counseling and Landlord Education - Provide technical assistance to tenants and landlords.	<ul style="list-style-type: none"> Programs for people with language barriers, mental illness, or exiting incarceration. Consider the use of intermediaries to resolve conflicts among landlords and tenants, e.g. Community Service Officers. 	Other Support	H.3.5							
C.16	Homebuyer Assistance - Promote homebuyer assistance programs offered by lenders and public agencies.	<ul style="list-style-type: none"> Housing fairs. Distribute homebuyer program info (Sammamish website, City newsletter/press release, brochure display) for a variety of languages and cultures. Down payment assistance programs. 	Other Support/ Funding	H.3.5							
C.17	Partnerships with faith communities and other non-profits to develop underutilized land in their ownership.		Other Support	H.3.6					Affordable Housing Dev's; Human Srv. Orgs		
C.18	Non-cash Subsidies.	<ul style="list-style-type: none"> Credit enhancement education and programs. 	Other Support	H.3.5					Affordable Housing Dev's		

STRATEGY	EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION Sub-strategies, Follow-up Actions, and Considerations	TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
C. Housing Theme - Housing Affordability (continued)											
DIRECT ASSISTANCE (continued)											
C-19	Impact Fee Reductions – for affordable housing.		Regulatory/ Funding	H.3.4					Affordable- Housing- Dev's- Human Srv- Orgs		Monitor
	Explore local rental or operating subsidies for the lowest income households. Moved to 'Use of Resources'.		Indirect/Direct- Assistance	H.3.5, H.3.6							
	Homeowner Assistance – Promote and/or support home repair program for low-income homeowners. Moved to 'Use of Resources'.	<ul style="list-style-type: none"> • Provide resources for homeowners facing foreclosure, e.g. support to financial counseling programs and a pool for higher-risk home repair loans. 	Indirect/Direct- Assistance	H.3.5							
	Cash Contributions for Development and Redevelopment – Infrastructure investments to support projects or areas with affordable housing. Moved to 'Use of Resources'.	<ul style="list-style-type: none"> • Increase City contributions to ARCH Housing Trust Fund. 	Indirect/Direct- Assistance	H.3.5, H.3.6							
D. Housing Theme - Housing for People with Special Needs											
D.1	Accessibility - Encourage Universal Design features that improve housing accessibility for people with disabilities.	<ul style="list-style-type: none"> • Evaluate potential code requirements or incentives for mitigating or removing barriers and improving usability. • Promote through information for builders and homeowners. • Help sponsor a community event/open house with examples of Universal Design. 	Regulatory	H.4.3							High
D.2	Fair Housing Act Consistency – 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"> • Evaluate that provisions allow for reasonable accommodation. • Provide regulatory flexibility to promote independent living. • Ensure that assisted housing and group homes are treated the same as housing of a similar size and density. • Ensure policies do not preclude special needs housing from any residential zoning districts. • Evaluate residential regulations to ensure they allow group living situations. • To avoid excluding those with disabilities, ensure that land use code definitions (disability, residential care facilities) are current to ADA/FHA. 	Regulatory	H.2.11, H.4.3							High- Monitor

STRATEGY		EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION Sub-strategies, Follow-up Actions, and Considerations	TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
D. Housing Theme - Housing for People with Special Needs (continued)												
D.3 D.2	Senior Housing - Review senior housing land use regulations. Ensure that regulations support senior housing and recognize smaller household sizes.	<ul style="list-style-type: none"> Reduced parking requirements. Intensity of development (e.g. density bonus or relaxed density standard). Recognize different and emerging types of senior housing and account for different levels of need and impact on the community. Housing options and services that enable seniors to stay in their homes or neighborhoods. 	Regulatory/ Other Support	H.4.1, H.4.2						Survey		High
D.4 D.3	Support organizations serving those with special housing needs.	<ul style="list-style-type: none"> Funding for housing acquisition and development for persons with special needs. Capacity building and technical assistance. Addressing negative perceptions related to housing for people experiencing homelessness or other special needs. Support applications to other funders to build new or rehabilitate existing special needs housing. Giving a developer preference to build special needs housing. 	Other Support/ Funding	H.4.3, H.4.5						Human Srv. Orgs		High
D.5 D.4	Dispersed Special Needs Housing - Through zoning and subarea planning, ensure special needs housing is dispersed throughout the community.		Regulatory	H.4.4								Medium
D.6 D.5	Homeless Encampments - Review existing TUP regulations and consider criteria, process and conditions for homeless encampments.		Regulatory	H.4.5, H.5.2								
D.7 D.6	Support public and private housing and services for people who are homeless - such as the Landlord Liaison/Rapid rehousing programs and development of new emergency and permanent supportive housing.		Funding	H.4.5, H.5.2						Affordable Housing Dev's; Human Srv. Orgs		
E. Housing Theme - Regional Collaboration												
E.2 E.1	Federal and State Housing Legislation - Review, and as appropriate, provide comment on county, state and federal legislation affecting housing in Sammamish.	<ul style="list-style-type: none"> Expand Real Estate Excise Tax (REET) for affordable housing. Revise Multi-Family Tax Exemption (MFTE) statute for existing housing. Transfer tax charged on capital gains ("anti-flipping"). Property tax generated by sold public sites. Local option sales tax. Hotel tax on short-term rentals. Support expansion of existing county, state, and federal housing programs. 	Advocacy	H.5.4						Affordable Housing Dev's		High

STRATEGY		EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION Sub-strategies, Follow-up Actions, and Considerations	TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
E. Housing Theme - Regional Collaboration (continued)												
E.2- E.1	Federal and State Housing Legislation (continued) - Review, and as appropriate, provide comment on county, state and federal legislation affecting housing in Sammamish.	<ul style="list-style-type: none"> Removing barriers in state law to condominium development. 	Advocacy	H.5.4						Affordable Housing Dev's		High
E.4- E.2	Housing Balance - Work cooperatively with other jurisdictions to achieve a regional fair share housing balance and maximize housing resources, e.g. ARCH.	<ul style="list-style-type: none"> Actively participate in regional planning groups that work on issues such as distributing planned growth throughout the county and regional housing goals. Share information with other communities working on similar planning initiatives (e.g. ADU regulations). Share funding resources with other cities for housing that benefits low- and moderate-income residents and employees. 	Regulatory/ Other Support	H.3.1						Affordable Housing Dev's		High
E.3	Regional Housing Finance Strategy - Work with other jurisdictions to develop and implement a new regional housing finance strategy.	<ul style="list-style-type: none"> Regional Property tax levy. Other funding sources currently authorized under state legislation (e.g. 1% sales tax). Work with other jurisdiction to seek legislative authorization other local funding tools (e.g. REET). 	Other Support	H.5.1, H.6.2						Builders		High
E.4	Support a coordinated regional approach to homelessness.	<ul style="list-style-type: none"> Public and private housing and services for people who are homeless and work with other jurisdictions and health and Human services organizations, including faith-based and other non-profit organizations. 	Other Support	H.5.2								Medium
E.5	Countywide Planning Policies - Coordinate with countywide housing policy and analysis, such as updates to Countywide Planning Policies.		Other Support	H.2.1								



SAMMAMISH HOME GROWN

• • • • •
A PLAN FOR PEOPLE,
HOUSING, AND COMMUNITY



The 2018 Sammamish Housing Strategy (Draft Review July 19, 2018)

Cover Images

Sammamish Neighborhood, City of Sammamish

SAMM Apartments by SeaLevel Properties, John G Wilbanks Photography, Inc

Sammamish Townhomes, Ichijo Technology Homes

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The Sammamish City Council adopted this plan on Date, 2018.

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Appendix A	Commission Meeting Summary
Appendix B	Summary of Existing Local Housing Strategies
Appendix C	Housing Needs
Appendix D	Stakeholder and Focus Group Summary
Appendix E	Community Survey
Appendix F	Community Feedback
Appendix G	Gap Analysis
Appendix H	Housing Strategy Matrix



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01 | Introduction

Housing supply and housing demand in the Puget Sound region have become issues at the forefront of regional concern. As the region continues to experience an unprecedented economic boom, the concerns over rising housing prices, availability of housing, and neighborhood character are emerging as issues in need of focused solutions at the local and regional levels.

Housing markets are not defined by city boundaries. In fact, Sammamish is generally considered part of a housing market area that includes 15 other east King County cities. These cities share many commonalities and the City of Sammamish consequently deals with similar issues as these other east King County cities. This is important because housing issues are better addressed from a regionally collaborative standpoint.

Agencies such as A Regional Coalition for Housing (ARCH) help coordinate regional collaboration to address a variety of housing issues for cities such as Sammamish. One tool that ARCH cities use is a Housing Strategy Plan, which helps to implement each city's housing policies by creating a short-term work program for City Councils to set housing priorities.

In March 2018, the Housing Strategy Plan was renamed to “Sammamish Home Grown: A Plan for People, Housing, and Community.” This name change was done to better reflect the goal the Plan. The Plan is not exclusively about households, housing types, or neighborhoods; the Plan encompasses all of these elements of housing and community throughout Sammamish. By using a comprehensive approach to all housing in Sammamish, the City's housing policies will help create a stronger, more vibrant community for many years to come.



02 | Housing Strategy Plan Function



The purpose and objective of Sammamish Home Grown is to guide the implementation of the goals and policies adopted in the Housing Element of the 2015 Sammamish Comprehensive Plan. The City of Sammamish’s Housing Strategy Plan was last updated in 2006. An updated Housing Strategy Plan is needed to help the City implement the policies it adopted as part of the Housing Element of the Comprehensive Plan in 2015, later amended in 2016 to respond to a Growth Management Act (GMA) compliance challenge. In addition to the new policy framework, the updated housing strategy allows the City to further respond to more recent market trends and economic data.

Sammamish Home Grown serves as a work plan that helps the City transform policies into near-term actions and determine priorities for the preferred strategies. Sammamish Home Grown is not an action plan, nor is it a policy document in and of itself. Sammamish Home Grown identifies the strategies that align with the City’s policies and address key housing gaps to consider for action in the short term.

The policy direction established in the Comprehensive Plan is broad and covers a 20-year time frame. The Plan’s purpose is to set the scope of work for the next three to five years. Specific actions related to each strategy area will be determined based on more detailed study and analysis and include opportunities for more community input as each strategy is evaluated. In some cases, the outcome could result in maintaining the status quo.

03 | Policy Direction

The Goals and Policies outlined in the [2015 Sammamish Comprehensive Plan Housing Element](#) provide a framework for which the housing strategies are organized. Sammamish’s Land Use and Housing Element establishes goals and policies to accommodate expected housing growth in the City, and the variety of housing necessary to accommodate a range of income levels, ages, and special needs. At the same time, the element seeks to preserve existing neighborhood character by including policies that will keep new development compatible.

Housing Element Goals



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.



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.



Housing Affordability

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



Housing for People with Special Needs

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



Regional Collaboration

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



Monitoring

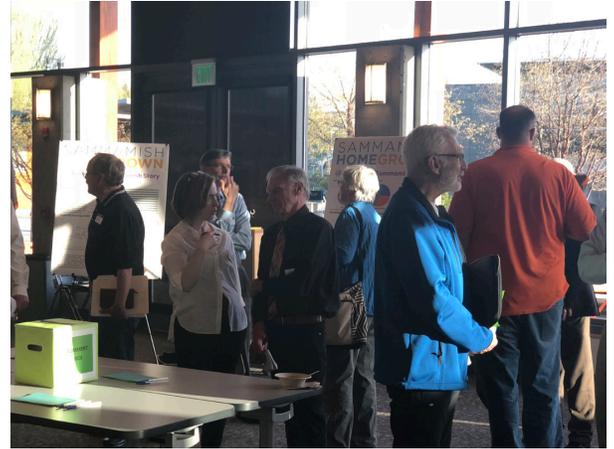
Implement Housing Element goals in a manner that is effective, efficient and transparent.

04 | Process and Public Engagement

The effort to update the City’s Housing Strategy Plan was launched in September 2017. The Sammamish Planning Commission acted as the lead advisory body and the Sammamish Human Services Commission provided additional input related to the housing categories of affordability and special needs housing.

City staff worked with ARCH to prepare for the Housing Strategy Plan planning process and also referred to City planning documents and efforts including the 2015 Comprehensive Plan, the Transportation Master Plan, the Town Center Plan and the Urban Forest Management Plan.

Open public Planning Commission meetings were regularly held to update the Commission on the progress of the project, garner feedback on certain issues, and ultimately recommend and approve the final product. Meetings with the Planning Commission and the Human Services Commission occurred during all stages of the planning process. Meetings with the City Council started after the Planning Commission completed its work and recommended a draft Plan to the City Council. A summary of Commission meetings can be found in Appendix A.



Public outreach and engagement were critical components to the Housing Strategy Plan update effort. Staff sought input on housing needs and gaps as well as the community’s ideas related to specific efforts the City can undertake in the short-, medium-, and long-term to enhance our housing stock and address affordability issues. Efforts included, an open house event, a community-wide survey, development of a project website, as well as key stakeholder input through panel discussions, surveys, and interviews. See Appendices D-F for more details on input gathered.

[PLACEHOLDER – any necessary substance relating to City Council review]



05 | Plan Organization

The following sections of this plan identify the top strategies recommended by the Planning Commission and Human Services Commission (Section 06 | General Themes and Section 07 | Top Strategies). The General Theme section provides some context based on Commission work session public meetings and input from the Community Survey, focus groups, and stakeholder interviews on the top strategies identified.

In both sections, Housing Strategies are grouped by the following key themes:

- Neighborhood Vitality and Character
- Housing Supply and Variety
- Housing Affordability
- Housing for People with Special Needs
- Regional Collaboration

In order to build a user-friendly strategy plan, the top ranked strategies for each theme are excerpted and shown in Section 07. The full strategies matrix is included in this Plan as Appendix H and exhibits all high-, medium-, and low-priority strategies.

The remaining sections of the Housing Strategy Plan provide more insight into the elements that informed the selection of the top strategies as well as how those strategies relate to current housing efforts.



06 | General Themes

In the Community Survey (Appendix E) over 60% of respondents indicated a desire for a range of housing options for households at all stages of life. What is less clear from the survey is exactly what shape and affordability that housing should come in, with different levels of support for different ideas. There was more consensus, however, on how it should be done. Most notably, that in the future, housing should protect critical environmental features, preserve character of existing community, and to a lesser degree, employ a diversity of architecture. Following are additional observations for each of the five categories of housing strategies that helped shaped the Planning Commission’s development of priority strategies in Sammamish Home Grown - A Plan for People, Housing and Community.



A. HOUSING THEME - NEIGHBORHOOD VITALITY AND CHARACTER

In the Community Survey over two-thirds of respondents did not feel that new housing was well-designed and fit with the character of the neighborhood. The Commission heard this perspective and spent time thinking about how to address it. They explored ideas such as including design standards that require better integration of new homes/development into existing neighborhoods. Other thoughts that should be explored to inform strategies in this area include:

- Neighborhood character is influenced by our roadways and pedestrian systems. We should evaluate how design of homes along streets, especially arterials, impacts neighborhood character. We should look at how street design

can incorporate artwork and reinforce community character and how sidewalks and trails can weave around trees and ponds. We can also create trails that connect different parts of the City.

- While being budget-driven, infrastructure can also impact and augment neighborhood vitality and character. For example, changes to small infrastructure features (e.g. signage, street lights) and public art can give an identity to a neighborhood and bring a community together while replacing aging infrastructure.
- Sub-area plans provide an opportunity for implementing various housing strategies, especially those related to neighborhood vitality and character. The City has considered subarea plans for its centers (Sammamish Commons, Inglewood and Pine Lake Center). Consideration should be given to doing plans for other neighborhoods as well. Sub-area plans provide an opportunity to focus on the broader community (e.g. parks, greens spaces, accessibility to services, and safe sidewalks), and go beyond strategies that focus just on features of individual properties (setbacks, architectural features). While sub-area plans offer the opportunity to plan on a neighborhood scale, the plans should also complement one another so that they collectively contribute to the overall sense of place in Sammamish.
- While not a significant issue currently, the increasing age of the City’s housing over time is worthy of ongoing consideration. Just under 20% of the City’s housing was built before 1980, and another 50% was built between 1980 and 2000. Aging housing supply creates both opportunities (ability to preserve some relatively affordable

General Themes

housing) and challenges (deferred maintenance impacting neighborhood stability). This is a topic that will only grow in the future and some strategies are intended to address the challenges and opportunities of aging housing.

B. HOUSING THEME - HOUSING SUPPLY AND VARIETY

Strategies related to increasing overall housing supply and variety were framed by information and various data on our existing community:

- The changes to the demographics of the community and households in the community meant there are more diverse types of households such as empty nesters, multi-generational families, people with disabilities, and single parent households. There are few housing options available currently in Sammamish to address the range of needs households experience over time. Also with growing housing costs, it is more difficult for young families, single individuals and young adults to become part of the community.
- The relatively low proportion of teachers and school staff, City staff, and local retail workers in Sammamish who live in the City. These jobs are vital to the quality of life in Sammamish. Employers report that many of their employees have difficult commutes that frequently lead to turnover.
- The Community Survey reinforced some of these demographic changes and a desire to address these needs. Under existing conditions, the majority of respondents indicated there are few housing opportunities for families, especially younger households; affordable housing options are hard to come by; and there is a lack of small housing in neighborhoods. In terms of visions for the future, two of the strongest responses included providing a range of housing options for households at all stages of life, and providing a range of opportunities to age in place, either in existing homes or in the community.



Focused on this background information, a variety of themes emerged that should be considered as work continues on strategies that address the supply and variety of housing in the City.

- While there are more obvious areas of need (e.g. seniors, persons with disabilities, and people experiencing homelessness), there are also market gaps for other types of households, including moderate- and middle-income families, smaller families (e.g. single-parent households), and multi-generational families. An overall objective is to have housing options that provide the ability to move through life, from responding to the needs of young adults through addressing the needs of empty nesters.
- What may constitute “all stages of life” might be somewhat different in Sammamish than other cities. Ongoing efforts should include consulting with realtors, community agencies and others to understand the needs and market demands in Sammamish. New forms of housing should be tracked to assess their level of demand (such as the two new projects in Town Center that have a relatively high proportion of one-bedroom and studio units). This

General Themes

will help to understand if, for example, Sammamish has a low proportion of young single households due to a lack of appropriate housing, or due to other factors like limited amenities and access to frequent public transportation.

- It is important to have housing options for people who live in the community but who do not have high disposable incomes. This will allow seniors who want to remain with their friends, social networks, and community to stay here. One component of this is providing support, through public and community programs, to middle- and low-income households who do not have money to repair their homes.
- One tool for creating housing diversity is re-zoning. There is an opportunity for the City to create a process that ties re-zoning to the demonstration of a clear and compelling need and public benefit (in addition to locational criteria).
- The City has a small proportion of multi-family housing that is relatively expensive compared to county-wide rents. It is acknowledged that multi-family housing (rental and ownership) is a way to address some of the community’s housing gap areas. A greater diversity of housing, including rental and ownership multi-family housing, could provide housing types that could assist in recruiting and retaining high quality teachers and other employees supporting Sammamish residents. The City should continue to evaluate and seek opportunities to balance the available housing types with the needs of the community.
- The concept of clustering residential development as a means of protecting environmentally sensitive areas could provide innovative opportunities for housing variety while also respecting the environment.
- Not all options will be suitable in all locations. The City may need to consider features such as location near or on arterials, or in sensitive or hazards areas (e.g. creeks or drainage areas). Availability of transit could be another consideration. The sub-area planning process provides an opportunity to consider different forms of housing on a neighborhood scale.
- Some efforts to increase diversity could also help address needs for moderate- and middle-income households (e.g. accessory dwelling units, tiny homes, cottages).

C. HOUSING THEME - HOUSING AFFORDABILITY

- Of the questions related to current conditions in Sammamish In the Community Survey, the strongest response was that affordable housing options are hard to come by.
- One area of apparent need is more affordable forms of ownership housing for moderate- and middle-income households. This was reinforced in conversations with the local school district relative to recruiting and retaining employees. While the needs of very low-income households were not prioritized in the community survey, both social service providers and



General Themes

local businesses highlighted the need for rental and ownership options for low- and very low-income households that were located near public transportation.

- As the City moves forward it should continue to refer to demographic information and talk with local organizations and low-income residents regarding local needs for affordable housing to help shape local efforts.
- The Housing Diversity section of the Community Survey mentioned the needs of aging residents. Many seniors do not have high disposable incomes, thus serving the needs of seniors is also a housing affordability issue. As was mentioned previously, the future housing goals that received one of the highest responses in the Community Survey is that there are opportunities to “age in place”. Other populations with special needs also often have limited incomes and thus housing affordability challenges.
- Affordable housing and economic diversity should be increased and dispersed throughout the City with affordable housing integrated into the community as much as possible.
- It is important to support middle- and low-income families who do not have money to repair their homes.
- The City should move expeditiously to create affordable housing opportunities. Efforts could include increasing inclusionary and incentive zoning provisions (i.e. requirements or incentives for developers to include affordable housing within their projects), while finding some opportunities for very low-income households (30% AMI).

D. HOUSING THEME - HOUSING FOR PEOPLE WITH SPECIAL NEEDS

As the City matures there could be shifts in the City’s population and demographics, including those households which may have special housing needs. Housing for people with special needs generally refers to people or households which need some type of assistance in addition to their housing.



The proportion of City residents over the age of 55 is still lower than other cities in East King County, but it increased from 11% to 17% from 2000 to 2010. Homeless students in East King County schools increased from just under 500 students in 2007 to almost 800 in 2013, with about 380 homeless students in the Issaquah and Lake Washington School Districts. Currently the City has less than 100 residents living in group homes, a rate less than a third of other cities in East King County. These circumstances suggest more attention needs to be paid to housing appropriate for people with special needs.

- Previous sections have already identified the value of providing options to allow seniors to age in their home or community. To do this, a range of housing options are needed, including affordable housing options that allow residents to downsize and congregate housing options.
- Housing for people with special needs, particularly those living with disabilities and those experiencing homelessness,

General Themes

should also be prioritized, with options beyond group homes explored. The Zoning Code should be reviewed to ensure it allows various options through reasonable accommodation or other means.

- It is important to support the special needs community, including the homeless, in a variety of ways. Efforts to engage the broader community to provide forms of support beyond monetary donations could help build personal connections among neighbors and build a sense of community among all of Sammamish's residents.
- There are City residents in need of special needs housing. For example, Friends of Youth serves young adults experiencing homelessness in Sammamish who currently have very few options to stay in Sammamish while they get back on their feet. Many of the organizations that provide services and housing to those with special needs (homeless, persons with developmental disabilities) work throughout East King County. Local efforts should complement broader regional efforts and support should be provided for opportunities located in neighboring cities as well as in Sammamish.

E. HOUSING THEME - REGIONAL COLLABORATION

While the City undertakes a variety of efforts to address the type, design, variety and affordability of housing within the City, there are also external regional factors to consider. Sammamish is part of a larger housing market area that is impacted by a variety of factors. For example, the regional employment market significantly impacts demand for housing within the City. Given this reality, it is in the City's best interest to participate in broader efforts when there are issues and policies that could impact housing conditions and address needs of residents in Sammamish. These efforts can range from supporting federal and state legislation that provides a wider range of tools for the City to utilize; to creating resources that can supplement local resources to address local needs, especially for affordable housing; to participating in regional joint planning efforts to address housing needs and the needs of those experiencing homelessness.

07 | Top Strategies

This section contains summaries of strategies identified by elected and appointed officials as high-priority strategies that will enhance the usability and implementation of Sammamish Home Grown. These summaries have been excerpted from the Housing Strategy Matrix (Appendix H) which contains all housing strategies, with examples and considerations for each, as well as other information about the intent of each strategy. Appendix H represents the full implementation plan for the Housing Element of the Sammamish Comprehensive Plan and provides a more robust understanding of the Housing Strategy Plan.

The summary is shown on the following pages in Table 1: Top Strategies and are grouped by Housing Theme.

Top strategies were selected by the Planning and Human Services Commissions after extensive research and discussion. Over the course of several months, Commission meetings were spent reviewing data and information on housing gaps, existing housing strategies, and other relevant topics. After this, the Planning Commission and Human Services Commission began substantive discussions on housing strategies before providing detailed input on the strategies and their relative importance for inclusion in Sammamish Home Grown. Staff used this input to re-order strategies to reflect the priorities that Commissioners identified.

Once strategies were re-ordered, Planning Commissioners were briefed on key stakeholder input from builders and affordable housing developers, local schools, social and human service providers, and local businesses. Commissioners also received public testimony through a public hearing. Following this they held further discussion to come to consensus on the preferred priorities amongst the strategies in each housing category. Commissioners felt that each housing category necessitated an identification of the top three most important strategies for implementation; these are reflected in the Top Strategies below.



Top Strategies

TABLE 1: TOP STRATEGIES (Refer to Appendix H for the full Housing Strategy Matrix with examples)	
A. Housing Theme - Neighborhood Vitality and Character	
A.1	Community Design Standards - Develop community design standards to reflect the desired characteristics of each neighborhood planning area or designated community center.
A.2	Sub-Area Plans - Develop Sub-Area Plans for central neighborhoods (i.e. the Inglewood and Pine Lake Centers; and a Master Plan for the Sammamish Commons area), as well as other neighborhoods.
A.3	Subdivision Code Update
B. Housing Theme - Housing Supply and Variety	
B.1	Incentives to Expand Housing Choice - Provide incentives for diverse housing opportunities that meet community needs.
B.2	ADUs - Track production of ADUs and evaluate effectiveness of land use regulations in encouraging production while balancing maintaining neighborhood compatibility. Explore other actions for encouraging additional creation.
B.3	Mixed-Use Design Standards - Develop mixed use design standards and development regulations in City centers, including Inglewood, Pine Lake and the Town Center planning area.
C. Housing Theme - Housing Affordability	
Regulatory	
C.1	Dispersed Affordable Housing - Ensure that affordable housing is dispersed throughout the community through zoning and sub-area planning.
C.2	Criteria for Rezones Requiring Affordable Housing - Establish standards and criteria for rezones to require the provision of affordable housing on- or off-site. Criteria to include clear and compelling need and public benefit.
C.3	Zoning to Allow Range of Housing Affordability - Establish a range of residential densities to meet community housing needs and consider compatibility with the character of the City.
Direct Assistance	
C.6	ARCH Housing Trust Fund - Participate in local, inter-jurisdictional programs, such as the ARCH Housing Trust Fund, to coordinate and distribute funding of affordable and special needs housing.

Top Strategies

C.7	Public Land Survey - Develop and maintain an inventory of surplus and underutilized public lands. Review survey to determine if such lands are suitable for housing and other public uses.
C.8	Support the Preservation of Existing Affordable Housing - Identify the most strategic opportunities for preserving existing properties, e.g. location, condition, bank-owned, growth areas.
D. Housing Theme - Housing for People with Special Needs	
D.1	Accessibility - Encourage Universal Design features that improve housing accessibility for people with disabilities.
D.2	Senior Housing - Review senior housing land use regulations. Ensure that regulations support senior housing and recognize smaller household sizes.
D.3	Support organizations serving those with special housing needs.
E. Housing Theme - Regional Collaboration	
E.1	Federal and State Housing Legislation Review, and as appropriate, provide comment on county, state and federal legislation affecting housing in Sammamish.
E.2	Housing Balance - Work cooperatively with other jurisdictions to achieve a regional fair share housing balance and maximize housing resources, e.g. ARCH.
E.3	Regional Housing Finance Strategy - Work with other jurisdictions to develop and implement a new regional housing finance strategy.

08 | Monitoring Activities

One benefit of Sammamish Home Grown is to assist the City in preparation for the next periodic Comprehensive Plan update, due in 2023. There are a number of strategies that do not directly result in the creation of housing. These strategies generally fall into the area of monitoring local efforts to understand local needs, track what’s being done, and evaluate the effectiveness of specific strategies.



Monitoring also helps inform future planning efforts. It often requires some level of ongoing effort in order to identify changes in local conditions and to assess the impact of different strategies that were implemented. “Monitoring” efforts have been listed separately from the other strategies and they are grouped into three categories:

- General monitoring: Includes efforts to track general housing supply and costs (affordability).
- Previous City efforts monitoring: Involves City policies or regulations in place that should be monitored to assess whether they are accomplishing their intended results (e.g. City’s update to zoning code and permit process).
- Specific issues monitoring: Includes tracking items that are not currently significant issues in the City, but have been significant in other cities and could become more prominent (e.g., regulating micro-apartments or conversions of single-family homes to student rentals).

Table 2 lists specific monitoring suggestions for each of these areas. An explicit effort to predefine annual monitoring and data collection activities is recommended. Assessment of these efforts is necessary to ensure that adequate information is available to determine the effectiveness of the City’s efforts.



Monitoring Activities

TABLE 2: MONITORING		Policy No.
MONITORING ACTIVITIES – GENERAL		
Routine, on-going data collection and reporting for planning purposes, program evaluation, etc.		
	Monitor the City’s housing supply, type and affordability including measurable progress toward meeting a significant share of the county-wide need for affordable housing for very low-, low-, and moderate-income households.	H.6.3
	• Evaluate and report on how the goals and policies of this Housing Element are being achieved.	H.6.4
	Regional Land and Housing Monitoring - Collect housing information on a regular basis needed for regional Benchmarks, Buildable Lands and OFM housing reports.	H2.1
	Regional Benchmarks. Work with other jurisdictions to develop regional benchmarks and, as needed, collect information for regional benchmarks.	H.6.2
	Housing Strategy Plan - Prepare a Housing Strategy Plan to develop strategies to address low and moderate income housing targets consistent with the County-wide policies. Update every three years.	H.6.1
MONITORING ACTIVITIES – PREVIOUS EFFORTS		
Gathering information to evaluate effectiveness of recently adopted regulations, recently funded programs, etc.		
	Impact Fee Reductions - (Examples may include permit fees, impact fees, hook-up fees. Evaluate which fees and if done programmatically or case-by-case).	H.3.4
	Innovative Housing Development - Review effectiveness of housing regulations and approval process to allow/encourage a variety of housing types to meet community housing need. Innovative housing types may include: Accessory units; small lot SF; attached SF; carriage houses or cottages; townhouses; mixed-use residential; multiplexes (“great-house” that resembles a SF dwelling unit); and transit-oriented housing development. If a need is determined, consider incentives and programs to encourage	H.2.4, H.2.5, H.2.6, H.2.7
	Manufactured Housing - Allow manufactured housing in all residential zones consistent with Senate Bill 6593 requiring local governments to regulate manufactured housing in the same manner as other housing.	H.2.7
	Housing Supply - Monitor development and evaluate the affects new regulations and/or rezones may have on the housing supply/land capacity, and the community vision. Monitor progress in meeting housing needs and report to City Council.	H.2.3, H.6.3
	Fair Housing Act Consistency - <u>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.</u>	<u>H.2.11,</u> <u>H.4.3</u>

Monitoring Activities

MONITORING ACTIVITIES – POTENTIAL EMERGING ISSUES	
Tracking issues for potential future action.	
Single Family Neighborhoods - Monitor zoning guidelines and development to ensure single-family dwellings are the principal use in the City's established single family neighborhoods.	LU.1.1
Infrastructure Improvements - Monitor infrastructure improvements and maintenance in residential neighborhoods consistent with City's capital Facilities and subarea plans.	H.6.1
Inventory older neighborhoods for redevelopment at higher densities and with greater affordability.	



09 | Housing Needs

In order to craft effective strategies, it was imperative to understand the housing needs relative to the demand and supply for housing in Sammamish. The housing data for Sammamish led to an identification of the housing gaps in Sammamish for both household types and housing types (Appendix G). Outlining the housing gaps helped Sammamish's elected and appointed officials rank, prioritize, and revise the proposed strategies.

Currently, the majority of housing stock in Sammamish is comprised of single-family detached units with 3-4 bedrooms that are only affordable to those with household incomes over 100% of the Area Median Income (AMI). Data shows that housing needs in Sammamish for very low-, low-, moderate- and middle-income households are significant regardless of household type. Housing cost burden (when a household pays 30% or more of their income for housing) impacts a large number of Sammamish households, especially those that have family members who are disabled and those with lower incomes.



Most Sammamish residents commute to jobs located outside the City. The limited affordable housing stock combined with the fact that the majority of jobs available in Sammamish are service jobs that are lower paying, means that most people working in Sammamish struggle to afford to live in the City. This situation impacts the quality of life of all Sammamish residents because, among other things, it impacts local and regional congestion. Please see Appendices C-F for more background information on Sammamish's housing needs.

Based on the data, the following gaps were identified in the City's supply of the following housing types:

- Single-family detached housing and single-family attached housing (townhomes, duplexes and condos) affordable to very low-, low-, and moderate-income households.
- Multi-family rental housing affordable for very low-, low-, and moderate-income households.
- Senior housing for all income levels.
- Homes under 1,000 square feet for all income levels.
- Transit oriented housing for all income levels.
- Housing walkable to services and employment for all income levels.
- Emergency shelters for all income levels.
- Group homes for all income levels.

Housing Needs

- College student housing for all income levels.

While the Sammamish Planning Commission and the Sammamish Human Services Commission identified many unmet housing needs, they prioritized single-family attached and multi-family rental housing for all income levels as well as senior housing. Additionally, they saw a need for emergency shelter and group homes for all income levels.

In regards to housing gaps related to household types, the following gaps were identified:

- People living alone that are very low-, low-, moderate-, and middle-income including young adults and other singles.
- Couples without children that are very low-, low-, and moderate-income including empty-nesters and other couples.
- Couples with children that are very low-, low-, and moderate-income including small families and large families.
- Single parent households that are very low-, low-, and moderate-income.
- Seniors (in one- or two-person households) that are very low-, low-, moderate-, and middle-income.
- Extended, multi-generational families that are very low-, low-, and moderate-income.
- Unrelated roommates that are very low-, low-, and moderate-income.
- People with disabilities that need on-site services of all income levels.
- People experiencing homelessness of all income levels.

The Sammamish Planning Commission and the Sammamish Human Services Commission prioritized senior households, couples with children, single parent households and people experiencing homelessness for all income levels. They also saw significant housing needs for couples without children and people with disabilities that need on-site services also both at all income levels.

Please see Appendix G for the summary of the Housing Gaps Analysis conducted.

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Appendix A | Commission Meeting Summary

PLANNING COMMISSION MEETINGS

September 6, 2017 - Project Kick-off

Staff walked the Planning Commission through the basic purpose of a Housing Strategy Plan, including some of the elements of the City's existing Housing Strategy Plan from 2006, as well as the Commission's role in the update of the Housing Strategy Plan. Commissioners also gained an understanding of Sammamish housing policy and the planning framework and how those affect the housing supply.

December 7, 2017 – Work Session #1

The Planning Commission took the next step in understanding the Housing Strategy Plan at the first work session. There was a heavier focus on data about Sammamish's housing needs and characteristics. Furthermore, specific information was provided to the Planning Commission regarding strategies that are in the current Housing Strategy Plan and strategies that other local jurisdictions use. Planning Commission learned about how staff transforms housing policy into actionable strategies that can be implemented in the short term.

January 18, 2018 - Work Session #2

The Planning Commission provided direction on the types and amount of data that was desired for future work sessions to help facilitate substantive conversations on housing strategies. They also provided input on the outreach strategy and the plan to synthesize public input to transform community desires into strategies that can be implemented in the short term or studied for future implementation.

February 1, 2018 – Work Session #3

Staff compiled and presented data for the City of Sammamish in the context of the larger region, including King County and east King County. This demographic and housing data allowed the Planning Commission to better understand Sammamish's current characteristics and housing supply in preparation for analyzing the gaps that exist between the current housing supply and the community need for housing.

March 1, 2018 – Work Session #4

ARCH presented an overview of the housing strategies included in the City's 2006 Housing Strategy Plan and discussed how those strategies have been used and could still be used in Sammamish. Following the presentation by ARCH, the Planning Commission began discussing potential key housing gaps in Sammamish.

June 7, 2018 – Work Session #5

Housing industry professionals provided the Planning Commission with an industry perspective (via a Question and Answer Panel format) for the Planning Commission to consider as Commissioners continue to discuss and deliberate housing strategies. The goal for this work session was for Commissioners to better understand the real world context in which these strategies get implemented.

July 5, 2018 – Public Hearing and Deliberation

Appendix A | Commission Meeting Summary

The Planning Commission received input on stakeholder focus groups that were held between the June 7th and July 5th Planning Commission meetings. Commissioners also learned about the revisions that Staff made to the housing strategies matrix (Exhibit 1) in response to input received in previous meetings. The July 5th meeting was also the first opportunity for the Planning Commission to review a draft plan (Exhibit 2). The Commission also took public testimony regarding the draft Plan, housing strategies, and Comprehensive Plan Amendment for consideration in deliberations prior to a formal recommendation to the City Council.

July 19, 2018 – Deliberation and Recommendation

[Placeholder]

HUMAN SERVICES COMMISSION MEETINGS

March 14, 2018 – Work Session #1

Staff from ARCH presented a brief overview of housing data and helped the Human Services Commission understand the framework within which the City conducts its planning efforts. These were the first steps in helping the Commission prepare to discuss potential key housing gaps in Sammamish so that they could provide input on housing affordability and special needs housing strategies.

April 11, 2018 – Work Session #2

Commissioners discussed housing gaps building on the exercise conducted at the Joint Planning and Human Services Commission Meeting Work Session to ensure full participation of all Commissioners. Staff also provided a review of the housing strategies included in the City's 2006 Housing Strategy Plan and discussed how those strategies have been used and could still be used in Sammamish.

May 9, 2018 – Work Session #3

Commissioners reviewed the list of potential housing strategies, focusing on those related to housing affordability and special needs housing and discussed how those strategies have been used or could be used in Sammamish. The Human Services Commission also reviewed the full results of the housing gap exercise from the previous work session in preparation for the upcoming Joint Planning Work Session.

JOINT PLANNING COMMISSION AND HUMAN SERVICES COMMISSION MEETINGS

April 5, 2018 – Work Session #1

Commissioners participated in a housing gaps exercise to identify areas that should be focused on in the development of Sammamish Home Grown. Following the exercise, Commissioners participated in a discussion on housing strategies that the City can use to address housing gaps throughout Sammamish. The discussion was a preliminary step toward the identification of strategies that will be included in Sammamish Home Grown.

May 24, 2018 – Work Session #2

Commissioners provided detailed input on the strategies and their relative importance for inclusion in Sammamish Home Grown. This input was provided to staff so that they could re-order the strategies to reflect the priorities

Appendix A | Commission Meeting Summary

identified and then shared with Housing Industry Panelists who were attending the Planning Commission Work Session in June.

CITY COUNCIL MEETINGS

September 4, 2018 – Work Session #1

(Placeholder)

September 18, 2018 – Work Session #2

(Placeholder)

October 2, 2018 – Public Hearing and First Reading of the Ordinance

(Placeholder)

October 16, 2018 – Second Reading of the Ordinance and Adoption

(Placeholder)

Appendix B | Summary of Existing Local Housing Strategies

Since approving the 2006 Strategy Plan, the City has taken action in a number of areas, including:

Types, Variety, and Amount of Housing:

- **Town Center.** The City's 2008 Town Center Plan calls for up to 2,000 dwelling units to promote development of housing that may not otherwise be built in the City, through a mixture of multi-family units in mixed-use and stand-alone structures, townhouses, cottages, and detached single-family dwellings. The Town Center Code (Title 21B SMC) allows more homes and a wider variety of housing types in the Town Center. Moreover, these homes will have convenient walking access to shopping, open space, and transit.
- **Transfer of Development Rights (TDR) incentives.** As another catalyzing mechanism in the Town Center, the City amended its code to enable developers to build more housing units by purchasing development rights from property owners located in four low-density residential zones of the City.
- **Low-impact development (LID) incentives.** The City now rewards developments that use one or more of the preferred techniques for reducing the environmental impacts of new residential development. The incentives include density bonuses and the allowance of attached housing.
- **Accessory dwelling units (ADUs).** The City has adopted regulations allowing ADUs, and in 2011 amended the code to allow attached ADUs on any sized lot and to waive additional off-street parking requirements.
- **Townhomes and apartments** are allowed in all zones. Additionally, to promote the development of housing in proximity to shopping and services, limited commercial uses are allowed in multi-family zones.
- **Duplex homes.** Duplexes are now allowed in all residential zones except R-1(subject to design standards).
- **Cottage housing.** The City has approved two projects under a pilot program for cottage housing in the R-4 and R-6 zones.
- **Manufactured housing.** Consistent with state law, the City allows manufactured (i.e., factory-built) homes in all residential zones and otherwise regulates them in the same manner as other housing.

Housing Affordability:

- **Town Center.** The Town Center Code ensures that at least ten percent of new housing units in the Center will be affordable to moderate-income households (or fewer, if the units are even more affordable). In exchange, developers have more options with respect to building types, height, and density. In addition, developments may receive two bonus market-rate units for each affordable unit provided above the required ten percent.
- **Surplus land.** In 2011, the City Council approved the transfer of City property (the former Lamb house) to Habitat for Humanity to provide long-term affordable home ownership for low- and moderate-income families.
- **Duplex homes.** Duplexes that satisfy conditions for affordable housing will count as one-half of a dwelling unit for purposes of density regulation.
- **Impact fee waivers.** City impact fee provisions include waivers of school impact fees for low- and moderate-income housing, and partial waivers for road and park impact fees (depending on levels of affordability and size of project).

Appendix B | Summary of Existing Local Housing Strategies

- ARCH Trust Fund. The City has provided approximately \$300,000 to support a variety of low- and moderate-income housing projects throughout East King County.

Special Needs Housing:

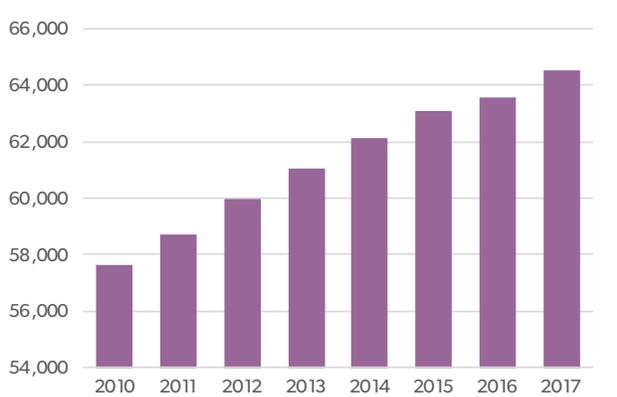
- Group Residences. Group homes are allowed as-of-right in medium-density residential zones and as part of mixed-use development in commercial zones, as well as a conditional use in low-density residential zones.

Appendix C | Housing Needs

People - Demographic Data

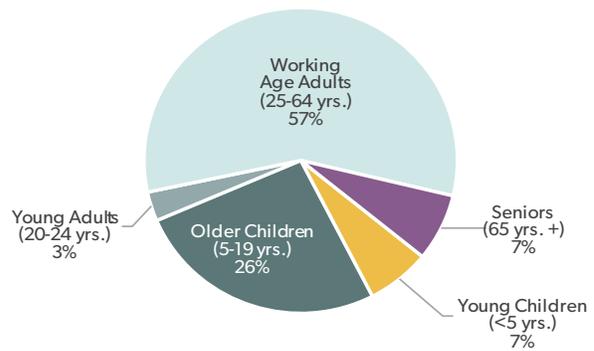
The below data was the most instrumental in the Housing Strategy Plan. More detailed and historical housing and demographic data are included in the East King County Housing Analysis, which is part of the 2015 Sammamish Comprehensive Plan.

Sammamish Population Estimates



Source: American FactFinder

Sammamish Age Estimates

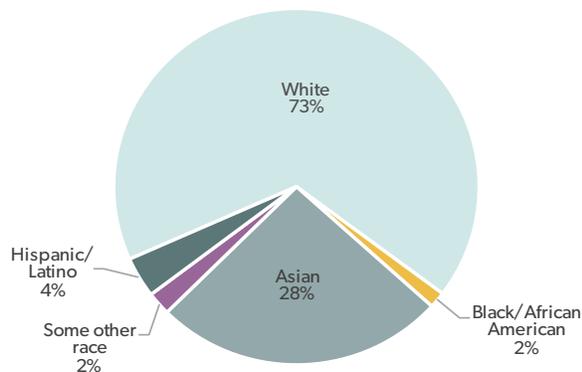


Source: American FactFinder

In 2017, Sammamish had an estimated population of 64,548.

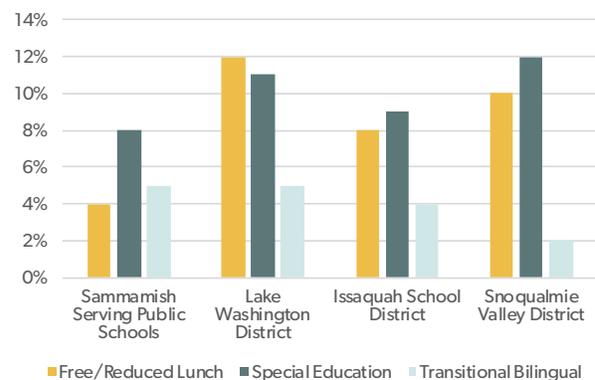
The population of Sammamish is estimated to have increased 12% since 2010. Additionally, 25% of area residents are foreign born, compared to 10% in 2000. Children under the age of 18 years make up approximately 31% of Sammamish's population.

