



# SAMMAMISH HOMEGROWN



A PLAN FOR PEOPLE,  
HOUSING, AND COMMUNITY



**The 2019 Sammamish Housing Strategy**  
Adopted January 15, 2019

## Cover Images

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# Acknowledgments

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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. Sammamish also has some unique characteristics that sets it apart from other cities. Examples include the lack of direct access to a state highway, significantly underdeveloped mass transit service and a landscape with unique critical area challenges.

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.

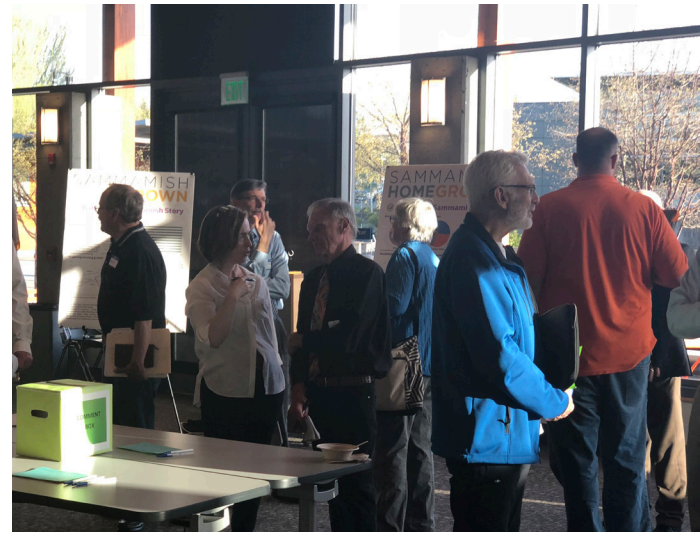
## 04 | Process and Public Engagement

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.





## 05 | Plan Organization

The following sections of this plan identify the implementation strategies recommended by the Planning Commission, Human Services Commission, and City Council ([Section 06 | General Themes](#) and [Section 07 | Implementation 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 implementation 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

The remaining sections of the Housing Strategy Plan provide more insight into the elements that informed the selection of the implementation 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 and City Council's development of implementation strategies in Sammamish Home Grown .



### 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 sub-area plans for its centers (Inglewood, Pine Lake and Klahanie). 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.
- Sub-area plans should be reevaluated on a regular basis to synchronize with the eight-year periodic Comprehensive Plan update to ensure effective timing, taking into account present and future housing needs and striving for community and environmental health.
- While not a significant issue currently, the increasing age of the City's housing over time is worthy of ongoing

## General Themes

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 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



## General Themes

the two new projects in Town Center that have a relatively high proportion of one-bedroom and studio units). This 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 increasing and connecting open space opportunities 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



## General Themes

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 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



## General Themes

living with disabilities and those experiencing homelessness, 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 | Implementation Strategies

This section contains the strategies identified by elected and appointed officials as priority strategies (Table 1: Implementation Strategies) that will enhance the usability of Sammamish Home Grown.

Initial top strategies were selected by the Planning and Human Services Commissions after extensive research and discussion. This included reviewing data and information on housing gaps as well as existing housing strategies, and listening to 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; and these were the top strategies that were recommended to City Council for consideration.

City Council spent several months reviewing Sammamish Home Grown and learning about the Planning Commission’s process and vision for the plan. They also received public testimony. Based on their input, the top strategies were amended by staff to become implementation strategies and brought back to City Council for prioritization.

Table 1: Implementation Strategies, shows the amended strategies and their prioritization by both Planning Commission and City Council. It also provides details for each strategy related to the time frame needed for completion and the investment needed.

**Estimated Time Frame** - Estimates the likely number of years required to complete the action. This ranges from less than one year (<1 year) to three to five years (3-5 years).

**Estimated Investment** - Acknowledges the need to balance priorities with resource availability and advance planning for high-investment actions.

- \$ - **Low Investment:** Can be completed with current funding/staffing levels
- \$\$ - **Moderate Investment:** Likely requires moderate increase in funding/ staffing
- \$\$\$ - **High Investment:** Will require significant increase in funding/staffing

**Priority** - Ranks strategies as low, medium or high priority based on Planning Commission and City Council feedback. Strategies that were created after Planning Commission’s consideration of Sammamish Home Grown are marked as N/A for Planning Commission priority.