Race & Ethnicity of Sammamish Residents



Source: American FactFinder

Public School Demographics

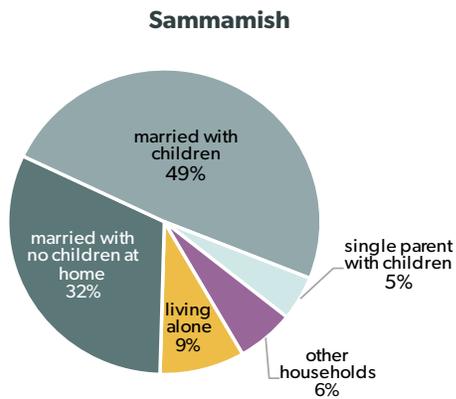


Source: Office Superintendent of Public Instruction Washington State Report Card, 2016-17

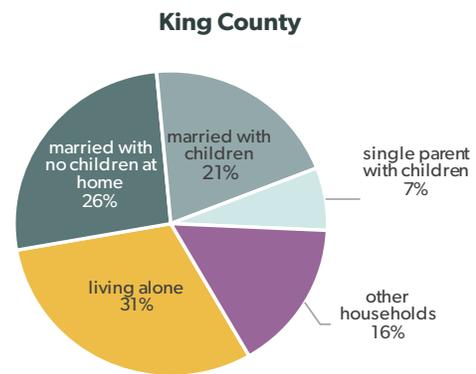
Appendix C | Housing Needs

People - Demographic Data

Household Types



Source: American Community Survey, 2015



Source: American Community Survey, 2015

One & two person households make up 40% of Sammamish households, but represent 65% of households county-wide.

While Sammamish differs from the rest of King County in terms of household type, as residents age and children move out, Sammamish household types will shift to become more reflective of King County's.

Other Household Characteristics By Income

	Sammamish Total Households	Sammamish Renters			King County Total Households
		Total	Very Low-Income	Low-Income	
Households	15,000	1,600	195	64	796,600
More than 1 family	1%	1%	0%	0%	2%
Child 6 yrs. or younger	26%	35%	13%	58%	15%
Person with a disability	17%	22%	35%	0%	29%
Small families	75%	59%	49%	66%	62%
Large families	11%	4%	8%	0%	6%
Elderly households	12%	8%	33%	0%	20%

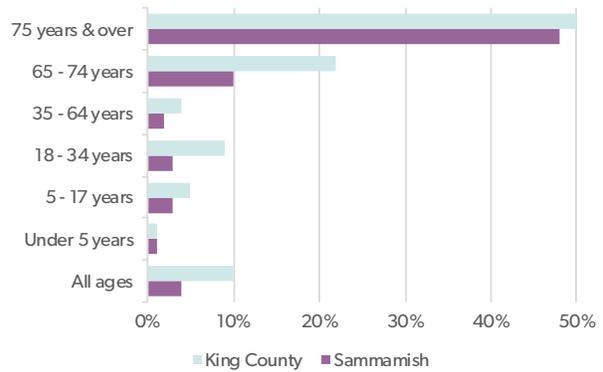
Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2012

Appendix C | Housing Needs

People - Demographic Data

Disabilities included in the chart to the right include cognitive, vision, hearing and mobility impairments.

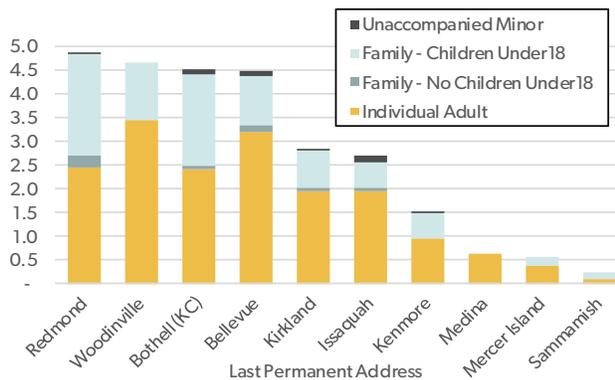
Population with Disabilities



Source: American Community Survey, 2016

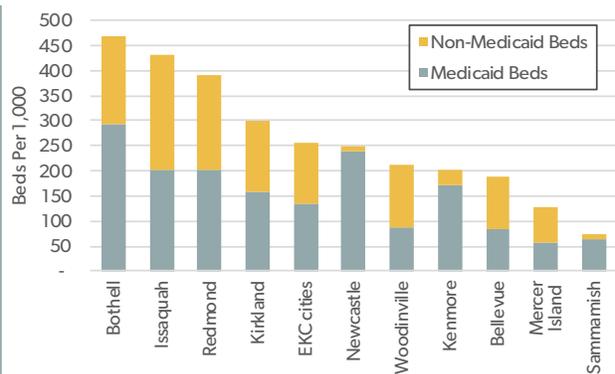
39% of Sammamish households that have a family member with a disability are cost burdened (paying more than 30% of their income for housing) compared to 28% of all Sammamish households.

People Entering the King County Homeless System in 2016, per 1,000 Residents



Source: King County Homelessness Information Management System, 2017

Licensed Assisted Living, Nursing Homes & Adult Family Homes



Source: Washington Department of Social & Human Services, 2016

Appendix C | Housing Needs

Community - Economic & Housing Data

Area Median Income (AMI)

AMI is the middle household income for households in a select region. AMI is established annually by the U.S. Department of Housing and Urban Development. Median is used instead of average because it eliminates outliers.

The Housing Policy included in Sammamish’s Comprehensive Plan is consistent with the Growth Management Act and County-wide planning policies which have goals to address the existing and future housing needs of all economic segments of the county’s households.

Housing Needs by Affordability



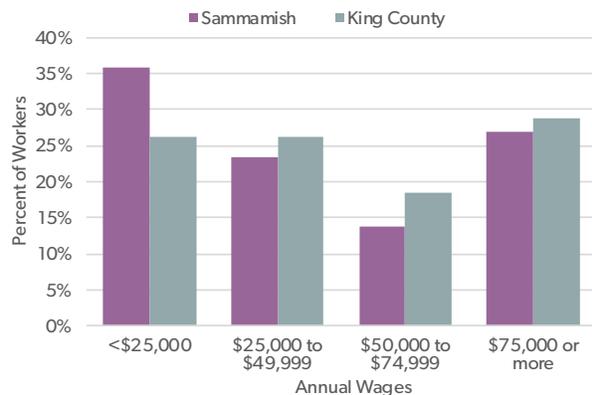
Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2012

While the entire county is struggling to address the needs of lower income households, the graphic to the right highlights how the three lowest Area Median Income levels have extremely limited housing options in Sammamish.

60% of jobs in Sammamish pay less than \$50,000 a year.

82% of Sammamish jobs are filled by workers that commute to Sammamish.

Wages of Sammamish Jobs



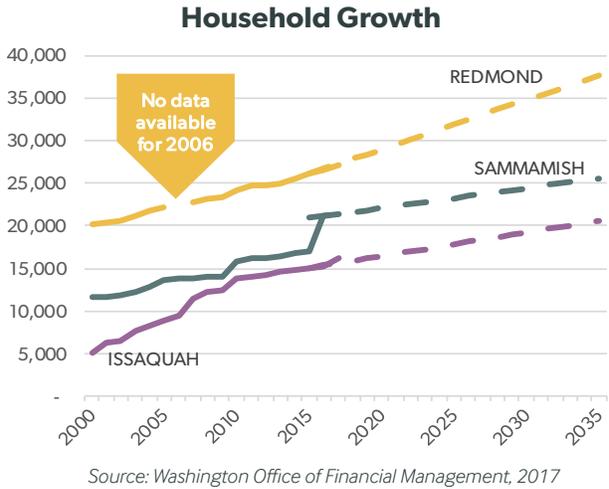
Source: American Community Survey, 2015

Appendix C | Housing Needs

Places - Housing Data

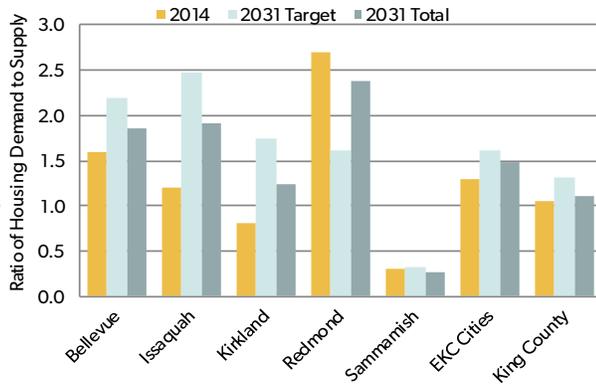
Sammamish had an estimated 21,310 housing units in 2017 and a target of 25,584 households by 2035.

The Household Growth Chart to the right shows Sammamish's growth compared to surrounding cities and what that growth will look like as it continues toward the growth target established under the Growth Management Act. Note that the jump in number of households for Sammamish in 2016 was related to the annexation of Klahanie.



Jobs-to-Housing Ratio

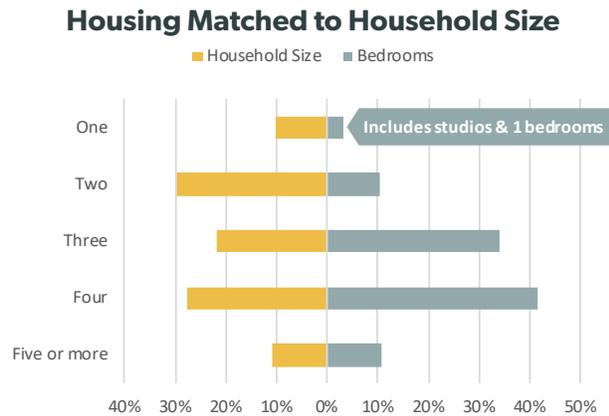
A housing ratio above 1.0 means there is more demand than supply



While Sammamish has a low demand for housing from the local workforce, it is important to think about how Sammamish is influenced by the rest of the region. Job growth is expected to exceed housing growth in many of the cities surrounding Sammamish, which will put pressure on the Sammamish housing market.

Appendix C | Housing Needs

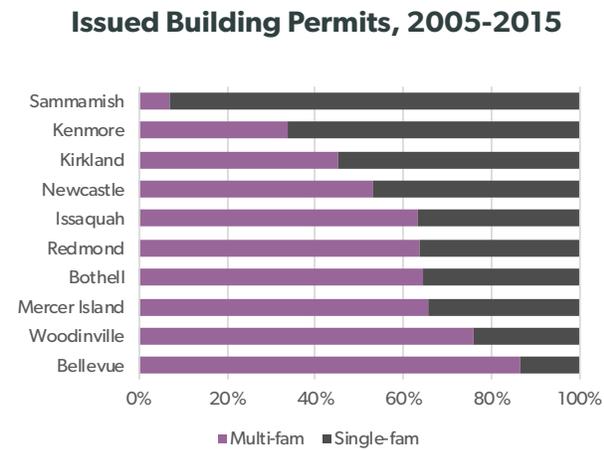
Places - Housing Data



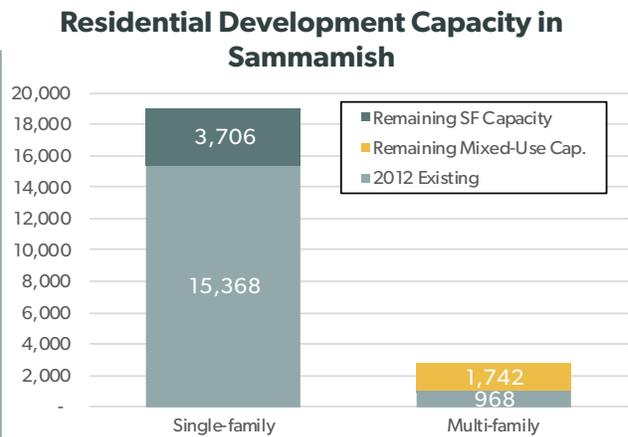
Source: American Community Survey, 2016

Sammamish developed for many years as an unincorporated area and as a result has a large number of single family homes compared to surrounding cities.

The chart on the left indicates that there's a greater demand for fewer bedroom units than what is currently available.



Source: Puget Sound Regional Council, A Regional Coalition for Housing (ARCH)



Source: King County Buildable Lands Report, 2014

In 2014, Sammamish had capacity remaining to develop 3,706 more single-family homes and 1,742 multifamily homes. Most other cities' charts would show Single-Family and Multi-Family at almost equal heights but Sammamish has more zoning for single-family homes.

Appendix C | Housing Needs

Places - Housing Data

Housing Incomes & Affordability

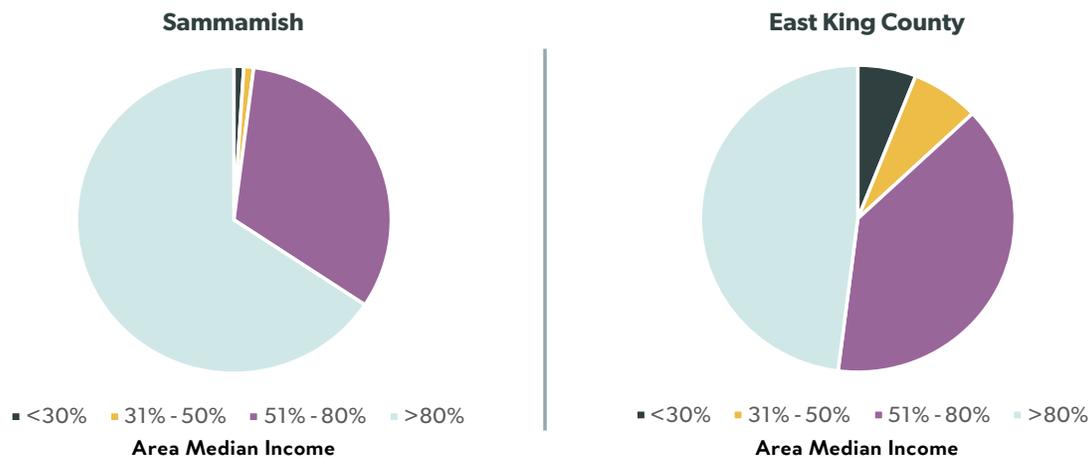
	Studio (1 person)	1 Bedroom (2 people)	2 Bedroom (3 people)	3 Bedroom (4 people)
30% AMI (Very Low Income)				
Household Income	\$20,160	\$23,040	\$25,920	\$28,800
Max. Affordable Rent	\$504	\$576	\$648	\$720
50% AMI (Low Income)				
Household Income	\$33,600	\$38,400	\$43,200	\$48,000
Max. Affordable Rent	\$840	\$960	\$1,080	\$1,200
80% AMI (Moderate Income)				
Household Income	\$53,760	\$61,440	\$69,120	\$76,800
Max. Affordable Rent	\$1,344	\$1,536	\$1,728	\$1,920

Source: A Regional Coalition for Housing (ARCH), 2017

The average monthly rent for a one bedroom apartment in East King County was \$1,673 in 2017.

The table above shows the maximum affordable rent for the three lowest income brackets in King County.

Existing Rental Affordability



Source: Comprehensive Housing Affordability Strategy, 2012

Appendix C | Housing Needs

Places - Housing Data

Housing Incomes & Affordability

	Studio (1 person)	1 Bedroom (2 people)	2 Bedroom (3 people)	3 Bedroom (4 people)
50% AMI (Low Income)				
Household Income	\$33,600	\$38,400	\$43,200	\$48,000
Max. Affordable Purchase	\$113,165	\$129,331	\$149,752	\$170,172
80% AMI (Moderate Income)				
Household Income	\$53,760	\$61,440	\$69,120	\$76,800
Max. Affordable Purchase	\$198,930	\$227,350	\$260,020	\$292,700

Source: A Regional Coalition for Housing (ARCH), 2017

The table above shows the maximum purchase price for the three lowest income brackets in King County.

Homeownership in Sammamish is no longer affordable for those with median or lower incomes.

Existing Homeownership Affordability

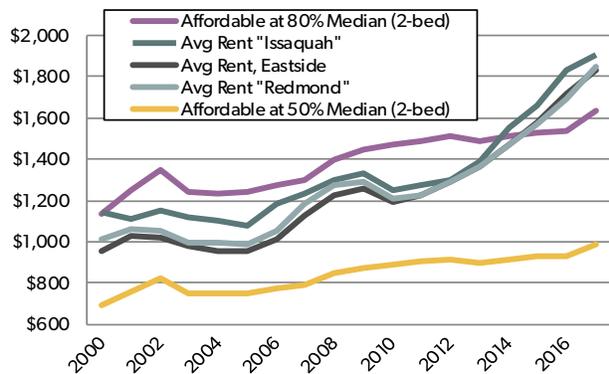


Source: Comprehensive Housing Affordability Strategy, 2012

Appendix C | Housing Needs

Places - Housing Data

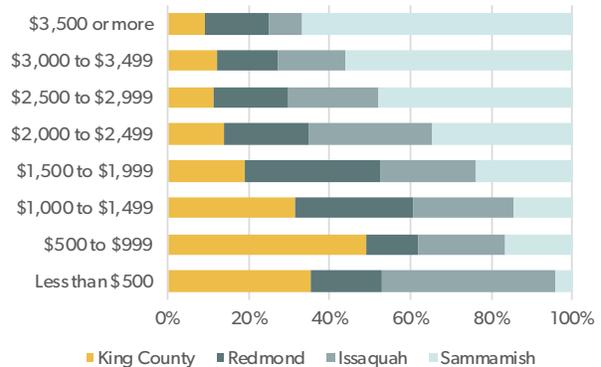
Actual & Affordable Rent in Sammamish



Source: Dupre & Scott Apartment Advisors, 2017

Redmond & Issaquah market areas include Sammamish in the chart above.

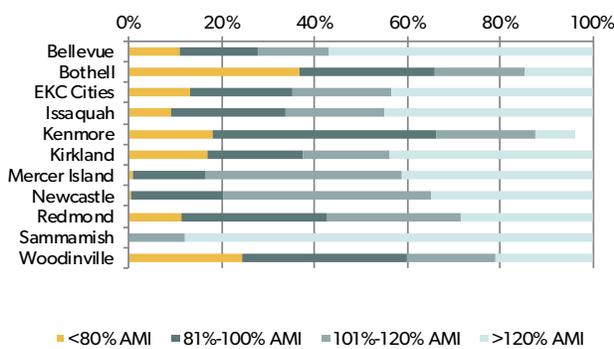
Gross Rents



Source: American Community Survey, 2016

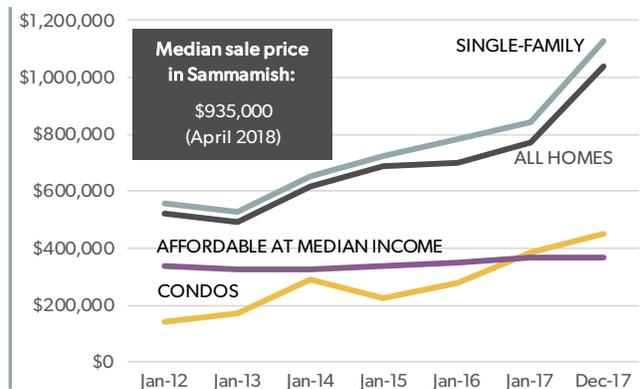
Gross rents include all housing expenses including utilities in the chart above.

Affordability of New Attached Housing Units, 1994-2015



Source: A Regional Coalition for Housing (ARCH)

Actual & Affordable Sale Prices in Sammamish

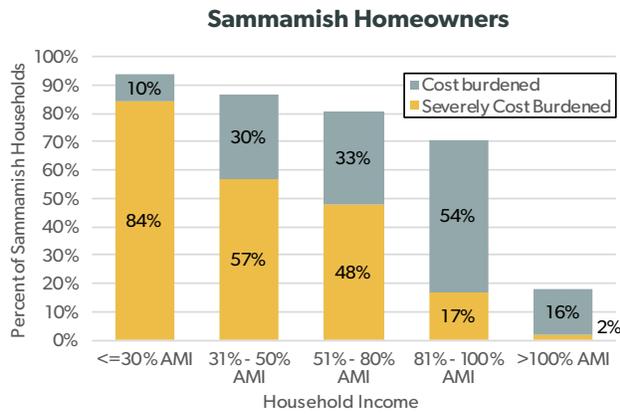


Source: Redfin, 2018

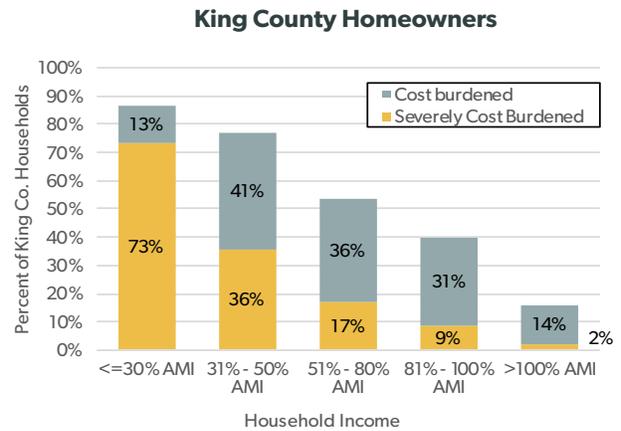
Appendix C | Housing Needs

Places - Housing Data

Housing Cost Burden for Homeowners



Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2012

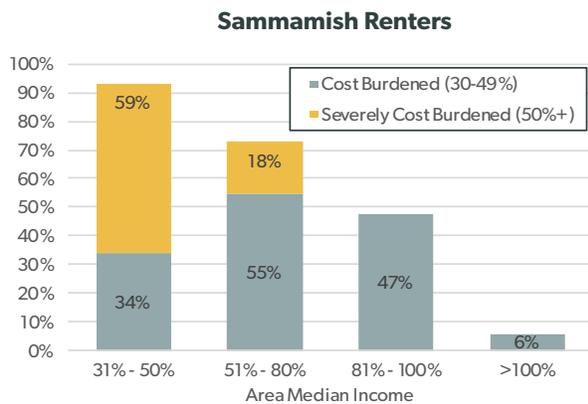


Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2012

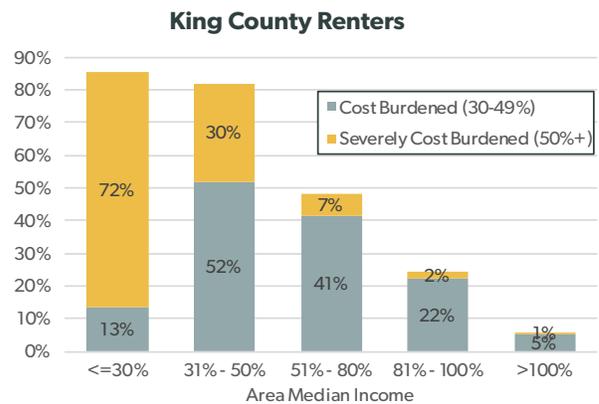
Overall, 28% of Sammamish households are housing cost burdened.

A household is housing cost burdened when it pays more than 30% of its income for housing. This means that the household may have difficulty affording other basic needs like food, transportation, and medical care. Severe cost burden means that a household is paying more than 50% of its income towards housing.

Housing Cost Burden for Renters



Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2012



Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2012

Appendix C | Housing Needs

Places - Housing Data

Affordable Housing Units Created in the Past 20 Years

	Low Income Units				Moderate Income Units			
	Direct Assistance	Land Use	Market	Total	Direct Assistance	Land Use	Market	Total
Bellevue	1,028	-	18	1,046	530	467	1,209	2,206
Issaquah	274	4	-	278	46	204	251	501
Kirkland	365	3	43	411	194	184	262	640
Redmond	467	14	45	526	649	564	464	1677
Sammamish	5	-	-	5	5	75	-	80
East King County	2,497	30	122	2,649	1,578	1,882	3,138	6,598

Source: A Regional Coalition for Housing (ARCH)

Direct Assistance in the chart above refers to reduced-price or donated land, funding, or fee waivers. Land Use refers to programs like density incentives, mandatory affordable units and ADUs. Market refers to market rate units that are usually studios or college housing.

Accessory Dwelling Units Constructed

	2016	Total	ADUs per 1,000 SF Detached Homes	Annual Average	Average Last 5 Years
Beaux Arts	-	2	15.5	0.2	-
Bellevue	12	135	4.5	5.9	6.0
Bothell	2	8	0.9	0.3	1.2
Clyde Hill	1	5	4.1	0.3	0.4
Hunts Point	-	-	-	-	-
Issaquah	3	44	7.4	2.0	1.8
Kenmore	5	50	8.7	3.3	3.8
Kirkland	11	54	7.5	7.0	6.6
Medina	-	1	0.8	0.1	-
Mercer Island	1	226	31.4	10.3	2.4
Newcastle	-	33	10.4	2.1	3.0
Redmond	5	18	1.7	0.8	1.4
Sammamish	2	32	1.8	2.1	3.6
Woodinville	-	3	1.1	0.1	0.4
Yarrow Point	-	-	-	-	-
EKC cities	42	711	6.1	30.9	30.6

Source: A Regional Coalition for Housing (ARCH)

Accessory Dwelling Units (ADUs)

ADUs increase housing supply without impacting neighborhood character and causing minimal disruption. The large majority of ADUs are built into homes, typically in daylight basements. ADUs support aging in place and multi-generational households but can also be used as rental units.

Appendix D | Stakeholder and Focus Group Summary

Housing Industry Input

Feedback Method	Panel discussion and Q&A with Sammamish Planning Commission
Institutions Engaged	Gina Estep (Murray Franklyn); Patrick Tippy (Catholic Housing Services); Aaron Hollingberry (Toll Brothers); Rand Redlin (Homestead Community Land Trust); Steve Yoon (Mill Creek Residential); Tim Walter (King County Housing Authority)
Summary	Panelists shared their perspectives on the range of housing strategies being explored by the Sammamish Planning Commission. In addition to providing their insights into what they think would be most effective and impactful in addressing the housing needs of Sammamish and our region, they also shared some thoughts on additional strategies and items for the City to consider.
Sammamish’s Biggest Housing Needs	<p>Panelists had a range of input. Some highlighted the need for more affordable homeownership options and others discussed the need to provide more opportunities for residents to age-in-place. Others mentioned how attitudes and preferences relating to housing are changing even with suburban residents.</p> <p>All panelists agreed that there should be clear goals established related to housing development and that the strategies selected should be high impact options that work toward these goals. Finally, they agreed that all strategies should be simple and clear so that they can easily guide homeowners and developers in implementation.</p>
Strategies to Address Housing Issues	<p>There were many potential strategies that panelists thought could have a positive impact on Sammamish’s long term housing needs and quality of life. These included:</p> <ul style="list-style-type: none"> • Utilizing incentives, tax exemptions and/or financing options to make it easier to build affordable housing. • Creating public/private partnerships and utilizing public lands and/or properties of faith institutions for affordable housing. • Allowing for flexible development standards and innovative housing options like cottage housing. • Preserve existing housing stock which creates opportunities for sweat equity.
Additional Thoughts Related to Housing in Sammamish	<p>Panelists encouraged the Commission to think long-term about what will lead to meaningful outcomes. They urged the City to increase the housing options available, to continually review development regulations and to avoid layering regulations. They also recommended that Sammamish be proactive about housing and consider the demands of the region and the state when thinking about the local market because they relate to one another.</p> <p>Additionally, panelists shared that for each of them, the decision to develop a project is based on the numbers (profit for market rate developers and subsidies/debt financing for affordable housing developers) and suggested that the Commission take time to understand the business model associated with each of the housing strategies.</p>

Appendix D | Stakeholder and Focus Group Summary

Social & Human Services Provider Input

Feedback Method	Online Survey and Phone Interviews
Institutions Engaged	City staff reached out to Friends of Youth, LifeWire, St. Vincent de Paul, Issaquah Food & Clothing Bank, India Association of Western Washington, Hopelink, and Issaquah Community Services. Four organizations chose to complete online surveys and two chose phone interviews.
Summary	While organizations serve a wide range of people with varying demographics, feedback from all organizations stressed not only the need for affordable housing in Sammamish (especially for those at or below 30% AMI) but also that the affordable housing be located close to public transportation that transports people to employment centers throughout the region.
Sammamish’s Biggest Housing Needs	<p>Organizations reported that many of those they serve would be interested in moving to Sammamish but are unable to do so due to lack of affordable housing options and limited access to public transportation. Additionally, limited rental units and the distance from housing to employment centers and services present challenges.</p> <p>The high quality schools have attracted families of all income levels to come live in Sammamish. Several organizations report that currently in Sammamish, there are a large number of single parents living in the available affordable housing units, many of whom have fled domestic violence situations and are starting to rebuild their lives. There are also young families and young adults living in and around Sammamish that struggle with housing instability and homelessness. The distance from housing to public transportation forces many of these parents to walk several miles with their children in order to get to buses that will take them to daycare and employment.</p>
Strategies to Address Housing Issues	<p>Suggestions on how to address the housing needs mentioned above included:</p> <ul style="list-style-type: none"> • Negotiating with developers to include adequate affordable housing in new developments. • Increasing public transportation frequency and routes. • Providing indoor multicultural spaces for communities to interact. • Partnering with nonprofits during the planning process and talk with potential residents to better understand their needs. • Partnering with nonprofits to develop targeted housing (either through ARCH or by donating underutilized city land and facilities) • Providing fee waivers to make it easier for nonprofits to develop affordable housing. • Working to create a climate where city staff, local businesses, religious institutions and others are thinking creatively about how to work together to create a more divers socio-economic community.
Additional Thoughts Related to Housing in Sammamish	Rising housing costs are forcing families to cut other critical expenses like food, utilities, and other basic needs. A large majority of requests for assistance in and around Sammamish are housing related. Additionally, Issaquah Food and Clothing Bank reports a massive increase in demand for food related support programs.

Appendix D | Stakeholder and Focus Group Summary

Local Business Input

Feedback Method	Online Survey
Institutions Engaged	City staff partnered with the Sammamish Chamber of Commerce to reach out to local businesses and ask them to complete an online survey. They sent the survey to MOD Pizza, Sammamish Café, McDonald's, the YMCA, the Water District, QFC and Metropolitan Market. Four businesses chose to complete the survey.
Summary	Local businesses reported that both the lack of affordable housing as well as the limited types of housing available have a huge impact on their ability to recruit and retain good workers. This impacts their ability to maintain the quality of service and hours of operation that Sammamish residents demand.
Sammamish's Biggest Housing Needs	<p>Increasing low-cost rentals units was seen as the biggest housing need among the local businesses. The majority of their staff are commuting from areas like Everett and Renton to get to Sammamish. In order to attract them to work in Sammamish, some businesses are having to provide additional compensation to employees.</p> <p>Thinking about their employees that would be interested in living in Sammamish, the most common household types are single individuals without children, couples with children, and single parents. On average, most of these employees have an annual income of \$45,000 or less.</p>
Strategies to Address Housing Issues	<p>In addition to creating more affordable housing (particularly affordable rental housing) included:</p> <ul style="list-style-type: none"> • Partnering with Central Washington to create degree programs that attract college students to stay in Sammamish. • Consider subsidizing housing to make it affordable for those who are working in Sammamish.

Appendix D | Stakeholder and Focus Group Summary

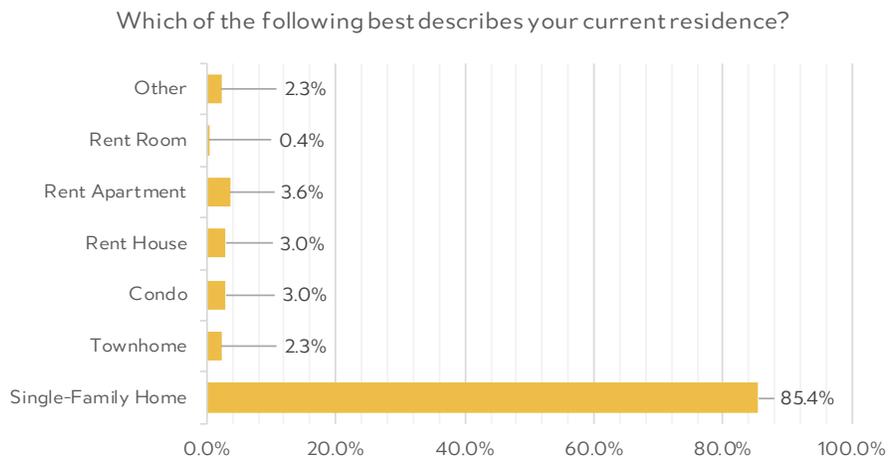
Local School Input

Feedback Method	Focus group
Institutions Engaged	A Regional Coalition for Housing (ARCH) and City staff met with staff from Lake Washington School District to discuss how the local housing market impacted their staff.
Summary	<p>Most staff and teachers in Sammamish commute from all over the region (Mill Creek, Everett, Maple Valley as well as Seattle). As surrounding areas like Fall City, Snoqualmie, North Bend, Carnation get more expensive and traffic gets worse, it's getting harder to retain teachers. There are no affordable homes in Sammamish for entry level teachers who are usually single. Additionally, there are no affordable starter homes in Sammamish for school staff that are beginning to have families.</p> <p>Sammamish schools are losing teachers annually and struggling to find staff. One school had 14 teachers leave last year, 9 of whom said it was because their commute was too long and/or they couldn't find housing to meet their needs. School staff in Sammamish have a higher percentage of people who leave after 2-4 years, which is unusual for the education field and is a loss for the school which after 2-4 years has invested a significant amount of money in teachers' professional development.</p>
Sammamish's Biggest Housing Needs	<p>A variety of housing types that are affordable including apartments, condos, and townhomes would best address the range of housing needs teachers have throughout their careers and would allow them to live in the community where they work.</p> <p>Additionally, walkable, family friendly communities that have sidewalks, playgrounds and are easily accessible by a variety of transportation modes (bikes, walking, buses) would likely also appeal to most school staff, especially those with children.</p>
Strategies to Address Housing Issues	In addition to creating more affordable housing (particularly affordable homeownership for young families), explore the idea of prioritized affordable housing or special housing units for public employees working in Sammamish. There is sufficient demand from the local workforce and there are some successful program models operating in California that could be evaluated for replication.
Additional Thoughts Related to Housing in Sammamish	People move to Sammamish because of the high quality schools but the expensive housing market and limited housing stock is putting school quality at risk as it is becoming increasingly difficult for the district and schools to attract and retain high quality teachers and staff.

Appendix E | Community Survey

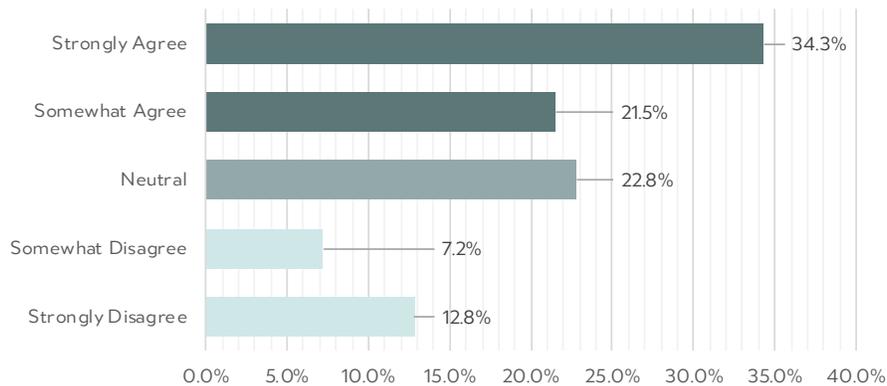
The City heard from 474 individuals responding to an online survey allowing staff to gauge the level of understanding and the general impressions of the public on the topic of housing. The community survey ran from March 19 through April 9, 2018 and provided the City with a better understanding of community perspectives and desires.

Survey Results



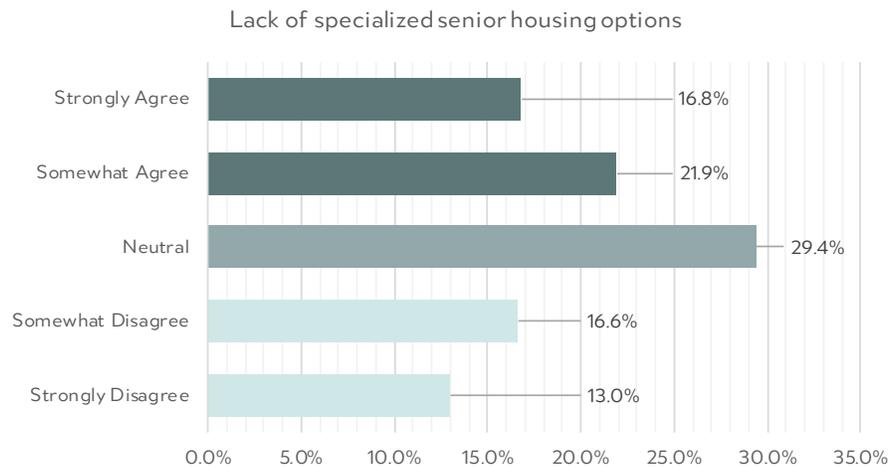
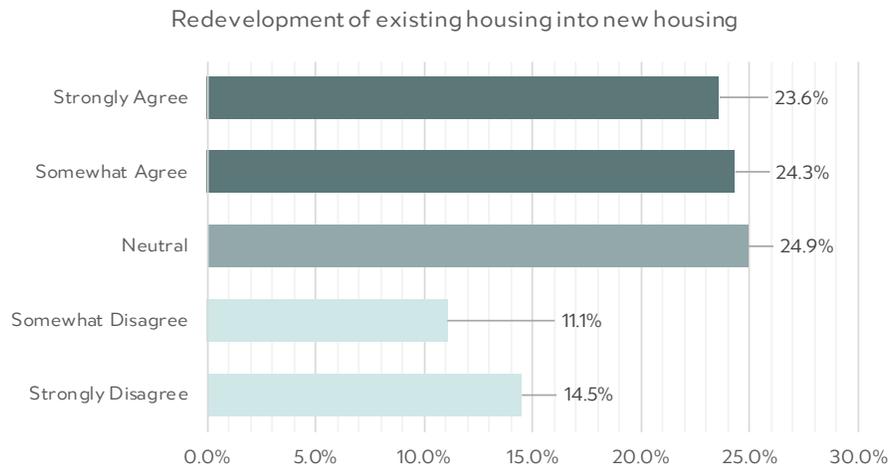
Which of these statements reflect Sammamish today?

Lack of very small housing, such as "micro-housing", cottages and small houses in single-family neighborhoods



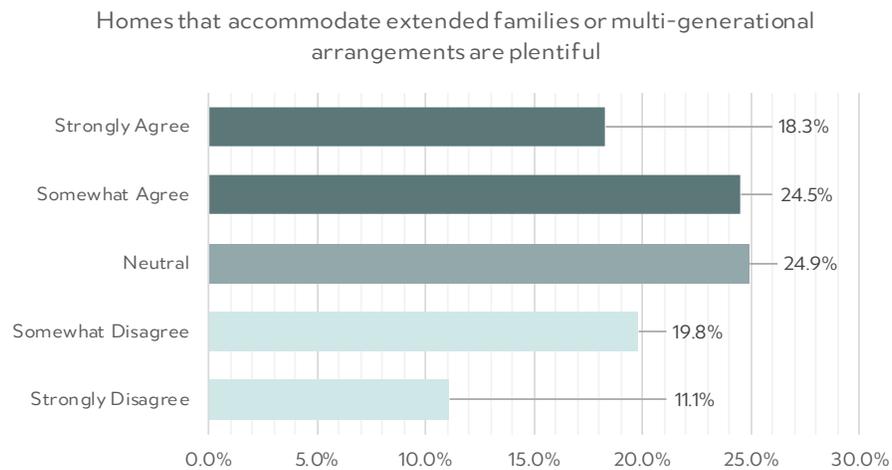
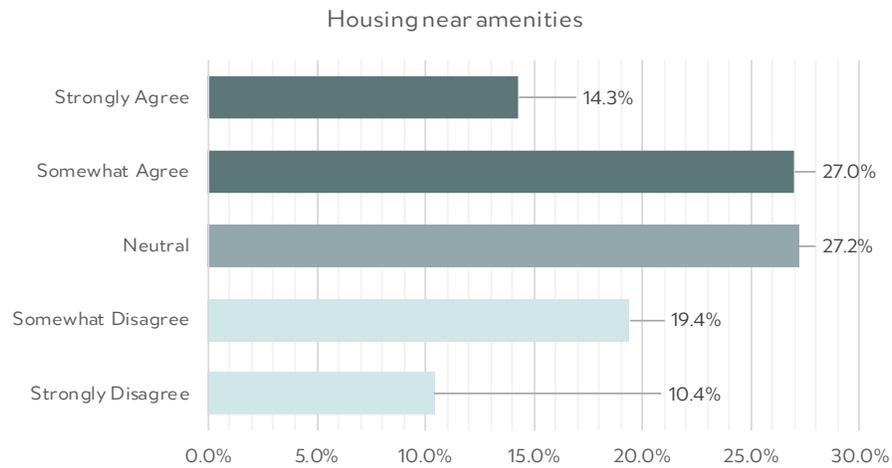
Appendix E | Community Survey

Which of these statements reflect Sammamish today? (continued)



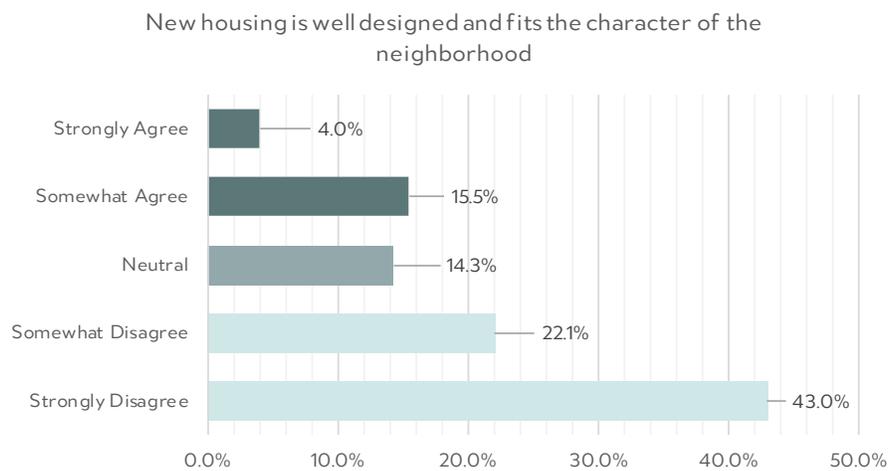
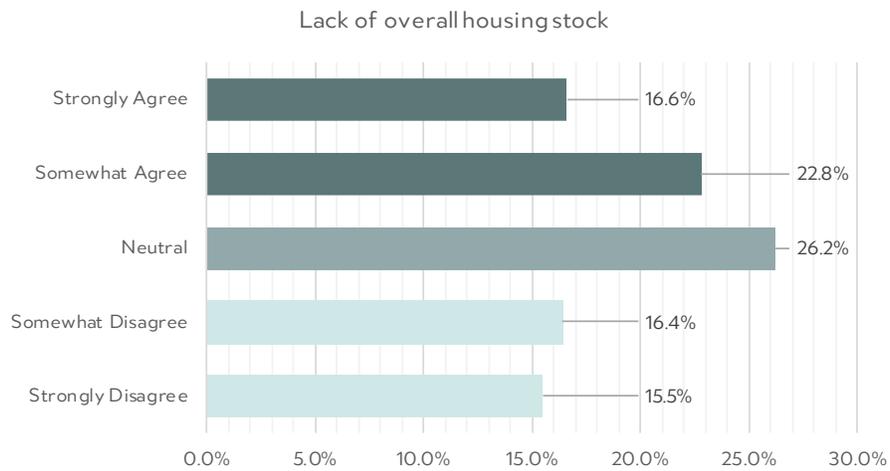
Appendix E | Community Survey

Which of these statements reflect Sammamish today? (continued)



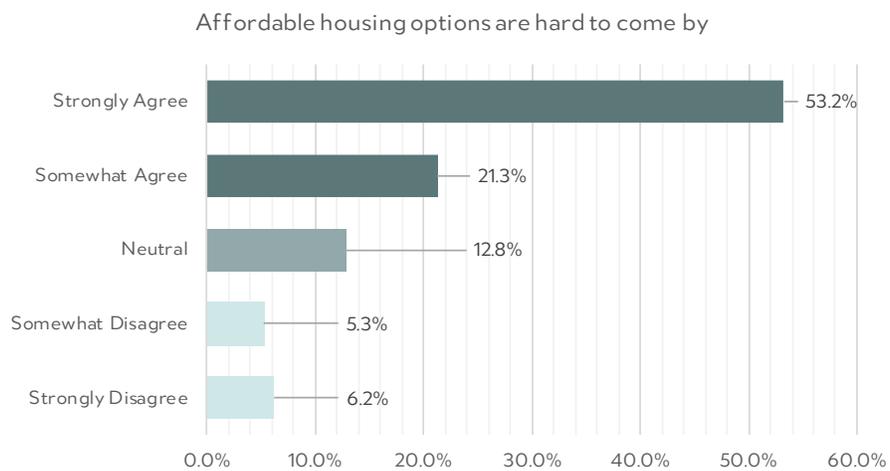
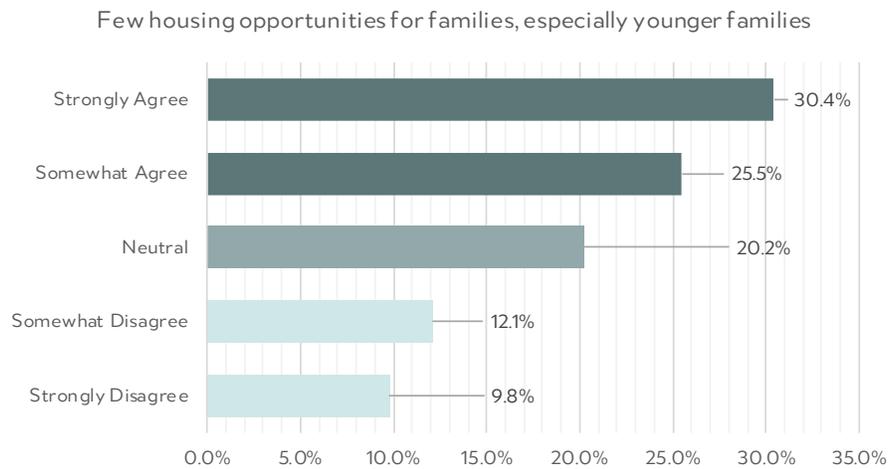
Appendix E | Community Survey

Which of these statements reflect Sammamish today? (continued)



Appendix E | Community Survey

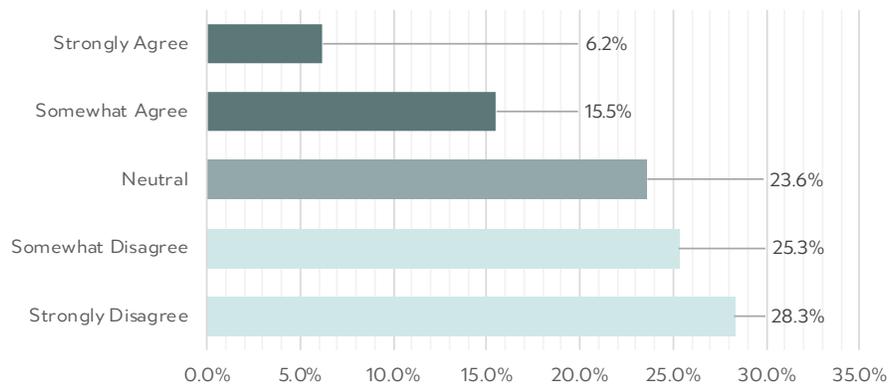
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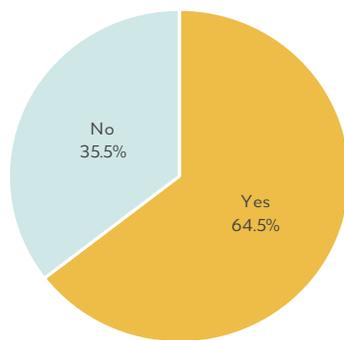
Appendix E | Community Survey

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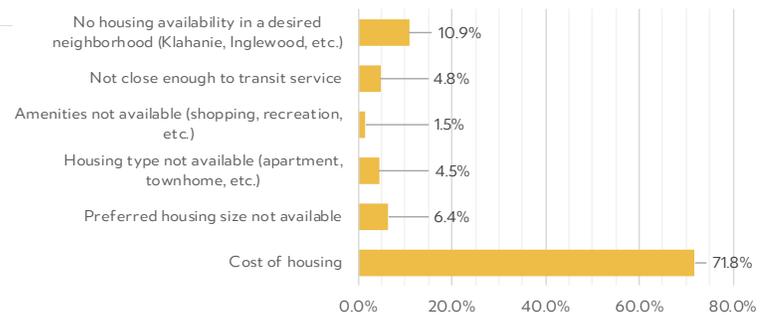
There are a variety of housing types that have easy access to transit



Have you, or anyone you know, had trouble finding a place to live in Sammamish in the last five years?

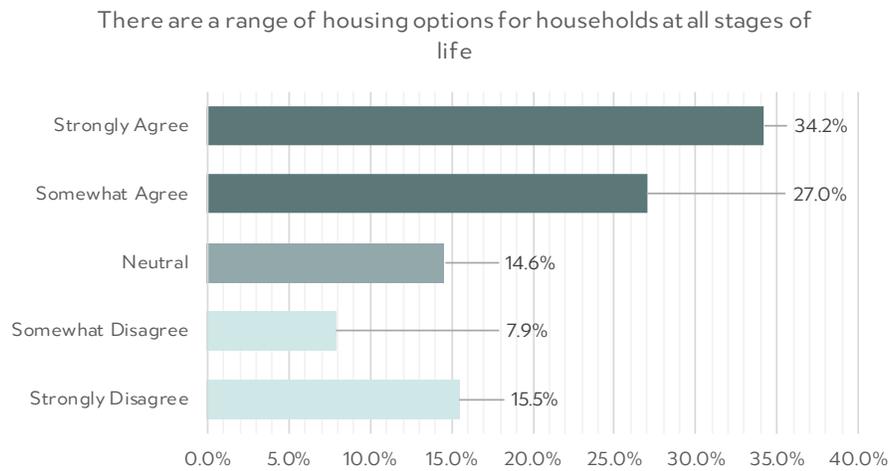


If yes, what kept you, or someone you know, from finding a place to live?



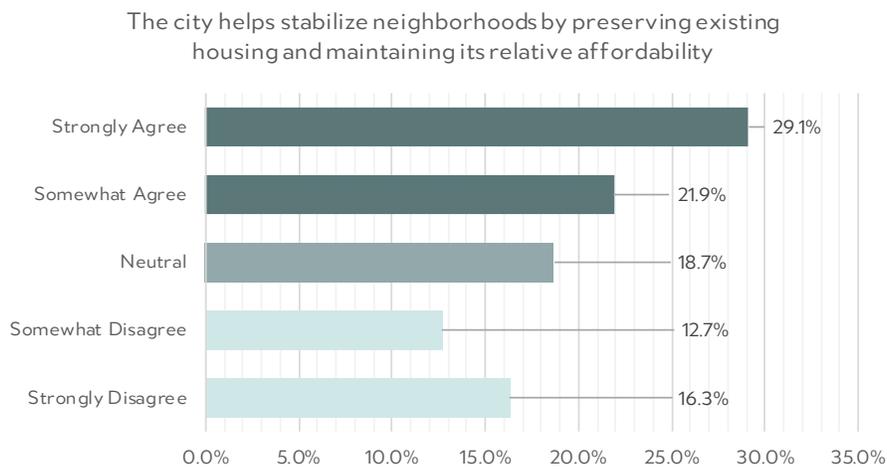
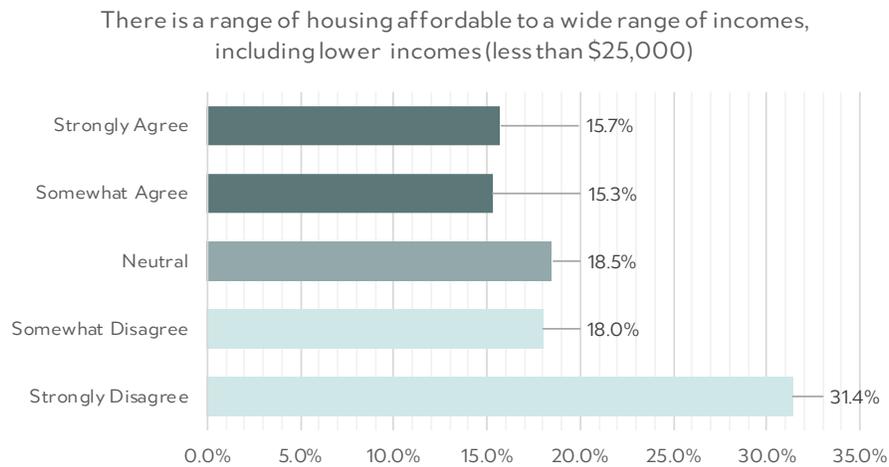
Appendix E | Community Survey

Which of these statements are successful outcomes for Sammamish in the next 20 years?



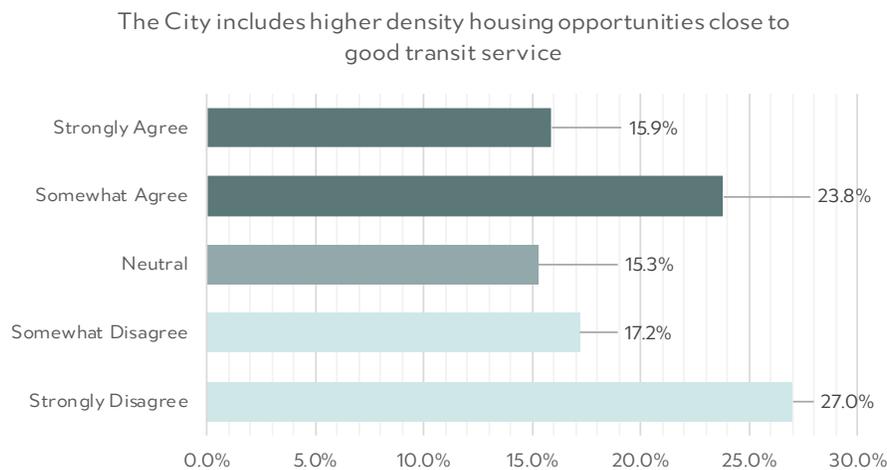
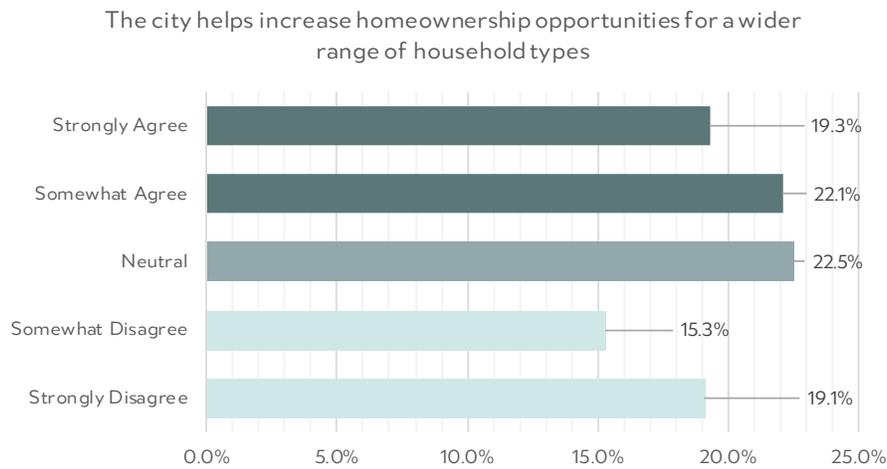
Appendix E | Community Survey

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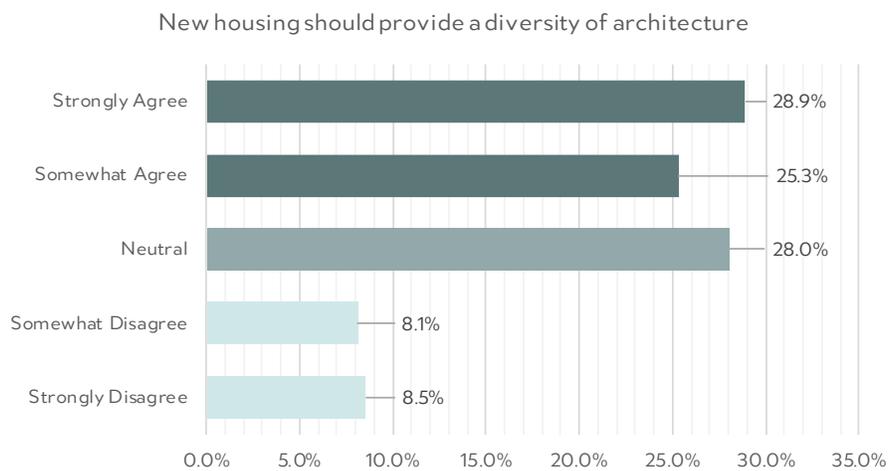
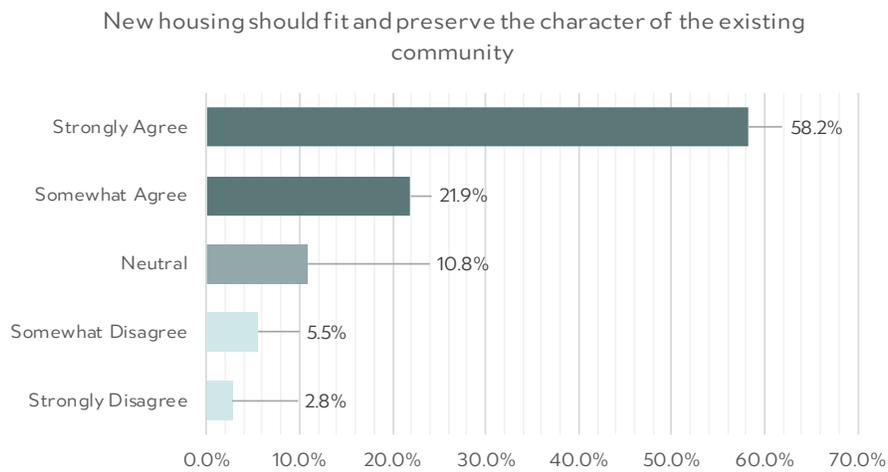
Appendix E | Community Survey

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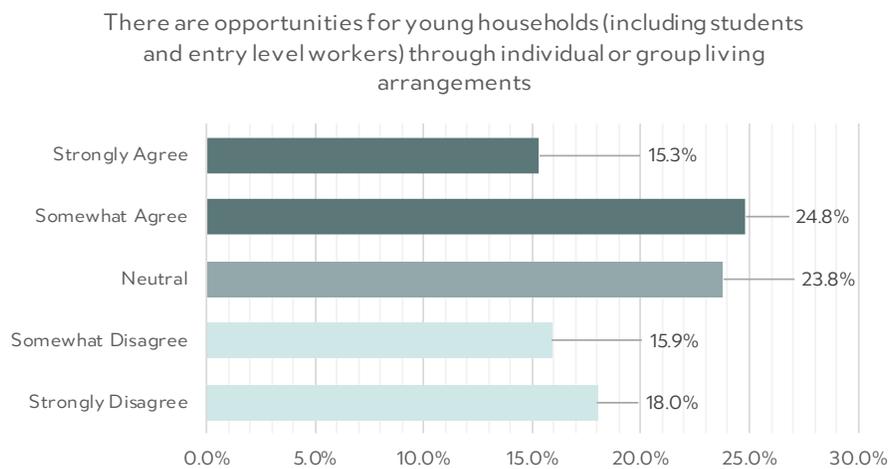
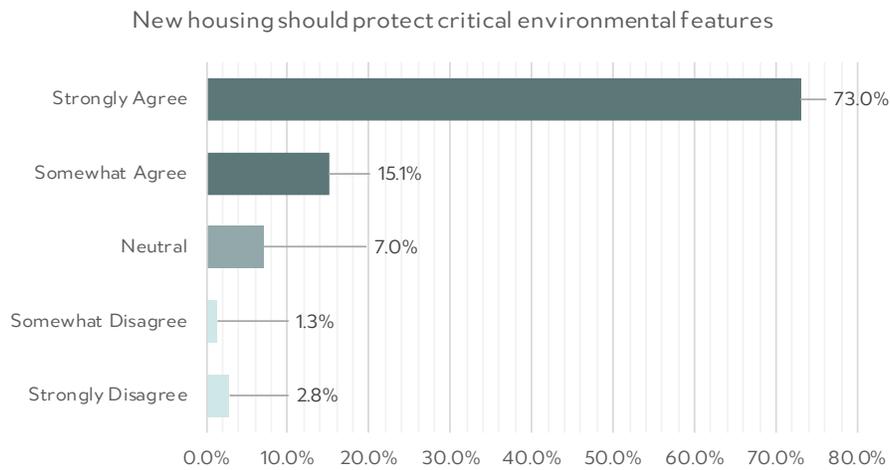
Appendix E | Community Survey

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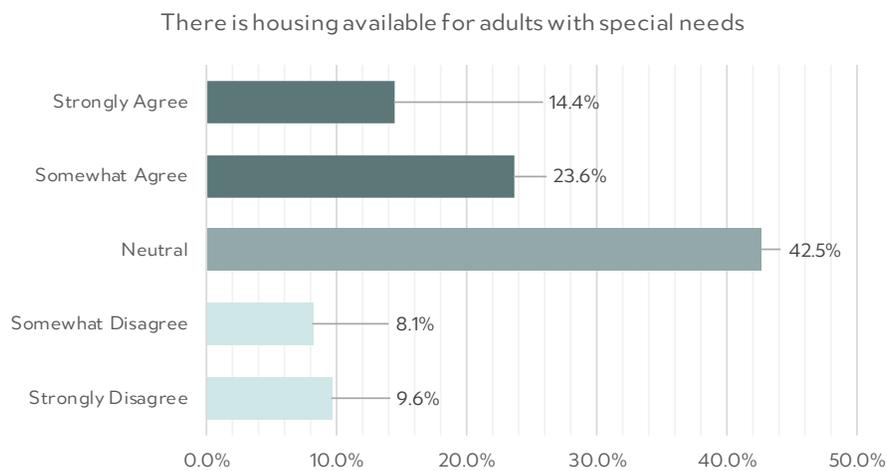
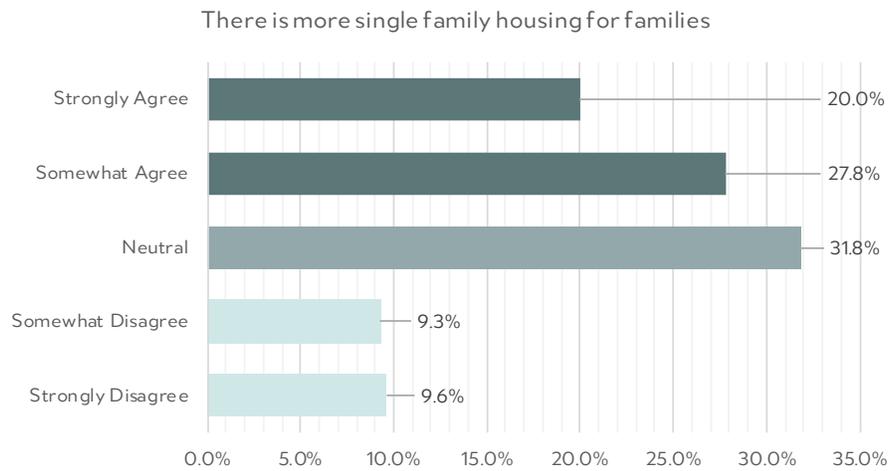
Appendix E | Community Survey

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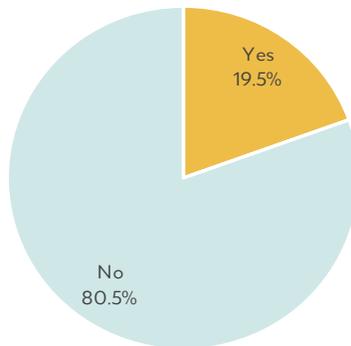
Appendix E | Community Survey

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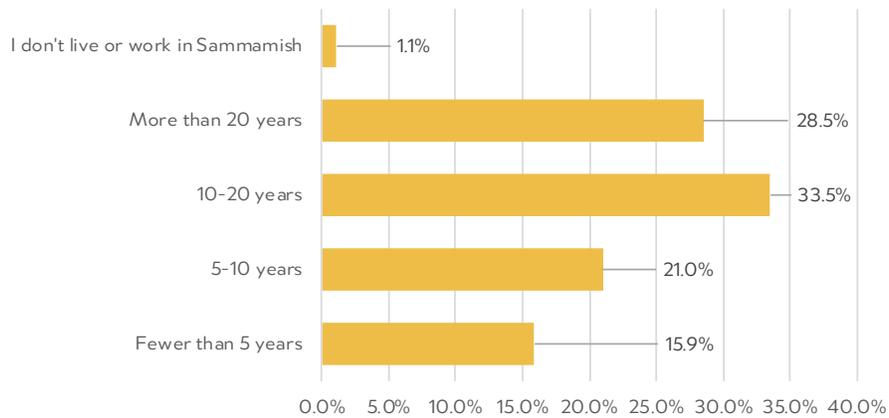


Appendix E | Community Survey

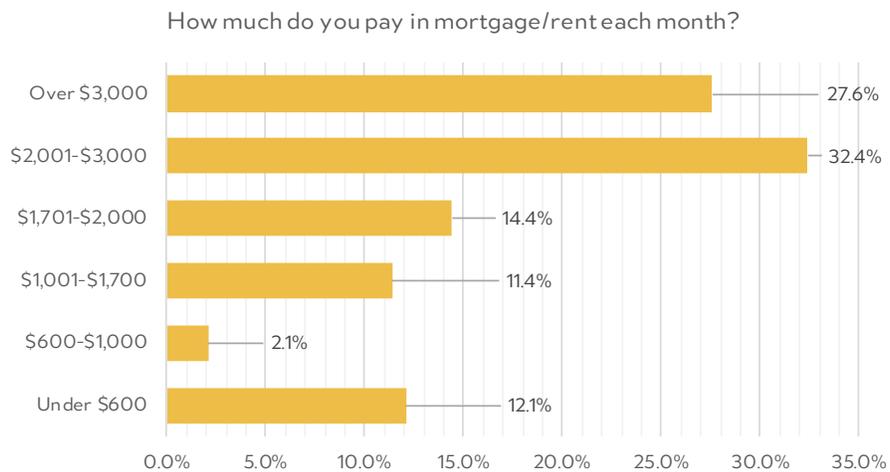
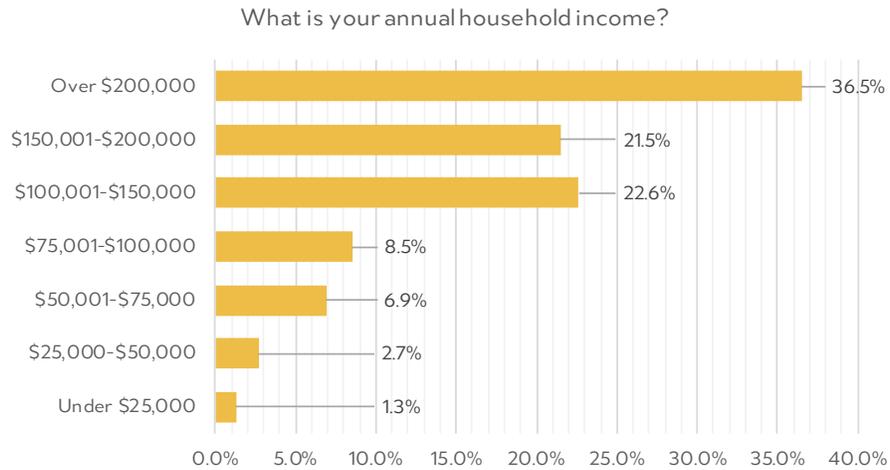
Do you work in Sammamish?



How long have you lived/worked in Sammamish?



Appendix E | Community Survey



Appendix F | Community Feedback

Public Comments

Feedback Method	Comment cards completed at Community Workshop on April 25, 2018, emails received, and presentations conducted during public comment at Planning Commission meetings
Summary	Residents shared a range of concerns, ideas, and suggestions related to housing needs, development standards, and transportation issues impacting Sammamish residents.
Sammamish’s Biggest Housing Needs	<p>The needs of seniors in Sammamish was the most common area of concern among feedback received. This included concerns about the lack of housing options that allow seniors to age-in-place, as well as one-story housing options adaptable for seniors and those with disabilities. Additionally, there were comments about tax-relief for seniors with limited financial means.</p> <p>Transportation was another key theme. This included how Sammamish residents were going to access the light rail as well as concerns about traffic congestion on the Sammamish Plateau, particularly as it becomes more dense over time.</p> <p>Finally, there were concerns about the physical appearance of housing and commercial development. Some were concerned that the style of new construction didn’t blend well with the area. Others were concerned about dense housing on small lots.</p>
Strategies to Address Housing Issues	<p>There were many suggestions for what the City could do to address housing and related needs in Sammamish. These included:</p> <ul style="list-style-type: none"> • Provide utility/property tax breaks for seniors with limited incomes; • Allow for larger Accessory Dwelling Units (ADUs); • Simplify and reduce the cost of permitting and mitigation for new construction; • Encourage the development of single floor condos with enhancements for seniors; • Create condos with elevators and secure parking for the elderly/disabled that are located near amenities; • Provide a range of housing options for seniors, recognizing that some seniors prefer to live in communities with a diverse range of ages; • Build housing on bigger lots to reduce density; • Develop architectural standards for all multi-family housing and commercial spaces to ensure the style reflects the area and that it has lasting appeal; • Focus on amending the Comprehensive Plan; • Consider code changes or incentives that allow people to experiment with new technologies to address issues related to stormwater and other areas and allow construction in restricted areas.

Appendix G | Gap Analysis

After the Sammamish Planning Commissioners and Sammamish Human Services Commissioners reviewed extensive demographic and housing data provided by A Regional Coalition for Housing (ARCH) and City staff, they asked City staff to use the data to identify unmet areas of housing need currently in Sammamish.

Using two charts, one of which compared Household Types and the other of which compared Housing Types, City staff noted categories that had a shortage of housing as well as categories that had an adequate supply. Once this was complete, ARCH and City Staff led the Planning Commissioners and Sammamish Human Services Commissioners in a Housing Gap Analysis to help provide some guidance as Commissioners prioritized the strategies to be included in Sammamish Home Grown.

City staff asked Commissioners to identify the top three categories in each chart that they felt were the most important to address in the Housing Strategy Plan. The results of this exercise can be seen on the following pages of Appendix G.

Following the exercise, Commissioners participated in a discussion on housing strategies that the City can use to address housing gaps throughout Sammamish.

Appendix G | Gap Analysis

Household Type	Any Income	Very Low Income	Low Income	Moderate Income	Middle Income	Upper Income
Living Alone Includes young adults & other singles 9% of Sammamish & 31% of King County	1	☀	☀	☀	☀	
Couples without Children Includes empty-nesters & other couples 32% of Sammamish & 26% of King County	4	☀	☀	☀		
Couples with Children Includes small families & large families 49% of Sammamish & 21% of King County	2	1	☀	3	1	
Single Parent Households 5% of Sammamish & 7% of King County	5	1	☀	☀	☀	
Seniors 1 or 2 person households 12% of Sammamish & 20% of King County	11	☀	1	☀		
Extended Families Multi-generational households 1% of Sammamish & 2% of King County	2	☀	☀	☀		
Unrelated Roommates 6% of Sammamish & 16% of King County		☀	☀	☀		
People with Disabilities Those needing on-site services	4					
People Experiencing Homelessness	5					
Transitional Populations						

2 Commissioner priority (including number of Commissioner votes)

5 Staff identified as shortage of housing & Commissioner priority (including number of Commissioner votes)

☀ Staff identified as shortage of housing

Appendix G | Gap Analysis

Housing Type	Any Income	Very Low Income	Low Income	Moderate Income	Middle Income	Upper Income
Single Family Detached Ownership 78% of Sammamish & 47% of King County	10					
Single Family Attached Ownership; townhomes, duplexes, etc. 4% of Sammamish & 4% of King County						
Multi-family Rental	8	1		3	1	
Homes Under 1,000 SF Ownership & rental; ADUs, cottages, etc.	5	1				
Senior Housing Ownership & rental; independent & assisted living, nursing homes, etc.	6		1			
Transit-Oriented Ownership & rental; located near bus routes	1					
Walkable to Services & Employment	1					
Emergency Shelter	3					
Group Homes	3					
College Student Housing						

2 Commissioner priority (including number of Commissioner votes)

5 Staff identified as shortage of housing & Commissioner priority (including number of Commissioner votes)

Staff identified as shortage of housing

Appendix H | Housing Strategy Matrix

STRATEGY		EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION Sub-strategies, Follow-up Actions, and Considerations	TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
A. Housing Theme - Neighborhood Vitality and Character												
A.1	Community Design Standards - Develop community design standards to reflect the desired characteristics of each neighborhood planning area or designated community center.	<ul style="list-style-type: none"> • Design criteria for SF dwellings on individual lots. • Compatibility with surrounding uses. • Buildings of a scale and character appropriate to the site. • Personal safety and reduction of vandalism. • Landscape and open space requirements that residential development fit in with the natural landscape; protects the privacy of other residences; and maintains the character of the nearby neighborhoods. • Sidewalks and Trails Systems that connect neighborhoods internally and externally. • Streetscape (including arterials): How homes appear to motorists and pedestrians (looking like a small town, use artwork/discourage garage lined streets). • Promote public notification and community participation/input. • Protect critical environmental features. • Requirements for design variety (e.g. varied setback) while providing for designs with distinctive local character. 	Regulatory	H.1.1, H.2.2, H.1.1, H.1.4, LU.1, LU.1.4						Survey		High
A.4 A.2	Sub-Area Plans for Centers - Develop Subarea Plans for central neighborhoods (i.e. the Inglewood and Pine Lake Centers; and a Master Plan for the Sammamish Commons area), <u>as well as other neighborhoods.</u> Promote public notification and community participation in subarea planning.	<ul style="list-style-type: none"> • Also create sub-area plans for neighborhoods in addition to the existing centers. • Reflect local geography and the environment including greenbelts, parks, and tree canopy considerations. • Provide zoning variety rather than blanket regulations. • <u>Opportunity to pursue multiple housing strategies in one planning effort, such as B.1 Expanding Housing Choice.</u> • <u>Promote meaningful community participation to develop effective zoning and development regulations.</u> • <u>Use buffers and greenbelts to promote non-motorized linkages.</u> • <u>Encourage the use of TDRs to preserve areas of the City while focusing density in sub-area(s).</u> • <u>Target infrastructure improvements in sub-areas to allow for non-motorized enhancements and transit.</u> • <u>Increase the production of multi-family and condo development.</u> • <u>Consider future planning trends in the development of sub-area plans.</u> 	Regulatory	H.1.2, LU.1, LU.3.2								High

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A. Housing Theme - Neighborhood Vitality and Character (continued)											
A.5- A.3	Subdivision Code Update	<p>Provisions related to home design:</p> <ul style="list-style-type: none"> Adjacent residential structures provide design variety including façade variation, setback, and floor plan mix. 2-Adjacent residential structures provide variety must present façade variation and articulation face-to-face. Revise code to Utilize FAR requirements for Single Family Homes such that FAR does not exceed 0.67 for all non-basement floors. Adjacent Single Family Home may not be identical (or opposing) floor plan Reevaluation of dimensional standards related to home separation and heights (e.g. the method for calculating maximum height). No more than 35% of façade on Single Family Homes must be at greater than minimum separation from adjacent structure. No point around a Single Family Home may be more than 35 ft. from ground surface to bottom of eave. 18 feet between single family homes (safety). <p>Provisions related to neighborhood design:</p> <ul style="list-style-type: none"> Evaluate effectiveness and flexibility of subdivision and short plat standards to Allow clustering of new residential development as a means of protecting environmentally sensitive areas. Developers of single family home neighborhoods that are farther than a 15 minute walk from a park require development of a neighborhood park, or financial contribution. Pedestrian and/or transit connectivity improvements and enhanced public spaces. Require street trees in front of all single family homes. Review minimum street widths. Require variety of household sizes. Require housing type balance in subdivisions larger than 10 SF homes (e.g. for each 5BR there must be one 3BR) for each 6BR+ there must be one 2BR unit. Provide incentives for neighborhood development to include sustainable options in housing development such as rain gardens, solar panels, pollinator friendly landscaping, etc. 	Regulatory	H.1.1, LU.1.1							High

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A. Housing Theme - Neighborhood Vitality and Character (continued)												
A.5 A.3	Subdivision Code Update (continued)	<ul style="list-style-type: none"> Encourage community artwork in new neighborhoods via incentives or offsets. 	Regulatory	H.1.1, LU.1.1								High
A.2 A.4	Housing Repair and Preservation - Promote preservation of existing housing by City support of organizations and programs involved in housing repair and education.	<ul style="list-style-type: none"> Partner with the King County Housing Repair and Rehabilitation Program or non-profit organizations such as Rebuilding Together Eastside to assist low-income residents maintain and repair the health and safety features of their homes. Educating the community about Housing Repair programs through community fairs, brochures, City website etc. (including language resources). Revise property maintenance codes and/or increase enforcement. Explore if other community organizations can assist with housing repairs. 	Other Support/ Regulatory	H.1.2						Survey		High-Medium
A.3 A.5	Provide Infrastructure Improvements that contribute to Neighborhood Enhancement	<ul style="list-style-type: none"> Regular infrastructure maintenance in residential neighborhoods. Provide support for individuals and organizations that promote neighborhood enhancement and public art. Pedestrian and/or transit connectivity improvements and enhanced public spaces (<u>e.g. create buffer green spaces around new developments</u>). Implement a coordinated program with Sammamish Police to dedicate resources to neighborhood patrols with focus on speed enforcement. Work with PSE to review and correct locations with missing streetlights in residential neighborhoods. 	Other Support/ Funding	H.1.2, H.1.4								High-Medium
	Provide Infrastructure Improvements In the City's Capital Facilities Plan provide for regular infrastructure maintenance in residential neighborhoods. Moved to Neighborhood Enhancement.	<ul style="list-style-type: none"> Pedestrian and/or transit connectivity improvements and enhanced public spaces. 	Indirect/ Direct Assistance	H.1.2								

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STRATEGY	EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION <u>Sub-strategies, Follow-up Actions, and Considerations</u>	TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
A. Housing Theme - Neighborhood Vitality and Character (continued)											
A.6	Compatible Infill in Transition Areas & Areas with Certain Services - Develop Community Design Standards for compatible infill, especially in areas which (1) transition between SF residential and other uses or densities; (2) are served by an arterial street system with sidewalks; (3) are located within one quarter mile of a neighborhood park or recreation area; (4) have nearby pedestrian access to public transit services; and (5) allow access by service alleys when compatible with topography.	<ul style="list-style-type: none"> Require that new developments that physically connect to existing neighborhoods maintain street types at connection. Natural speed and features must be maintained at connecting roadways. 	Regulatory	LU.1.2, LU.2.1, LU.2.8							
A.7	Community Education/Awareness Activities to enhance neighborhood/community character	<ul style="list-style-type: none"> Educational program for neighborhoods to encourage earthquake preparedness: bracing water heaters, preparedness kits, etc. Educational program for neighborhoods that may want to consider converting to secure deliver mailboxes. Allocate funding for neighborhood events that promote safety, education, and/or community celebrations. Where possible, include (as appropriate) a member of the Samm. PD, Eastside Fire, or City Representative to participate. Develop and maintain a list of all active neighborhood associations including contact information. Require new developments to comply. 	Other Support/ Funding	H.1.2							
A.8	Historic Preservation - Support the preservation of the City's historically significant housing.		Regulatory/ Other Support	H.1.3, LU.10.1, LU.10.3							
B. Housing Theme - Housing Supply and Variety											
B.1	Incentives to Expand Housing Choice - Provide incentives for diverse housing opportunities that meet community needs.	<p>Housing to consider include:</p> <ul style="list-style-type: none"> Diverse housing opportunities in City centers that may include MF, mixed use and mixed income residential located close to services and arterials (e.g. Inglewood, Pine Lake, the Sammamish Commons SSA, and properties along 228th that may be affected by the Sammamish Commons). Incentives may be considered for community friendly development in centers, such as innovative design, walkway connections, public open spaces, below grade parking and ground floor commercial. 	Regulatory	H.2.2, H.2.5					Builders; Survey; Schools; Businesses; Human Srv. Orgs		High

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B. Housing Theme - Housing Supply and Variety (continued)											
B.1	<p>Incentives to Expand Housing Choice (continued) - Provide incentives for diverse housing opportunities that meet community needs.</p>	<p>• Affordable or Workforce Housing including Multi-Family close to services and arterials, such as near Inglewood Center, Pine Lake Center, and Sammamish Commons SSA.</p> <p>Incentives to consider include:</p> <ul style="list-style-type: none"> • Flexible development standards, e.g. reduced/flexible minimum lot area, setbacks, lot dimensions, height regulations or transitional area buffers. • Provide residential density incentives where project demonstrates clear and compelling need and public benefit. Height incentives, e.g. allowing modified Type V wood frame construction up to 5 stories in R-6 & R-8 (current limits 35'); R-12 & R-18 (current limits 60'). • Innovative parking designs. • Strategic capital investments, infrastructure improvements. • State provision (Chapter 84.14 RCW) to allow 10 year multifamily tax exemptions in Urban Centers. • Permit expediting, streamlined administrative process. 	Regulatory	H.2.2, H.2.5					Builders; Survey; Schools; Businesses; Human Srv. Orgs		High
B.2	<p>ADUs - Track production of ADUs and evaluate effectiveness of land use regulations in encouraging production while balancing maintaining neighborhood compatibility. Explore other actions for encouraging additional creation.</p>	<ul style="list-style-type: none"> • Streamlined permits. • Revise existing ADU regulations (more flexible, less restrictive, reduce procedural requirements) to encourage additional ADU creation while addressing neighborhood compatibility. <u>Include evaluation of, and potentially reducing parking requirements.</u> • Make ADU permits available on mybuildingpermit.gov. • Set goal for ADUs (e.g. 5% of single-family lots within 10 years). • No separate utility hook-ups for ADUs. • Develop education and community outreach efforts to increase awareness of ADUs. • Look at VRBO and Airbnb and impact on ADU. 	Regulatory/ Other Support	H.2.6					Affordable Housing Dev's		High

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B. Housing Theme - Housing Supply and Variety (continued)											
B.3	Mixed Use Design Standards - Develop mixed use design standards and development regulations in City centers, including Inglewood, Pine Lake and the Town Center planning area.	Regulatory	H.2.4, H.2.5, H.1.4, LU.3								High
B.6 B.4	Transit Oriented Housing Development - Consider potential sites and appropriateness of land use regulations that could allow for Transit Oriented Housing Development (TOHD) near existing or planned transportation facilities.	Regulatory	H.2.4, LU.2.8, LU.3.1						Schools; Businesses; Human Srv. Orgs		Medium
B.4 B.5	Criteria to Allow MF Zoning Increase - Establish criteria for evaluating rezone requests that would establish "demonstration of a clear and compelling need and public benefit"; as well as location criteria; e.g. should be located close to arterials served by public transit and within walking distance of commercial activities, parks and recreational facilities.	Regulatory	H.2.3						Schools; Businesses; Human Srv. Orgs		High-Medium
B.5 B.6	Innovative Housing - Provide regulatory flexibility to allow innovative housing compatible with SF neighborhoods or SF transition areas. Housing types may include accessory units, small lot SF, attached SF, carriage houses or cottages, townhouses, manufactured housing; and multiplexes ("great-house" that resembles a SF unit).	Regulatory	H.2.5, H.2.6, H.2.7						Builders; Schools		Medium; Monitor
B.7	Flexible Subdivision and Short Plat Standards - Evaluate effectiveness and flexibility of subdivision and short plat standards to allow clustering of new residential development as a means of protecting environmentally sensitive areas.	Regulatory	H.2.9, LU.6.1, LU.2.2								

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B. Housing Theme - Housing Supply and Variety (continued)											
B.8 B.7	Growth Phasing for Residential Development - Adopt residential development growth phasing that guides the location and timing of residential growth, recognizing environmental capacities and level of service standards, while providing for residential housing targets, including affordable housing. Account for on-going review.	Regulatory	H.2.1, LU.5								
B.9 B.8	SEPA Planned Action EIS tool - Encourage the implementation of SEPA Planned Action EIS where appropriate to streamline development in denser areas of the City.	Regulatory	H.3.4								
B.10 B.9	Minimum Density Requirements - Adopt minimum density requirements to the R-8, R-18, NB, CB and O zones.	Regulatory	H.2.10, LU.2.3								
B.11 B.10	SEPA flexibilities - Review the allowed thresholds for categorical exemptions.	Regulatory	H.3.4								
B.12 B.11	Construction Standards - Allow pre-fabricated and new building technologies, e.g. cross-laminated timber.	Regulatory	H.2.8								
B.13 B.12	Off-street Parking Policies and Standards - Review the benefits or impacts of transit access (using special studies).	Regulatory	H.2.8, LU.2.3						Builders		
B.14 B.13	Ground floor commercial requirements in mixed-use zones.	Regulatory	H.2.4								
B.15 B.14	Capital Investments to Support Mixed-Use and Mixed Income Housing - Include investment strategies, e.g. planned and existing infrastructure, for Town Center planning area that adequately encourages mixed use and mixed income residential neighborhoods.	Funding	H.2.4, CF.4.7						Schools; Businesses; Human Srv. Orgs		

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B. Housing Theme - Housing Supply and Variety (continued)												
B.16 B.15	Technical Assistance and Education - Provide technical assistance to establish innovative and diverse housing concepts.	<ul style="list-style-type: none"> Housing tours for public officials and interested citizens that recognize good quality design, reasonable construction costs, and community acceptance in housing projects. Information workshops to increase developer interest and capacity for innovative, well-designed infill housing. Print ads to promote housing choice and diversity. Residential design awards that recognize good quality design, reasonable construction costs, and community acceptance in housing projects. 	Other Support	H.3.5								
	ADUs - Develop education and community outreach efforts to increase production of ADUs. Moved to ADU example.		Indirect/ Direct Assistance	H.2.6								
	Allow manufactured housing in all residential zones. Moved to Monitor Section of Plan.		Monitor									Monitor
C. Housing Theme - Housing Affordability												
REGULATORY												
C.1	Dispersed Affordable Housing - Through zoning and subarea planning ensure that affordable housing is dispersed throughout the community.	<ul style="list-style-type: none"> Incorporate affordable housing into market rate development through land use tools and other city incentives. Seek to provide funding assistance to affordable housing located in different areas of the city. <u>Promote preservation of existing, relatively affordable, market-rate homes.</u> 	Regulatory	H.3.7						Schools; Businesses; Human Srv. Orgs		High
C.2	Criteria for Rezones Requiring Affordable Housing - Establish standards and criteria for rezones to require providing the provision of affordable housing on- or off-site. Criteria to include clear and compelling need and public benefit.	<ul style="list-style-type: none"> <u>Demonstrate a clear and compelling need and public benefit.</u> <u>Consider alternative means of compliance.</u> <u>Consider exemptions for area-wide rezone requests.</u> 	Regulatory	H.3.3						Builders; Affordable Housing Dev's; Schools; Businesses; Human Srv. Orgs		High
C.3	Zoning to Allow Range of Housing Affordability - 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"> <u>Create</u> provisions for shared housing, e.g. rooming/boarded houses. Emphasize family-sized affordable units. <u>Enable faith communities to provide shelter and/or housing on surplus land.</u> 	Regulatory	H.3, H.4.2, LU.1.1						Builders		High
C.4	Expedited permitting for projects with affordable housing units.		Other Support	H.3.4								

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C. Housing Theme - Housing Affordability (continued)											
REGULATORY (continued)											
C.5- C.4	Procedures and Regulations - 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"> • 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. • 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. • <u>Expedite permitting for projects with affordable housing.</u> • 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. • Review administrative procedures for ease of administration and consistency with procedures used in other jurisdictions. • Promote location-efficient and energy-efficient housing choices through incentives and other means. • Create a rental housing inspection program. • Consider limitations on condominium conversions. • Reduce parking requirements for projects with affordable housing. 	Regulatory	H.2.8 H.2.12 H.3.4					Builders; Survey; Schools; Businesses; Human Srv. Orgs		
DIRECT ASSISTANCE											
C.6	ARCH Housing Trust Fund - Participate in local, interjurisdictional programs, such as the ARCH Housing Trust Fund, to coordinate and distribute funding of affordable and special needs housing.	<ul style="list-style-type: none"> • <u>Rental housing affordable to lower income local employees, including preserving existing housing</u> • <u>Assistance for ownership programs such as Habitat for Humanity and down payment assistance loans.</u> • <u>Grants to organizations for special needs housing.</u> 	Funding	H.5.3					Affordable Housing Dev's; Human Srv. Orgs		High
C.7	Public Land Survey - Develop and maintain an inventory of surplus and underutilized public lands. Review survey to determine if such lands are suitable for housing and other public uses.	<ul style="list-style-type: none"> • Evaluate all forms of public land, including state and county owned property. • Consider shared use with housing and other public use on underutilized public property (e.g. park and ride). 	Other Support/ Funding	H.3.9					Builders; Affordable Housing Dev's; Human Srv. Orgs		High