## Implementation Strategies

**TABLE 1: IMPLEMENTATION STRATEGIES**

### A. Housing Theme - Neighborhood Vitality and Character

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Consider drafting <b>sub-area plan policies</b> during the 2023 Comprehensive Plan update for the future creation of Inglewood, Pine Lake, and Klahanie commercial center sub-areas.	3-5 years	\$\$\$	High	Medium
2. Evaluate and <b>update subdivision codes</b> to address resident concerns related to land use and building and enhance neighborhood character.	< 1 year	\$	High	Medium
3. Evaluate existing <b>mixed-use design standards</b> and development regulations for Town Center and consider creating them for the Inglewood, Pine Lake, and Klahanie Centers.	3-5 years	\$\$\$	High	Medium

### B. Housing Theme - Housing Supply and Variety

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Consider providing <b>incentives for diverse housing opportunities</b> that meet community needs in current and future sub-area plans.	3-5 years	\$	High	Medium
2. Track production of <b>Accessory Dwelling Units</b> (ADU's) and evaluate effectiveness of land use regulations in encouraging production while balancing maintaining neighborhood compatibility.	3-5 years	\$\$	High	Medium

## Implementation Strategies

**TABLE 1: IMPLEMENTATION STRATEGIES**

### C. Housing Theme - Housing Affordability (Regulatory)

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Consider <b>requiring affordable housing &amp; creating incentives</b> for affordable housing in current and future mixed-use subareas.	< 1 year	\$	N/A	Medium

### C. Housing Theme - Housing Affordability (Direct Assistance)

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Continue to participate in local inter-jurisdictional programs, like the <b>ARCH Housing Trust Fund</b> , to coordinate & distribute funding of affordable and special needs housing.	Ongoing	\$	High	Medium
2. Consider conducting a <b>public land survey</b> to inventory surplus/ underutilized public lands and determine their suitability for housing and other public uses.	< 1 year	\$	High	Medium
3. Begin to identify & seek out strategic opportunities for <b>preserving existing affordable housing</b> (e.g. older market-rate apartments)	< 1 year	\$\$	High	Medium

### D. Housing Theme - Housing for People with Special Needs

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Encourage <b>Universal Design features</b> that improve housing accessibility for people with disabilities.	< 1 year	\$\$	High	Medium
2. Review <b>senior housing</b> land use regulations to assess if changes are needed to better support senior housing and smaller household sizes.	< 1 year	\$	High	Medium



## Implementation Strategies

TABLE 1: IMPLEMENTATION STRATEGIES

### D. Housing Theme - Housing for People with Special Needs (continued)

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
3. Continue to provide <b>organizational support</b> to organizations serving those with special housing needs (i.e. through the Human Services Bi-Annual Grant Program and the ARCH Housing Trust Fund).	Ongoing	\$	High	Medium

### E. Housing Theme - Regional Collaboration

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Continue to review, and as appropriate, provide comment on <b>county, state and federal legislation</b> affecting housing in Sammamish.	Ongoing	\$	High	Medium
2. <b>Partner with neighboring jurisdictions</b> to assess housing and service needs for our area & strategize about the best ways to address them	3-5 years	\$\$	N/A	Medium
3. Continue to work with other jurisdictions to develop & implement a new <b>regional housing finance strategy</b> .	Ongoing	\$\$	High	Medium

## 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.
<b>MONITORING ACTIVITIES – GENERAL</b>		
Routine, on-going data collection and reporting for planning purposes, program evaluation, etc.		
	<b>Monitor the City’s housing supply, type and affordability</b> 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
	<b>Regional Land and Housing Monitoring</b> - Collect housing information on a regular basis needed for regional Benchmarks, Buildable Lands and OFM housing reports.	H.2.1
	<b>Regional Benchmarks.</b> Work with other jurisdictions to develop regional benchmarks and, as needed, collect information for regional benchmarks.	H.6.2
	<b>Housing Strategy Plan</b> - 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
<b>MONITORING ACTIVITIES – PREVIOUS EFFORTS</b>		
Gathering information to evaluate effectiveness of recently adopted regulations, recently funded programs, etc.		
	<b>Impact Fee Reductions</b> - (Examples may include permit fees, impact fees, hook-up fees. Evaluate which fees and if done programmatically or case-by-case).	H.3.4
	<b>Innovative Housing Development</b> - 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
	<b>Manufactured Housing</b> - 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
	<b>Housing Supply</b> - 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
	<b>Fair Housing Act Consistency</b> - Review group homes standards for consistency with the Federal Fair Housing Act. Ensure codes provide opportunities for special needs housing, including emergency housing, transitional housing, assisted living, independent living, family based living and institutions.	H.2.11, H.4.3