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C. Housing Theme - Housing Affordability (continued)											
DIRECT ASSISTANCE (continued)											
C.8	Support the Preservation of Existing Affordable Housing - Identify the most strategic opportunities for preserving existing properties, e.g. location, condition, bank-owned, growth areas.	<ul style="list-style-type: none"> • Transfer of Development Rights (TDRs). • Loans for upgrade/weatherization/energy efficiency improvements in exchange for affordability requirements. • Assist affordable housing agencies with purchasing existing housing to rehabilitate and preserve affordability. 	Other Support	H.3.2, H.3.6					Builders; Affordable Housing Dev's		High
C.9	Applications to Other Funders - 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 health and human service agencies to address housing needs for all economic segments of the population.		Other Support	H.3.6					Human Srv. Orgs		Medium
C.10	Identify New Revenue for Direct Assistance for affordable housing - Explore potential for a more dedicated revenue source that could be targeted toward affordable housing.	<ul style="list-style-type: none"> • Cash mitigation from new developments, possibly including commercial properties (on entire project or increased capacity). • Portion of sales or property tax from new residential construction. • Affordable housing property tax levy. • Support efforts to create private "Human investment" funds. • Short term multifamily property tax exemption in mixed use neighborhoods. 	Funding	H.3.6					Builders; Human Srv. Orgs		Medium
C.11	Potential Uses of Local Resources	<ul style="list-style-type: none"> • Explore local rental or operating subsidies for the lowest income households. • Homeowner Assistance - Promote and/or support home repair program for low-income homeowners. Provide resources for homeowners facing foreclosure, e.g. support to financial counseling programs and a pool for higher-risk home repair loans. • Cash Contributions for Development and Redevelopment - Infrastructure investments to support projects or areas with affordable housing. • Grants to organizations which support special needs housing. 	Funding	H.3.5, H.3.6					Human Srv. Orgs		

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C. Housing Theme - Housing Affordability (continued)											
DIRECT ASSISTANCE (continued)											
C.12	Support Ownership Opportunities - Support innovative programs to support ownership housing for low, moderate, and middle income households (e.g. owner-built housing, shared housing, 1st time homebuyer assistance programs, manufactured housing communities, price-restricted ownership, small lot and multiplex single-family).	<ul style="list-style-type: none"> Habitat for Humanity (assisted by ARCH trust fund). Washington State Housing Finance Commission (WSHFC) 1st time homebuyer state bond mortgage programs. WSHFC/ARCH/King County Homebuyer Assistance Program (assisted by ARCH trust fund). Manufactured Housing Community Preservationists (assisted by ARCH trust fund). 	Other Support/ Funding	H.3.2					Builders; Schools		
C.13	HUD Vouchers. Explore ways to increase the usage of HUD vouchers.		Regulatory	H.3.7					Affordable Housing Dev's		
C.14	Tenant Protections - Require longer notice to vacate when multiple tenants are to be displaced.	<ul style="list-style-type: none"> Require longer notice to vacate when multiple tenants are to be displaced. Consider a just-cause eviction ordinance. Consider the regulation of the amount of, or process for, rent increases to existing residents of affordable housing. Consider tenant relocation assistance, per state law. 	Regulatory	H.3.5, H.3.7							
C.15	Tenant Counseling and Landlord Education - Provide technical assistance to tenants and landlords.	<ul style="list-style-type: none"> Programs for people with language barriers, mental illness, or exiting incarceration. Consider the use of intermediaries to resolve conflicts among landlords and tenants, e.g. Community Service Officers. 	Other Support	H.3.5							
C.16	Homebuyer Assistance - Promote homebuyer assistance programs offered by lenders and public agencies.	<ul style="list-style-type: none"> Housing fairs. Distribute homebuyer program info (Sammamish website, City newsletter/press release, brochure display) for a variety of languages and cultures. Down payment assistance programs. 	Other Support/ Funding	H.3.5							
C.17	Partnerships with faith communities and other non-profits to develop underutilized land in their ownership.		Other Support	H.3.6					Affordable Housing Dev's; Human Srv. Orgs		
C.18	Non-cash Subsidies.	<ul style="list-style-type: none"> Credit enhancement education and programs. 	Other Support	H.3.5					Affordable Housing Dev's		

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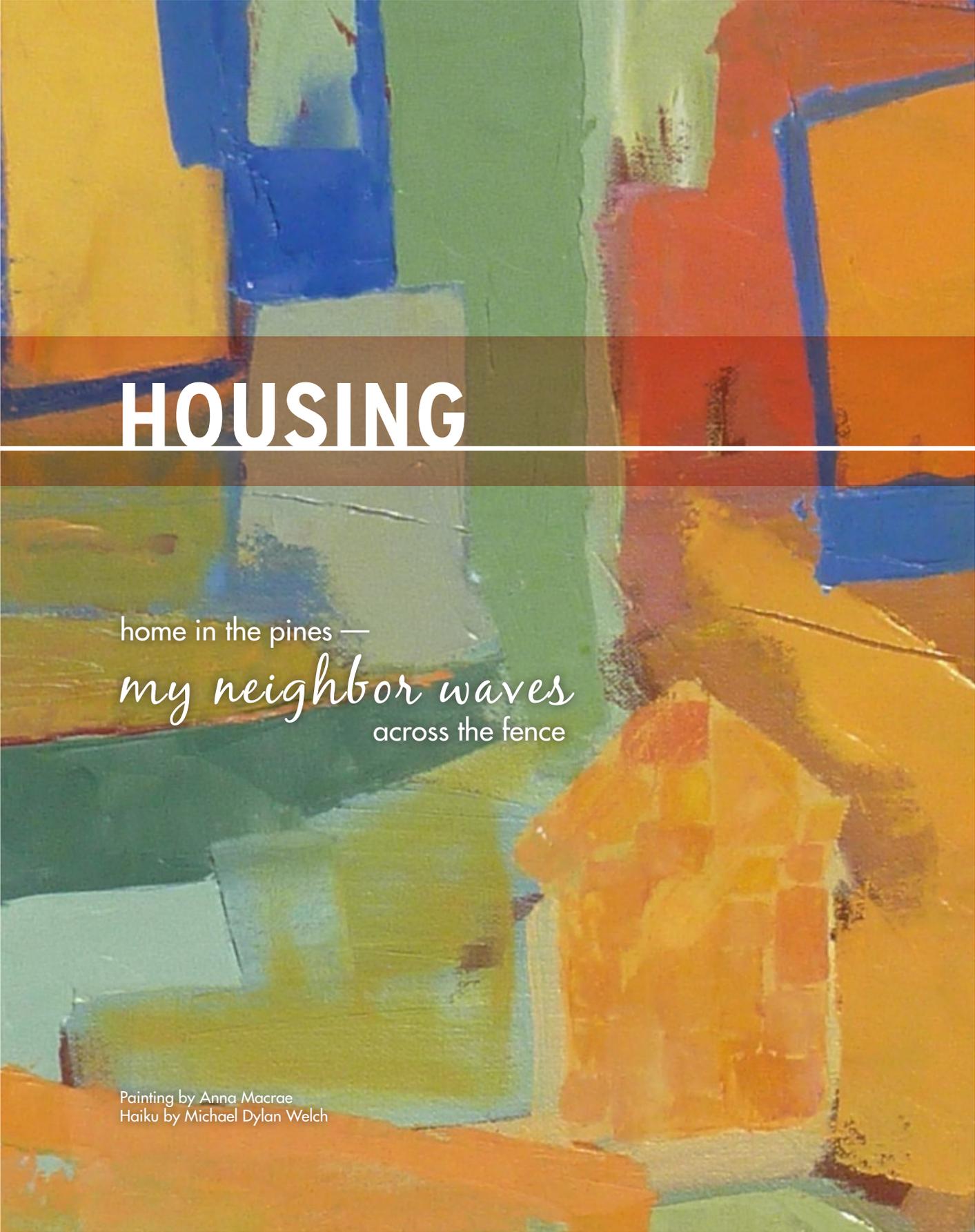
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C. Housing Theme - Housing Affordability (continued)												
DIRECT ASSISTANCE (continued)												
G.19	Impact Fee Reductions for affordable housing.		Regulatory/ Funding	H.3.4						Affordable-Housing-Dev's; Human Srv.-Orgs		Monitor
	Explore local rental or operating subsidies for the lowest income households. Moved to 'Use of Resources'.		Indirect/ Direct- Assistance	H.3.5, H.3.6								
	Homeowner Assistance Promote and/or support home repair program for low income homeowners. Moved to 'Use of Resources'.	<ul style="list-style-type: none"> Provide resources for homeowners facing foreclosure, e.g. support to financial counseling programs and a pool for higher-risk home repair loans. 	Indirect/ Direct- Assistance	H.3.5								
	Cash Contributions for Development and Redevelopment Infrastructure investments to support projects or areas with affordable housing. Moved to 'Use of Resources'.	<ul style="list-style-type: none"> Increase City contributions to ARCH Housing Trust Fund. 	Indirect/ Direct- Assistance	H.3.5, H.3.6								
D. Housing Theme - Housing for People with Special Needs												
D.1	Accessibility - Encourage Universal Design features that improve housing accessibility for people with disabilities.	<ul style="list-style-type: none"> Evaluate potential code requirements or incentives for mitigating or removing barriers and improving usability. Promote through information for builders and homeowners. Help sponsor a community event/open house with examples of Universal Design. 	Regulatory	H.4.3								High
D.2	Fair Housing Act Consistency 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"> Evaluate that provisions allow for reasonable accommodation. Provide regulatory flexibility to promote independent living. Ensure that assisted housing and group homes are treated the same as housing of a similar size and density. Ensure policies do not preclude special needs housing from any residential zoning districts. Evaluate residential regulations to ensure they allow group living situations. To avoid excluding those with disabilities, ensure that land use code definitions (disability, residential care facilities) are current to ADA/FHA. 	Regulatory	H.2.11, H.4.3								High; Monitor

Appendix H | Housing Strategy Matrix

STRATEGY	EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION Sub-strategies, Follow-up Actions, and Considerations	TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
D. Housing Theme - Housing for People with Special Needs (continued)											
D.3 D.2	Senior Housing - Review senior housing land use regulations. Ensure that regulations support senior housing and recognize smaller household sizes.	<ul style="list-style-type: none"> • Reduced parking requirements. • Intensity of development (e.g. density bonus or relaxed density standard). • Recognize different and emerging types of senior housing and account for different levels of need and impact on the community. • Housing options and services that enable seniors to stay in their homes or neighborhoods. 	Regulatory/ Other Support	H.4.1, H.4.2					Survey		High
D.4 D.3	Support organizations serving those with special housing needs.	<ul style="list-style-type: none"> • Funding for housing acquisition and development for persons with special needs. • Capacity building and technical assistance. • Addressing negative perceptions related to housing for people experiencing homelessness or other special needs. • Support applications to other funders to build new or rehabilitate existing special needs housing. • Giving a developer preference to build special needs housing. 	Other Support/ Funding	H.4.3, H.4.5					Human Srv. Orgs		High
D.5 D.4	Dispersed Special Needs Housing - Through zoning and subarea planning, ensure special needs housing is dispersed throughout the community.		Regulatory	H.4.4							Medium
D.6 D.5	Homeless Encampments - Review existing TUP regulations and consider criteria, process and conditions for homeless encampments.		Regulatory	H.4.5, H.5.2							
D.7 D.6	Support public and private housing and services for people who are homeless - such as the Landlord Liaison/Rapid rehousing programs and development of new emergency and permanent supportive housing.		Funding	H.4.5, H.5.2					Affordable Housing Dev's; Human Srv. Orgs		
E. Housing Theme - Regional Collaboration											
E.2 E.1	Federal and State Housing Legislation - Review, and as appropriate, provide comment on county, state and federal legislation affecting housing in Sammamish.	<ul style="list-style-type: none"> • Expand Real Estate Excise Tax (REET) for affordable housing. • Revise Multi-Family Tax Exemption (MFTE) statute for existing housing. • Transfer tax charged on capital gains ("anti-flipping"). • Property tax generated by sold public sites. • Local option sales tax. • Hotel tax on short-term rentals. • Support expansion of existing county, state, and federal housing programs. 	Advocacy	H.5.4					Affordable Housing Dev's		High

Appendix H | Housing Strategy Matrix

STRATEGY		EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION Sub-strategies, Follow-up Actions, and Considerations	TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
E. Housing Theme - Regional Collaboration (continued)												
E.2- E.1	Federal and State Housing Legislation (continued) - Review, and as appropriate, provide comment on county, state and federal legislation affecting housing in Sammamish.	<ul style="list-style-type: none"> Removing barriers in state law to condominium development. 	Advocacy	H.5.4						Affordable Housing Dev's		High
E.4- E.2	Housing Balance - Work cooperatively with other jurisdictions to achieve a regional fair share housing balance and maximize housing resources, e.g. ARCH.	<ul style="list-style-type: none"> Actively participate in regional planning groups that work on issues such as distributing planned growth throughout the county and regional housing goals. Share information with other communities working on similar planning initiatives (e.g. ADU regulations). Share funding resources with other cities for housing that benefits low- and moderate-income residents and employees. 	Regulatory/ Other Support	H.3.1						Affordable Housing Dev's		High
E.3	Regional Housing Finance Strategy - Work with other jurisdictions to develop and implement a new regional housing finance strategy.	<ul style="list-style-type: none"> Regional Property tax levy. Other funding sources currently authorized under state legislation (e.g. 1% sales tax). Work with other jurisdiction to seek legislative authorization other local funding tools (e.g. REET). 	Other Support	H.5.1, H.6.2						Builders		High
E.4	Support a coordinated regional approach to homelessness.	<ul style="list-style-type: none"> Public and private housing and services for people who are homeless and work with other jurisdictions and health and Human services organizations, including faith-based and other non-profit organizations. 	Other Support	H.5.2								Medium
E.5	Countywide Planning Policies - Coordinate with countywide housing policy and analysis, such as updates to Countywide Planning Policies.		Other Support	H.2.1								



HOUSING

home in the pines —
my neighbor waves
across the fence

Painting by Anna Macrae
Haiku by Michael Dylan Welch

Housing Goals

- 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.
- 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.
- Goal H.3 Housing Affordability**
Provide for a range of housing opportunities to address the needs of all economic segments of the community.
- Goal H.4 Housing for People with Special Needs**
Support a variety of housing opportunities to serve those with special needs.
- Goal H.5 Regional Collaboration**
Actively participate and coordinate with other agencies in efforts to meet regional housing needs.
- Goal H.6 Monitoring**
Implement Housing Element goals in a manner that is effective, efficient and transparent.



HOUSING

Introduction

The Housing Element addresses the preservation, improvement, and development of housing, identifies land to accommodate different housing types, and makes provisions for the existing and projected housing needs of all economic segments of the community. Sammamish’s housing element ensures that there will be enough housing to accommodate expected growth in the city, and the variety of housing necessary to accommodate a range of income levels, ages and special needs. At the same time, the element seeks to preserve existing neighborhood character by including policies that will keep new development compatible.

The Housing Element is supported by a housing needs analysis, which quantifies existing and projected housing needs and identifies the number of housing units necessary to accommodate projected growth. This analysis prompts the City to consider what current and future residents will need, and this in turn informs policies that shape the zoning and development standards in place today and planned for the future. This is an element in which multiple interests need to be balanced, including community character, demographic characteristics, affordability, and others. This analysis is contained in the Housing Element Background



Lancaster Ridge



Multifamily housing

Information. Specifically, the Housing Element Background Information contains the *East King County Housing Needs Analysis*, beginning on page **H.3H.5**, prepared by ARCH (A Regional Coalition for Housing), in collaboration with the participating cities. The Housing Needs Analysis, dated January 27, 2015, includes a review of demographics, household characteristics, housing supply and summary findings for both the East King County area and the City of Sammamish. ~~The Housing Element Background Information also includes the February 2, 2006 Planning Commission Recommended Draft City of Sammamish Housing Strategy Plan, which identifies recommended actions to implement the Housing Element of the 2003 Comprehensive Plan.~~



Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.

~~To accomplish aims of this Element, the City will develop a shorter range Strategy Plan that lists potential strategies to implement various goals and policies and their relative priority for consideration. The 2018 Housing Strategy, Sammamish Home Grown - A Plan for People, Places, and Community is a plan to guide the implementation of the following goals and policies and their relative priority for consideration.~~ In addition, the results of activities undertaken through **the Strategy** this Plan will facilitate performance monitoring, evaluation, and future planning updates.

Goals and policies that support housing sustainability and healthy communities address energy efficiency.



Single family homes



Townhomes

Goals and Policies

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.*

Based on the assumptions described in the Land Use Element, the City has development capacity to meet the adopted 2035 targets of 4,640 houses and 2,088 jobs.



Multifamily housing



Neighborhood within easy walking distance of Eastlake High School, local transit and Sammamish Highlands

Urban infill is defined as new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development. The term “urban infill” itself implies that existing land is mostly built-out and what is being built is in effect “filling in” the gaps. The term most commonly refers to building single-family homes in existing neighborhoods but may also be used to describe new development in commercial, office or mixed-use areas.

Fair Housing is the ability for all people to choose where they live without discrimination based on race, color, national origin, sex, family status, or disability—these are the “protected classes” under state and federal law. (Some places also protect age, sexual orientation, or having a Section 8 voucher). Cities may not make zoning or land use decisions or implement policies that exclude or otherwise discriminate against protected persons, including individuals with disabilities. Sammamish’s fair housing practices are evaluated periodically by King County as part of a countywide report to the federal government.

Location-efficient Housing refers to homes that have easy or inexpensive access to workplaces, schools, shopping, and other necessary destinations. Housing locations are efficient to the most people when the ways to these destinations are easily walkable, don’t require the resident to own an automobile, and can be reached in 20 minutes or less.

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.



New housing development under construction

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.



Multifamily housing

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



Single family homes

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.



Multifamily housing

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.

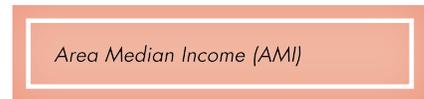


Low-density development

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.

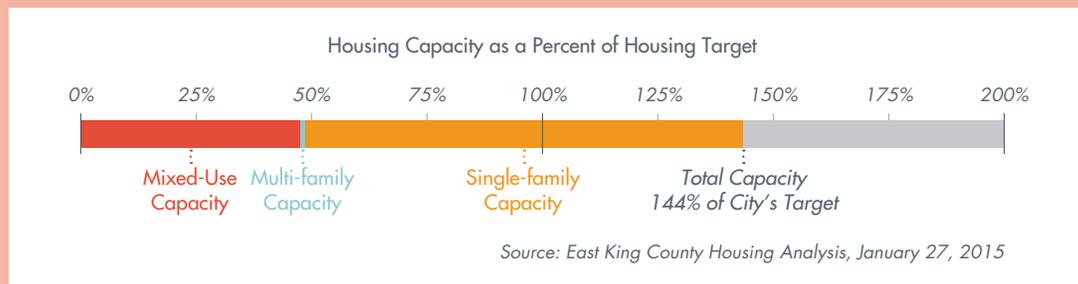
Given the unique challenges of providing housing affordable to households at less than 30% AMI (very low-income), local efforts will require collaboration with other jurisdictions and funders.



Housing Affordability

Growth Management Act Context

Comprehensive Plan Requirements. The Growth Management Act requires that comprehensive plan housing elements contain an inventory and analysis of projected housing needs to manage projected growth, provide a statement of goals and policies for the preservation, improvement and development of housing, identify sufficient land for housing, and make adequate provisions for existing and projected needs of all economic segments of the community.



As shown in the bar chart above, the City of Sammamish has demonstrated sufficient land for housing, with a housing capacity of 144% of the City’s housing target. Given the cost of single family housing, and because mixed use and multifamily housing types are typically more affordable than single-family, detached housing, the City recognizes the importance of having sufficient zoned capacity for multi-family and Town Center mixed use residential development in order to meet affordability needs. As shown above, approximately 50 percent of the City’s capacity was in either multi-family or mixed use residentially zoned land. This is an important element in the City’s overall approach to providing for affordable housing in Sammamish.

Countywide Planning Requirements. The King County Countywide Planning Policies (CPPs), in addition to reaffirming the GMA housing goals, require all cities to share the responsibility for achieving the goal of an equitable distribution of affordable housing in King County. Through the CPPs, cities in King County have agreed that housing in each community should reflect the existing countywide mix of household income. The CPPs define the county-wide need for housing by income as follows:

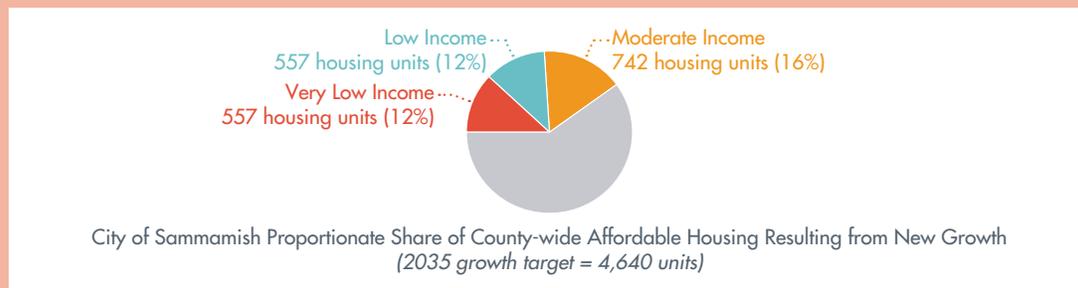
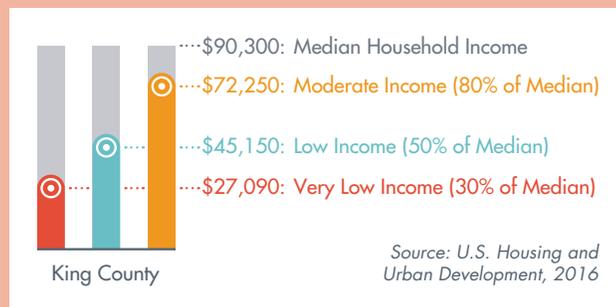
- 50–80% of AMI (moderate) 16% of total housing supply
- 30–50% of AMI (low) 12% of total housing supply
- 30% and below AMI (very low) 12% of total housing supply

Currently the supply of existing affordable housing for lower income households is less than existing needs both countywide and in many cities, especially for very low income households. Sammamish has only about 2 percent of the City’s existing housing stock affordable at up to 50 percent of median income, and about 5 percent affordable between 50 percent and 80 percent of median income. This is a much lower proportion than most other cities countywide and in East King County.

The CPPs encourage cities to employ a range of housing tools to address the countywide need and recognize that local jurisdictions should tailor their housing policies based on local circumstances and conditions. Cities are also expected to work collaboratively to meet the regional affordable housing need and to monitor and measure results.

Measuring Countywide Affordable Housing Need

These charts help to illustrate the estimated City of Sammamish proportionate share of the countywide affordable housing need resulting from new growth. The chart at right summarizes King County household income levels corresponding to 80, 50, and 30 percent of the 2016 HUD estimate of King County median household income. Based on the City’s housing target of 4,640 units, the pie chart below shows the amount of affordable housing needed at each income level to meet a proportionate share of countywide affordable housing demand.



Recognizing that Sammamish has a lower proportion of affordable housing than other cities in East King County, the City will continue to work toward fulfilling its role in meeting the countywide need for affordable housing in King County. The goals and policies in this Housing Element specifically identify the policies, strategies and actions identified by the City to address this goal.

Special needs

housing in this plan includes homes suitable for and occupied by people with one or more self-help limitations, such as physical or mental disability, long-term illness, or alcohol or drug issues. The housing may or may not incorporate supportive services, and may be permanent or transitional. Examples include adult family homes, assisted living facilities, and group homes for people with developmental disabilities.

Universal design

refers to a broad spectrum of ideas meant to produce products, buildings, or other built environments that are usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life. Wheelchair ramps, essential for people in wheelchairs but also used by all, are a common example. There are also cabinets with pull-out shelves, kitchen counters at several heights to accommodate different tasks and postures, and low-floor buses that “kneel” (bring their front end to ground level, rather than on-board lifts).

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.

Single family homes near Allen Lake



For more information, see the recommended 2006 Housing Strategy Plan, Exhibit A in Volume II.H, beginning on page H.77.

Goal H.6 Monitoring

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

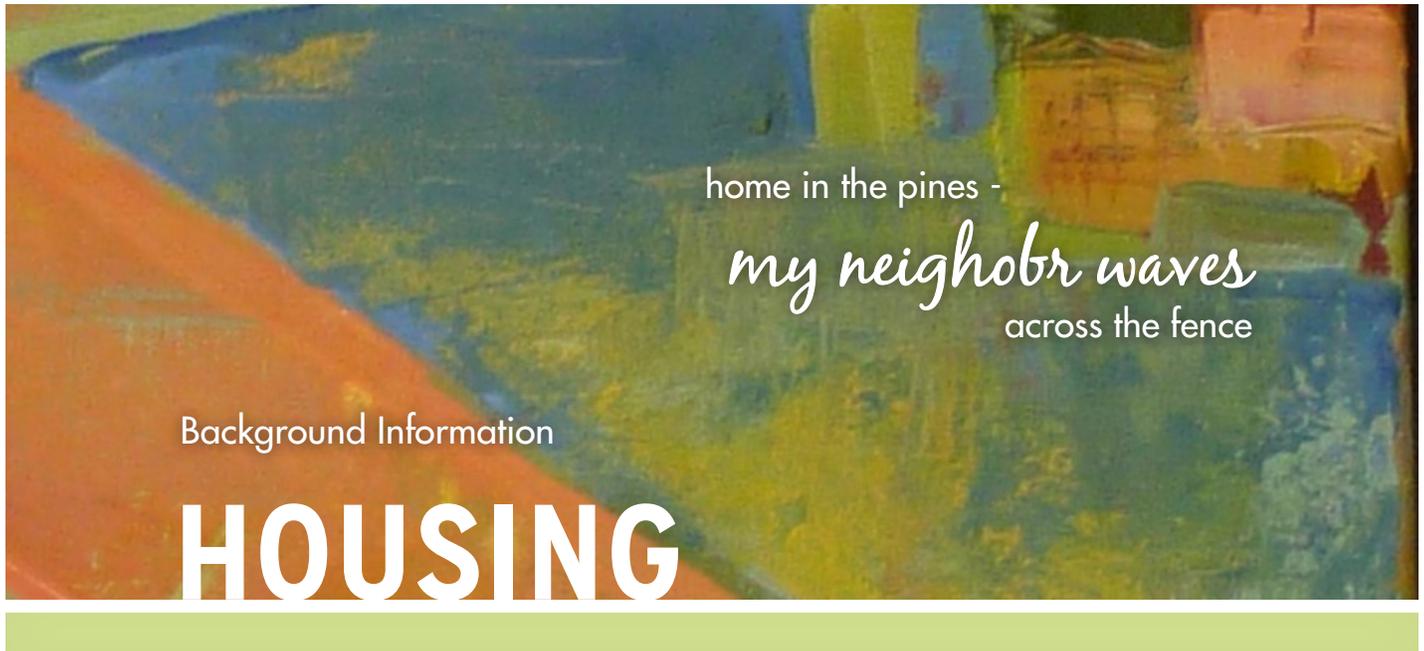
- Policy H.6.1 Adopt a Housing Strategy Plan to outline benchmarks, steps and milestones toward implementation of this Housing Element.*
- Policy H.6.2 Support regional housing strategies.*
- Policy H.6.3 Monitor the city’s housing supply, type and affordability including measurable progress toward meeting 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.*

Background Information

HOUSING

home in the pines —
my neighbor waves
across the fence

Painting by Anna Macrae
Haiku by Michael Dylan Welch



This is a new page added to the Background Chapter of the Housing Element.

Complete information about the City of Sammamish 2018 Housing Strategy, Sammamish Home Grown - A Plan for People, Housing, and Community can be found on the City of Sammamish webpage at <http://www.sammamish.us>

Sammamish Home Grown is a plan to guide the implementation of the goals and policies of the Housing Element. It serves as a work plan that assists the City with transforming policies into near-term actions and determine priorities for the preferred housing strategies.



Neighborhood near Allen Lake

Note on the following pages that the page numbers have been updated. No other changes have been made to this document.

East King County

Housing Analysis

Pursuant to RCW 36.70A.070(2), Growth Management Act of Washington.



1/27/2015

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Housing Analysis I-2 January, 2015

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I. EAST KING COUNTY NEEDS ANALYSIS

INTRODUCTION

Under the provisions of the Growth Management Act, each housing element is to “include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth.” Further guidance on preparing a “needs analysis” is provided in the Countywide Planning Policies.¹ The goal of this East King County Needs Analysis is to provide all ARCH (A Regional Coalition for Housing) member cities with consistent data and analysis which will inform and assist in the updates of local comprehensive plans. The housing needs analysis should inform readers as to the specific needs that they can expect to exist within the forecast population. It is also intended to help understand who lives and works in East King County in order to inform our individual cities and overall sub-region’s existing and projected housing needs.

Cities in East King County have created a partnership through ARCH to help them better address local housing needs. This partnership of cities has acknowledged that they are all part of a larger contiguous housing market with common issues facing many member cities. This needs analysis has been organized to reflect this partnership and recognize the many common housing market conditions and needs. Along those lines this document is organized into three sections:

- East King County Report. This report highlights the key demographic and housing information for East King County. Much of the discussion in this section focuses on the sub-regional level, with some mention of significant variations or similarities between cities and East King County averages.
- City Summary Report. A separate report is also provided for each city that is a member of ARCH. This report highlights where an individual city’s conditions vary significantly from the results reported in the East King County report, unique characteristics of the city that impact local housing conditions, and local efforts made in the past to address local housing needs.
- Housing Needs Analysis Appendix. The appendix includes a wider range of demographic and housing related data, including more detailed tables for all the information provided in the sub-regional and city summary reports. Most data is provided at the city, sub-regional and countywide level.

There are several elements of the East King County needs analysis. The first part, Planning Context, focuses on the regional and county-level planning policies that guide the city’s comprehensive planning. The second part, Housing Needs, provides demographic and other information for local residents. It also includes information regarding the local workforce. This information helps to define the demand for housing in a community. The third part, Housing Supply, looks at the type and affordability of existing housing in the community. The fourth

¹ CPP H-3.

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part, Summary Findings, identifies areas of needs by comparing *demand*—for various housing types and affordability levels for existing residents and employees and projected growth—with existing and projected housing *supply*.

PLANNING CONTEXT

Supplementing the state’s Growth Management Act is a system of regional (county-wide and multi-county) planning policies. The purpose of the following discussion is not to describe the entire context of these regional policies, but to focus on those related to the analysis of housing demand and supply—particularly housing types and affordability.

Housing Diversity

In the regional planning context, “housing diversity” means that the housing needs of all economic and demographic groups are addressed within all jurisdictions.² The Housing Element needs to show how a city will accommodate a variety of housing types at a variety of densities.³ Specifically, cities should address housing for rental and ownership and for a range of household types and sizes, including housing suitable and affordable for households with special needs.⁴

Housing Affordability

The Growth Management Act states that the Housing Element must show how a city will provide opportunities for affordable housing for all economic segments of the community.⁵ The Multicounty Planning Policies in *VISION 2040* call for policies that provide for a “sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.”⁶ This is furthered in the King County Countywide Planning Policies (CPPs) which require each city to adopt policies, strategies, actions, and regulations that promote housing affordability, especially to address the countywide need for housing affordable to very low-, low-, and moderate-income households.⁷ The county-wide need for housing by income is defined as follows (“AMI” stands for King County Area Median Income):⁸

50–80% of AMI (moderate)	16% of total housing supply
30–50% of AMI (low)	12% of total housing supply
30% and below AMI (very low)	12% of total housing supply

While a city cannot guarantee that a given number of units at each affordability level will be created, establishing the countywide need clarifies the scope of the effort for each jurisdiction.

² MPP-H-1 and CPP Overarching Goal, Housing.

³ Growth Management Act: RCW 36.70A.070(2) and WAC 365-196-410. MPP-H-1. CPP H-4.

⁴ CPP H-5 and MPP H-3.

⁵ Growth Management Act: RCW 36.70A.070(2) and WAC 365-196-410.

⁶ MPP-H-2.

⁷ CPP H-5.

⁸ CPP H-1.

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Cities are encouraged to employ a range of housing tools to ensure the countywide need is addressed and should tailor their housing policies, strategies, regulations, and programs “to local needs, conditions, and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions.”⁹ Where the supply of affordable housing is significantly less than a city’s proportional share of the countywide need, the city may need to undertake a range of strategies addressing needs at multiple income levels, including strategies to create new affordable housing. Planning should include housing “that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work.”¹⁰

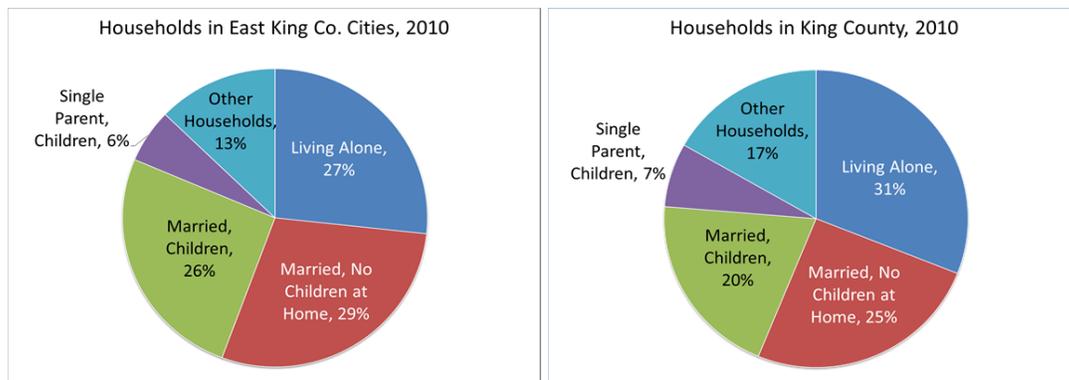
In addition, cities are expected to “work cooperatively ... to provide mutual support in meeting countywide housing growth targets and affordable housing needs,”¹¹ Finally, cities also need to monitor the results of their efforts, and as needed reassess and adjust their policies and strategies.¹²

The analysis that follows addresses current and trending housing needs and supply.

HOUSING NEEDS

Population Growth

CHART 1: Household Types



Source: 2010 U.S. Census

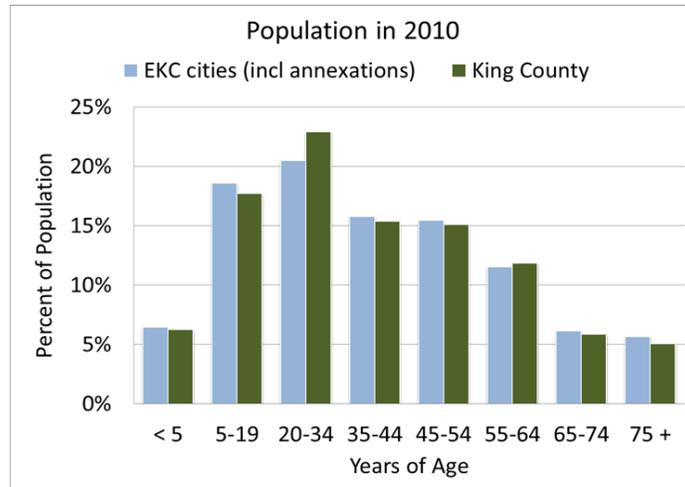
East King County cities grew 30% in population between 2000 and 2010, if two large annexations to Kirkland (which became official in 2011) are included. (See **Exhibit A** in the Appendix.) Without the Kirkland annexations, that growth is 19%, still half again greater than the rate of Seattle (13%), more than one and a half times that of the King County average (11%),

⁹ CPP H-8.
¹⁰ CPP H-9.
¹¹ CPP H-14.
¹² CPPs H-17 and H-18.

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and greater than the state population growth rate of 14%. The cities in East King County with the highest proportion of population increase included Issaquah, Redmond, Sammamish and Newcastle, while the population of Mercer Island and the “Point Cities” (Medina, Clyde Hill, Yarrow Point, Hunts Point, Beaux Arts Village) remained essentially unchanged.

CHART 2: Population Age



Source: 2010 U.S. Census

Household Types

The mix of household types in East King County are not strikingly different from King County overall (**Chart 1**). Compared to countywide, East King County has a larger proportion of married-couple households.

By and large, Eastside cities have not seen a significant change in their mix of household types from 2000 levels. (See Appendix, **Exhibits B-1 and B-2.**) Most East King County cities have similar blends of household types, with the notable exceptions that Sammamish and the Point Cities have higher proportions of married with children households, and Kirkland and Redmond have higher proportions of one-person households.

One-person households and married couples without children compose 57% of East King County households. Sammamish, at just over 40%, is the only Eastside city with less than 50% of households in these two categories.

Household Sizes

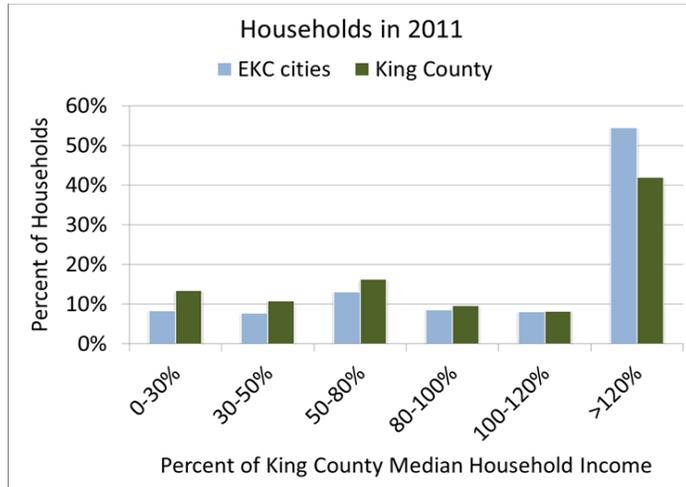
Based on the household mix, it is not surprising that *61% of Eastside households have one or two people.* Thirty-one percent (31%) have household sizes of three or four-persons and only 7% are larger than four people. (See Appendix, **Exhibit C-1 or C-2.**) One-person households are more likely to be seniors, or living below the poverty level.

Senior Population

Unlike 1990s which saw a percentage increase in seniors (especially over the age of 75), *the percentage of senior residents has remained relatively stable since 2000* (about 12%). (See Appendix, **Exhibit D-2.**) Relative to the East King County average, Bellevue, Mercer Island and the Point Cities have high proportions of seniors, while Sammamish, Newcastle and Redmond have relatively low proportions of seniors.

H.14

CHART 3: Household Incomes



Source: 2011 American Community Survey (ACS) 5-Year Estimates¹⁴

Seniors remain about equally split between seniors aged 65 to 75, and those over age 75. This suggests that the increasing senior population resulting from longer life spans may be beginning to flatten out. However, as shown in **Chart 2**, the ‘Baby Boom’ will be entering the 65- to 75-year age group in the next decade. The *Area Plan on Aging (Aging and Disability Services, 2007)* predicts that residents over age 60 could make up almost a quarter of East King County’s population by 2025.

Ethnicity/Immigration

Ethnic mix in East King County has seen significant shifts over the past 20 years. Minority populations have increased from just over 10% in 1990 to 32% in 2011 (Appendix, **Exhibit E-1**). A large portion of this increase has been due to increases in Asian population. Since the early 2000s there has also been a large proportional increase in Hispanic population, though the percentage of Hispanics is significantly less than Asian population. By comparison, the African-American population has remained proportionately stable countywide, and in East King County has remained at a relatively low proportion of 2% of the population.

A high proportion of the increase in minority population correlates to a large increase in foreign-born residents (Appendix, **Exhibit E-2**). This can lead to a higher number of households with limited English proficiency¹³ (Appendix, **Exhibit E-3**), who often earn less, are at a higher risk of becoming homeless, and can experience difficulties finding and obtaining affordable housing and information about affordable housing opportunities.

Household Incomes and Cost-burdened Households

Household Income. Overall, household median incomes are higher in East King County cities than the countywide average. In terms of understanding housing demand, it is more relevant to look at the cross section of household incomes (**Chart 3**). This evaluation shows that

¹³ “Limited English proficiency” is defined as a household in which no one 14 years old or older speaks only English or speaks a non-English language and speaks English “very well.” Until 2010, the Census Bureau used the term “linguistically isolated household.”

H.15

approximately 16% of all East King County households earn under 50% of median income (“low-income,” \$35,300 for all households in 2011. See Appendix, **Exhibit F** for more detail). Of those, about half earn less than 30% of median income. An additional 13% earn between 50% and 80% of median income (“moderate-income,” \$56,500 for all households in 2011). While significant levels, both of these figures are lower than countywide figures. Middle-income households (80% to 120% median income) make up another 16% of households, which is similar to countywide figures. *Compared to 2000, there has been an increase in the proportion of low-income households, and a small decrease in the proportion of moderate- and middle-income households* (Appendix, **Exhibit F-2**). Lower income households¹⁵ are more likely to be households headed by persons under 25 years of age, or to a lesser extent, above 65 years of age.

Poverty Level.¹⁶ Approximately 6% of households in East King County have incomes below the poverty level, compared to 13% in Seattle and 10% countywide. (See Appendix, **Exhibit G-3**.) Poverty levels have increased from about 4% in 2000, a similar level of increase as countywide. Poverty levels range from as low as 3% in Issaquah, Sammamish, and the Point Cities, to as high as 9% in Kenmore. These households live predominantly in rental housing, are less likely to be families versus other types of households, and slightly more likely to be seniors (Appendix, **Exhibits G-1 and G-2**).

Cost-Burdened Households.

Cost-burdened households are those that pay more than 30% of their incomes for housing. Overall, about 34% of all households in East King County are cost-burdened. This is slightly less than countywide figures. (See Appendix, **Exhibit H-1**.) In East King County, rates have increased somewhat since 2000, especially for homeowners, which could be explained by the large increase in home prices relative to median income. Percentages of

CHART 4: Cost-Burdened (35%) Households by Tenure and Householder Age



Source: 2011 ACS 5-Year Estimates

¹⁵ Household incomes under \$50,000 in 2011 dollars.

¹⁶ Households are classified as poor when the total income of the householder’s family is below the applicable poverty threshold. The poverty thresholds vary depending on three criteria: size of family, number of related children, and, for 1- and 2-person families, age of householder (U.S. Census Bureau).

H.16

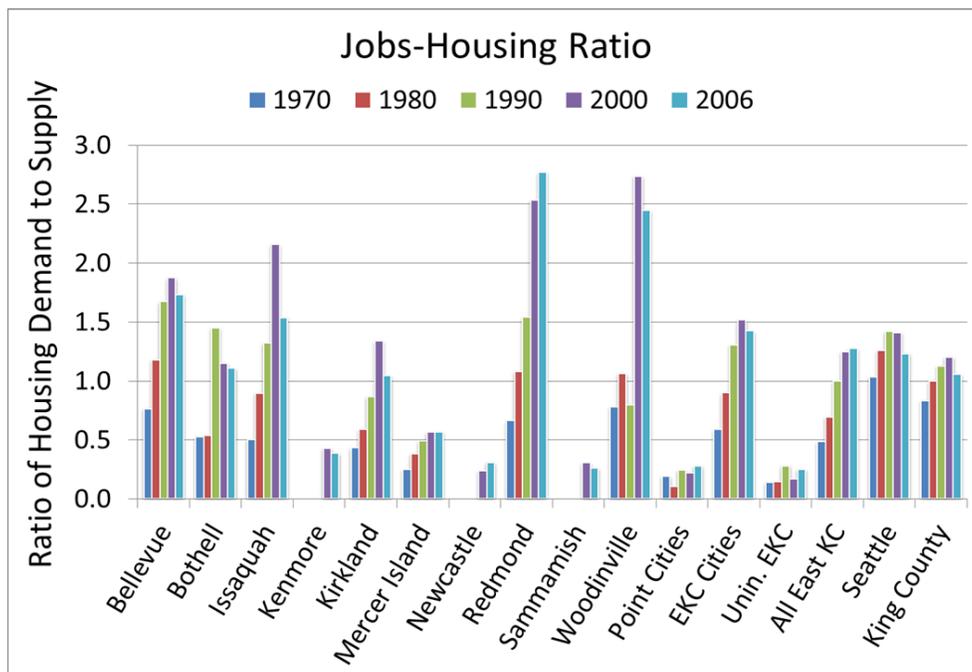
cost-burdened households increased at a greater rate countywide. A somewhat higher proportion of renter versus owner households (37% versus 32%) are cost-burdened. Most significantly, *a much higher proportion of lower income households—75%—are cost-burdened, compared to 13% of higher income households. (See Appendix, Exhibit H-2.) Though the number of cost-burdened households is spread throughout all age groups, a higher proportion of young households and senior households are cost-burdened (Chart 4).*

Severely Cost-Burdened Households. Households who pay over 50% of their income for housing are considered severely cost-burdened. About 14% of all East King County households are severely cost-burdened. (See Appendix, **Exhibit H-4.**) About one-third of cost-burdened homeowners are severely cost-burdened, while about one-half of cost-burdened renter households are severely cost-burdened.