## Monitoring Activities

MONITORING ACTIVITIES – POTENTIAL EMERGING ISSUES		
Tracking issues for potential future action.		
	<b>Single Family Neighborhoods</b> - 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
	<b>Infrastructure Improvements</b> - Monitor infrastructure improvements and maintenance in residential neighborhoods consistent with City's capital Facilities and sub-area plans.	H.6.1
	<b>Inventory older neighborhoods</b> 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 C](#)). 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 C](#) for the summary of the Housing Gaps Analysis conducted.



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# Appendix A | Commission and Council Meeting Summary

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## 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 and Council Meeting Summary

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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**

The Planning Commission continued deliberations on Sammamish Home Grown, discussing strategies, examples, and their priorities. Commissioners each had the opportunity to provide feedback and then propose amendments to the Plan and the strategies matrix. Following deliberations and amendments, the Commission voted 6:0 to recommend the amended version of Sammamish Home Grown - A Plan for People, Housing, and Community to City Council for adoption.

### **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.

# Appendix A | Commission and Council Meeting Summary

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## **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 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**

Staff shared with City Council how the Housing Strategy fits within the Growth Management Act Planning Cycle and the City's Comprehensive Plan before presenting Sammamish Home Grown and the top strategies as recommended by the Planning Commission. Additionally, there was a discussion about City Council's role in the update and finalization of the Housing Strategy Plan.

### **September 18, 2018 – Public Hearing**

City Council opened a Public Hearing on September 18, 2018 to consider a Resolution to adopt Sammamish Home Grown and incorporate it by reference into the Sammamish Comprehensive Plan and continued the Public Hearing to a date certain of November 6, 2018.

### **October 9, 2018 – Work Session #2 with Planning Commission**

City Council held a joint work session with the Planning Commission. During this meeting, the Planning Commission provided more details on the process that led to the selection of the top strategies. Planning Commission also provided an in-depth look at six of the prioritized strategies, elaborating on the vision for that priority, sharing why it should be a priority for Sammamish, and answering City Council questions.

### **November 6, 2018 - Public Hearing**

City Council closed the public hearing and decided to continue their discussion of Sammamish Home Grown during the December 3rd Study Session.

### **December 3, 2018 – Work Session #3**

Staff presented City Council with two options: to continue to work on Sammamish Home Grown by providing input on amendments to the document or to suspend all work on Sammamish Home Grown and direct staff to place it on the City's work program for 2020. Council decided to submit comments and questions to staff by December 14, 2018 and to evaluate those comments at the next meeting before deciding how to proceed.

### **January 15, 2019 - Adoption**

Staff presented City Council with a revised version of Sammamish Home Grown that included revised implementation strategies and eliminated Appendix H. City Council provided further amendments to the plan before approving the resolution.



## Appendix B | Summary of Existing Local Housing Strategies

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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

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- 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

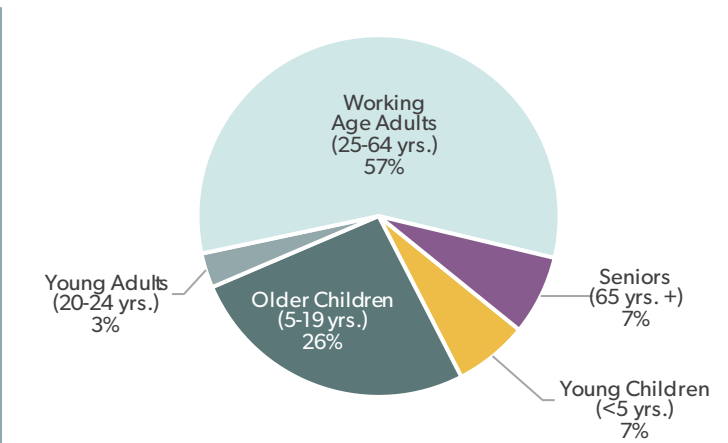
The below data was the most instrumental in the Housing Strategy Plan. More detailed and historical housing and demographic data are included in the East King County Housing Analysis, which is part of the 2015 Sammamish Comprehensive Plan.