Local Employment

Jobs-Housing Balance. A primary driver of the demand for housing is the local workforce. Many of the cities in East King County and East King County as a whole over the last 30 years

CHART 5: Jobs-Housing Balance



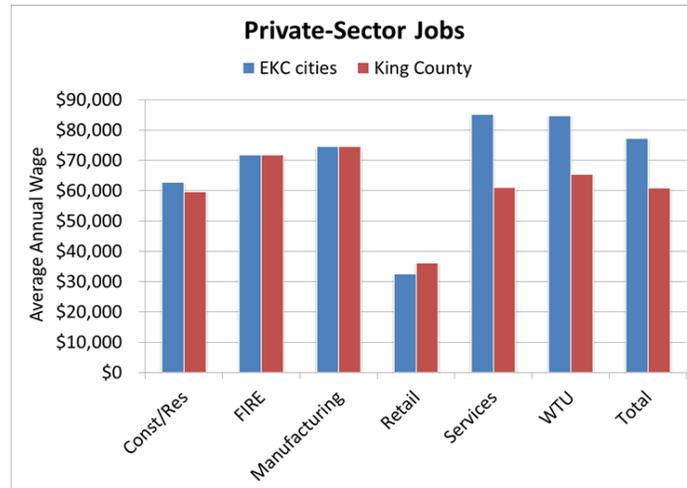
A ratio greater than 1.0 means that local employment generates a demand for housing greater than the number of housing units. Housing demand is estimated by 1.4 jobs per household.

Source: ARCH.

H.17

have transformed from suburban “bedroom” communities to employment centers. This workforce can impact the local housing market in several ways. First is the overall demand for housing. **Chart 5** shows that *East King County and many of its cities have a greater demand for housing resulting from employment than there is housing available (“jobs-housing balance”).* While the last eight years has seen some stabilization in this ratio of demand for housing from employment, it is still relatively high. When planned for employment and housing growth is added to existing levels, the cumulative impact could further increase the imbalance of housing to employment in East King County (Appendix, **Exhibit I**).

CHART 6: Average Wages in 2010



Source: Puget Sound Regional Council

Local Salaries. A second important driver of housing demand is how well the supply of housing matches the profile of the local workforce, both in terms of the type and affordability of housing. A common perception is that local employment is skewed toward higher paying, technology-related jobs. East King County does have a relatively high proportion of service sector (including tech) jobs¹⁷—60% versus 49% countywide—and represents the sector with the highest employment growth over the last 10 years in East King County. Notably, 74% of Redmond’s jobs are service sector jobs and have an average salary twice the countywide average. But for the other two-thirds of service sector jobs in the rest of East King County, average salaries are comparable to countywide salaries (**Chart 6**). In addition, other than the WTU sector (wholesale, transportation and utilities), average salaries in cities for the balance of jobs are at, or in many cases, less than countywide salaries for similar sector jobs (Appendix, **Exhibit J-2**). In other words, *while the average salary for 25% of the jobs in East King County is higher than the countywide average, 75% of jobs have similar or lower salaries than countywide averages.*

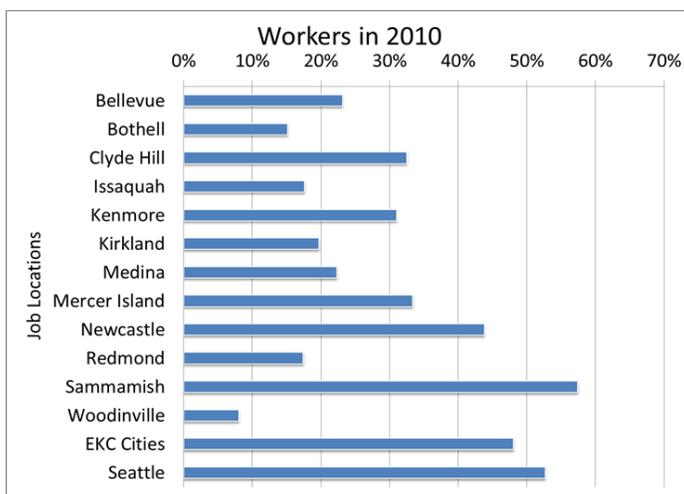
Relationship to Commuting. The balance between the local workforce and housing supply may have impacts on local transportation systems and economic development. Commute

¹⁷ The “services” sector includes jobs in Information, Professional, Scientific and Technical Services Management of Companies and Enterprises, Administrative and Support and Waste Management and Remediation Services, Educational Services (private-sector), Health Care and Social Assistance, Arts, Entertainment and Recreation, Accommodation and Food Services, and Other Services (except Public Administration).

H.18

patterns in East King County appear to support the data on jobs-housing balance described above. In 2010, fewer than half of the people that worked in East King County lived within East King County (**Chart 7**). One question this leads to is who is commuting and why? How much is it a choice versus an economic decision? Overall housing costs and resident median income are relatively high in East King County, but many jobs have similar salaries as countywide averages. Considering local housing costs and the number of cost-burdened households in East King County, it is fair to surmise that a large number of employees find it difficult financially to live in East King County.

CHART 7: Employees Who Live Where They Work



Source: AASHTO

This type of situation where workers may “drive to qualify” has led to increased interest in accounting for both housing and transportation expenses when considering overall housing affordability. There have been attempts to develop an index that measure these combined costs. Time and money spent on commuting have financial and quality of life impacts on households, as well as potentially impacting the ability to recruit qualified workers. This could be particularly true for employers

such as hospitals and school districts being able to recruit or retain employees for positions that have similar pay in different regions.

People with Special Housing Needs

Within any population there are smaller sub-groups that have additional needs, especially related to housing with appropriate services, affordability, or both. This includes seniors, persons with disabilities, and the homeless. Given the size of these populations, their needs are typically described on a more regional level, but needs to some degree exist in all communities. Following is some information to give perspective on these needs in East King County.

Supplemental Security Income (SSI). One indicator of persons with special needs are persons receiving Supplemental Security Income (SSI), which provides a minimum level of income for needy aged, blind, or disabled individuals. Overall, about 3,200 households in East King County receive SSI (Appendix, **Exhibit K-1**). At 2% of total households, East King County’s rate is

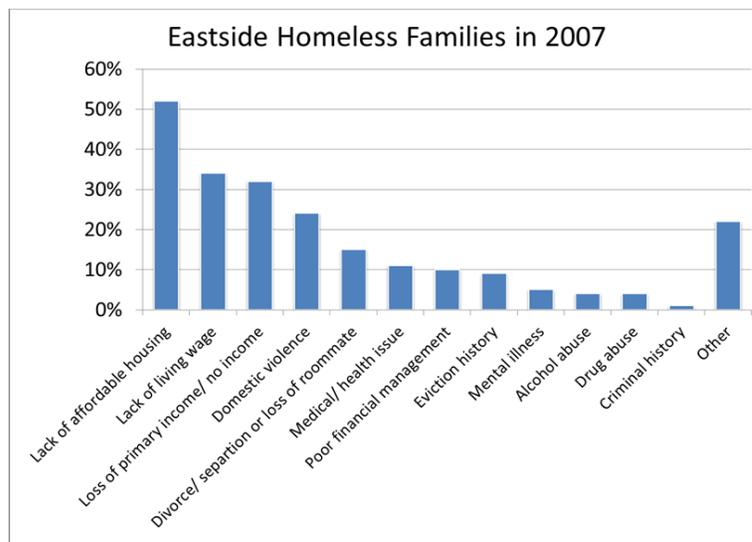
H.19

lower than the 3% countywide average; Kenmore is highest at 3%. Communities with lower proportions of seniors typically have lower SSI participation.

Group Quarters. Another indicator of residents with special needs is persons who live in group quarters.¹⁸ This is consistently less than one percent of the population of Eastside cities. The percentages are slightly higher in the rest of King County and Washington (2%). (See Appendix, **Exhibit K-2.**)

Homelessness. In 2005, government officials, funders, homeless people, and housing and service providers initiated the Committee to End Homelessness (CEH) with a plan to end homelessness in King County in ten years. The plan included a goal of creating 8,800 additional units and beds countywide for homeless individuals and families. CEH has galvanized efforts to improve housing and services for homeless people, resulting in significant increases in housing targeted to the homeless. Through 2012, a total of 5,424 new units or beds were open or in the pipeline (CEH, 2012). As part of this countywide effort, the Eastside Human Services Forum and

CHART 8: Causes of Homelessness



Causes identified by case managers at Sound Families intake. Families could list more than one cause of homelessness.

Source: Eastside Human Services Forum

Eastside Homeless Advisory Committee created a plan targeting the needs of homeless in East King County. The plan estimates a need for 820 units to serve single adults, 930 units for families, including 75 for victims of domestic violence, and 96 for youth and young adults. Each of these populations can have different needs, so different types of housing and services are appropriate. Since 2005, approximately 380 new units and beds have been made available on the Eastside, more than

¹⁸ A group quarters is a place where people, usually unrelated to one another, live or stay in a (home) that is owned or managed by an entity or organization providing housing and/or services for the residents... These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories (U.S. Census Bureau).

H.20

doubling the 231 that existed prior to the *10-Year Plan to End Homelessness*. (See Appendix, **Exhibit Q-4**.)

Data collected through Family Housing Connection, the new coordinated screening system for homeless families, provides insights regarding homelessness. **Chart 8** summarizes causes of homelessness, with 52% indicating the primary cause is the lack of affordable housing. Homeless families cope in a variety of ways, from doubling up (or “couch surfing”), to using shelter, to being in places not meant for habitation (e.g., cars, abandoned buildings). Many are experiencing homelessness for the first time, have high school or higher education, or have been employed (Appendix, **Exhibit K-3**).

Data prepared by school districts (homeless students) and the One-Night Count help to track results of local circumstances. The state Superintendent of Public Instruction’s report for the 2011-2012 school year showed a 43% increase in homeless students in East King County schools from the 2007-08 school year (from 487 students to 696; Appendix, **Exhibit K-5**).

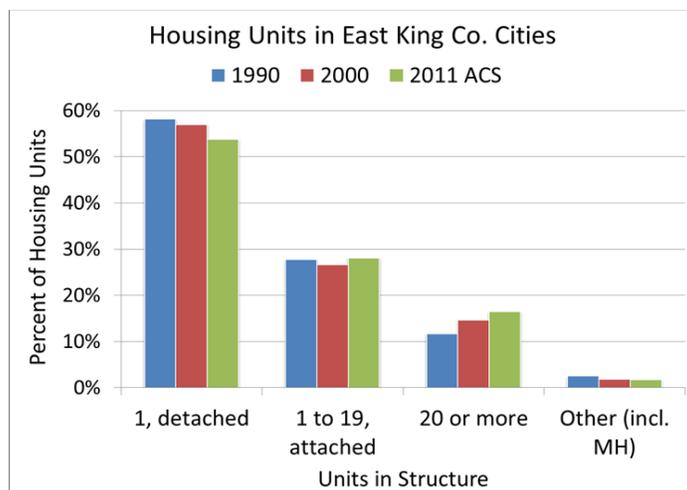
The One-Night Count of 2013 showed a marked increase in unsheltered, homeless persons on the Eastside, after decreasing from 2011 to 2012 (Appendix, **Exhibit K-4**).

These reports show that *while considerable efforts have been made, homelessness persists in our cities*.

HOUSING SUPPLY

This section discusses the existing housing supply in East King County and how the supply of residential housing has changed over time. It includes information on the type and cost of

CHART 9: Housing Units by Units in Structure



Source: 1990 and 2000 U.S. Censuses and 2011 ACS 5-Year Estimates

existing housing, capacity for new housing, and targets for new and affordable housing.

General Housing Stock

Type and Cost. The most basic distinction in housing is if it is single-family, multi-family or manufactured housing.

Chart 9 shows that the proportion of single-family homes in East King County has decreased about 5 percentage points over the last 20 years, with a proportional increase in multi-family housing, primarily

H.21

in developments with more than 20 units. This trend is fairly consistent among ARCH cities, and is consistent with local policies to encourage new development in their centers and preserving existing single-family areas.

Homeownership. Over time, the rate of homeownership in East King County (64% in 2011) has generally been higher than the countywide average (59%), and has followed trends similar to countywide/national trends. (See Appendix, **Exhibit L-3.**) Homeownership rates decreased in the 1980s, followed by increases into the early 2000s, and then decreases in recent years, the overall result being a slight decrease in ownership rates from 1980 to present. This overall trend appears to be as much due to national financial policy as local policies or housing supply. Among East King County cities, the two cities that buck this trend are Issaquah, which saw its ownership rate go from less than the countywide average to more than the countywide average, and Redmond, which experienced the opposite.

Condominiums. The continued strong ownership rates in the midst of shifting housing type are explained by another shift in the past 20 years. In the past, multi-family housing was synonymous with rental housing. Increasingly over the last ten to 20 years, however, multi-family housing includes ownership housing, both through new construction, as well as conversion of existing rental housing. ARCH has surveyed new multi-family housing over the last 15 years, and approximately 37% of new multi-family housing surveyed were condominiums, ranging from 25% in Woodinville to 43% in Issaquah (Appendix, **Exhibit L-3**). Condo conversions were very popular in the mid-2000s but essentially stopped after 2008. While they generally provide one of the most affordable types of ownership housing, they also result in the loss of rental housing that is typically affordable at lower incomes. Because they often do not require permits, it can be difficult to track the exact amount of conversion. A Dupre+Scott Apartment Advisors publication (2008) reported that conversions hitting the King County market grew from 900 in 2003 to 1,800 in 2004, 3,600 in 2005, and more than 6,000 in 2006. But conversions fell to 2,800 in 2007 and just 168 units had converted or were scheduled to convert at the report's publication date in 2008.

***Housing Age and Condition.** Overall, the housing stock in East King County is relatively new compared to Seattle. Fifty-seven percent (57%) of housing in East King County was built since 1980, compared to 43% countywide and 29% in Seattle. The only East King County cities with a lower proportion of housing built since 1980 are Bellevue, Mercer Island, Kenmore and the Point Cities (Appendix, **Exhibit O**). *More important in terms of local housing issues, however, is the condition of existing housing and the likelihood of redevelopment. Is reinvestment occurring as homes age? This is becoming a more important question in East King County because a larger proportion of homes is reaching an age (over 30 years old) where ongoing maintenance is more important and costly.**

Another increasing phenomenon in East King County is redevelopment of property. This can range from major remodels or rebuilding of single-family homes, to redevelopment of central areas with more intensive development. This type of reinvestment within communities is

H.22

important to maintain the stability of the community as well as for cities to achieve their long term goals. In East King County, this issue seems to occur primarily in scattered locations or smaller localized areas, and not in large contiguous areas. Each of the city chapters of this document will include a section identifying particular areas of the community where general building condition or other factors suggest that redevelopment is likely to occur. Areas where this is occurring include older neighborhood shopping areas and existing manufactured housing communities. *As cities plan to address these areas, another consideration is to what extent these areas currently provide relatively affordable housing, and will this housing be lost, or if efforts can be taken to preserve or replace affordable housing in these areas.*

Specialized Types of Housing. Of special note are a handful of housing types that increase housing options, meet a specialized housing need, or provide services to meet the needs of residents.

Accessory Dwelling Units (ADUs). Over 500 accessory dwelling units have been permitted in East King County Cities since 1994, with the vast majority being permitted in Mercer Island, Kirkland and Bellevue (Appendix, **Exhibit Q-1**). ADUs provide a relatively affordable form of housing for smaller households, which can also benefit existing homeowners and can be created at relatively low cost.

Manufactured Housing. Manufactured housing is mentioned here because it provides one of the most affordable forms of ownership housing, in many cases owned by senior households (Appendix, **Exhibit L-1**). In East King County it is a relatively small amount of the overall housing, with most located in the northern half of the area. Typically they are located in manufactured housing communities, and often on leased land which can be threatened with redevelopment. In addition, much of the manufactured housing stock is aged and can be challenging to maintain. In the last ten years, no new communities have been created, several smaller communities and one larger community (located in downtown Woodinville) have closed, and other closures have threatened. (ARCH members assisted preservation of one community in Redmond through the ARCH trust fund.)

Adult Family Homes. Adult family homes (AFHs) are state-licensed facilities to provide housing and care services for up to six adults in a regular house located in a residential neighborhood. All AFHs provide housing and meals; some provide specialized care for a range of needs including dementia, developmental disabilities and mental health. While many primarily serve seniors, they can serve other populations with special needs. In 2010, there were over 350 licensed adult family homes in East King County serving over 2,000 persons, with over 70% in Bellevue, Kirkland and Bothell (Appendix, **Exhibit Q-2**).

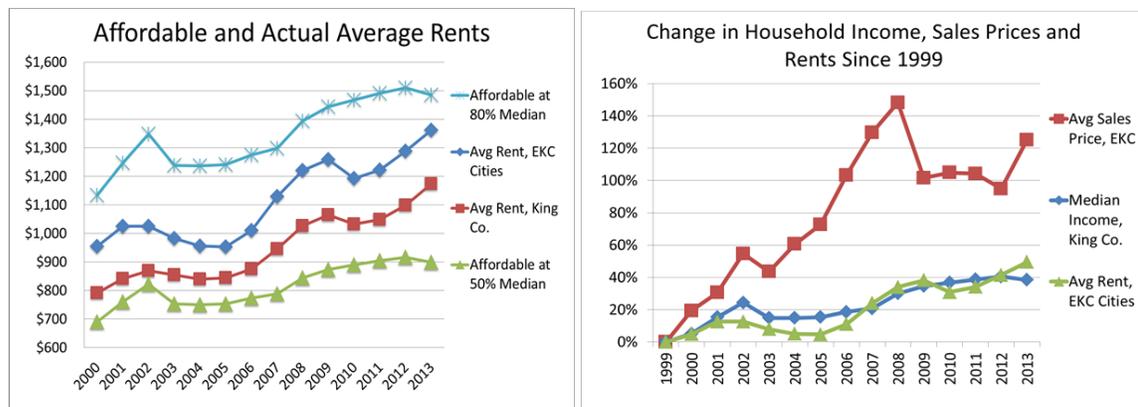
H.23

Senior Housing with Services. There are a variety of facilities providing services to seniors including independent living, assisted living¹⁹ and nursing homes, with many facilities providing a variety of services. (This combination is known as “continuum of care.” For more information, see ARCH’s website at <http://www.archhousing.org/current-residents/senior-housing.html>.) Nearly 60 licensed nursing homes and assisted living facilities exist in East King County. All forms of senior housing in East King County have capacity to serve over 8,800 residents (Appendix, **Exhibit Q-2**). Based on survey information of new multifamily housing collected by ARCH, over 4,000 new units of housing oriented for seniors were permitted from 1995 to 2009.

Housing Affordability

Housing Costs. Historically, costs of both rental and ownership housing have been higher in East King County than the countywide average, with the exceptions of sales prices in Kenmore and Bothell being somewhat below the countywide average (Appendix, **Exhibit P-1**). **Charts 10A, 10B, 10C and 10D** show changes in rents and sales prices since 2000 for East King County. Fluctuations notwithstanding, rents rose about the same as median income across the entire period from 2000 to 2010, and sale prices increased more than median income. In general, price increases in individual cities have been similar, though with stronger than average increases in rents and home prices occurring in Mercer Island, Bellevue and Kirkland.

CHARTS 10 A, B

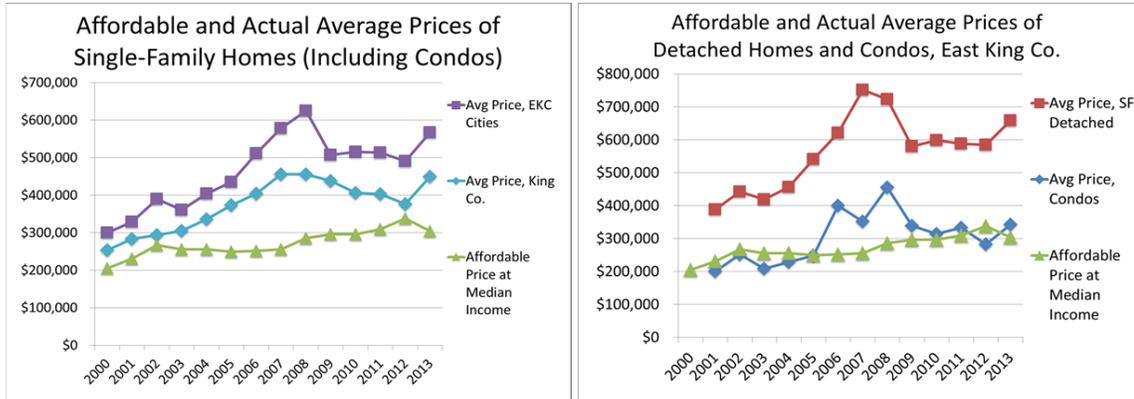


Source: *Central Puget Sound Real Estate Research Committee*

¹⁹ An assisted living facility (ALF) is licensed to provide housing and care services to seven or more people in a home or facility located in a residential neighborhood. All ALFs provide housing and meals and may also provide specialized care to people living with developmental disabilities, dementia, or mental illness.

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CHARTS 10 C, D



Source: Central Puget Sound Real Estate Research Committee

Overall Housing Affordability. Under the updated Countywide Planning Policies, cities’ local housing efforts are guided by all cities working to achieve housing affordability proportional to countywide needs. As stated earlier, countywide housing needs are 12% affordable at 30% of median income, 12% affordable between 30% and 50% of median income (a total of 24% affordable at 50% of median income), and 16% affordable between 50% and 80% of median income. In East King County, about 7% of the existing overall housing supply is affordable at 50% of median income (about \$43,000 for a family of four), with individual cities ranging from 1% to 13% and with most of that housing affordable in the 30% to 50% affordability range. Housing affordable between 50% and 80% of median income (about \$69,000 for a family of four) is 17% throughout East King County, with affordable units ranging from 2% or less in the Point Cities to 26% in Bothell (Appendix, **Exhibit M-1**). This information is further broken down between affordability of rental and ownership housing in the Appendix, **Exhibit M-2**. Most of the housing affordable to low and moderate incomes is rental housing, with only about 4% of ownership housing affordable to households earning less than 80% of median income. These proportions are much lower than statewide and national figures for ownership housing.

New Market-Rate Housing Affordability. ARCH’s multi-family survey also evaluates the affordability of new multi-family housing.²⁰ *Of surveyed units, about 14% (2,790) were affordable at 80% of median income, another 22% affordable at 100%, and another 18% at 120% of median income* (Appendix, **Exhibit N-2**). *Of the units affordable at 80% of median, the majority were smaller (studio or one-bedroom) rental units.* For individual cities, the percentage of new multi-family housing affordable at 80% of median ranged from 1% in Mercer Island, to approximately 39% in Bothell.

²⁰ New single-family housing has not been surveyed because virtually all new single-family homes are affordable only to households having incomes greater than 120% of the median.

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CHART 11: Progress Toward 1992-2012 Affordable Housing Targets

	Low-Income Housing (50% of Median Income)			Moderate-Income Housing (80% of Median Income)		
	Annual Averages		Actual Total Since 1993	Annual Averages		Actual Total Since 1993
	Actual	2012 Goal		Actual	2012 Goal	
Beaux Arts	0.0	0.0	0.1	0.1	0.0	2
Bellevue	47	105	947	105	74	2,095
Bothell	6	23	126	37	17	731
Clyde Hill	0.4	0.1	8	0.2	0.1	5
Hunts Point	2.9	0.0	58	0.0	0.0	0.1
Issaquah	9	41	188	24	29	477
Kenmore	7	19	95	11	13	160
Kirkland	16	70	319	26	50	526
Medina	0.2	0.2	4	0.1	0.1	2
Mercer Island	3	13	59	12	10	232
Newcastle	1	11	22	1	8	26
Redmond	14	139	271	49	99	979
Sammamish	0.5	n/a	6	0.6	n/a	7
Woodinville	3	23	61	10	16	186
Yarrow Point	0.1	0.2	2	0.0	0.2	0.1
TOTAL	108	445	2,166	271	315	5,428
Pct of Goal		24%			86%	

Reflects supporting jurisdiction, not necessarily location.
Source: ARCH

Affordable Housing. Cities have created affordable housing through a variety of means, including direct assistance (e.g., ARCH Trust Fund, land donation, fee waivers), development incentives (e.g., density bonuses, rezones, ADUs), and the private market. These activities can involve building new units or preserving existing housing with explicit long-term affordability. Local resources are leveraged with other county, state and federal programs and target a range of incomes up to 80% of median income. In East King County there are a total of about 8,000 publicly assisted housing units with long term affordability restrictions (Appendix, **Exhibit Q-3**). This represents about 4.5% of the overall housing stock and is spread throughout East King County. Almost 50% is either owned or administered by the King County Housing Authority (KCHA). Of these almost 1,700 are Section 8 vouchers which are used by individuals in privately owned housing. This is just under 20% of the total vouchers administered by KCHA countywide outside Seattle and Renton. *One reason that a low proportion of vouchers are used in East King County is relatively high rents. A priority of ARCH and its members has been to preserve privately owned Section 8 “project-based” housing.* Over the last 15-plus years, 485

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units of privately owned, federally assisted housing have been preserved long-term as affordable housing, with 140 units remaining in private ownership.

HOUSING TARGETS AND CAPACITY

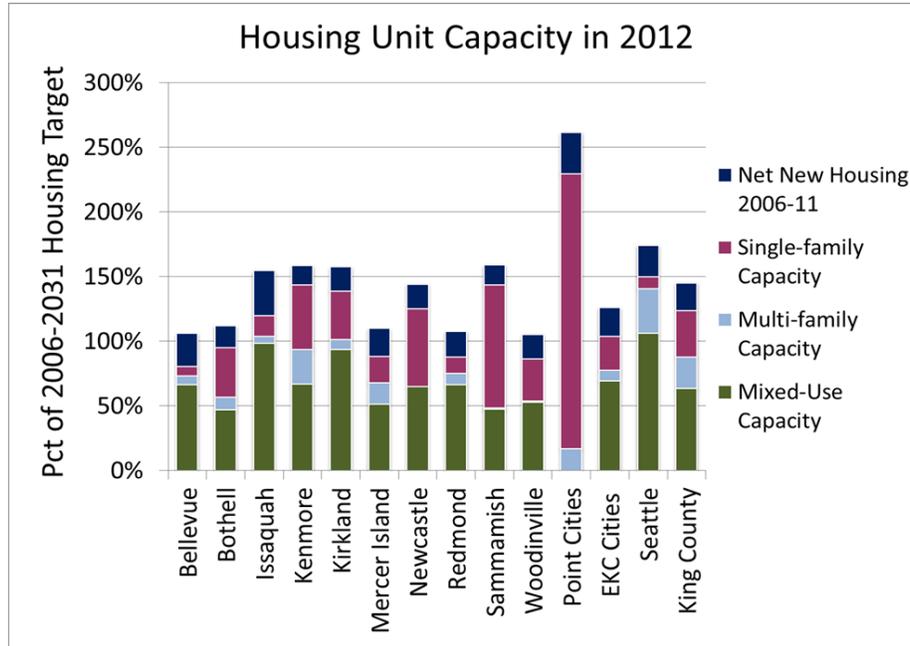
Housing Targets. Each city has planning targets for overall housing and employment, which are updated every five years (Appendix, **Exhibit R-1**). The most recently updated targets are for the 2006–2031 planning period. Several cities have kept pace with their new housing goals and, even after four or five years of slower development, East King County is close to the pace of housing production expected for the 25-year period (Appendix, **Exhibit R-2**).

In the Countywide Planning Policies before 2012, every jurisdiction in King County also had affordable housing targets. Each city’s affordable housing targets were set as a percent of their overall housing target (24% for low-income and 18% for moderate-income). These percentages corresponded to the amount of additional low- and moderate-income households that will result from planned growth throughout the county. **Chart 11** summarizes progress toward affordable housing goals of 1992. (See Appendix, **Exhibit R-1** for more detail.) *The data* (see Appendix, **Exhibit S-1**) *show that communities have been somewhat successful at using a wide range of approaches to create housing affordable at moderate-income.* Individual cities that have seen more moderate-income housing include those with active incentive programs, or where the market has managed to provide moderately priced units, which typically have been smaller (studio or one-bedroom) rental units.

Progress toward low-income goals has been more elusive. Cumulatively, cities have achieved 25% of their low-income goals. Almost all of this housing has required some type of direct assistance. While progress toward goals has varied significantly from year to year, one trend appears to be achieving a lower proportion of the affordable housing goals over time. Possible explanations include the ARCH Trust Fund being relatively flat for the last ten years, while housing costs have increased; and newer multi-family housing being relatively more expensive than in the past. (See Capacity, below.)

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CHART 12: Housing Capacity as Percent of 2006-2031 Housing Targets



Source: King County

Capacity for Housing. Having sufficient land capacity for growth is the first step in being able to achieve future housing goals. Developable land should be sufficient to handle expected growth in each of a number of housing types, which meet a range of needs in the community, including affordable housing. Based on information from the 2006 Buildable Lands report (King County, 2007b), **Chart 12** summarizes each city’s housing capacity relative to their overall housing target, and also by type of housing (single-family, multi-family, mixed-use), with the following observations:

- *All cities have sufficient land capacity to meet their housing targets.*
- *Given costs of single-family housing, it is important to have sufficient zoning capacity for multi-family housing and other less expensive forms of housing (e.g., ADUs) to plan for affordable housing needs.* When accounting for several recent actions to update town center plans (Sammamish, Issaquah, Woodinville, Bel-Red in Bellevue), cities seem to have achieved that objective.
- Over the past decade, almost all cities in East King County have taken action to increase housing opportunities in their centers. As a result *over 50% of future housing growth is planned for mixed-use zones.* While this can be a way to create forms of housing not currently available in the community and create more sustainable development, the reliance

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on this development makes it imperative that these areas provide housing for a wide range of household types (including families), and affordability. Of note is that to date, new housing in these zones has been relatively more expensive than new housing in more traditional, lower density multi-family zones (e.g., wood frame, surface parking). This places greater importance on cities being more proactive in these mixed-use areas to ensure that housing is developed, and to create affordable housing opportunities. Several cities have taken steps along those lines by actions such as using FAR (floor-to-area ratio) instead of unit density (encouraging smaller units), linking affordability to rezones or height increases, and offering incentives such as fee waivers and exempting property taxes for a period of time in exchange for affordability.

SUMMARY FINDINGS

Stabilizing/Maturing Communities. Demographically, we may be seeing signs of maturing or stabilizing communities. Demographic patterns in East King County cities are becoming more similar to countywide figures. Also, there were less significant shifts in items such as household type and senior population as there have been in previous decades.

Senior Population. The proportion of seniors did not change over the last decade; however, seniors can be expected to increase in proportion over the next ten to 20 years. The potential relevance to housing is twofold. First, some portion of seniors have specialized housing needs, especially older seniors (over age 75), which are half of the senior population. Second, for seniors that rent, a relatively high proportion are cost-burdened.

Increasing Low-Income Population. The percentage of the population that is very low-income (under 30% of median income) and low-income (30% to 50%) has increased both in East King County and countywide.

Jobs-Housing Balance. The jobs-housing “imbalance” creates an excess demand for housing relative to local supply. Based on future employment and housing targets, the relative demand for housing from employment could become even proportionately higher. The demand for housing from local employment not only puts pressure on the overall supply of housing, but also the diversity and affordability of housing to match the needs of the workforce.

Rental Housing and Cost-Burdened Households. On the surface, data on rental housing can look encouraging. Average rents are affordable to moderate-income households, and over the past ten years rent increases have essentially matched increases in median income. However, a significant portion of renter households are very low-income or low-income, for whom the affordable supply is lower. This is reflected in the large portion of lower-income households that are cost-burdened. Also, relatively high rents in East King County may contribute to the relatively low portion of the East King County workforce that lives in East King County.

Housing Capacity in Mixed-Use Zones. Much of the capacity for future housing growth is in areas zoned for mixed use. This can provide opportunities for creating more sustainable

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communities. But the first generation of housing in our urban centers has been relatively expensive compared to multi-family housing built in the past. These factors could place more emphasis on communities being more proactive in developing strategies to increase a range of types and affordability of housing in these centers.

Single-Person Households. The high proportion of one-person households presents opportunities to explore less conventional housing types as a way to increase diversity and affordability. More efficient forms could range from ADUs to multiplexes and more innovative forms of housing, especially near transit (e.g., smaller spaces, prefabricated housing).

Ethnic Diversity. Increased ethnic diversity should lead to sensitivity in designing housing programs, especially for non-English speaking households.

Homelessness. Prior to a large increase in 2013, one-night counts suggested that the *10-Year Plan to End Homelessness*, a “housing-first” approach, and additional shelter capacity may have helped arrest growth in the number of unsheltered families and individuals countywide. Surveys indicate that homelessness is still a significant problem across Eastside communities, but working together has more than doubled the emergency shelter beds and service-supported housing units in just five years.

Progress against Affordable Housing Targets. East King County cities together have kept pace with their collective moderate-income housing target, but achieved only 22% of the pro-rated low-income target. Individual cities achieving more moderate-income housing are those with active incentive programs, or where the market has managed to provide smaller, moderately priced units. Almost all of the lower-income housing has required some type of direct assistance. Another concern is an apparent trend toward achieving lower proportions of the affordable housing goals over time. Possible explanations include the ARCH Trust Fund and several other public funding sources being relatively flat for the last ten years, and newer multi-family housing being relatively more expensive than in the past.

Planning to house more local workers, seniors, young families, and people with disabilities in East King County (and throughout the region) is a real challenge because of long-standing market conditions; but Housing Element policies, existing programs, and new strategies can help meet the community’s future needs for housing diversity and affordability.

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II. NEEDS ANALYSIS SUPPLEMENT: SAMMAMISH

This report supplements information provided in the East King County Needs Analysis. Its purpose is to: highlight demographic and housing data for Sammamish that varies from the material presented in the East King County Needs Analysis; describe potential housing issues in different neighborhoods; and summarize housing programs utilized by the City.

LOCAL DEMOGRAPHIC-HOUSING DATA

Sammamish has experienced strong **population growth** compared to other King County cities—34% from 2000 to 2010—greater, in fact, than any East King County city other than Newcastle and Issaquah (see Appendix, **Exhibit A**).¹

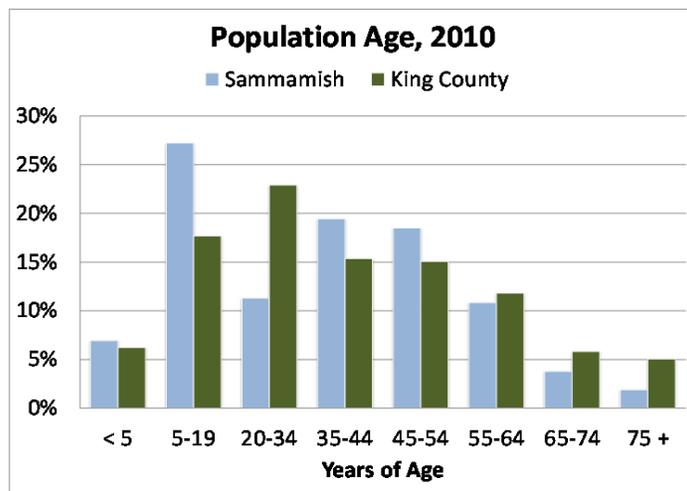


CHART S-1

Source: U.S. Census Bureau (2011)

Population age data is another demographic where Sammamish varies from the rest of the county (**Chart S-1**). *Sammamish has a larger proportion of school-age children* (26% versus 18%), and lower proportions of younger (age 20 to 34) and older (over age 55) adults.

The mix of household types in Sammamish is quite different from countywide averages (**Chart S-2**). *The largest number of households are married couples with children, which make up 47% of all*

households. In fact, Sammamish has the highest proportion of married households of any ARCH-member city. (See Appendix, **Exhibit B**.) Related to this fact is that Sammamish has relatively few one-person households (11% versus all East King County cities at 27%) and a higher percentage of larger families—38% with four or more people, compared to 22% in all East King County cities (Appendix, **Exhibit C-1**).

¹ Minus annexations, Issaquah’s population growth was 116% and Sammamish’s 33%.

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Housing/Building Types. Corresponding to the family types found in Sammamish, the community’s housing types are also considerably different from others of the Eastside—greater proportions of single-family detached homes and lower percentages of apartments (although there appears to be some movement toward the rest of East King County in this regard; see **Chart S-3**). The Land Use and Housing Elements should make it possible for housing developers to meet the demand for a range of housing types and densities.

New Group Homes. Sammamish added 99 residents of group homes between 2000 and 2010. In 2000, no group home population was recorded. (See Appendix, **Exhibit K-2**.)

Building Activity. From 2000 to 2011, 81% of Sammamish’s housing permits went to single-family homes. (See Appendix, **Exhibit L-2**.) For comparison, Newcastle has a similar proportion (76%), Issaquah issued 46% single-family permits, and Redmond’s permits were 35% single-family. Overall, EKC cities’ permits were roughly 43% single-family from 1992–2011.

Sammamish has maintained **home ownership figures** consistently higher than countywide averages and those of other East King County cities. While homeownership has been approximately 60% countywide and over 60% in East King County cities,

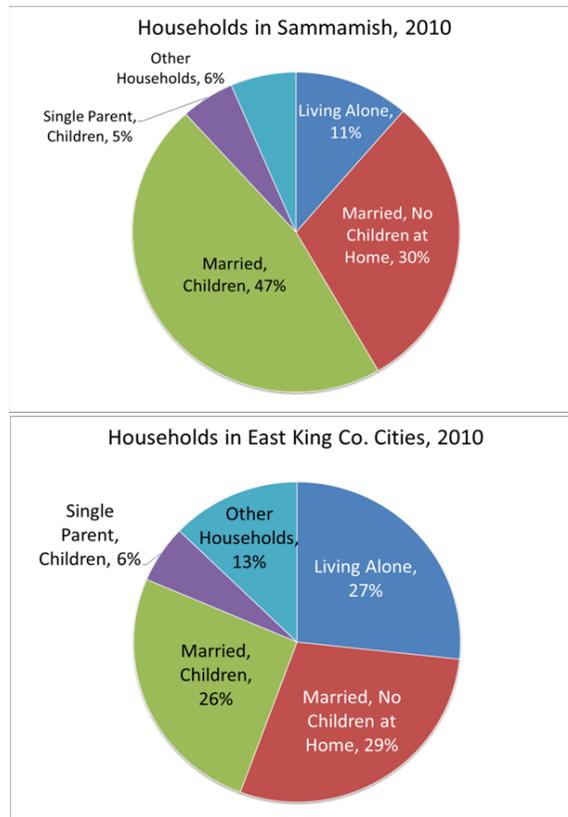


CHART S-2
Source: U.S. Census Bureau (2010)

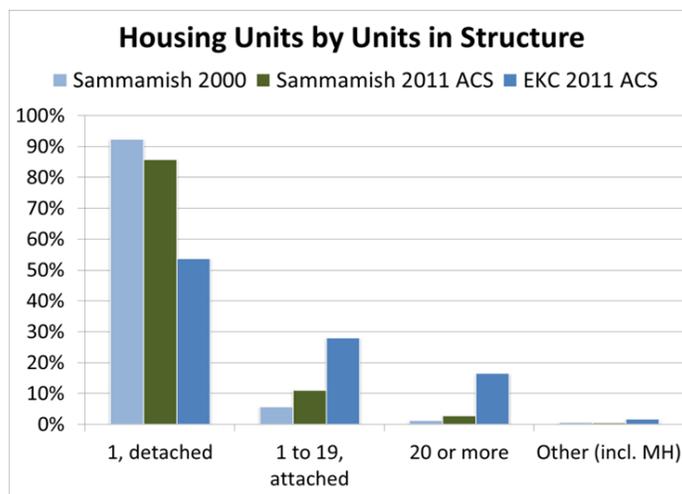


CHART S-3
Source: U.S. Census Bureau (2010)

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Sammamish’s ownership is nearly 90%, as it was in 2000 (Appendix, **Exhibit L-3**).

While average **home sales prices** in East King County are generally higher than countywide averages (30% higher), those in Sammamish were more than 55% higher than countywide averages in 2010 (Appendix, **Exhibit O-1**). Likewise, the median income of Sammamish households is significantly higher than the King County median (Appendix, **Exhibit F-1**). About 6% of the city’s households are lower-income and about 7% moderate-income, compared to 16% and 13%, respectively, for East King County overall. Consequently, the city’s housing affordability does not approach the countywide need, indicating the need to adopt policies and strategies to plan for and promote the expansion in the availability of housing affordable at these income levels (**Table S-1** and **Appendix, Exhibit M-1**).

TABLE S-1: AFFORDABLE HOUSING AND COUNTYWIDE HOUSING NEEDS, 2010

HOUSEHOLD INCOME LEVEL		PCT OF TOTAL HOUSING UNITS AFFORDABLE AT INCOME LEVEL	COUNTY-WIDE HOUSING NEED
Pct of Area Median		Sammamish	Based on Household Incomes
< 30%:	Very Low-Income	0%	12%
30% to 50%:	Low-Income	1%	12%
50% to 80%:	Moderate-Income	4%	16%
80% to 100%:	Middle-Income	8%	10%
> 100%:	Higher-Income	86%	50%

Source: 2006-2010 CHAS (Comprehensive Housing Affordability Strategy; U.S. Housing and Urban Development).

Despite higher overall household incomes, a number of *Sammamish residents have moderate and low income levels. Sammamish households are housing cost burdened at about the same rate as other cities in East King County.*² Thirty-six percent (36%) of renters and 31% of homeowners in Sammamish are considered “housing cost-burdened” (Appendix, **Exhibit H-1**). Most cities, including Sammamish, saw two- to four-percentage point increases in cost-burdened households since 2000, among homeowners. “Severely cost-burdened” renters (those paying more than 50% of income for housing) were also found in proportions close to those of the Eastside overall (Appendix, **Exhibit H-4**). As in other East King County cities, cost-burdened

² The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care (HUD, <http://www.hud.gov/offices/cpd/affordablehousing/>, accessed 10/4/2011).

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households are primarily lower-income and relatively young (under 25 years of age) or relatively old (65 or over), suggesting the need for more affordable housing opportunities for seniors as well as for younger households entering the market.

Jobs-housing balance is a figure developed to indicate the ratio of housing demand from local workforce to the local supply of housing. A ratio of 1.0 means there is an amount of housing equal to the demand for housing from the local workforce. A ratio higher than 1.0 means there is a greater demand for housing from the workforce than there is available housing. **Chart 5** (Section I) shows that East King County’s jobs-housing ratio has increased from well below 1.0 in 1970 to 1.3 in 2006. Sammamish’s ratio, meanwhile, has remained under 0.30. *Looking forward to the year 2031, the jobs-housing ratio for Sammamish, including existing levels and planned growth, is expected to remain essentially the same* (See Appendix, **Exhibit I**). Planned growth for employment and housing in East King County as a whole would result in a jobs-housing “imbalance” of 1.4, a small increase from 2006.

Employment and Wages by Job Type (Sector). Certain employment-related information about Sammamish’s work force could have housing implications. First, Sammamish has an unusual employment mix compared to other cities its size in King County. *In 2010, 26% of its workforce works in public education; Sammamish is the only mid-sized East King County city where that percentage is greater than 15%* (see Appendix, **Exhibit J-1**). Second, apart from school and government jobs, average private-sector wages in Sammamish in 2008 (\$37,506) were the fourth lowest among East King County cities, mainly because the vast majority of occupations are lower-paying, service-sector jobs (see Appendix, **Exhibit J-2**).³ A household at this income (\$37,506) in 2008 would be able to afford housing costs up to \$938 per month, significantly less than average rents in Sammamish and nearby communities. This implies households are either cost burdened, commuting long distances, or have more than one job.

In summary, Sammamish is predominately higher-income families (homeowners) with children and relatively expensive single-family homes, with few local jobs, most of which pay entry-level wages. While indications are that the community has developed as planned in 2012, the next 20-year planning horizon raises necessary questions for future housing supplies and demands, including:

- If the city’s demographics become more like those of the rest of King County, will the housing market be able to accommodate them? Older householders and smaller households typify trends in other East King County communities (e.g. Bellevue, Redmond) over the past 20 years.

³ The average does not include public-sector wages. The “services” sector includes jobs in Information, Professional, Scientific and Technical Services Management of Companies and Enterprises, Administrative and Support and Waste Management and Remediation Services, Educational Services (private-sector), Health Care and Social Assistance, Arts, Entertainment and Recreation, Accommodation and Food Services, and Other Services (except Public Administration).

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- If more Sammamish workers want to live in the community will they be able to find housing they can afford in suitable locations?