**Sammamish Population & Land Area Estimates**



Source: Washington State Office of Financial Management, Estimates of April 1 Population Density and Land Area by City and Town

**Sammamish Age Estimates**

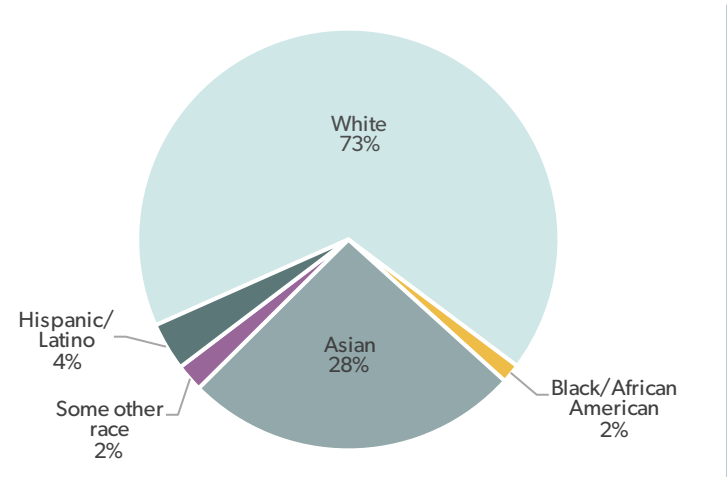


Source: 2012-2016 American Community Survey 5-Year Estimates

In 2018, Sammamish had an estimated population of 63,470.

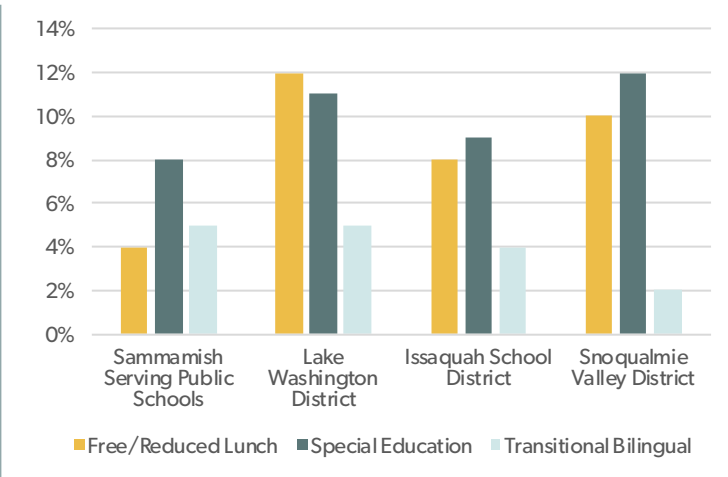
The population of Sammamish is estimated to have increased 39% since 2010 (with approximately 23% of that growth relating to the annexation of Klahanie in 2016).

**Race & Ethnicity of Sammamish Residents**



Source: 2012-2016 American Community Survey 5-Year Estimates

**Public School Demographics**

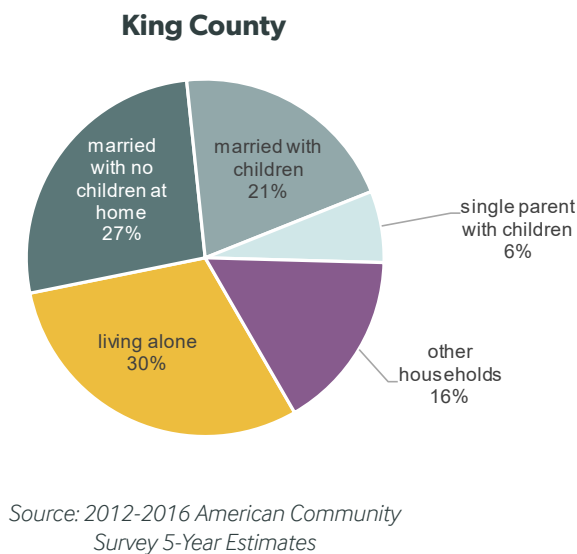
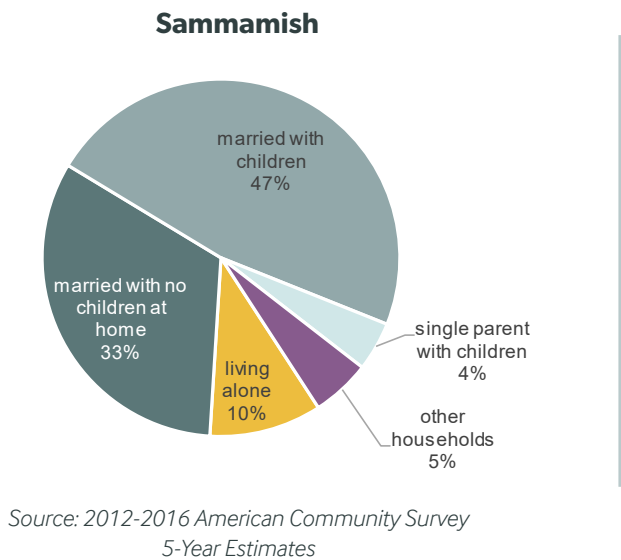


Source: Office Superintendent of Public Instruction Washington State Report Card, 2016-17

# Appendix C | Housing Needs

## People - Demographic Data

### Household Types



One & two person households make up 40% of Sammamish households, but represent 64% 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	16,200	2,090	190	80	819,650
More than 1 family	1%	0%	0%	0%	2%
Child 6 yrs. or younger	23%	28%	15%	13%	15%
Person with a disability	12%	17%	34%	50%	19%
Small families	77%	66%	58%	30%	53%
Large families	11%	9%	8%	13%	6%
Elderly households	14%	7%	39%	18%	22%

Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2011-2015

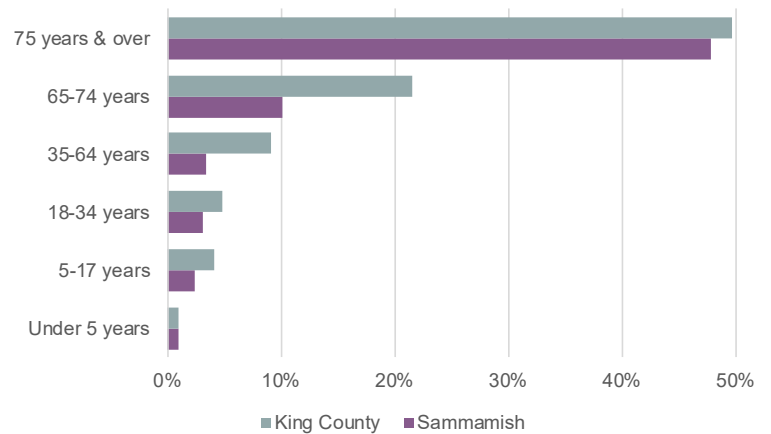


# Appendix C | Housing Needs

## People - Demographic Data

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

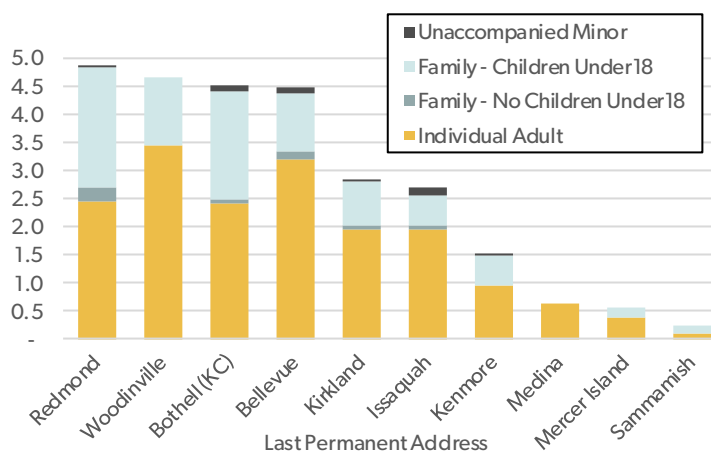