SUMMARY OF LOCAL HOUSING STRATEGIES

Over the last eight years the City of Sammamish has initiated a range of strategies to increase the diversity and affordability of housing in the city.

Amount and Diversity of Housing: Creating “Additional Housing Choices”

- **Town Center.** The City’s 2008 Town Center Plan calls for up to 2,000 dwelling units to promote development of housing that may not otherwise be built in the city, through a mixture of multi-family units in mixed-use and stand-alone structures, townhouses, cottages, and detached single-family dwellings. New code amendments allow more homes and a wider variety of housing types in the Town Center. Moreover, these homes will have convenient walking access to shopping, open space, and transit.
- **Transfer of Development Rights (TDR) incentives.** As another catalyzing mechanism in the Town Center, the city amended its code to enable developers to build more housing units by purchasing development rights from property owners in low-density zones of the city.
- **Low-impact development (LID) incentives.** The city now rewards developments that use one or more of the preferred techniques for reducing the environmental impacts of new residential development. The incentives include density and height bonuses and attached housing.
- **Accessory dwelling units (ADUs).** The city has adopted regulations allowing ADUs, and in 2011 amended the code to allow attached ADUs on any sized lot and to revise off-street parking requirements.
- **Townhomes and apartments** are allowed in all zones. (And to improve proximity of housing to shopping and services, limited commercial uses are allowed in multi-family zones.)
- **Duplex homes.** Duplexes are now allowed in all residential zones except R-1 (subject to design standards).
- **Cottage housing.** The city has established a pilot program for cottage housing in R-4 through R-18 zones.
- **Manufactured housing.** Consistent with state law, the city allows manufactured (i.e., factory-built) homes in all residential zones and otherwise regulates them in the same manner as other housing.

H.36**Housing Affordability**

- **Town Center.** The new code ensures that at least ten percent of new housing units in the Center will be affordable to moderate-income households⁴ (or fewer, if the units are even more affordable). In exchange, developers have more options with respect to building types, height, and density. In addition, developments may receive three bonus units for each affordable unit provided above the required ten percent.
- **Surplus land.** In 2011, the City Council approved transfer of city property (the former Lamb house) to Habitat to provide long-term affordable home ownership for low- and moderate-income families.
- **Duplex homes.** Duplexes that satisfy conditions for affordable housing will count as one-half of a dwelling unit for purposes of density regulation.
- **Impact fee waivers.** City impact fee provisions include waivers of school impact fees for low- and moderate-income housing, and partial waivers for road and park impact fees (depending on levels of affordability and size of project).
- **ARCH Trust Fund.** The city has provided approximately \$300,000 to support a variety of low- and moderate-income housing projects throughout East King County.

Housing for People with Special Needs.

- Group homes are allowed as-of-right in medium-density residential zones and as part of mixed-use development in commercial zones, as well as a conditional use in low-density residential zones.

OVERALL RESULTS

Through 2009, Sammamish was ahead of the pace indicated to achieve its *overall* housing target for 2001–2022 (291 units per year, compared to 192; Appendix, **Exhibit Q-2**). In terms of achieving its affordable housing goals, the city had seen no new moderate-income housing through 2010, and 3% of its low-income housing target (Section I, **Chart 11**); but keep in mind that the strategies enacted recently (described above), have not had time to take effect.

⁴ Households with incomes of 80% of King County’s median household income, adjusted for household size.

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III. APPENDIX

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Exhibit A: Population

2000, 2010 U.S. Census; Washington Office of Financial Management

	2000	2010	Pct Change	Change from Annexation, 2000-2010	Population Growth, 2000-2010
Beaux Arts Village	307	299	-3%	-	(8)
Bellevue	109,827	122,363	11%	2,764	9,772
Bothell	30,150	33,505	11%	12	3,343
Clyde Hill	2,890	2,984	3%	-	94
Hunts Point	443	394	-11%	-	(49)
Issaquah	11,212	30,434	171%	6,210	13,012
Kenmore	18,678	20,460	10%	-	1,782
Kirkland (incl 2011 annexations)	n/a	84,559	n/a	n/a	n/a
Kirkland (before 2011 annex.)	45,054	48,787	8%	170	3,563
Inglewood-Finn Hill CDP	22,661	22,707	0%	n/a	46
Kingsgate CDP	12,222	13,065	7%	n/a	843
Medina	3,011	2,969	-1%	-	(42)
Mercer Island	22,036	22,699	3%	-	663
Newcastle	7,737	10,380	34%	-	2,643
Redmond	45,256	54,144	20%	482	8,406
Sammamish	34,104	45,780	34%	345	11,331
Woodinville	9,194	10,938	19%	19	1,725
Yarrow Point	1,008	1,001	-1%	-	(7)
EKC Cities (incl 2011 annexations)	340,907	442,909	30%	9,832	52,665
Seattle	536,376	608,660	13%	-	72,284
King County	1,737,046	1,931,249	11%	n/a	n/a
Washington	5,894,121	6,724,540	14%	n/a	n/a

U.S. Census Bureau, PL 94-171 Redistricting data, 2000 and 2010 and WA Office of Financial Management.

H.40

Exhibit B: Household Types

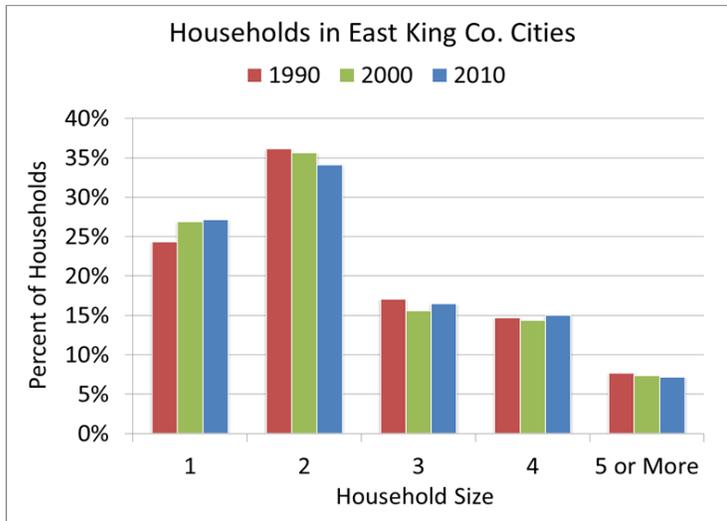
2000, 2010 U.S. Census

	Total Households	Percent of Total Households				
		Living Alone	Married, No Children at Home	Married, Children	Single Parent, Children	Other Households
Beaux Arts Village, 2010	113	20%	38%	33%	6%	3%
2000	121	17%	41%	29%	4%	9%
Bellevue, 2010	50,355	28%	30%	23%	5%	14%
2000	45,836	28%	31%	22%	5%	13%
Bothell, 2010	13,497	27%	29%	23%	7%	14%
2000	11,923	26%	27%	26%	7%	13%
Clyde Hill, 2010	1,028	12%	41%	38%	4%	5%
2000	1,054	13%	47%	31%	3%	6%
Hunts Point, 2010	151	17%	47%	28%	2%	7%
2000	165	15%	45%	28%	4%	8%
Issaquah, 2010	12,841	30%	26%	26%	6%	12%
2000	4,840	31%	26%	21%	8%	14%
Kenmore, 2010	7,984	23%	31%	25%	7%	14%
2000	7,307	24%	30%	26%	7%	13%
Kirkland, 2010 (incl annexations)	36,074	30%	28%	20%	6%	15%
2000	n/a	n/a	n/a	n/a	n/a	n/a
Kirkland, 2010 (before annex.)	22,445	36%	25%	18%	6%	16%
2000	20,736	36%	25%	17%	6%	16%
Inglewood-Finn Hill CDP, 2010	8,751	20%	33%	25%	6%	15%
2000	n/a	n/a	n/a	n/a	n/a	n/a
Kingsgate CDP, 2010	4,878	23%	30%	25%	7%	14%
2000	n/a	n/a	n/a	n/a	n/a	n/a
Medina, 2010	1,061	16%	39%	34%	5%	6%
2000	1,111	15%	40%	34%	4%	7%
Mercer Island, 2010	9,109	24%	35%	27%	6%	8%
2000	8,437	22%	35%	30%	5%	7%
Newcastle, 2010	4,021	22%	32%	29%	5%	12%
2000	3,028	20%	34%	30%	4%	12%
Redmond, 2010	22,550	30%	26%	25%	6%	13%
2000	19,102	30%	27%	22%	6%	15%
Sammamish, 2010	15,154	11%	30%	47%	5%	6%
2000	11,131	9%	31%	49%	5%	6%
Woodinville, 2010	4,478	30%	28%	24%	6%	12%
2000	3,512	26%	27%	30%	7%	10%
Yarrow Point, 2010	374	17%	38%	34%	5%	5%
2000	379	15%	45%	33%	1%	5%
EKC Cities, 2010 (incl annexations)	178,790	27%	29%	26%	6%	13%
2000	138,682	27%	29%	25%	6%	13%
Seattle, 2010	283,510	41%	20%	13%	5%	21%
2000	258,499	41%	20%	13%	5%	21%
King County, 2010	789,232	31%	25%	20%	7%	17%
2000	710,916	31%	25%	21%	7%	16%
Washington, 2010	2,620,076	27%	29%	20%	9%	15%
2000	2,271,398	26%	28%	24%	9%	13%

H.41

Exhibit C-1: Households by Number of People

1990, 2000, 2010 U.S. Census



H.42

Exhibit C-2: Households by Number of People 2000, 2010 U.S. Census

	Total	1	2	3	4	5 or More
Beaux Arts Village, 2010	113	20%	37%	12%	20%	10%
2000	121	17%	45%	13%	21%	5%
Bellevue, 2010	50,355	28%	35%	16%	14%	7%
2000	45,836	28%	37%	15%	13%	7%
Bothell, 2010	13,497	27%	34%	17%	14%	8%
2000	11,923	26%	34%	16%	16%	8%
Clyde Hill, 2010	1,028	12%	36%	17%	21%	13%
2000	1,054	13%	44%	15%	17%	11%
Hunts Point, 2010	151	17%	44%	15%	15%	10%
2000	165	15%	44%	17%	12%	13%
Issaquah, 2010	12,841	30%	34%	16%	14%	6%
2000	4,840	31%	36%	15%	13%	5%
Kenmore, 2010	7,984	23%	35%	18%	16%	8%
2000	7,307	24%	35%	17%	16%	8%
Kirkland (2010, incl annex.)	36,074	30%	35%	16%	13%	6%
2000	n/a	n/a	n/a	n/a	n/a	n/a
Kirkland (2010, before annex.)	22,445	36%	35%	14%	11%	4%
2000	20,736	36%	36%	14%	10%	4%
Inglewood-Finn Hill CDP, 2010	8,751	20%	37%	19%	16%	8%
2000	n/a	n/a	n/a	n/a	n/a	n/a
Kingsgate CDP, 2010	4,878	23%	33%	18%	15%	10%
2000	n/a	n/a	n/a	n/a	n/a	n/a
Medina, 2010	1,061	16%	38%	14%	18%	14%
2000	1,111	15%	41%	16%	18%	10%
Mercer Island, 2010	9,109	24%	37%	15%	16%	8%
2000	8,437	22%	36%	15%	18%	9%
Newcastle, 2010	4,021	22%	35%	18%	18%	8%
2000	3,028	20%	37%	19%	17%	7%
Redmond, 2010	22,550	30%	33%	17%	14%	6%
2000	19,102	30%	36%	15%	12%	7%
Sammamish, 2010	15,154	11%	29%	21%	27%	11%
2000	11,131	9%	31%	21%	26%	13%
Woodinville, 2010	4,478	30%	32%	16%	14%	8%
2000	3,512	26%	31%	16%	17%	10%
Yarrow Point, 2010	374	17%	37%	16%	22%	8%
2000	379	15%	42%	15%	20%	8%
EKC cities (2010, incl annex.)	178,790	27%	34%	17%	15%	7%
2000	138,682	27%	36%	16%	14%	7%
Seattle, 2010	283,510	41%	33%	12%	9%	5%
2000	258,499	41%	34%	12%	8%	5%
King County, 2010	789,232	31%	33%	15%	13%	8%
2000	710,916	31%	34%	15%	13%	8%
Washington, 2010	2,620,076	27%	35%	16%	13%	10%
2000	2,271,398	26%	34%	16%	14%	10%

H.43

Exhibit D-1: Population Age

2000, 2010 U.S. Census

	Total	Under 5 yrs	5 to 19 yrs	20 to 34 yrs	35 to 44 yrs	45 to 54 yrs	55 to 64 yrs	65 to 74 yrs	75 yrs or older
Beaux Arts Village, 2010	299	4%	27%	3%	16%	15%	14%	11%	10%
2000	307	4%	20%	10%	12%	19%	16%	11%	8%
Bellevue, 2010	122,363	6%	17%	22%	14%	15%	11%	7%	7%
2000	109,569	6%	17%	22%	17%	15%	10%	7%	6%
Bothell, 2010	33,505	6%	18%	21%	15%	16%	12%	6%	6%
2000	30,150	6%	22%	20%	18%	16%	8%	5%	5%
Clyde Hill, 2010	2,984	5%	26%	6%	13%	18%	14%	10%	8%
2000	2,890	6%	22%	7%	16%	16%	15%	11%	8%
Hunts Point, 2010	394	5%	21%	6%	12%	16%	15%	15%	9%
2000	443	6%	23%	8%	14%	18%	16%	6%	10%
Issaquah, 2010	30,434	8%	17%	21%	18%	13%	9%	5%	8%
2000	11,212	6%	18%	22%	20%	16%	8%	5%	5%
Kenmore, 2010	20,460	7%	18%	18%	15%	16%	13%	6%	6%
2000	18,678	6%	21%	19%	18%	17%	9%	6%	5%
Kirkland, 2010 (incl 2011 annex.)	84,559	6%	16%	23%	16%	15%	12%	6%	4%
Kirkland (before annex.), 2010	48,787	6%	15%	25%	16%	15%	12%	6%	5%
2000	45,054	5%	15%	27%	18%	15%	9%	5%	5%
Inglewood-Finn Hill CDP, 2010	22,707	6%	18%	20%	16%	17%	14%	6%	3%
2000	22,661	7%	22%	20%	19%	17%	9%	4%	2%
Kingsgate CDP, 2010	13,065	7%	19%	22%	16%	15%	12%	7%	4%
2000	12,222	7%	24%	21%	18%	15%	9%	4%	2%
Medina, 2010	2,969	4%	27%	6%	12%	19%	14%	10%	8%
2000	3,011	7%	22%	9%	17%	17%	13%	9%	8%
Mercer Island, 2010	22,699	4%	22%	10%	12%	18%	15%	9%	11%
2000	22,036	5%	23%	9%	15%	18%	12%	9%	10%
Newcastle, 2010	10,380	7%	18%	19%	17%	18%	12%	6%	3%
2000	7,737	8%	17%	22%	21%	16%	9%	4%	2%
Redmond, 2010	54,144	8%	16%	28%	17%	12%	9%	5%	5%
2000	45,256	6%	17%	28%	17%	14%	8%	4%	5%
Sammamish, 2010	45,780	7%	27%	11%	19%	19%	11%	4%	2%
2000	34,104	8%	27%	14%	22%	18%	7%	2%	2%
Woodinville, 2010	10,938	6%	20%	18%	16%	16%	12%	5%	6%
2000	9,194	7%	22%	20%	19%	16%	8%	3%	6%
Yarrow Point, 2010	1,001	4%	26%	6%	11%	20%	13%	11%	8%
2000	1,008	5%	22%	8%	16%	15%	16%	11%	8%
EKC cities, 2010 (incl 2011 annex)	442,909	6%	19%	20%	16%	15%	12%	6%	6%
2000	340,649	6%	19%	21%	18%	16%	9%	6%	5%
Seattle, 2010	608,660	5%	13%	30%	16%	13%	12%	5%	5%
2000	563,374	5%	14%	31%	17%	14%	7%	5%	7%
King County, 2010	1,931,249	6%	18%	23%	15%	15%	12%	6%	5%
2000	1,737,034	6%	19%	24%	18%	15%	8%	5%	5%
Washington, 2010	6,724,540	7%	20%	21%	14%	15%	12%	7%	6%
2000	5,894,121	7%	22%	21%	17%	14%	8%	6%	6%

H.44

Exhibit D-2: Population Age, 55 Years and Older

1990, 2000, 2010 U.S. Census

	55 to 64	65 to 74	75 yrs		55 to 64	65 to 74	75 yrs
	yrs	yrs	and over		yrs	yrs	and over
Beaux Arts, 1990	16%	10%	2%	Medina, 1990	14%	11%	4%
2000	16%	11%	8%	2000	13%	9%	8%
2010	14%	11%	10%	2010	14%	10%	8%
Bellevue, 1990	10%	7%	4%	Mercer Island, 1990	12%	9%	5%
2000	10%	7%	6%	2000	12%	9%	10%
2010	11%	7%	7%	2010	15%	9%	11%
Bothell, 1990	7%	7%	5%	Newcastle, 1990	n/a	n/a	n/a
2000	8%	5%	5%	2000	9%	4%	2%
2010	12%	6%	6%	2010	12%	6%	3%
Clyde Hill, 1990	14%	11%	4%	Redmond, 1990	6%	4%	3%
2000	15%	11%	8%	2000	8%	4%	5%
2010	14%	10%	8%	2010	9%	5%	5%
Hunts Point, 1990	13%	11%	4%	Sammamish, 1990	n/a	n/a	n/a
2000	16%	6%	10%	2000	7%	2%	2%
2010	15%	15%	9%	2010	11%	4%	2%
Issaquah, 1990	7%	6%	6%	Woodinville, 1990	4%	3%	1%
2000	8%	5%	5%	2000	8%	3%	6%
2010	9%	5%	8%	2010	12%	5%	6%
Kenmore, 1990	8%	6%	4%	Yarrow Point, 1990	15%	11%	4%
2000	9%	6%	5%	2000	16%	11%	8%
2010	13%	6%	6%	2010	13%	11%	8%
Kirkland, 1990	7%	6%	4%	EKC cities, 1990	8%	6%	4%
2000	9%	5%	5%	2000	9%	6%	5%
2010 (before annex.)	12%	6%	5%	2010 (incl annexations)	12%	6%	6%
2010 (incl annexations)	12%	6%	4%	Seattle, 1990	7%	8%	7%
Inglewood-Finn Hill, 1990	6%	4%	2%	2000	7%	5%	7%
2000	9%	4%	2%	2010	12%	5%	5%
2010	14%	6%	3%	King County, 1990	8%	6%	5%
Kingsgate CDP, 1990	6%	3%	1%	2000	8%	5%	5%
2000	9%	5%	2%	2010	12%	6%	5%
2010	12%	7%	4%	Washington, 1990	8%	7%	5%
				2000	8%	6%	6%
				2010	12%	7%	6%

H.45

Exhibit E-1: Race and Ethnicity

2000, 2010 U.S. Census

	Total	Not Hispanic or Latino						Hispanic or Latino, any Race
		White alone	Black or African American alone	American Indian & Alaska Native alone	Asian alone	Hawaiian & Other Pacific Islander alone	Some Other Race	
Beaux Arts, 2000	307	97%	0%	0%	2%	0%	0%	0%
2010	299	95%	0%	0%	4%	0%	0%	1%
Bellevue, 2000	109,569	72%	2%	0%	17%	0%	0%	3%
2010	122,363	59%	2%	0%	28%	0%	0%	7%
Bothell, 2000	30,150	85%	1%	1%	6%	0%	0%	3%
2010	33,505	75%	1%	0%	10%	0%	0%	4%
Clyde Hill, 2000	2,890	89%	1%	0%	7%	0%	0%	2%
2010	2,984	83%	1%	0%	12%	0%	0%	2%
Hunts Point, 2000	443	93%	0%	0%	3%	0%	0%	1%
2010	394	80%	1%	1%	11%	0%	0%	7%
Issaquah, 2000	11,212	85%	1%	1%	6%	0%	0%	2%
2010	30,434	71%	1%	0%	17%	0%	0%	3%
Kenmore, 2000	18,678	85%	1%	0%	7%	0%	0%	3%
2010	20,460	76%	2%	0%	10%	0%	0%	4%
Kirkland, 2000	45,054	83%	2%	0%	8%	0%	0%	3%
2010	48,787	76%	2%	0%	11%	0%	0%	4%
2010 (incl 2011 annex.)	84,559	75%	2%	0%	11%	0%	0%	4%
Inglewood-Finn Hill, 2000	22,661	85%	1%	0%	6%	0%	0%	3%
2010	22,707	79%	2%	0%	9%	0%	0%	4%
Kingsgate, 2000	12,222	77%	2%	1%	12%	0%	0%	4%
2010	13,065	68%	2%	0%	16%	0%	0%	4%
Medina, 2000	3,011	92%	0%	0%	5%	0%	0%	2%
2010	2,969	82%	0%	0%	12%	0%	0%	3%
Mercer Island, 2000	22,036	83%	1%	0%	12%	0%	0%	2%
2010	22,699	76%	1%	0%	16%	0%	0%	4%
Newcastle, 2000	7,737	74%	2%	0%	18%	0%	0%	3%
2010	10,380	63%	2%	0%	25%	0%	0%	5%
Redmond, 2000	45,256	76%	1%	0%	13%	0%	0%	3%
2010	54,144	61%	2%	0%	25%	0%	1%	3%
Sammamish, 2000	34,104	86%	1%	0%	8%	0%	0%	2%
2010	45,780	72%	1%	0%	19%	0%	0%	3%
Woodinville, 2000	9,194	81%	1%	0%	7%	0%	0%	3%
2010	10,938	76%	1%	0%	11%	0%	0%	3%
Yarrow Point, 2000	1,008	92%	1%	0%	3%	0%	0%	1%
2010	1,001	85%	0%	0%	9%	0%	1%	4%
EKC cities, 2000	340,649	79%	1%	0%	12%	0%	0%	3%
2010 (incl 2011 annex.)	442,909	68%	2%	0%	19%	0%	0%	4%
Seattle, 2000	563,374	68%	8%	1%	13%	0%	0%	4%
2010	608,660	66%	8%	1%	14%	0%	0%	4%
King Co., 2000	1,737,034	73%	5%	1%	11%	1%	0%	3%
2010	1,931,249	65%	6%	1%	14%	1%	0%	4%
Washington, 2000	5,894,121	79%	3%	1%	5%	0%	0%	3%
2010	6,724,540	73%	3%	1%	7%	1%	0%	4%

H.46

Exhibit E-2: Foreign-born Population 2000 U.S. Census, 2011 ACS 5-Year Estimates*

	2000	2011 ACS
Beaux Arts Village	9%	8%
Bellevue	25%	32%
Bothell	11%	14%
Clyde Hill	12%	15%
Hunts Point	8%	18%
Issaquah	12%	21%
Kenmore	10%	19%
Kirkland (incl annexations)	n/a	19%
Kirkland (before annex.)	14%	19%
Inglewood-Finn Hill CDP	12%	17%
Kingsgate CDP	17%	23%
Medina	9%	15%
Mercer Island	14%	17%
Newcastle	21%	25%
Redmond	21%	30%
Sammamish	10%	24%
Woodinville	14%	15%
Yarrow Point	6%	16%
EKC Cities	17%	25%
Seattle	17%	17%
King County	15%	20%
Washington	10%	13%

“2011 ACS” refers to the American Community Survey (ACS), five-year averages of 2007-2011. The ACS is the latest dataset from the Census Bureau that reports this data for city geographies, but it is sample data and sometimes carries high margins of error. Wherever available, we report 2010 Census data, which is a 100% count, not a sample, of population and housing units.

H.47

Exhibit E-3: Limited English Proficiency*

2000 U.S. Census, 2011 ACS 5-Year Estimates

	Percent of Households	
	2000	2011
Beaux Arts Village	0%	0%
Bellevue	7%	9%
Bothell	2%	3%
Clyde Hill	1%	3%
Hunts Point	0%	5%
Issaquah	3%	6%
Kenmore	2%	5%
Kirkland (incl 2011 annexations)	n/a	4%
Kirkland (before annexations)	3%	4%
Inglewood-Finn Hill CDP	2%	2%
Kingsgate CDP	4%	7%
Medina	1%	3%
Mercer Island	3%	3%
Newcastle	6%	7%
Redmond	5%	7%
Sammamish	1%	3%
Woodinville	4%	1%
Yarrow Point	0%	0%
<i>EKC cities (incl 2011 annexations)</i>	4%	6%
Seattle	5%	6%
King County	5%	6%
Washington	3%	4%

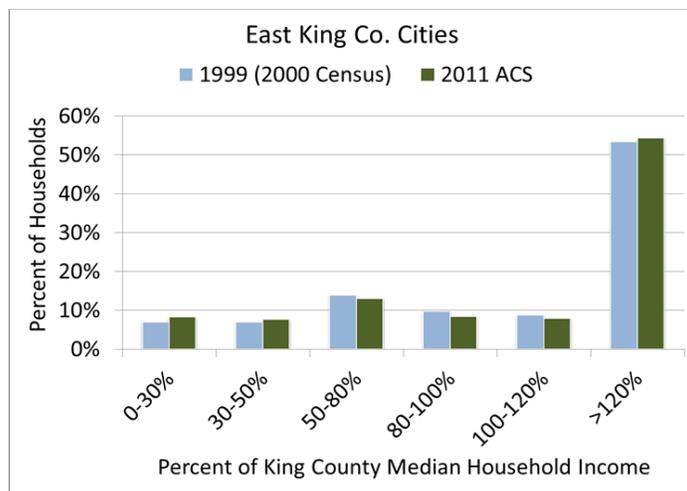
*Limited English Proficiency means no one in the home 14 years or older speaks English only or speaks English "very well." "Linguistic isolation" was the term used in the 2000 Census for the same measure.

H.48

Exhibit F-1: Household Income Distribution, 2011 2011 ACS 5-Year Estimates

Income category:		Less than \$21,200	\$21,200 to \$35,299	\$35,300 to \$56,499	\$56,500 to \$70,599	\$70,600 to \$84,699	\$84,700 and greater	
Pct of County's median HH income:	Total Households	Very Low Income <30%	Low Income 30-50%	Moderate Income 50-80%	80-100% of Median	100-120% of Median	Over 120% of Median	Median income
Beaux Arts Village	134	3%	2%	8%	6%	5%	76%	\$131,250
Bellevue	50,255	10%	8%	14%	9%	8%	51%	\$84,503
Bothell	13,569	9%	11%	18%	11%	8%	43%	\$70,935
Clyde Hill	952	4%	6%	4%	4%	5%	77%	\$197,917
Hunts Point	155	10%	1%	6%	3%	3%	77%	\$205,625
Issaquah	12,461	9%	6%	15%	9%	9%	51%	\$87,038
Kenmore	7,914	11%	9%	15%	9%	8%	48%	\$81,097
Kirkland (incl annexations)	37,684	8%	8%	14%	9%	9%	52%	n/a
Kirkland (before annex.)	22,624	8%	8%	14%	9%	9%	52%	\$88,756
Inglewood-Finn Hill CDP	9,559	7%	9%	13%	8%	9%	54%	\$91,839
Kingsgate CDP	5,501	10%	8%	15%	9%	8%	50%	\$82,210
Medina	1,037	6%	6%	4%	5%	4%	75%	\$176,354
Mercer Island	9,253	6%	7%	11%	6%	6%	64%	\$123,328
Newcastle	3,932	6%	6%	11%	8%	8%	61%	\$106,339
Redmond	23,048	9%	8%	11%	8%	9%	55%	\$92,851
Sammamish	14,583	3%	3%	7%	5%	5%	75%	\$135,432
Woodinville	4,350	7%	9%	15%	8%	8%	54%	\$91,049
Yarrow Point	364	5%	3%	7%	6%	7%	72%	\$153,056
EKC cities	179,691	8%	8%	13%	8%	8%	54%	n/a
Seattle	282,480	17%	12%	17%	9%	7%	37%	\$61,856
King County	790,070	13%	11%	16%	10%	8%	42%	\$70,567
Washington	2,602,568	17%	16%	13%	15%	11%	28%	\$58,890

Exhibit F-2: Household Incomes 2000 U.S. Census, 2011 ACS 5-Year Estimates



Note: Neither F-1 nor F-2 take household size into account when classifying by percent of median income.

H.49

Exhibit G-1: Households below Poverty Level

1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

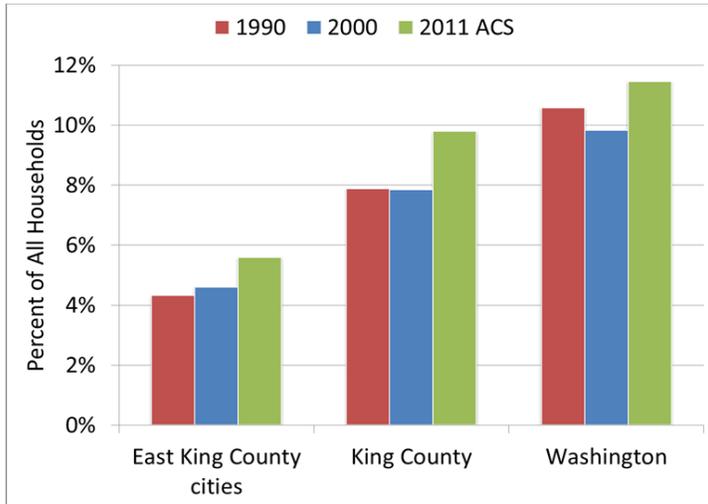
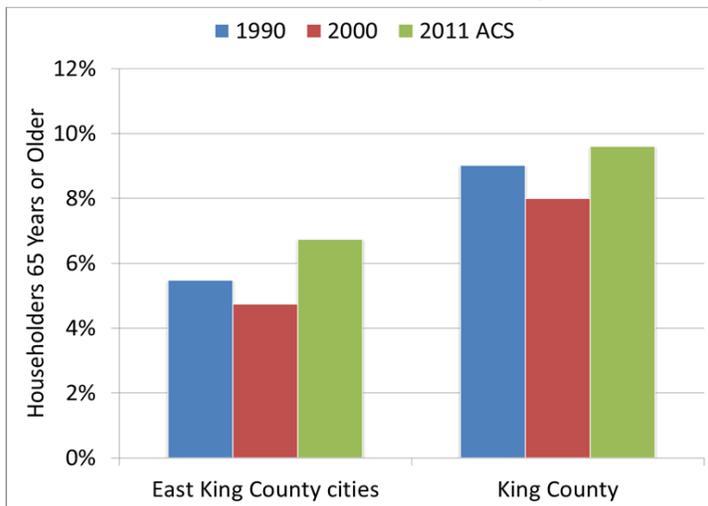


Exhibit G-2: Elderly Householders below Poverty Level

1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates



H.50

Exhibit G-3: Households below Poverty Level,* 2011

2011 ACS 5-Year Estimates

	All Households		Family Households		Other Households	
	Total	Below Poverty Income	Total	Below Poverty Income	Total	Below Poverty Income
Beaux Arts Village	134	1%	105	0%	29	3%
Bellevue	50,255	6%	32,153	4%	18,102	10%
Bothell	13,569	6%	8,700	4%	4,869	10%
Clyde Hill	952	3%	850	2%	102	10%
Hunts Point	155	10%	138	9%	17	12%
Issaquah	12,461	3%	7,824	1%	4,637	6%
Kenmore	7,914	9%	5,270	7%	2,644	13%
Kirkland (incl annexations)	37,684	6%	22,806	4%	14,878	8%
Kirkland (before annex.)	22,624	6%	12,317	4%	10,307	8%
Inglewood-Finn Hill CDP	9,559	5%	6,819	2%	2,740	12%
Kingsgate CDP	5,501	7%	3,670	8%	1,831	5%
Medina	1,037	3%	853	2%	184	9%
Mercer Island	9,253	4%	6,444	1%	2,809	11%
Newcastle	3,932	6%	2,851	5%	1,081	8%
Redmond	23,048	6%	13,471	4%	9,577	10%
Sammamish	14,583	3%	12,522	3%	2,061	5%
Woodinville	4,350	6%	2,740	3%	1,610	10%
Yarrow Point	364	3%	291	2%	73	8%
EKC Cities	179,691	6%	117,018	4%	62,673	9%
Seattle	282,480	13%	123,811	7%	158,669	17%
King County	790,070	10%	463,619	7%	326,451	14%
Washington	2,602,568	11%	1,683,102	8%	919,466	17%

*The Census Bureau defines poverty levels for households of different sizes, ages of householders, and number of children. In 2011, the poverty threshold for a single adult under 65 years of age was \$11,848; for two adults and no children, \$14,657; for two adults and one child, \$17,916; and for two adults and two children \$23,021.

H.51

Exhibit H-1: Cost-Burdened* Households

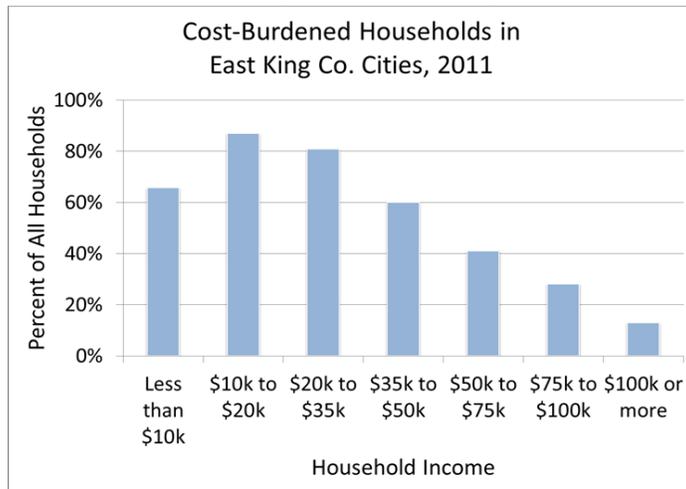
1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

	Renter households			Owner households			Renters & Owners Combined		
	1990	2000	2011 ACS	1990	2000	2011 ACS	1990	2000	2011 ACS
Beaux Arts	0%	0%	43%	14%	23%	30%	13%	23%	31%
Bellevue	41%	39%	36%	18%	25%	31%	28%	31%	34%
Bothell	36%	36%	47%	21%	27%	31%	27%	30%	37%
Clyde Hill	47%	44%	18%	18%	23%	30%	20%	24%	29%
Hunts Point	0%	48%	7%	32%	21%	49%	28%	25%	45%
Issaquah	40%	39%	41%	19%	25%	36%	31%	32%	38%
Kenmore	29%	36%	42%	23%	25%	37%	25%	29%	38%
Kirkland (incl annexations)	n/a	n/a	36%	n/a	n/a	38%	n/a	n/a	37%
Kirkland (before annex.)	35%	33%	33%	20%	26%	36%	27%	30%	35%
Inglewood-Finn Hill	32%	31%	42%	19%	28%	40%	22%	29%	40%
Kingsgate CDP	43%	29%	41%	23%	27%	38%	29%	27%	39%
Medina	34%	26%	36%	21%	27%	29%	22%	27%	30%
Mercer Island	36%	35%	40%	18%	27%	26%	22%	29%	29%
Newcastle	n/a	32%	35%	n/a	26%	34%	n/a	27%	34%
Redmond	34%	35%	31%	18%	24%	30%	25%	29%	31%
Sammamish	n/a	36%	36%	n/a	27%	31%	n/a	28%	32%
Woodinville	37%	46%	52%	27%	28%	31%	29%	33%	39%
Yarrow Point	24%	50%	50%	22%	30%	39%	22%	31%	40%
EKC cities (incl annexations)	37%	36%	37%	20%	26%	33%	27%	30%	34%
Seattle	41%	40%	45%	17%	27%	34%	30%	34%	40%
King County	38%	38%	45%	18%	27%	35%	27%	32%	39%
Washington	37%	39%	47%	16%	26%	33%	25%	31%	38%

* "Housing cost-burdened" means a household spending more than 30 percent of its income on housing costs.

Exhibit H-2: Housing Cost Burden by Income

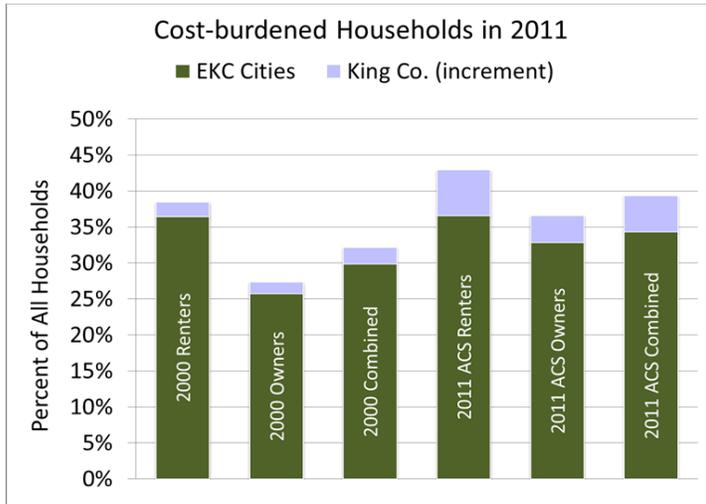
2011 ACS 5-Year Estimates



H.52

Exhibit H-3: Housing Cost Burden by Tenure

2000 U.S. Census; 2011 ACS 5-Year Estimates



H.53

Exhibit H-4: Severely Cost-Burdened* Households

2000 U.S. Census; 2011 ACS 5-Year Estimates

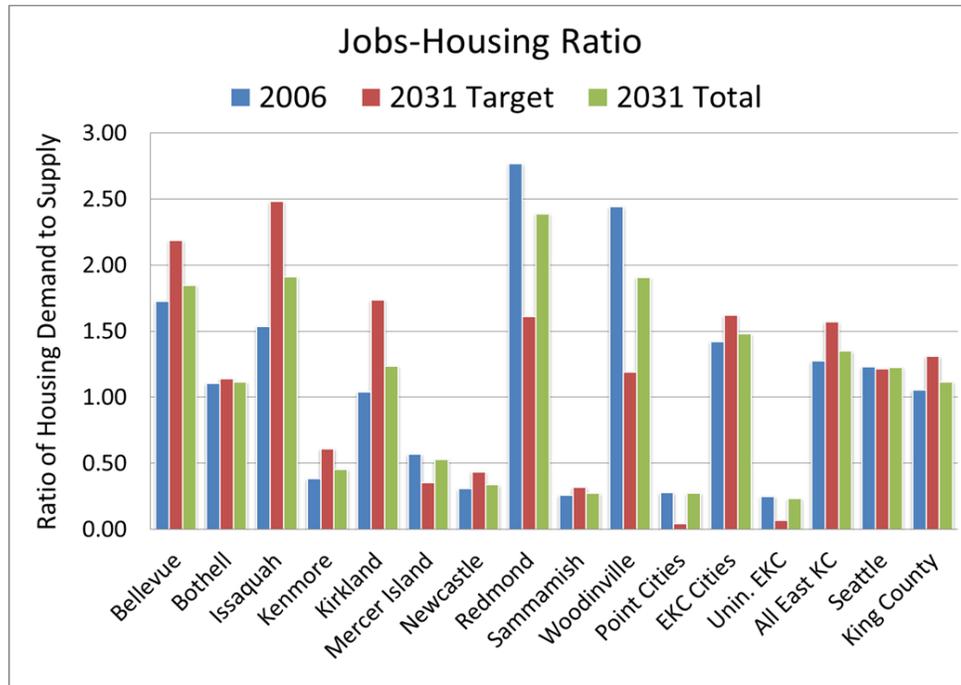
	Renter Households		Owner Households		Renter and Owners Combined	
	2000	2011 ACS	2000	2011 ACS	2000	2011 ACS
	Beaux Arts Village	0%	43%	10%	8%	10%
Bellevue	17%	17%	9%	13%	12%	15%
Bothell	14%	23%	7%	9%	9%	14%
Clyde Hill	26%	7%	8%	15%	9%	14%
Hunts Point	9%	0%	8%	21%	8%	19%
Issaquah	13%	21%	9%	11%	11%	15%
Kenmore	15%	22%	8%	15%	10%	17%
Kirkland (incl annexations)	n/a	15%	n/a	14%	n/a	14%
Kirkland (before annex.)	15%	13%	9%	15%	12%	14%
Inglewood-Finn Hill CDP	12%	20%	9%	14%	10%	16%
Kingsgate CDP	9%	19%	7%	12%	7%	13%
Medina	11%	19%	13%	13%	13%	13%
Mercer Island	18%	24%	9%	10%	11%	13%
Newcastle	14%	18%	8%	11%	10%	13%
Redmond	13%	17%	7%	11%	10%	14%
Sammamish	15%	17%	8%	8%	9%	9%
Woodinville	27%	28%	7%	8%	13%	15%
Yarrow Point	0%	45%	13%	28%	12%	29%
<i>EKC cities (incl annexations)</i>	16%	18%	8%	12%	11%	14%
Seattle	17%	22%	9%	13%	14%	17%
King County	17%	22%	8%	13%	12%	17%
Washington	18%	23%	8%	12%	12%	16%

*“Severely cost-burdened” means a household spending more than 50 percent of its income on housing costs.

H.54

Exhibit I: Jobs-Housing Balance*

ARCH



*“Jobs-housing balance” indicates the ratio of housing demand from local workforce to the local supply of housing. A ratio of 1.0 means there is an amount of housing equal to the demand for housing from the local workforce. A ratio greater than 1.0 means that local employment generates a demand for housing greater than the number of housing units. Housing demand is estimated by 1.4 jobs per household.

	1970	1980	1990	2000	2006	2031 Target	2031 Total
Bellevue	0.77	1.18	1.67	1.87	1.73	2.19	1.85
Bothell	0.53	0.54	1.45	1.15	1.11	1.14	1.12
Issaquah	0.50	0.89	1.32	2.16	1.54	2.48	1.91
Kenmore				0.43	0.39	0.61	0.46
Kirkland	0.43	0.59	0.86	1.34	1.04	1.74	1.24
Mercer Island	0.25	0.38	0.49	0.57	0.57	0.36	0.53
Newcastle				0.24	0.31	0.44	0.34
Redmond	0.66	1.08	1.54	2.53	2.77	1.61	2.39
Sammamish				0.31	0.26	0.32	0.28
Woodinville	0.78	1.06	0.80	2.74	2.45	1.19	1.91
Point Cities	0.19	0.11	0.24	0.22	0.28	0.05	0.28
EKC Cities	0.59	0.90	1.31	1.52	1.42	1.62	1.48
Unin. EKC	0.14	0.15	0.28	0.17	0.25	0.07	0.24
All East KC	0.48	0.69	1.00	1.25	1.27	1.57	1.35
Seattle	1.04	1.26	1.42	1.41	1.23	1.22	1.23
King County	0.83	1.00	1.13	1.20	1.06	1.31	1.12

H.55

Exhibit J-1: Employment by Sector, 2012

Puget Sound Regional Council

City	Const/Res	FIRE	Manufac- turing	Retail	Services	WTU	Govern- ment	Education	Total
Beaux Arts	*	0	0	0	*	0	2	0	13
<i>Pct of total</i>	*	0%	0%	0%	*	0%	15%	0%	100%
Bellevue	4,318	10,379	5,827	12,694	73,872	7,811	4,030	4,090	123,022
<i>Pct of total</i>	4%	8%	5%	10%	60%	6%	3%	3%	100%
Bothell	466	1,608	786	760	5,984	1,442	463	1,275	12,784
<i>Pct of total</i>	4%	13%	6%	6%	47%	11%	4%	10%	100%
Clyde Hill	12	6	0	0	351	19	14	197	599
<i>Pct of total</i>	2%	1%	0%	0%	59%	3%	2%	33%	100%
Hunts Point	0	*	0	0	21	*	4	0	29
<i>Pct of total</i>	0%	*	0%	0%	72%	*	14%	0%	100%
Issaquah	507	683	1,114	2,997	12,505	1,540	778	638	20,761
<i>Pct of total</i>	2%	3%	5%	14%	60%	7%	4%	3%	100%
Kenmore	300	127	32	375	1,634	314	120	492	3,392
<i>Pct of total</i>	9%	4%	1%	11%	48%	9%	4%	15%	100%
Kirkland	2,176	2,584	1,422	4,172	20,256	2,077	4,136	1,890	38,712
<i>Pct of total</i>	6%	7%	4%	11%	52%	5%	11%	5%	100%
Medina	*	18	*	28	193	6	26	0	282
<i>Pct of total</i>	*	6%	*	10%	68%	2%	9%	0%	100%
Mercer Island	257	1,289	32	504	3,374	200	294	631	6,580
<i>Pct of total</i>	4%	20%	0%	8%	51%	3%	4%	10%	100%
Newcastle	53	73	34	225	1,337	89	42	178	2,030
<i>Pct of total</i>	3%	4%	2%	11%	66%	4%	2%	9%	100%
Redmond	2,193	1,592	7,239	4,029	56,724	3,908	1,010	919	77,615
<i>Pct of total</i>	3%	2%	9%	5%	73%	5%	1%	1%	100%
Sammamish	156	130	11	418	2,577	245	234	1,241	5,012
<i>Pct of total</i>	3%	3%	0%	8%	51%	5%	5%	25%	100%
Woodinville	1,622	307	2,479	1,490	4,261	1,146	193	349	11,848
<i>Pct of total</i>	14%	3%	21%	13%	36%	10%	2%	3%	100%
Yarrow Point	0	*	*	*	34	*	5	0	91
<i>Pct of total</i>	*	*	*	*	37%	*	5%	0%	100%
EKC Cities	12,060	18,796	18,976	27,692	183,123	18,797	11,351	11,900	302,770
<i>Pct of total</i>	4%	6%	6%	9%	60%	6%	4%	4%	100%
Seattle	16,485	31,615	25,644	41,497	257,398	28,794	46,681	35,204	483,318
<i>Pct of total</i>	3%	7%	5%	9%	53%	6%	10%	7%	100%
King County	47,474	62,648	101,121	107,890	567,264	100,053	86,212	70,971	1,143,633
<i>Pct of total</i>	4%	5%	9%	9%	50%	9%	8%	6%	100%

* suppressed for confidentiality.

“Const/Res:” construction and resource industries; “FIRE:” finance, insurance, and real estate industries; “WTU:” wholesale, transportation, and utilities industries.

The dataset for March of each year is presented here as a representative month when seasonal fluctuations are minimized. The unit of measurement is jobs, rather than working persons or proportional full-time employment (FTE) equivalents; part-time and temporary positions are included. To provide more accurate workplace reporting, PSRC gathers supplemental data from the Boeing Company, the Office of Washington Superintendent of Public Instruction (OSPI), and governmental units throughout the central Puget Sound region (PSRC).

H.56

Exhibit J-2: Average Wages by Sector, 2010

Puget Sound Regional Council

	Const/Res	FIRE	Manufacturing	Retail	Services	WTU	All Private Sectors	Total Private Jobs
Beaux Arts	*	-	-	-	\$51,761	-	\$52,385	12
Bellevue	\$68,619	\$77,679	\$83,884	\$34,403	\$74,166	\$86,844	\$71,321	111,804
Bothell	\$55,635	\$54,088	\$75,867	\$36,061	\$54,817	\$112,821	\$62,618	10,751
Clyde Hill	*	*	*	*	\$43,966	\$94,703	\$45,579	402
Hunts Point	-	\$67,947	-	-	\$50,655	-	\$53,067	30
Issaquah	\$57,941	\$60,614	\$78,130	\$30,687	\$78,999	\$80,378	\$69,981	18,091
Kenmore	\$50,889	\$30,601	\$45,256	\$27,686	\$30,302	\$49,893	\$35,468	2,893
Kirkland	\$64,309	\$71,926	\$70,529	\$35,756	\$55,826	\$101,496	\$59,059	25,551
Medina	*	\$59,032	-	\$33,880	\$54,442	\$125,156	\$53,851	265
Mercer Island	\$58,581	\$80,880	\$45,512	\$30,277	\$39,722	\$86,168	\$51,629	5,721
Newcastle	\$34,641	\$30,932	\$37,813	\$30,142	\$31,575	\$64,493	\$34,717	1,418
Redmond	\$59,772	\$52,902	\$77,627	\$27,648	\$122,362	\$76,778	\$107,075	74,937
Sammamish	\$42,682	\$42,437	\$28,486	\$26,152	\$36,600	\$112,491	\$40,005	3,222
Woodinville	\$58,758	\$45,449	\$43,753	\$27,630	\$36,749	\$58,351	\$43,132	10,869
Yarrow Point	\$33,142	*	*	*	\$32,333	*	\$33,148	73
EKC cities	\$62,679	\$71,845	\$74,534	\$32,486	\$85,248	\$84,743	\$77,268	266,009
Seattle	\$68,862	\$80,557	\$67,803	\$45,707	\$56,341	\$67,004	\$59,450	379,142
King County	\$59,672	\$71,746	\$74,576	\$36,188	\$61,071	\$65,402	\$60,830	942,055
Region	\$53,939	\$65,986	\$73,586	\$32,675	\$53,627	\$61,510	\$54,931	1,390,343

* suppressed for confidentiality.

“Const/Res:” construction and resource industries; “FIRE:” finance, insurance, and real estate industries;

“WTU:” wholesale, transportation, and utilities industries.

H.57

Exhibit K-1: Households Receiving Supplemental Security Income*

2000 U.S. Census; 2011 ACS 5-Year Estimates

	2000		2011 ACS	
	Households	Pct	Households	Pct
Beaux Arts Village	-	0%	2	1%
Bellevue	958	2%	1,189	2%
Bothell	248	2%	286	2%
Clyde Hill	12	1%	16	2%
Hunts Point	3	2%	-	0%
Issaquah	91	2%	184	1%
Kenmore	147	2%	224	3%
Kirkland (incl annexations)	n/a	n/a	727	2%
Kirkland (before annex.)	333	2%	385	2%
Inglewood-Finn Hill CDP	98	1%	200	2%
Kingsgate CDP	121	3%	142	3%
Medina	14	1%	-	0%
Mercer Island	127	2%	140	2%
Newcastle	32	1%	68	2%
Redmond	283	1%	444	2%
Sammamish	100	1%	145	1%
Woodinville	51	1%	103	2%
Yarrow Point	4	1%	4	1%
EKC Cities	2,403	2%	3,917	2%
Seattle	9,428	4%	8,847	3%
King County	21,426	3%	23,811	3%
Washington	84,750	4%	101,364	4%

*Supplemental Security Income (SSI) is a nationwide federal assistance program administered by the Social Security Administration that guarantees a minimum level of income for needy aged, blind, or disabled individuals. Although administered by the Social Security Administration, SSI is funded from the U.S. Treasury general funds, not the Social Security trust fund.

H.58

Exhibit K-2: Population in Group Quarters

1990, 2000, 2010 U.S. Census

	1990	2000	2010	
			Per 1,000	Pop.
Beaux Arts Village	-	-	-	-
Bellevue	569	791	1,110	9.1
Bothell	127	216	321	9.6
Clyde Hill	-	-	-	-
Hunts Point	-	-	-	-
Issaquah	193	227	443	14.6
Kenmore	40	87	123	6.0
Kirkland (incl annexations)	n/a	n/a	998	11.8
Kirkland (before annex.)	794	848	630	12.9
Inglewood-Finn Hill CDP	181	140	177	7.8
Kingsgate CDP	24	24	191	14.6
Medina	-	-	-	-
Mercer Island	83	279	68	3.0
Newcastle		15	33	3.2
Redmond	379	833	274	5.1
Sammamish		-	99	2.2
Woodinville	-	23	47	4.3
Yarrow Point	-	-	-	-
<i>EKC cities (incl annexations)</i>	<i>2,185</i>	<i>3,319</i>	<i>3,148</i>	<i>7.7</i>
Seattle	21,199	26,655	24,925	41.0
King County	30,512	37,619	37,131	19.2
Washington	120,531	136,382	139,375	20.7

H.59

Exhibit K-3: Characteristics of Homeless Families, King County, 2012

Committee to End Homelessness

Families interviewed and assessed	3,788
Families placed into shelter or housing	757
Interpreter needed at assessment interview	539
Languages spoken to interpreters	34
Stayed in places not meant for human habitation	7%
Couch surfed or double-up	56%
Emergency housing with a shelter or hotel voucher	14%
Rented housing with no subsidy	10%
Stayed in a hotel without a voucher	4%
Homeless for the first time	69%
Recent positive work history	53%
Never been evicted	67%
High school diploma or more	72%
No criminal history	86%

Exhibit K-4: One-Night Count Summary, King County, 2012

Seattle-King County Coalition on Homelessness

Street Count	2,594	29%
Emergency Shelter	2,682	30%
Transitional Housing	3,554	40%
Total	8,830	100%

H.60

Exhibit K-5: One-Night Count of Unsheltered Homeless Individuals, 2014

Seattle-King County Coalition on Homelessness

	Seattle	Kent	North End	Eastside	White Center	Federal Way	Renton	Night Owl Buses	Auburn	Total
Men	683	30	6	70	14	28	16	92	6	945
Women	168	3	-	25	1	3	2	11	-	213
Gender unknown	1,527	30	20	83	29	81	72	2	91	1,935
Minor (under 18)	14	-	-	-	2	1	-	7	-	24
Total, 2014	2,392	63	26	178	46	113	90	112	97	3,117
Benches	51	2	-	-	1	-	2	-	-	56
Parking garages	14	-	-	-	-	1	-	-	-	15
Cars/trucks	730	19	16	65	12	55	38	-	49	984
Structures	357	8	-	10	21	4	10	-	2	412
Under roadways	228	1	-	6	-	3	6	-	5	249
Doorways	206	10	-	3	-	2	7	-	-	228
City parks	54	3	-	-	2	-	2	-	27	88
Bushes/undergrowth	64	3	5	2	2	19	19	-	4	118
Bus stops	22	2	-	-	1	1	-	-	-	26
Alleys	43	2	-	-	-	2	-	-	-	47
Walking around	244	12	5	2	7	18	5	-	9	302
Other	379	1	-	90	-	8	1	112	1	592
Total, 2014	2,392	63	26	178	46	113	90	112	97	3,117
Total, 2013	1,989	53	106	197	51	118	83	82	57	2,736
Total, 2012	1,898	104	31	138	55	77	73	174	44	2,594
Total, 2011	1,753	108	35	146	54	124	71	106	45	2,442
Total, 2010	1,986	60	45	141	47	181	84	165	50	2,759
Total, 2009	1,977	193	23	158	39	116	90	171	60	2,827

Exhibit K-6: School-reported Homeless Children

Office of Superintendent of Public Instruction

District Name	2012-2013 School Year								Total
	Pre-K and K	Grades 1-6	Grades 7-8	Grades 9-12	Shelters	Doubled Up	Un- sheltered	Hotel Motel	
Bellevue	17	85	30	59	84	91	8	8	191
Issaquah	11	67	20	26	49	74	-	1	124
Lake Washington	49	120	37	53	90	136	22	11	259
Mercer Island	1	4	-	4	1	7	-	1	9
Northshore	12	101	27	65	54	124	17	10	205
EKC schools	90	377	114	207	278	432	47	31	788
Seattle	163	860	313	1,034	1,678	587	31	74	2,370
King County	551	2,742	854	2,041	2,476	3,143	180	389	6,188
Washington	3,322	13,747	4,053	9,487	6,527	21,153	1,254	1,675	30,609
<i>EKC schools, 2011-12</i>	86	338	94	178	273	372	42	9	696
<i>EKC schools, 2010-11</i>	89	340	74	191	337	336	16	5	694
<i>EKC schools, 2009-10</i>	66	285	85	178	254	331	14	15	614
<i>EKC schools, 2008-09</i>	56	252	74	123	258	227	5	15	505
<i>EKC schools, 2007-08</i>	60	255	60	112	210	248	7	22	487

H.61

Exhibit L-1: Housing Types 1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

	Total	1, detached	1 to 19, attached	20 or more	Other (incl. MH)
Beaux Arts, 1990	117	100%	0%	0%	0%
2000	123	97%	3%	0%	0%
2011 ACS	136	100%	0%	0%	0%
Bellevue, 1990	37,430	55%	30%	14%	1%
2000	48,303	54%	28%	19%	0%
2011 ACS	53,978	50%	29%	21%	0%
Bothell, 1990	5,158	48%	26%	7%	19%
2000	12,362	54%	24%	10%	12%
2011 ACS	14,195	55%	24%	10%	11%
Clyde Hill, 1990	1,081	100%	0%	0%	0%
2000	1,074	100%	0%	0%	0%
2011 ACS	991	98%	1%	1%	0%
Hunts Point, 1990	204	99%	1%	0%	0%
2000	186	97%	3%	0%	0%
2011 ACS	204	100%	0%	0%	0%
Issaquah, 1990	3,311	50%	34%	13%	3%
2000	5,086	45%	42%	12%	1%
2011 ACS	13,511	41%	43%	16%	0%
Kenmore, 1990	3,781	60%	11%	18%	11%
2000	7,488	67%	15%	14%	5%
2011 ACS	8,400	66%	16%	13%	6%
Kirkland, 1990	18,061	49%	37%	13%	1%
2000	21,939	44%	37%	18%	0%
2011 ACS	24,267	43%	37%	19%	0%
2011 ACS (incl annex.)	39,820	54%	32%	13%	0%
Inglewood-Finn Hill CDP	10,361	82%	16%	2%	0%
2000	8,511	79%	16%	5%	0%
2011 ACS	9,868	77%	20%	3%	0%
Kingsgate CDP, 1990	4,852	70%	24%	5%	1%
2000	4,373	68%	25%	6%	0%
2011 ACS	5,685	61%	32%	6%	1%
Medina, 1990	1,172	99%	1%	0%	0%
2000	1,160	100%	0%	0%	0%
2011 ACS	1,102	98%	1%	0%	1%

H.62

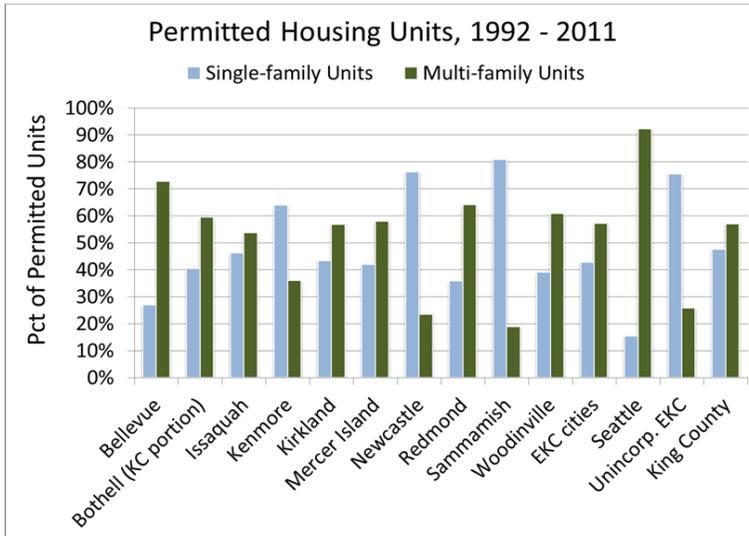
Exhibit L-1: Housing Types [continued]

	Total	1, detached	1 to 19, attached	20 or more	Other (incl. MH)
Mercer Island, 1990	8,321	79%	13%	7%	0%
2000	8,806	78%	11%	11%	0%
2011 ACS	9,850	72%	11%	17%	0%
Newcastle, 1990	n/a	n/a	n/a	n/a	n/a
2000	3,169	74%	12%	13%	1%
2011 ACS	4,061	67%	16%	16%	1%
Redmond, 1990	14,972	49%	37%	12%	2%
2000	20,296	41%	39%	18%	2%
2011 ACS	24,689	40%	40%	18%	2%
Sammamish, 1990	n/a	n/a	n/a	n/a	n/a
2000	11,682	92%	6%	1%	1%
2011 ACS	15,396	86%	11%	3%	0%
Woodinville, 1990	7,750	84%	8%	5%	3%
2000	3,494	61%	22%	13%	4%
2011 ACS	4,646	54%	23%	21%	2%
Yarrow Point, 1990	385	98%	1%	0%	1%
2000	395	97%	3%	0%	0%
2011 ACS	423	99%	1%	0%	0%
EKC Cities, 1990	101,743	58%	28%	12%	2%
2000	145,563	57%	27%	15%	2%
2011 ACS	175,849	54%	28%	16%	2%
Seattle, 1990	249,032	52%	27%	20%	1%
2000	270,536	49%	26%	24%	1%
2011 ACS	304,164	45%	26%	28%	0%
King County, 1990	647,343	58%	24%	14%	4%
2000	742,237	57%	24%	16%	3%
2011 ACS	844,169	56%	25%	17%	2%
Washington, 1990	2,032,378	62%	20%	8%	10%
2000	2451075	62%	19%	9%	9%
2011 ACS	2,861,985	63%	20%	9%	7%

H.63

Exhibit L-2: Single-family and Multi-family Permit Activity

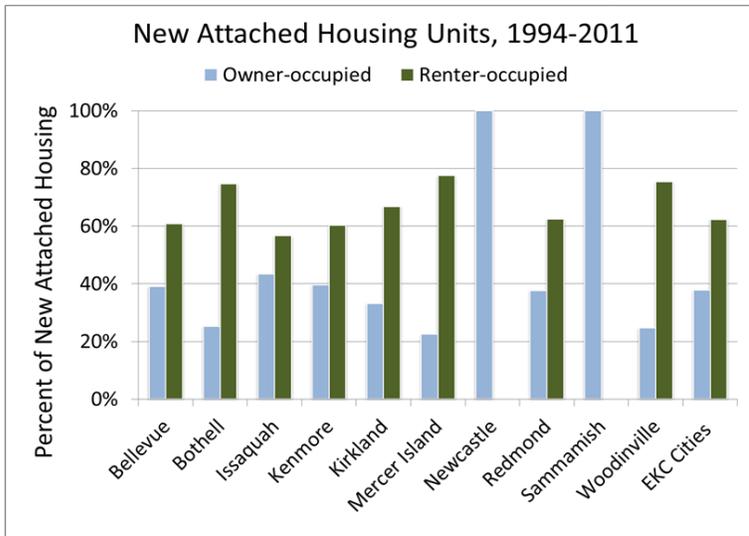
King County, PSRC, and ARCH



Units are net of demolitions.

Exhibit L-3: Tenure of New Attached Housing

ARCH



H.64

Exhibit L-4: Homeownership

	Occupied Housing Units		
	1990	2000	2010
Beaux Arts Village	119	121	113
Owner-occupied	97%	96%	92%
Bellevue	35,756	45,836	50,355
Owner-occupied	58%	61%	59%
Bothell	4,919	11,923	13,497
Owner-occupied	65%	68%	66%
Clyde Hill	1,063	1,054	1,028
Owner-occupied	95%	96%	92%
Hunts Point	187	165	151
Owner-occupied	88%	87%	90%
Issaquah	3,170	4,840	12,841
Owner-occupied	48%	59%	66%
Kenmore	3,519	7,307	7,984
Owner-occupied	67%	72%	74%
Kirkland (incl annexations)	n/a	n/a	36,074
Owner-occupied			64%
Kirkland (before annex.)	17,211	20,736	22,445
Owner-occupied	55%	57%	57%
Inglewood-Finn Hill CDP	10,074	8,306	8,751
Owner-occupied	76%	77%	76%
Kingsgate CDP	4,729	4,314	4,878
Owner-occupied	74%	77%	77%

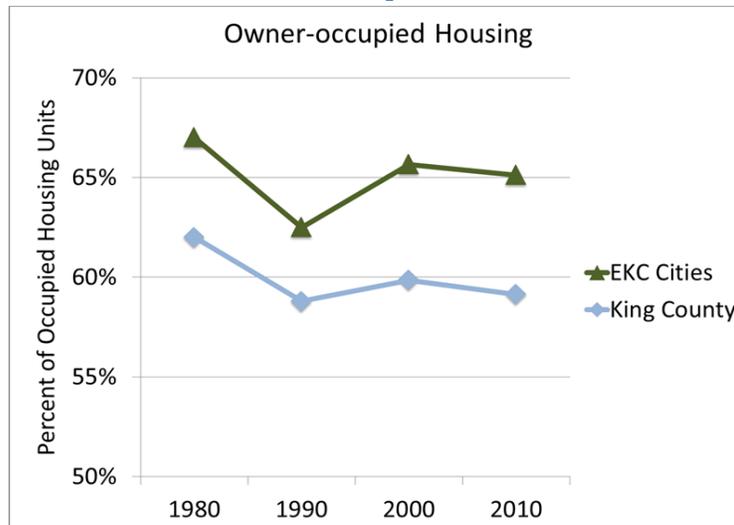
1990, 2000, 2010 U.S. Census

	Occupied Housing Units		
	1990	2000	2010
Medina	1,129	1,111	1,061
Owner-occupied	91%	92%	89%
Mercer Island	8,007	8,437	9,109
Owner-occupied	79%	80%	72%
Newcastle	n/a	3,028	4,021
Owner-occupied	n/a	76%	74%
Redmond	14,153	19,102	22,550
Owner-occupied	58%	55%	54%
Sammamish	n/a	11,131	15,154
Owner-occupied	n/a	90%	88%
Woodinville*	7,479	3,512	4,478
Owner-occupied	82%	73%	65%
Yarrow Point	371	379	374
Owner-occupied	90%	94%	93%
EKC cities (incl annexations)	97,083	138,682	178,790
Owner-occupied	63%	66%	65%
Seattle	236,702	258,499	283,510
Owner-occupied	49%	48%	48%
King County	615,792	710,916	789,232
Owner-occupied	63%	60%	59%
Washington State	1,872,431	2,271,398	2,620,076
Owner-occupied	63%	65%	64%

*Woodinville figures for 1990 comprise an area called the "Woodinville Census-Defined Place" (CDP), before the city of Woodinville incorporated. The CDP was larger than the incorporated city; hence, the 1990 figures are usually larger than the 2000 figures.

Exhibit L-5: Homeownership

1980, 1990, 2000, 2010 U.S. Census



H.65

Exhibit M-1: Affordable Housing Stock, 2010

2010 CHAS 5-Year Estimates*

	Occupied Housing Units	<30% AMI (all rental)	31 - 50% AMI (combo)	All Units under 50% AMI (combo)	51 - 80% AMI (combo)	81 - 100% AMI (combo)	Over 100% AMI (all owner)
Beaux Arts Village	136	0%	0%	0%	0%	10%	90%
Bellevue	49,965	2%	5%	7%	20%	19%	54%
Bothell	13,379	1%	10%	12%	21%	17%	50%
Clyde Hill	895	2%	0%	3%	1%	7%	89%
Hunts Point	166	7%	5%	12%	2%	2%	83%
Issaquah	11,889	3%	3%	6%	15%	24%	56%
Kenmore	7,853	3%	10%	13%	15%	7%	65%
Kirkland (incl 2011 annexations)	36,165	2%	4%	7%	16%	19%	59%
Kirkland	21,983	2%	4%	7%	18%	23%	53%
Inglewood-Finn Hill CDP	8,860	1%	3%	4%	14%	11%	71%
Kingsgate CDP	5,322	4%	6%	10%	11%	17%	61%
Medina	1,041	3%	0%	3%	2%	10%	85%
Mercer Island	9,154	2%	2%	5%	6%	15%	74%
Newcastle	3,853	0%	2%	2%	15%	14%	69%
Redmond	22,329	2%	5%	7%	21%	26%	45%
Sammamish	14,160	0%	1%	2%	4%	8%	86%
Woodinville	4,314	2%	4%	5%	25%	13%	56%
Yarrow Point	333	0%	4%	4%	2%	2%	91%
EKC cities (incl 2011 annexations,	175,632	2%	5%	7%	17%	18%	59%
Seattle	275,929	6%	12%	18%	22%	14%	45%
King County	773,260	4%	11%	15%	20%	15%	50%
Washington state	2,549,365	4%	14%	18%	25%	16%	41%
United States	114,139,849	5%	22%	27%	30%	15%	29%

* “CHAS Data” are a special tabulation of estimates from the American Community Survey (ACS) produced by the U.S. Census Bureau for the U.S. Department of Housing and Urban Development (HUD). Originally created for local governments to use in their Consolidated Planning processes, HUD also uses some of these data in allocation formulas for distributing funds to local jurisdictions. This dataset represents the five-year averages of 2006-2010.

“Affordability” means the percentage of rented units having gross rents (contract rents plus utilities, adjusted for number of bedrooms) within the means of a household’s income at the given level of Area Median Income (AMI); or in the case of ownership housing, the percentage of units having value (estimated by the owner and adjusted for number of bedrooms) within the means of a household’s income at the given level of AMI.

H.66

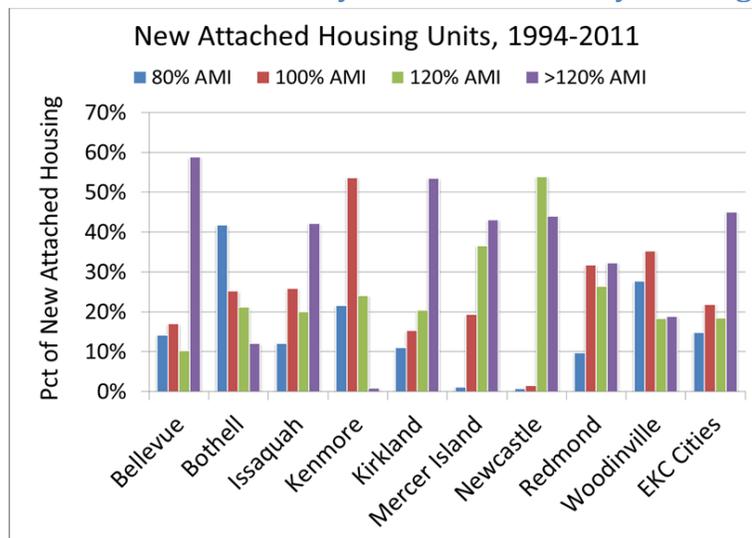
Exhibit M-2: Affordable Housing Stock by Tenure, 2010

2010 CHAS 5-Year Estimates

	Owner-occupied					Renter-occupied				
	Total	Less than	50% to	80% to	Greater	Total	Less than	30% to	50% to	Greater
		50% AMI	80% AMI	100% AMI	than 100% AMI		30% AMI	50% AMI	80% AMI	than 80% AMI
Beaux Arts Village	122	0%	0%	0%	100%	14	0%	0%	0%	100%
Bellevue	29,145	2%	1%	5%	92%	20,820	6%	8%	47%	39%
Bothell	8,740	8%	5%	10%	77%	4,639	4%	14%	52%	31%
Clyde Hill	820	0%	1%	1%	98%	75	27%	0%	0%	73%
Hunts Point	146	5%	0%	0%	95%	20	60%	0%	20%	20%
Issaquah	7,630	1%	2%	10%	87%	4,259	9%	5%	39%	48%
Kenmore	5,769	5%	2%	4%	88%	2,084	11%	24%	52%	14%
Kirkland (incl 2011 annexations)	24,157	2%	2%	8%	88%	12,008	7%	9%	43%	41%
Kirkland	13,144	2%	1%	8%	89%	8,839	6%	8%	42%	44%
Inglewood-Finn Hill CDP	6,885	1%	2%	5%	91%	1,975	6%	7%	55%	31%
Kingsgate CDP	4,128	3%	4%	14%	79%	1,194	19%	17%	35%	29%
Medina	890	0%	0%	0%	99%	151	19%	0%	13%	68%
Mercer Island	7,030	1%	1%	1%	96%	2,124	11%	5%	23%	62%
Newcastle	2,873	1%	2%	4%	93%	980	1%	5%	52%	42%
Redmond	11,819	5%	2%	8%	86%	10,510	4%	5%	43%	47%
Sammamish	12,595	1%	0%	2%	97%	1,565	4%	2%	34%	61%
Woodinville	2,789	1%	4%	8%	87%	1,525	4%	10%	63%	23%
Yarrow Point	307	1%	0%	0%	99%	26	0%	38%	31%	31%
EKC cities (incl 2011 annexation):	114,832	3%	2%	6%	90%	60,800	6%	8%	45%	41%
Seattle	136,304	2%	1%	5%	92%	139,625	12%	22%	43%	24%
King County	466,690	4%	4%	9%	82%	306,570	10%	22%	45%	23%
Washington	1,660,550	8%	13%	16%	63%	888,815	11%	24%	48%	16%
United States	76,399,129	22%	22%	13%	43%	37,740,720	14%	23%	44%	19%

Exhibit N-1: Affordability of New Multi-family Housing

ARCH



H.67

Exhibit N-2: Affordability of New Multi-family Housing, 1994-2011

ARCH

	Total (1)	<50% of median	51% - 80% of median	81% - 100% of median	101% - 120% of median	>120% of median	Units surveyed
Bellevue	9,075	18	1,205	1,380	830	4,782	8,215
Pct of surveyed		0%	15%	17%	10%	58%	
Bothell	2,406	40	653	419	352	199	1,663
Pct of surveyed		2%	39%	25%	21%	12%	
Issaquah	3,453	0	251	556	451	877	2,135
Pct of surveyed		0%	12%	26%	21%	41%	
Kenmore	237	0	51	127	57	2	237
Pct of surveyed		0%	22%	54%	24%	1%	
Kirkland	3,215	43	238	436	550	1,254	2,521
Pct of surveyed		2%	9%	17%	22%	50%	
Mercer Island	1,314	0	10	188	406	454	1,058
Pct of surveyed		0%	1%	18%	38%	43%	
Newcastle	133	0	0	4	72	57	133
Pct of surveyed		0%	0%	3%	54%	43%	
Redmond	3,935	45	350	1,100	906	1,107	3,508
Pct of surveyed		1%	10%	31%	26%	32%	
Sammamish	705	0	0	0	0	0	0
Pct of surveyed		0%	0%	0%	0%	0%	
Woodinville	1,145	0	153	195	101	104	553
Pct of surveyed		0%	28%	35%	18%	19%	
Total	25,618	146	2,911	4,405	3,725	8,836	20,023
Pct of surveyed		1%	15%	22%	19%	44%	

(1) Includes surveyed housing and senior housing with services (e.g. nursing homes, assisted living, congregate care).

Other notes: Affordability based on survey of new attached housing by ARCH. Does not include special senior housing or housing receiving public financial support.

Survey affordability not available for all attached housing units.

Newcastle data begins in 1998. Clyde Hill, Kenmore, and Sammamish data begin in 2001.

H.68

Exhibit O: Housing Units in 2011 by Year Built

2011 ACS 5-Year Estimates

	1959 or earlier	1960 to 1979	1980 to 1999	2000 or later
Beaux Arts Village	65%	21%	4%	9%
Bellevue	14%	42%	33%	12%
Bothell	8%	33%	45%	14%
Clyde Hill	25%	47%	16%	12%
Hunts Point	37%	29%	27%	6%
Issaquah	5%	17%	39%	39%
Kenmore	17%	38%	30%	15%
Kirkland (incl annexations)	8%	42%	38%	11%
Kirkland (before annex.)	10%	33%	43%	14%
Inglewood-Finn Hill CDP	7%	55%	31%	8%
Kingsgate CDP	2%	63%	29%	6%
Medina	37%	35%	17%	11%
Mercer Island	26%	40%	19%	15%
Newcastle	3%	17%	51%	29%
Redmond	2%	33%	47%	17%
Sammamish	3%	16%	53%	27%
Woodinville	3%	19%	60%	18%
Yarrow Point	36%	35%	18%	11%
<i>EKC cities (incl annexations)</i>	10%	35%	39%	17%
Seattle	52%	19%	17%	12%
King County	29%	28%	29%	14%
Washington	25%	28%	32%	15%

H.69

Exhibit P-1: (1st Quarter) Home Sales Prices

Central Puget Sound Real Estate Research Committee

	2000		2005		2010		Change, 2000 - 2010		2013		Change, 2010-2013	
	All		All		All	Total	Attached	Detached	Attached	Detached	Attached	Total
Bellevue-Point Cities	\$317,608		\$500,932		\$621,682	96%	\$487,364	\$785,236	\$653,573	28%	1%	5%
Bothell	\$231,690		\$286,727		\$317,735	37%	\$168,771	\$501,610	\$412,395	-23%	27%	30%
Issaquah	\$313,082		\$373,418		\$451,106	44%	\$252,101	\$564,348	\$472,559	-21%	5%	5%
Kenmore	\$234,437		\$365,760		\$352,049	50%	\$185,575	\$415,114	\$357,729	-5%	7%	2%
Kirkland	\$267,508		\$384,396		\$534,209	100%	\$296,844	\$592,742	\$499,526	-12%	-3%	-6%
Medina	-	\$1,696,111	\$827,848			-	\$0	\$2,133,778	\$2,133,778	-	158%	158%
Mercer Island	\$562,330		\$862,957		\$1,169,603	108%	\$298,869	\$1,137,728	\$1,060,591	16%	-17%	-9%
Redmond	\$298,736		\$461,293		\$491,175	64%	\$296,485	\$602,280	\$521,204	4%	1%	6%
Sammamish	-	\$519,429	\$612,589			-	\$370,739	\$696,497	\$643,956	27%	10%	5%
Woodinville	\$356,281		\$332,675		\$495,417	39%	\$130,100	\$509,700	\$448,143	-9%	-	-10%
EKC cities	\$300,230		\$434,752		\$515,362	72%	\$342,528	\$657,988	\$566,529	9%	10%	10%
Seattle	\$266,182		\$390,210		\$435,989	64%	\$391,958	\$481,579	\$450,968	3%	3%	3%
King County	\$253,241		\$373,322		\$406,300	60%	\$312,254	\$492,155	\$449,597	-17%	14%	11%

H.70

Exhibit P-2: Rent Prices and Vacancy Rates Dupre+Scott Apartment Advisors

Market Area		1990	2000	2005	2010	2013	Pct Change	
							2000 - 2010	2010 - 2013
Bellevue- East	Avg Rent	\$535	\$845	\$806	\$1,039	\$1,217	23.0%	17.1%
	Vacancy	3.0%	3.6%	5.7%	3.2%	2.3%		
Bellevue- West	Avg Rent	\$640	\$1,114	\$1,040	\$1,416	\$1,685	27.1%	19.0%
	Vacancy	2.8%	4.3%	5.1%	3.2%	3.1%		
Bothell	Avg Rent	\$532	\$826	\$824	\$976	\$1,094	18.2%	12.1%
	Vacancy	3.4%	3.1%	6.8%	3.6%	5.0%		
Factoria	Avg Rent	\$595	\$948	\$973	\$1,136	\$1,311	19.8%	15.4%
	Vacancy	3.2%	4.0%	7.2%	5.3%	4.0%		
Issaquah	Avg Rent	\$635	\$1,141	\$1,079	\$1,253	\$1,387	9.8%	10.7%
	Vacancy	5.6%	5.6%	10.0%	4.1%	3.0%		
Juanita	Avg Rent	\$571	\$934	\$895	\$1,084	\$1,209	16.1%	11.5%
	Vacancy	3.2%	4.3%	6.3%	5.5%	3.2%		
Kirkland	Avg Rent	\$624	\$1,122	\$1,306	\$1,403	\$1,514	25.0%	7.9%
	Vacancy	5.2%	6.3%	5.9%	6.0%	4.3%		
Mercer Island	Avg Rent	\$539	\$941	\$1,102	\$1,443	\$1,597	53.3%	10.7%
	Vacancy	0.8%	2.4%	6.2%	4.5%	5.7%		
Redmond	Avg Rent	\$589	\$1,010	\$989	\$1,207	\$1,361	19.5%	12.8%
	Vacancy	5.2%	4.1%	5.1%	4.4%	3.8%		
Woodinville-TL	Avg Rent	\$546	\$866	\$778	\$1,040	\$1,171	20.1%	12.6%
	Vacancy	5.1%	4.5%	6.4%	3.8%	4.8%		
EKC cities	Avg Rent	n/a	n/a	\$953	\$1,192	\$1,362	n/a	14.3%
	Vacancy	n/a	n/a	6.3%	4.1%	3.8%		
King County	Avg Rent	\$501	\$792	\$845	\$1,033	\$1,173	30.4%	13.6%
	Vacancy	4.4%	3.7%	6.7%	4.9%	3.3%		
KC Median Income		\$41,500	\$65,800	\$77,900	\$85,600	\$86,700	30.1%	1.3%

H.71

Exhibit Q-1: New Accessory Dwelling Units (ADUs), 1994–2011

Puget Sound Regional Council

	TOTAL	ADUs per 1,000 SF Detached Homes
Beaux Arts	2	14.7
Bellevue	109	4.0
Bothell	2	0.3
Clyde Hill	3	3.1
Hunts Point	-	-
Issaquah	36	6.4
Kenmore	33	6.0
Kirkland	123	11.7
Medina	1	0.9
Mercer Island	218	30.8
Newcastle	26	9.5
Redmond	11	1.1
Sammamish	10	0.8
Woodinville	1	0.4
Yarrow Point	-	-
EKC cities Total	575	6.1

Exhibit Q-2: Adult Family Homes and Assisted Senior Housing, 2013

Washington Department of Social and Health Services

	Licensed Adult Family Homes		Licensed Nursing Homes		Licensed Assisted Living Facilities		Independent Living/ Other		Combined Beds per 1,000 Seniors
	Facilities	Beds	Facilities	Beds	Facilities	Beds	Facilities	Beds	
Bellevue	126	724	2	183	11	685	2	227	58.7
Bothell	76	438	1	99	5	349	1	120	122.6
Issaquah	16	89	3	293	4	267	1	133	115.8
Kenmore	21	117	-	-	2	106	-	-	43.3
Kirkland	60	333	1	190	6	397	-	-	82.9
Mercer Island	7	34	2	143	4	178	-	-	46.0
Newcastle	4	24	-	-	2	75	-	-	45.0
Redmond	25	139	2	200	7	502	2	2,472	328.0
Sammamish	11	63	-	-	-	-	-	-	8.3
Woodinville	10	59	2	12	4	75	1	91	92.6
Total	356	2,020	13	1,120	45	2,634	7	3,043	85.5

H.72

Exhibit Q-3: Subsidized Housing and Housing with Rent or Resale Covenants, 2010

ARCH

City	King County Housing Authority				ARCH Trust Fund	Privately- Owned (5)	City Incentives (6)	Total
	HUD (1)	Tax Credits (2)	Bonds (3)	Vouchers (4)				
Bellevue	387	396	913	978	850	242	223	3,989
Bothell	62	119		114	69	18	-	382
Issaquah	40			111	325	162	104	742
Kenmore	91				83	70	-	244
Kirkland	182			218	186	215	31	832
Mercer Island	-			5	59		-	64
Newcastle	-				12		-	12
Redmond	142			253	747	104	185	1,431
Sammamish	-			28	-		-	28
Woodinville	30			28	100		20	178
Total Units	934	515	913	1,735	2,431	811	563	7,902
Percent	12%	7%	12%	22%	31%	10%	7%	

1. Families living in HUD-funded units pay 30% of their incomes to the Housing Authority for rent.
2. Families pay rent set according to a percentage of area median income (usually 60% AMI, or less).
3. Families pay rent set according to a percentage of area median income (usually 80% AMI, or less).
4. Families rent apartments at Fair Market Value using 30% of their incomes, and pay the balance with vouchers.
5. Includes publicly funded prior to or outside ARCH and old privately owned HUD subsidized.
6. Incentives do not include ADUs because no covenant.

Exhibit Q-4: East King County Efforts toward 10-Year Plan to End Homelessness

Eastside Homeless Advisory Committee

	Existing in 2005	Dedicated Units or Beds	Leasing Existing Housing	In Develop- ment	Total Increase	Goal
Single Adults	30	21	100	23	144	820
Families	134	113	46	16	175	930
Youth and Young Adults	67	31	21	10	62	96
Total	231	165	167	49	381	1,846

H.73

Exhibit R-1: Housing and Employment Targets, 2006–2031

King County

Jurisdiction	Housing Units	Employees
Beaux Arts Village	3	3
Bellevue	17,000	53,000
Bothell (King Co. part)	3,000	4,800
Clyde Hill	10	0
Hunts Point	1	0
Issaquah	5,750	20,000
Kenmore	3,500	3,000
Kirkland (incl 2011 annexations)	8,570	20,850
Medina	19	0
Mercer Island	2,000	1,000
Newcastle	1,200	735
Redmond	10,200	23,000
Sammamish	4,000	1,800
Woodinville	3,000	5,000
Yarrow Point	14	0
<i>EKC cities</i>	<i>58,267</i>	<i>133,188</i>
Uninc. East King Co.	3,750	850
<i>East King Co. total</i>	<i>62,017</i>	<i>134,038</i>
Seattle	86,000	146,700
King County	233,077	428,068

H.74

Exhibit R-2: Permit Activity and Housing Targets

King County and ARCH

Jurisdiction	1992-2012		1992-2011		2001-2022		2001-2011		2001-2022		2001-2011		2006-2031		2006-2011		2006-2031		2006-2011		2006-2031	
	Target*	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted
Beaux Arts	0	4	3	4	0.2	0	3	4	0.2	0	3	4	0.2	0	3	4	0.2	0	3	4	0.1	0
Belleuve	8,727	12,952	10,117	6,344	506	577	17,000	4,408	680	735	17,000	4,408	680	735	17,000	4,408	680	735	17,000	4,408	680	735
Bothell (KC Part)	1,951	2,580	1,751	891	88	81	3,000	548	120	91	3,000	548	120	91	3,000	548	120	91	3,000	548	120	91
Clyde Hill	12	45	21	81	1	7	10	7	0.4	1	10	7	0.4	1	10	7	0.4	1	10	7	0.4	1
Hunts Point	4	15	1	11	0.1	1	1	1	0.0	-1	1	1	0.0	-1	1	1	0.0	-1	1	1	0.0	-1
Issaquah	3,380	6,752	3,993	4,764	200	433	5,750	2,023	230	337	5,750	2,023	230	337	5,750	2,023	230	337	5,750	2,023	230	337
Kenmore	1,082	1,499	2,325	1,289	116	117	3,500	528	140	88	3,500	528	140	88	3,500	528	140	88	3,500	528	140	88
Kirkland	5,837	6,095	5,480	3,241	274	295	8,570	1,359	343	227	8,570	1,359	343	227	8,570	1,359	343	227	8,570	1,359	343	227
Medina	17	88	31	53	2	5	19	-4	1	-1	19	-4	1	-1	19	-4	1	-1	19	-4	1	-1
Mercer Island	1,122	1,611	1,437	1,258	72	114	2,000	430	80	72	2,000	430	80	72	2,000	430	80	72	2,000	430	80	72
Newcastle	833	1,292	863	808	43	73	1,200	231	48	39	1,200	231	48	39	1,200	231	48	39	1,200	231	48	39
Redmond	11,617	7,693	9,083	4,481	454	407	10,200	2,027	408	338	10,200	2,027	408	338	10,200	2,027	408	338	10,200	2,027	408	338
Sammamish	n/a	3,574	3,842	2,874	192	261	4,000	651	160	109	4,000	651	160	109	4,000	651	160	109	4,000	651	160	109
Woodinville	1,797	1,860	1,869	1,161	93	106	3,000	587	120	98	3,000	587	120	98	3,000	587	120	98	3,000	587	120	98
Yarrow Point	18	37	28	30	1	3	14	8	1	1	14	8	1	1	14	8	1	1	14	8	1	1
EKC Cities	36,395	46,097	40,844	27,290	2,042	2,481	58,267	12,800	2,331	2,133												
Seattle	53,742	64,955	51,510	39,654	2,576	3,605	86,000	21,770	3,440	3,628	86,000	21,770	3,440	3,628	86,000	21,770	3,440	3,628	86,000	21,770	3,440	3,628
Uninc. King Co.	33,501	48,104	13,405	17,714	670	1,610	15,850	5,247	634	875	15,850	5,247	634	875	15,850	5,247	634	875	15,850	5,247	634	875
King County Total	197,184	204,747	152,332	109,951	7,617	9,996	233,077	50,769	9,323	8,462	233,077	50,769	9,323	8,462	233,077	50,769	9,323	8,462	233,077	50,769	9,323	8,462

* Per adopted Local Comprehensive Plan (Note: midpoint used if capacity stated as a range).

H.75

Exhibit S-1: Affordable Housing Created, 1993–2012

ARCH

	Low Income (50% of Median Income)				Moderate Income (51% - 80% of Median Income)				Total Low and Moderate Income
	Direct		Land Use		Direct		Land Use		
	Assistance	Incentives	Market	Sub-total	Assistance	Incentives	Market	Sub-total	
Beaux Arts	0.1	0	0	0.1	0.0	2.0	0.0	2.0	2.1
Bellevue	939	0	8	947	543	413	1,139	2,095	3,043
Bothell	126	0	0	126	86	2	643	731	857
Clyde Hill	4.5	0	0	4.5	1.8	3.0	0	4.8	9.3
Hunts Point	0.5	0	0	0.5	0.1	0	0	0.1	0.5
Issaquah	187	4	0	191	30	196	251	477	668
Kenmore	88	0	0	88	78	31	51	160	248
Kirkland	330	3	43	376	172	155	199	526	902
Medina	3.4	0	0	3.4	0.5	1.0	0	1.5	4.9
Mercer Island	59	0	0	59	8	214	10	232	291
Newcastle	23	0	0	23	3	21	2	26	49
Redmond	276	3	0	279	405	240	334	979	1,258
Sammamish	6	0	0	6	1	6	0	7	13
Woodinville	61	0	0	61	1	32	153	186	247
Yarrow Point	0.7	0	0	0.7	0.1	0	0	0.1	1
EKC cities	2,104	10	51	2,165	1,330	1,316	2,782	5,428	7,593

Note: "Direct Assistance" shows city financial support, not necessarily location.

Exhibit S-2: New Affordable Housing Units, East King County

ARCH



H.76

Exhibit T: List of Sources

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H.77

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STRATEGY (Related Housing Element Policy)

Land Use Code	Council	Population Served				Priority
Update	Action	Low	Mod	Med	Mkt	

A. NEIGHBORHOOD QUALITY (HP-1, HP-2, HP-3, HP-4, HP-5)

Neighborhood Quality Objectives and Desired Outcomes:

Neighborhood quality policies focus on preserving and enhancing existing residential single family neighborhoods. The plan strives to protect neighborhoods by directing new growth consistent with the community vision to appropriate sites. Policies emphasize compatibility with existing neighborhood character for adjacent and infill development. The plan also strives to involve neighbors and community groups in neighborhood actions and improvements.

The 2018 Housing Strategies will be included in Appendix H of the Sammamish Home Grown Plan

AI. NEIGHBORHOOD QUALITY: LAND USE REGULATIONS

1. **Sub Area Plans for Centers** Develop Subarea Plans for the Inglewood and Pine Lake Centers; and a Master Plan for the Sammamish Commons area. Promote public notification and community participation in subarea planning (LUP 2.2, HP-3)

2. **Community Design Standards** Develop community design standards to reflect the desired characteristics of each neighborhood planning area or designated community center. Design standards should address issues such as: (LUP-3.11, LUP-6.2, LUP-6.3, HP-2, HP-3)
 - Design criteria for SF dwellings on individual lots (LUP-6.2)
 - Requirements for design variety while providing for designs with distinctive local character (LUP-3.11)
 - Compatibility with surrounding uses (LUP-3.11, HP-2)
 - Buildings of a scale and character appropriate to the site (LUP 3.11)
 - Personal safety and reduction of vandalism (LUP-1.1, LUP 6.7)
 - landscape and open space requirements that residential development fit in with the natural landscape; protects the privacy of other residences; and maintains the character of the nearby neighborhoods (LUP 14.1, LUP 3.11)
 - promote public notification and community participation / input (HP-3)

X				X	X	Town Center(TC) H Other Centers (OC)-M
X				X	X	M M H M M M

H.77

City of Sammamish Housing Strategy Plan - February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)

3. **Compatible Infill in Transition Areas & Areas with Certain Services**
Develop Community Design Standards for compatible infill, especially in areas which (1) transition between SF residential and other uses or densities; (2) are served by an arterial street system with sidewalks; (3) are located within one-quarter mile of a neighborhood park or recreation area; (4) have nearby pedestrian access to public transit services; and, (5) allow access by service alleys when compatible with topography. (LUP-7.7, LUP-7.8, HP-1, HP-2, HP-3, HP-4)

Land Use Code	Council Action	Population Served				Priority
		Low	Mod	Med	Mkt	
						on-going
X				X	X	H

H.78

AII. NEIGHBORHOOD QUALITY: DIRECT AND INDIRECT FORMS OF ASSISTANCE

1. **Neighborhood Enhancement** Provide support for individuals and organizations that promote neighborhood enhancement and public art. Include community participation in neighborhood enhancement programs. (HP-5, HP-3)
2. **Housing Repair and Preservation** Promote preservation of existing housing by City support of organizations and programs involved in housing repair and education. City actions may include: (HP-18)
 - partner with the King County Housing Repair and Rehabilitation Program or non-profit organizations such as Rebuilding Together Eastside to assist low income residents maintain and repair the health and safety features of their homes
 - educating the community about Housing Repair programs through community fairs, brochures, City website etc.
3. **Provide Infrastructure Improvements** In the City's Capital Facilities Plan provide for regular infrastructure maintenance in residential neighborhoods. (HP-39)

				X	X	L
				X	X	L
	X					M
		X	X	X	X	on-going

B. TYPES, VARIETY AND AMOUNT OF HOUSING (HP-6, HP-7, HP-8, HP-9, HP-10, HP-11, HP-12, HP-13)

Types, Variety and Amount of Housing Objectives and Desired Outcomes:

Types, Variety and Amount of Housing policies focus on allowing new housing types that

City of Sammamish Housing Strategy Plan - February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)

Land Use Code	Council	Population Served				Priority
Update	Action	Low	Mod	Med	Mkt	

give the market the opportunity to provide housing choices to meet changing population needs and preferences. The proposed single-family alternatives, including cottages, ADUs and attached single-family homes, are compatible with existing neighborhoods and the environment.

Providing opportunities for smaller, more affordable starter homes, homes suitable for empty nesters, and homes for those who work in the community is consistent with the essence of the City's vision of community.

BI. TYPES, VARIETY AND AMOUNT OF HOUSING: LAND USE REGULATIONS

1. **ADUs** Track production of ADUs and evaluate effectiveness of land use regulations in encouraging production while balancing maintaining neighborhood compatibility. Explore other actions for encouraging additional creation. Actions may include: (HP-19, HP-10)
 - streamlined permits
 - revise existing ADU regulations (more flexible, less restrictive, reduce procedural requirements) to encourage additional ADU creation while addressing neighborhood compatibility
 - Make ADU permits available on mybuildingpermit.gov

2. **Mixed Use Design Standards** Develop mixed use design standards and development regulations in City centers, including Inglewood, Pine Lake and the Town Center planning area. Consider issues such as: (LUP-2.4, LUP-2.6, LUP-3.12, LUP-7.5, HP-3, HP-6, HP-9)
 - Attractive street fronts with human scale (MF) (LUP-2.4)
 - Connecting walkways (LUP-2.4)
 - Horizontal façade regulations to ensure variation in façade, rooflines and other building design features to give a residential scale and identity to MF (LUP 7.5)
 - Adaptive re-use of existing structures
 - Innovative design techniques (LUP-2.6)
 - promote public notification and community participation / input (HP-3)

3. **Incentives to Expand Housing Choice** Provide incentives for diverse housing

X			X	X		M
X				X	X	H H M L TC-H/OC-M on-going
X			X	X	X	

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STRATEGY (Related Housing Element Policy)

	Land Use Code	Council	Population Served				Priority	
	Update	Action	Low	Mod	Med	Mkt		
may include: <ul style="list-style-type: none"> • Innovative Housing Demonstration Projects • Mixing attached and detached housing in appropriately zoned areas. (LUP 7.4) 							M H	
5. Transit Oriented Housing Development Consider potential sites and appropriateness of land use regulations that could allow for Transit Oriented Housing Development (TOHD) near existing or planned transportation facilities. (LUP-1.4, LUP-2.2, LUP 2.5, LUP-2.6, HP-9)	X				X	X		H
6. Manufactured Housing Allow manufactured housing in all residential zones consistent with Senate Bill 6593 (enacted 2004) that requires local governments to regulate manufactured housing in the same manner as other housing. (HP-12)	X				X	X		Done
7. Flexible Subdivision and Short Plat Standards Evaluate effectiveness and flexibility of subdivision and short plat standards to allow clustering of new residential development as a means of protecting environmentally sensitive areas. In addition to clustering, consider the following: (HP-3, HP-8) <ul style="list-style-type: none"> • Integrate different housing types and densities within projects • density averaging • shared driveways • small lot and zero lot line development 	X					X		M
8. Minimum Density Requirements Adopt minimum density requirements to the R-8, R-18, NB, CB and O zones.	X				X	X		Done
9. Growth Phasing for Residential Development Adopt residential development growth phasing that guides the location and timing of residential growth, recognizing environmental capacities and level of service standards, while providing for residential housing targets, including affordable housing. Account for on-going review. (LUP-3.4)	X				X	X		Done
10. Criteria to Allow MF Zoning Increase Establish criteria for evaluating rezone requests that would establish "demonstration of a clear and compelling need and public benefit"; as well as location criteria; e.g. should be located close to arterials served by public transit and within walking distance of commercial activities, parks and recreational facilities. (LUP-3.5, LUP 7.6, HP-7, HP-21)	X		X	X	X	X		H

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STRATEGY (Related Housing Element Policy)

Land Use Code	Council	Population Served				Priority
Update	Action	Low	Mod	Med	Mkt	

H.82

BII. TYPES, VARIETY AND AMOUNT OF HOUSING: DIRECT AND INDIRECT FORMS OF ASSISTANCE

1. ADUs Develop education and community outreach efforts to increase production of ADUs.	X			X	X		H
2. Support Ownership Opportunities Support innovative programs to support ownership housing for low, moderate, and middle income households (e.g. owner-built housing, shared housing, 1 st time homebuyer assistance programs, manufactured housing communities, price-restricted ownership, small lot and multiplex SF). Innovative programs may include: (HP-23) <ul style="list-style-type: none"> Habitat for Humanity (assisted by ARCH HTF) WSHFC 1st time homebuyer state bond mortgage programs WSHFC/ARCH/KC Homebuyer Assistance Program (assisted by ARCH HTF) Manufactured Housing Community Preservationists (assisted by ARCH HTF) 		X		X	X		H H H L
3. Capital Investments to Support Mixed-Use and Mixed Income Housing Include investment strategies, e.g. planned and existing infrastructure, for Town Center planning area that adequately encourages mixed use and mixed income residential neighborhoods. (LUP-1.4, LUP-2.2, LUP 2.5, LUP-2.6, LUP-2.7, HP-9)		X			X	X	H
4. Technical Assistance and Education Provide technical assistance to establish innovative and diverse housing concepts. City actions may include (HP-22): <ul style="list-style-type: none"> housing tours for public officials and interested citizens that recognize good quality design, reasonable construction costs, and community acceptance in housing projects information workshops to increase developer interest and capacity for innovative, well designed infill housing Print ads to promote housing choice and diversity residential design awards that recognize good quality design, reasonable construction costs, and community acceptance in housing projects 			X	X	X	X	On-going M M M

City of Sammamish Housing Strategy Plan - February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)

Land Use Code	Council	Population Served				Priority
Update	Action	Low	Mod	Med	Mkt	

C. HOUSING AFFORDABILITY (HP-14, HP-15, HP-16, HP-17, HP-18, HP-19, HP-20, HP-21, HP-22, HP-23, HP-24)

Housing Affordability Objectives and Desired Outcomes:

Housing Affordability policies support opportunities to preserve and develop housing in the City and region to meet the needs of all economic segments of the community. The plan includes policies, incentives, regulations and programs appropriate to local housing conditions to accommodate the City's share of housing affordable to low and moderate-income households, consistent with regional housing targets. Affordability targets are to be achieved in a variety of ways including accessory dwelling units, preservation of existing housing, and working with regional groups that support affordable housing. These options are to include design and review processes with the objective of providing affordable housing options while fitting into existing neighborhood character.

CI. HOUSING AFFORDABILITY: LAND USE REGULATIONS

- Criteria for Rezones requiring Affordable Housing** 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. (LUP-3.5, HP-7, HP-21)
- Zoning to allow Range of Housing Affordability** Establish a range of residential densities to meet community housing needs and considering compatibility with the character of the City. (LUP 8.2)
- Dispersed Affordable Housing** Through zoning and subarea planning ensure that affordable housing is dispersed throughout the community. (HP-15)

X			X	X		H
X			X	X	X	H
X			X	X		H

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STRATEGY (Related Housing Element Policy)

4. **Procedures and Regulations** 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. Actions may include: (HP-17)
 - **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.
 - **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.
 - 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.
 - Review **administrative procedures** for ease of administration and consistency with procedures used in other jurisdictions.

Land Use Code	Council	Population Served				Priority
		Low	Mod	Med	Mkt	
X		X	X	X	X	L
						H-in process
						L
						L

H.84

CII. HOUSING AFFORDABILITY: DIRECT AND INDIRECT FORMS OF ASSISTANCE

1. **Applications to other Funders** 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. (HP-16, HP-24)
2. **Direct assistance for affordable housing.** Explore potential for a more dedicated revenue source that could be targeted toward affordable housing. Examples may include: (HP-22)
 - cash mitigation from new developments
 - portion of sales or property tax from new residential construction
3. **Impact Fee Reductions** Consider waiving or reducing fees for affordable housing. Examples may include permit fees, impact fees, hook-up fees. (HP-20, HP-22)

	X	X	X			on-going
	X	X				L
	X	X				M

City of Sammamish Housing Strategy Plan - February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)

- evaluate which fees and if done programmatically or case-by-case
4. **Homebuyer Assistance** Promote homebuyer assistance programs offered by lenders and public agencies. Activities may include: (HP-23)
- housing fairs
 - distribute homebuyer program info (Sammamish website, City newsletter/press release, brochure display)

Land Use Code	Council Update	Population Served				Priority
		Low	Mod	Med	Mkt	
			X	X		L

D. SPECIAL NEEDS HOUSING (HP-25, HP-26, HP-27)

Special Needs Housing Objectives and Desired Outcomes:

Special Needs Housing policies support equal and fair housing access for all members of the community, including individuals with special needs. City's codes and ordinances provide the necessary flexibility for group homes, home based care or other housing options for persons with special needs.

The plan recognizes that providing housing for persons with special needs often requires regional partnerships, such as Sammamish's participation with the King County Consortium and ARCH.

DI. SPECIAL NEEDS HOUSING: LAND USE REGULATIONS

1. **Dispersed Special Needs Housing** Through zoning and subarea planning, ensure special needs housing is dispersed throughout the community. (HP-25)
2. **Fair Housing Act Consistency** 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. (HP-27, HP-10)
 - evaluate that provisions allow for reasonable accommodation
 - provide regulatory flexibility to promote independent living (HP-10)
 - ensure that assisted housing and group homes are treated the same as housing of a similar size and density
 - ensure policies do not preclude special needs housing from any residential zoning districts

X		X	X			L
X		X	X			M

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STRATEGY (Related Housing Element Policy)

- evaluate residential regulations to ensure they allow group living situations
 - to avoid excluding those with disabilities, ensure that land use code definitions (disability, residential care facilities) are current to ADA/FHA
3. **Senior Housing** Review senior housing land use regulations. Ensure that regulations support senior housing and recognize smaller household sizes, which may include: (HP-27)
- reduced parking requirements
 - intensity of development (e.g. density bonus or relaxed density standard)
 - recognize different and emerging types of senior housing and account for different levels of need and impact on the community
4. **Homeless Encampments** Review existing TUP regulations and consider criteria, process and conditions for homeless encampments. (HP-27)

Land Use Code	Council Action	Population Served				Priority
		Low	Mod	Med	Mkt	
						on-going
X			X	X	X	M
X		X				H

H.86

DII. SPECIAL NEEDS HOUSING: DIRECT AND INDIRECT FORMS OF ASSISTANCE

1. **Applications to Funders** 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. (HP-26)

	X	X	X			on-going

E. REGIONAL EFFORTS (HP-28, HP-29, HP-30, HP-31, HP-32, HP-33, HP-34)

Regional Efforts Objectives and Desired Outcomes:

Regional Efforts policies support a coordinated, regional approach to meeting housing needs; particularly housing for persons with special needs or lower income families. Policies include support of regional housing coalitions and innovative public-private partnerships that are consistent with the City's land use policies.

E. REGIONAL EFFORTS (HP-28, HP-29, HP-30, HP-31, HP-32, HP-33, HP-34)

1. **Countywide Planning Policies** Coordinate with countywide housing policy and analysis, such as updates to Countywide Planning Policies. (HP-30)

X		X	X	X	X	on-going
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City of Sammamish Housing Strategy Plan - February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)

2. **Housing Balance** Work cooperatively with other jurisdictions to achieve a regional fair share housing balance and maximize housing resources, e.g. ARCH. (HP-34)
3. **Regional Land and Housing Monitoring** Collect housing information on a regular basis needed for regional Benchmarks, Buildable Lands and OFM housing reports. (LUP 16.2, HP-28HP-36, HP-37)
4. **Regional Housing Finance Strategy** Work with other jurisdictions to develop and implement a new regional housing finance strategy. (HP-29).
5. **Federal Housing Legislation** Review, and as appropriate, provide comment on county, state and federal legislation affecting housing in Sammamish. (HP-32)

Land Use Code	Council Action	Population Served				Priority
		Low	Mod	Med	Mkt	
	X	X	X	X	X	on-going
		X	X	X	X	on-going
	X	X	X	X		on-going
	X	X	X	X	X	on-going

F. LOCAL IMPLEMENTATION / OVERSIGHT

(HP-35, HP-36, HP-37, HP-38, HP-39)

Implementation Objectives and Desired Outcomes:

Implementation policies focus on review and update of the housing plan and development standards in order to measure their effectiveness in meeting the housing needs of Sammamish residents. Plan implementation may be through sub-area and special district planning, through a housing strategy plan, regulatory amendments, residential development growth management tools, and other amendments to development permit processes that are participatory, timely, predictable and fair to all affected parties.

1. **Single Family Neighborhoods** Monitor zoning guidelines and development to ensure single-family dwellings are the principal use in the City's established single family neighborhoods. (LUP 8.3)
2. **Monitor Innovative Housing Development** Review effectiveness of housing regulations and approval process to allow/encourage a variety of housing types to meet community housing need. Innovative housing types may include: Accessory units; small lot SF; attached SF; carriage houses or cottages; townhouses; mixed use residential; multiplexes ("great-house" that resembles a SF dwelling unit); manufactured housing; and Transit oriented housing development. If a need is

X					X	on-going
X				X	X	future work item

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STRATEGY (Related Housing Element Policy)

- determined, consider incentives and programs to encourage, e.g. BI.3, BI.4. (LUP 1.1, LUP 7.4, HP-6, HP-9, HP-10, HP-11, HP-12)
- 3. **ARCH Housing Trust Fund** Participate in local, interjurisdictional programs, such as the ARCH Housing Trust Fund, to coordinate and distribute funding of affordable and special needs housing. (HP-31, HP-34)
- 4. **Housing Supply** Monitor development and evaluate the affects new regulations and/or rezones may have on the housing supply/land capacity, and the community vision. Monitor progress in meeting housing needs and report to City Council. (HP-13, HP-36, HP-37)
- 5. **Public Land Survey** Develop and maintain an inventory of surplus and underutilized public lands. Review survey to determine if such lands are suitable for housing and other public uses. (HP-36,HP-38)
- 6. **Infrastructure Improvements** Monitor infrastructure improvements and maintenance in residential neighborhoods consistent with City's Capital Facilities and subarea plans. (HP-39)
- 7. **Housing Strategy Plan** Prepare a Housing Strategy Plan to develop strategies to address low and moderate income housing targets consistent with the Countywide policies. Update every three years. (HP-14, HP-35)
- 8. **Housing Element Updates** Review and update the Housing Element at the time of the Comprehensive Plan Update. (HP-35)

Land Use Code	Council Action	Population Served				Priority
		Low	Mod	Med	Mkt	
	X	X	X	X		H
			X	X	X	on-going
		X	X	X	X	on-going
	X	X	X	X	X	on-going
	X	X	X	X	X	in process
X		X	X	X	X	on-going

H.88

No.	Planning Commission Questions and Comments	Staff Response to Commissioner Questions and Comments
Regarding September 6, 2017 Planning Commission meeting		
1	What does "TC-H" mean?	Town Center - High Priority
2	What does "OC-M" mean?	Other Centers - Medium Priority
3	Which zones are subject to Bullet Point 2 on Page 8 of the HSP?	The bullet point reads, "Mixing attached and detached housing in appropriately zoned areas. (LUP 7.4)" which refers to a land use policy about coordinating land use characteristics with planning for the City's road and trail system. This strategy would be applicable to all zones throughout the City, with specific emphasis on the high and medium density urban residential zones (e.g. R-6 and higher) and Town Center.
4	Strategy BII.2 references low-income populations being served, but the low-income box is not checked.	Noted. This was an oversight in the development of the 2006 Housing Strategy Plan.
5	Does Exhibit 4 of the September 6, 2017 Packet represent existing strategies?	Exhibit 4 of the September 6, 2017 Packet is a summary of the actions taken by the City since the adoption of the 2006 Housing Strategy Plan, consistent with the direction established in the adopted Housing Strategy Plan.
Regarding December 7, 2017 Planning Commission meeting		
6	How do we get one attached unit?	This question is in reference to Chart S-3 of the Housing Needs Assessment in Exhibit 5. The column should state, "2 - 19, attached."
7	Are townhomes and apartments allowed in all zones?	Townhomes and apartments are allowed in all zones except certain Town Center zones (i.e. TC-C [apartments only are not permitted] and TC-E [neither townhomes nor apartments are permitted]). It should be noted that there are certain development conditions applied to these types of housing products in certain zones; for instance, in the commercial zones, these residential products are only allowed as part of a mixed-use development.
8	Clarify which zones are considered medium density (question is asked in relation to housing for people with special needs at Page II-6 of Exhibit 5)	R-4, R-6, and R-8 are considered the City's medium density zones. These zones allow densities at between four dwelling units per acre to eight dwelling units per acre.
9	In relation to Housing Policy H.2.5, when the City talks about promoting smaller housing types (e.g. cottages, duplexes, efficiency studios, and townhouses), are these always detached housing types?	In many cases these are attached housing types, however, they can also be detached. For example, a cottage is typically a detached unit, while townhomes are attached.
10	Is the Planning Commission just reviewing the Housing Strategy? What other documents will we be reviewing as part of this planning project?	The Planning Commission will be reviewing and updating the Housing Strategy Plan only; however, the Commission should be intimately familiar with other housing documents, including the Sammamish Comprehensive Plan, the Housing Needs Assessment, and other related documents. Please be sure not to fall into one of the "Planning Commission Pitfalls" of not answering the question at hand, which was discussed at the training on How to Run Excellent Commission Meetings Using Robert's Rules of Order held on September 26, 2017. The Planning Commission must be sure to answer the question at hand and not stray too far from the topic.
11	Is there a square footage limit for cottage housing?	There is a square footage limit of 1,200 square feet for a cottage unit (800 square feet limit for main floor). However, there are no lot size restrictions.
12	Can you provide a description of zero lot line?	Zero lot line is a configuration where the house and/or garage are built up to one of the side property lines, providing the opportunity for more usable side yard space. This is a strategy that helps to diversify the housing stock in that it is often found in more dense developments.

13	Can the Planning Commission determine the percentage of housing be allocated to a certain income level?	Not under the effort to update the Housing Strategy Plan. The Planning Commission has already addressed this issue via the Sammamish Comprehensive Plan Housing Element, reviewed and approved by the City Council at the end of 2016 in response to a Growth Management Hearings Board (GMHB) Order. Included in that effort was substantive language stating that Sammamish strive for a proportionate share of the county-wide need for affordable housing, which equates to 16% of the total housing stock available for moderate-income households, 12% available to low-income households, and 12% available to very low-income households. These figures are not the subject of the Housing Strategy Plan update. However, the Planning Commission will consider strategies related to increasing the supply of affordable housing in Sammamish that is available to all income levels.
14	How does SEPA determine income level?	SEPA review includes questions about housing affordability for applicable projects, including questions about the income levels targeted by the housing project. The questions on the SEPA Checklist do not indicate what the exact parameters for high-, medium-, and low-income housing are; however, common practice is to refer to Countywide Planning Policy definitions for these levels of affordability, which translate to greater than 100% (high), 50-80% (moderate), and 30-50% (low) and 30% or less (very low) of the area median income (AMI), by household size.
15	Are ADU's allowed in the City of Sammamish?	Yes, Accessory Dwelling Units (ADUs) are permitted in the City's R-1 through R-18 zones, as well as all Town Center zoning designations except TC-D. ADUs have specific permitting requirements.
16	Do we have an opportunity to participate in the discussion about growth?	Yes, the City's growth is always a subject to discuss with the Planning Commission. Please note that the question being asked for this planning effort is specifically for housing. The discussion about growth, while relevant, is far more complex and includes other topic areas such as transportation, jobs, the environment, and many more. The intent of this exercise is to address how, within the overall planned housing growth, the City best addresses its housing goals and policies. The City's growth targets are established in the Comprehensive Plan, and are not part of the Strategy Plan update.
17	Are we on target to meet our growth targets?	This is a simple question with a relatively complex answer. The short answer is that the Growth Management Act (GMA) growth targets are the baseline (or minimum) amount of zoned residential capacity necessary to be compliant with the GMA and the County-wide Planning Policies (CPPs). The City needs to have at least enough zoned capacity to meet the assigned growth target, however actual growth can exceed that target (in both dwelling units and employment). Additionally, growth targets should not be viewed as a debit account in which, once a certain threshold is reached, it is zeroed out. The City currently has sufficient zoned capacity to meet its overall housing growth target.
18	What are the changing preferences for the younger generations?	Conventional wisdom says that younger generations (e.g. Millennials) are more open to a diverse range of housing types and products, including micro-units, cottages, townhomes, or multi-family units. This is partly a function of rising housing costs and a willingness to stay mobile for job opportunities, but also reflects a long-term trend or shift in preferences and the desire to live in more urban areas that are closer to employment, entertainment, and recreation. However, preferences are less clear when speaking of homeownership vs. renting. More research is needed to more accurately define what this means for Sammamish.
19	Can we rebuild neighborhoods without impacting unbuilt land?	Yes, neighborhoods can be rebuilt and revitalized over time as the housing market evolves and land economics change. However, this is not the City's role in housing, as the City is responsible for setting the regulatory framework for housing while the private market builds and redevelops land. Cities may have some indirect impact on such redevelopment such as through investment in infrastructure to accommodate redevelopment, land banking in order to consolidate smaller land parcels to facilitate redevelopment, and partially funding affordable housing
20	Can we consider a connection between the housing strategy and the human services group?	Yes. Initial efforts have been made to establish a plan to reach out to many of the stakeholder groups involved in human services.
21	What do people want when they move to Sammamish - stakeholder meetings with real estate agents, relocation specialists, HOAs	This is a crucial question that will be part of our outreach efforts. This information will help inform the strategies that are developed (or revised) under the effort to update the Housing Strategy Plan. Many stakeholders will need to be asked to answer this question so that the City can obtain a comprehensive view of what makes Sammamish an attractive housing market.

22	Would like to see examples of housing strategies from outside of our region; San Francisco, Silicon Valley, etc.	We can do some research into strategies used by other metropolitan areas to expand our knowledge base; however, the most important data and research will come from local information and data. It should also be noted that many local programs were influenced by researching efforts in other regions of the state and country.
23	Include adults special needs groups on the stakeholders group list such as ARC.	Special Needs Housing is included in the existing Housing Strategy Plan and will be a component of the update effort. Special Needs Housing is a critical component of a housing strategy so that Sammamish can address the diverse needs of its residents.
24	Do we have data on short term rental housing? Are short term rentals an issue?	The City does not have specific data on short term rentals (e.g. AirBNB, VRBO, etc.). Short term rentals are typically blamed for taking rental units out of the permanent rental category, reducing the amount of rental housing available to permanent residents and artificially increasing rental costs on the whole. This issue has not emerged in Sammamish; however, that is not to say that it will not be a future issue.
25	Do we have data on vacant homes owned by investors? Are these type of properties posing a problem for our community?	The City has data on vacancy rates in the 2015 Housing Needs Assessment included in the Comprehensive Plan. It is possible that investment properties are an issue, but we do not have data that tells us for certain.
26	Having the Community become more comfortable with growth by including design standards that require better integration of new homes/development into existing neighborhoods.	The Planning Commission will be reviewing and updating the Housing Strategy Plan only. Through the strategy plan, the Commission can recommend a design standards strategy and what level of priority the city should give relative to other strategies. That would make design standards a future work item whose timing would be based on how it is rated relative to other strategies. It may be included, for example, as a future code amendment effort under a separate legislative review process.
27	What type of housing data does Sammamish track?	The City uses data collected and synthesized by ARCH and other agencies (e.g. King County, HUD, Department of Commerce). ARCH routinely reports single- and multi-family permitted units, housing prices and affordability, homelessness, and other housing-related data, as well as employment, wages, and demographic data. ARCH also collects data from third parties on items such as rent and sale prices, changes in median income and local salaries, overall housing development. ARCH also collects information including locally available affordable housing, funding spent by communities to support affordable housing, and pricing/rent levels of new multifamily housing. Data will be provided in a future meeting on the Housing Strategy Plan.
28	Written comments and suggestions from Commissioner Crandall submitted via email on 12/10/17 (summarized): (1) One suggestion is to have as much contact with the public and stakeholder groups as possible. It was implied that maybe the Planning Commission should designate liaison(s) to these groups. I would suggest at least two Members of the Planning Commission be appointed to serve in this liaison capacity with each identified group. (2) I would recommend that the Planning Commission form a Housing Subcommittee of three members. Along those lines after the beginning of the year if possible a communication conduit be established between the Planning Commission Housing Subcommittee and a similar City Council Subcommittee.	The comments are noted and will be incorporated to the extent possible.
<i>Regarding January 18, 2018 Planning Commission meeting</i>		

29	What level of development is in the pipeline, now that there is a development moratorium in effect?	The development moratorium was enacted on October 3, 2017. Most development proposals are therefore not being accepted (e.g. subdivisions); however, several exceptions to the moratorium are allowed (e.g. single family homes on existing legal lots). Certain projects are vested (i.e. not subject to the moratorium) and will still be processed. As of October 4, 2017 there are approximately 817 single-family residential lots vested in review for one of: preliminary short plat, preliminary subdivision, site development, final short plat, final subdivision or building permit. This could be more than two years of new single-family residence supply. Additionally, certain projects which have not been submitted, but have completed a pre-application, could potentially be submitted for review under the moratorium (see exception 3(j) of the Moratorium Ordinance, 2017-445B). These potentially include an additional 24 subdivision applications. An approximate count of new lots that could be created under these potential applications is not available.
30	Where is Sammamish with regard to the 2035 growth target?	The City has a residential growth target of 4,640 dwelling units for the period of 2015 to 2035. The growth target is a way to ensure that cities provide sufficient capacity of land suitable for development to accommodate a share of county-wide growth (a requirement of the Growth Management Act). Dwelling units built since 2015 relate to the current growth target to the extent that that land's capacity for growth is no longer available. Therefore, the number of dwelling units built is less important than the capacity that is no longer available. King County cities will receive a new growth target for planning purposes prior to the required Comprehensive Plan Periodic Update, which is due in 2023 and every eight years thereafter. Each growth target used to develop the Comprehensive Plan and zoning map is discrete; however, they are related to the degree that the amount of development that occurs prior to each new growth target will not be counted as available capacity toward the next new growth target.
31	Can critical areas maps be provided?	The City keeps conceptual maps showing the various environmentally critical areas throughout Sammamish. However, these are conceptual in nature and development regulations require that project applicants verify the presence or absence of critical areas by qualified professionals. While these types of maps may be useful in understanding the characteristics of the City, they should not be interpreted as showing areas that are unbuildable. A housing strategy should be developed with an understanding that the current zoning regulations require and provide protection for critical areas, but do not necessarily render all the lands undevelopable. The update to the housing strategies should focus on the framework for development of new housing and should not be overly confused with protections for critical areas, which happen on a project level.
Regarding February 1, 2018 Planning Commission meeting		
32	Are there affordable homes available in Sammamish for people who earn 30%, 50%, 80% of King County's area median income (AMI)?	Yes, affordable housing options are available in the Town Center at the SAMM Apartments located at the intersection of SE 228th Street and 228th Ave SE as well as Sky Apartments located off of SE 4th Street behind Metropolitan Market. SAMM Apartments has 18 affordable units and Sky Apartments which is scheduled to open late 2018 will offer 30 affordable units. Sammamish Village, at , includes 7 affordable townhomes; the third is offered for sale now. Sammamish Cottages, a Habitat for Humanity project, will build 10 single family homes. This project is slated to be complete in 2018.
33	What defines disability in the demographic data comparing Sammamish with King County?	In Census (ACS) data, disabilities include mobility, hearing, vision, and cognitive impairments.
34	Is there a trend for "downsizing" types of housing options in Sammamish (e.g. smaller housing types)?	There are some housing developments that are providing different and smaller types of housing in Sammamish, including the SE Village Townhomes (Town Center), Aurea Townhomes, and Sky Apartments (Town Center), among others. While it may not be the "trend" in Sammamish, the City is noticing (anecdotally) greater interest in smaller housing types.
35	Do homeowner associations (HOAs) covenants, conditions and restrictions (CC&Rs) supersede municipal codes pertaining to constructing ADU's?	CC&Rs and governing documents are private restrictions governed by a neighborhood association. By purchasing a home in such neighborhood, a homeowner automatically becomes part of an agreement to live by those restrictions. Similarly, by moving into the City of Sammamish, each owner also becomes subject to the laws and ordinances of the City, in addition to other applicable county, state and federal laws. The law of the CC&Rs is based in contract, while the law of the governmental authorities is public law. HOA members must heed both. CC&Rs are sometimes more restrictive than City laws and ordinances, but they cannot be less restrictive in nature.

36	What is the definition of an accessory dwelling unit (ADU)?	City regulations define an ADU as one accessory dwelling allowed per primary single detached dwelling unit. An ADU is only allowed in the same building as the primary dwelling unit when the lot is less than 10,000 square feet in area or when there is more than one primary dwelling on a lot. One of the dwelling units shall not exceed a floor area of 1,000 square feet except when one of the dwelling units is wholly contained within a basement or attic. A detached ADU shall be located outside of all critical area buffers and/or shoreline setback areas and shall not be subject to any shoreline setback reductions or variances
37	Can you confirm if the market column under moderate income shown on slide 34 includes ADU's.	ADUs are counted in the Land Use columns.
38	Can you provide a case study on ADU's being used successfully in a community similar to Sammamish?	While not perfect examples, there are cities such as Lexington, MA and Santa Cruz, CA which have enhanced their ADU programs. These are both high cost of living jurisdictions, which make them suitable comparisons, but these cities both have limited amounts of land available for development, which is different than Sammamish. Staff will provide informational materials to Planning Commission separately.
40	What is multifamily housing? Are duplexes considered multifamily?	Multifamily is defined as an apartment complex per city code. This does not include duplexes. In permit and ACS data sources, however, duplexes and townhomes are counted with other attached housing units (but they can be split out, if desired).
41	Why are people considering multifamily housing options?	Multifamily units are an irreplaceable option in a healthy housing market, as they are largely rental units, which offer an alternative option to homeownership. Homeownership is not appealing to many households. Rental units also provide more flexibility and opportunities for smaller housing choices, which often correlates with cost.
42	What is the difference between median and average income housing?	The "median" is the middle number, where half of the universe (e.g. housing units, people, or others) are above and the other half below. The average is the sum of the scores divided by the number of scores. The average tends to be skewed by extremely high or extremely low scores (outlier prices, for example).
43	Can you provide a map of Sammamish that reflects the year a home was built?	This is provided in the presentation on March 1, 2018
Regarding March 1, 2018 Planning Commission meeting		
44	How does the Klahanie housing supply data impact the overall City housing supply?	Klahanie's multifamily units make up 35% of the City's overall multifamily housing stock.
45	Does the data on students with disabilities break down by City within that school district?	Potentially, though the figures may be relatively smaller (i.e. in quantities of less than ten), meaning that the data will likely be obscured for privacy reasons. Staff will try to provide a final answer on this in coordination with the school districts.
46	Can the City obtain data on students in private schools?	This would be difficult to obtain due to the potential that these schools do not track this data and that there is not a single unifying entity (such as a school district). Furthermore, the City would need to contact each and every private school in the City, which could be exceedingly time consuming. If the Planning Commission feels strongly that this data be provided, we can attempt to do so.
47	Regarding data on commute duration provided in the slides as a report back on the February 1, 2018 meeting, do we know when the commuters are leaving?	No, this data is self-reported data in the American Community Survey (ACS) and does not go into detail beyond the duration of the commute.
48	Can we look more specifically at income levels that are higher than 100% AMI?	Yes, the Planning Commission can review strategies for those households at higher income levels, for instance, 120% of the AMI.
49	Can the City provide the City's stance on housing gaps prior to the Planning Commission participating in the exercise on housing gaps?	Yes, City staff will provide this in the April 5, 2018 meeting packet prior to conducting the exercise.
50	Will neighborhood character be discussed more directly?	Yes, the Planning Commission should discuss this item, as it is one of the five housing categories focused on in Sammamish Home Grown. Staff will help lead this discussion.

51	Are code amendments part of strategies that can be discussed?	Yes, code amendments should be discussed as potential strategies.
Regarding April 5, 2018 Planning Commission meeting		
52	Is there any objective analysis or math behind the City's input in Exhibit 1 or it is a subjective analysis?	The City's input in Exhibit 1 is objectively based on the data (refer to Exhibit 1 and February 1st Planning Commission Work Session)
53	Is the purpose of the discussion to focus on housing affordability or to develop a housing strategy?	Housing affordability is one of the five categories the Plan will focus on. Commissioners are tasked to provide feedback on all five categories of housing policy in the Comprehensive Plan.
54	How should the Commission deal with discussing new ideas vs. what we need to do to prioritize the things that are already in the Plan? And what was the reason why some strategies from the previous plan were not implemented?	The first step in these work sessions is that we want to make sure that Commissioners ask any clarifying questions about the strategies. Strategies that are not identified should be brought up by Commissioners and they are just as important to discuss as strategies that are already in the Plan. In instances where the strategies in the existing Plan have not been implemented, it may be a result of the reality of prioritizing in a political environment, where elected officials prioritize strategies in the context of constraints such as staff resources, budget, work plan, and others. In some instances, strategies are implemented out of order, but the intent of the Plan is to do our best to identify and prioritize the strategies for City Council to direct staff to implement.
55	What is the difference between the minimum and maximum density requirement?	In certain cases, the City's zoning designations have a maximum and minimum density requirement. For instance, in the R-8 zone, a minimum density requirement ensures that residential development in this zone is relatively close to what is planned for (i.e. 8 units per acre) and does not result in a density that is too low for the zoned capacity. It ensures the end product is closer to the envisioned density for that zone which is eight units per acre. The maximum in such a scenario is intended to provide predictability to the community that a certain density will not be exceeded. This is important for planning purposes, including the provision of urban services and infrastructure appropriate to accommodate development.
56	How do parking requirements impact affordable housing?	A barrier that tends to impact affordable housing developments in particular is off-street parking requirements, which might mean a surface parking lot but it could also potentially result in structured parking which is more expensive, making affordable housing projects less likely to pencil-out (i.e. less feasible).
57	Are there covenants recorded on affordable housing to ensure that affordability provisions are maintained?	Yes, dwelling units (both owner and renter occupied) that are required to be affordable have covenants recorded to ensure that affordability provisions are in place to ensure affordability restrictions. The agreements are tracked and reported on.
58	Has the City mapped all neighborhoods and defined each neighborhood's character?	No, the City has not undertaken such an effort.
Regarding May 24, 2018 Planning Commission meeting		
<i>Note: The following strategies have been provided by Commissioner Garrison for consideration under the Neighborhood Character category</i>		
59	Under neighborhood character, discourage garage lined streets and infill that eliminates quality landscaping.	Refer to edits to the Top Strategies Table under examples for Strategy A.1, Community Design Standards on page 12 of the July 5, 2018 Draft Plan.
60	Promote individuality and special conditions that create a bond rather than just an investment.	This is reflected in the Top Strategies Table under examples for Strategy A.1, Community Design Standards on page 12 of the July 5, 2018 Draft Plan.
61	Some City controls make for more monotony; allow individuals to personalize their place through varied setbacks, personal art, and increased roadside landscaping.	Refer to edits to the Top Strategies Table under examples for Strategy A.1, Community Design Standards on page 12 of the July 5, 2018 Draft Plan. Is this also reflected in a couple of the specific examples for Strategy A.1. 'Requirements for design variety while providing for designs with distinctive local character'; and example in A.3 Infrastructure related to public art on page 13.

62	Create sub-area plans that reflect local geography and the environment including greenbelts, parks, and tree canopy considerations.	Refer to edits to the Top Strategies Table under examples for Strategy A.4, Sub-area plan on page 13 of the July 5, 2018 Draft Plan..
63	Create sub-area plans that encourage uses that meet the needs of the residents. Zone it accordingly with detailed variety rather than blanket regulations.	Refer to added example to the Top Strategies Table under examples for Strategy A.4, Sub-area plan on page 13 of the July 5, 2018 Draft Plan.
64	Discourage increased densities along arterials where the outcome is negative for both the residents and the drivers. Use time to decrease densities in these and sensitive areas.	First part addressed in example for Strategy A.1 of the Top Strategies Table on page 12 of the July 5, 2018 Draft Plan. Second part, purpose of housing strategy is not to modify/reduce basic zoning designations in the city.
Regarding June 7, 2018 Planning Commission meeting		
65	<i>Note: The June 7, 2018 Planning Commission meeting was a Housing Industry Panel, which was done in a Question and Answer format. All questions and answers and other discussion can be viewed at the Planning Commission Webpage: https://www.sammamish.us/event/?id=49556</i>	
Regarding July 5, 2018 Planning Commission meeting		
66	Can staff add more detail to the examples of certain strategies?	Yes, staff have updated many examples in the strategies and further clarified the intent of the "Examples" column of the strategy matrix. See Exhibit 1 of the July 19, 2018 Packet.
67	Are Subarea Plans the best tools for planners to address zoning and development in neighborhoods?	Yes, subarea plans are effective tools for planners to address subareas throughout the City with distinct zoning and development standards. Strategy A.2 has been elevated in priority from A.4 to reflect the Commission's interest in this topic. Additionally, Strategy A.2 has been revised slightly to reflect a greater focus on neighborhoods.
68	Can the City address public testimony related to the City's approach to growth under the Comprehensive Plan?	Yes, staff have provided input to Commission regarding the difference between the housing strategy (implementation of current housing policy framework) and the Comprehensive Plan and Zoning (the policy framework and implementing zoning designations, which are addressed by the eight-year periodic update required under RCW 36.70A.130).
69	Comment emailed by Commissioner Garrison: Staff has explained that our future land use plan in the comp plan looks like our zoning map. It lacks vision, especially for housing strategy. Please explain why the City chooses to plan by mainly recording general, existing conditions. Is the City doing anything to develop a more detailed and inspired vision for our future?	The City's zoning map was originally developed under the auspices of King County, prior to the incorporation of Sammamish. Many of the original zoning designations still exist. Until the City undertakes area-wide rezones, similar to what would be done under a subarea planning effort, rezones are generally only initiated by private property owners. To revisit the adopted vision for the future of Sammamish, the City would need to address that under the next periodic update of the Comprehensive Plan, which is required by the State to be completed by June 2023. Sammamish Home Grown is not the right tool to discuss the future vision for Sammamish, nor is it the right time to discuss this topic.
70	Comment emailed by Commissioner Garrison: We are seeing many housing developments that encourage temporary, investment interests, rather than a bond with place and neighbors - in other words, car-oriented developments with poor neighborhood character. It seems our blanket zoning isn't yielding the results we want. Sub-area planning might. What are other possible planning tools for remedying this problem?	Generally speaking, sub-area planning is the most effective tool for planners to address subareas throughout the City. This tool allows planners to assess the unique characteristics, opportunities, and challenges of a smaller geographic area in the City and apply distinct zoning and development regulations to achieve targeted results. Other potential tools exist, but are not recognized as being as comprehensive as a subarea plan.

<p>71</p>	<p>Comment emailed by Commissioner Garrison: In our deliberations regarding housing strategy, we seem to be leaning too heavily on affordable housing issues and not the major housing problems in Sammamish. At one time the Commission talked about trends involving many issues, including fewer private cars, transit options, a new retail platform, climate change, environmental concerns, walking and health, neighborhood services, and sustainability. These issues could automatically promote the character we are trying so hard to invent. Do we now have time to discuss them?</p>	<p>The Planning Commission has dealt with many issues related to housing under the planning effort for Sammamish Home Grown, largely related to the housing categories and themes resulting from the housing policy framework established in the 2015 Comprehensive Plan. Neighborhood character was one of the topics discussed in depth by the Planning Commission as the strategies were developed and ranked. Should Commissioners wish to further discuss any topics related to the implementation of the Sammamish housing policy framework (via Sammamish Home Grown), the time to do so is at the upcoming July 19th meeting, where Planning Commission is expected to finalize deliberations on the Plan and forward a recommendation to the City Council for review. Staff are monitoring planning trends and discerning issues of importance to Sammamish for future planning efforts, e.g. the GMA required periodic review and update of the Comprehensive Plan. These issues are best addressed under the 2023 Periodic Review and Update of the Comprehensive Plan. Work for the Update will begin several years prior to 2023.</p>
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PLANNING COMMISSION AGENDA CALENDAR

Date	Time	Type	Staff	Topics
July 19	6:30 PM	Regular Meeting	Doug McIntyre Miriam Laytner ARCH Staff	Deliberation: Housing Strategy Update
August		No Meetings		
September 6	6:30 PM	Regular Meeting	David Goodman	Public Hearing / Deliberation: Capital Facilities Element Updates - School Impact Fees
September 20	6:30 PM	Regular Meeting	David Goodman	Work Session: Urban Forest Management Plan
October 4	Cancelled	Regular Meeting		
October 18	6:30 PM	Regular Meeting	Doug McIntyre Miriam Laytner	Work Session: 2019 Comprehensive Plan Amendments – Docket Requests
November 1	6:30 PM	Regular Meeting	Doug McIntyre Miriam Laytner David Goodman	Public Hearing / Deliberation: 2019 Comprehensive Plan Amendments – Docket Requests Work Session: Urban Forest Management Plan