### Population with Disabilities



Source: 2012-2016 American Community Survey 5-Year Estimates

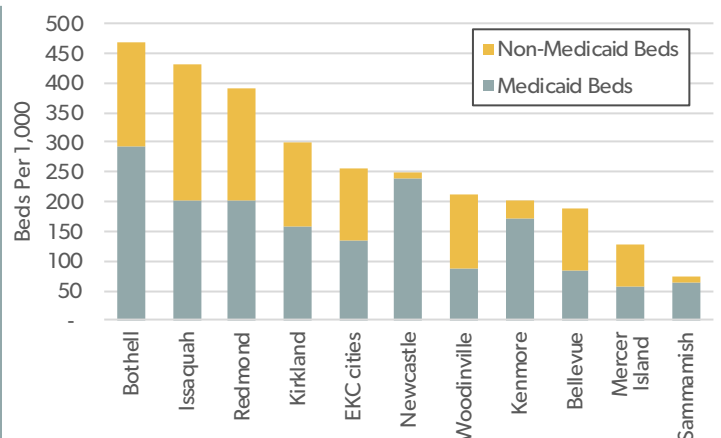
39% of Sammamish households that have a family member with a disability are cost burdened (paying more than 30% of their income for housing) compared to 28% of all Sammamish households.

### 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

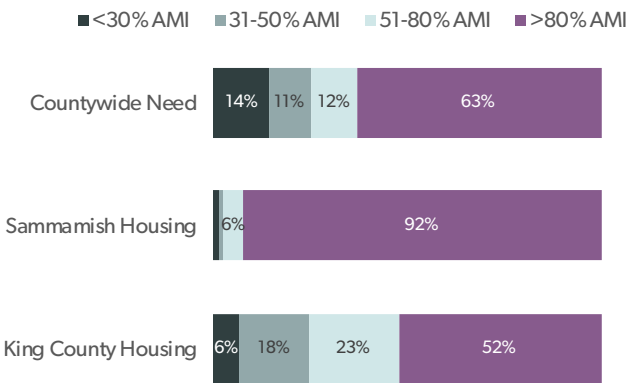
## Community - Economic & Housing Data

### 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



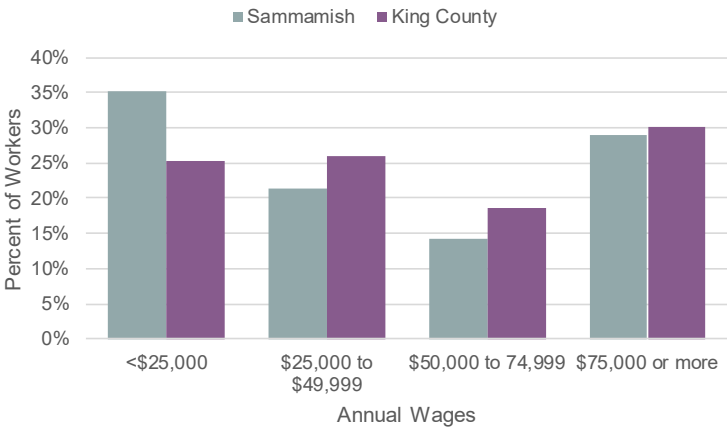
Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2011-2015

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.

57% 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



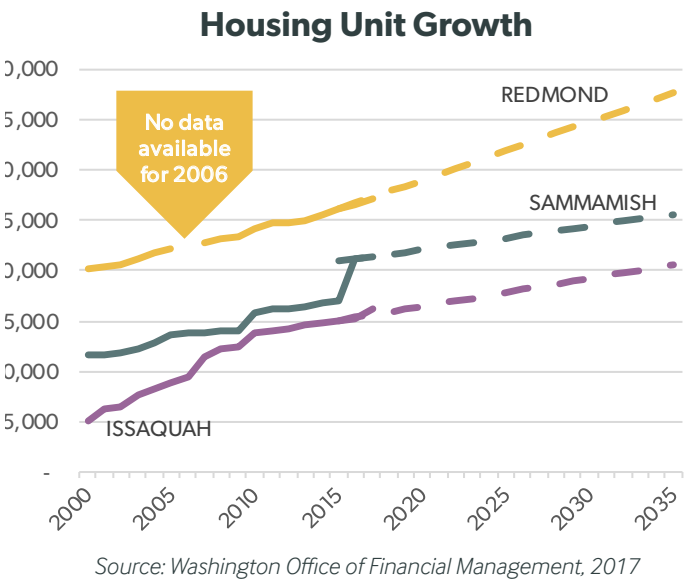
Source: 2012-2016 American Community Survey 5-Year Estimates

# Appendix C | Housing Needs

## Places - Housing Data

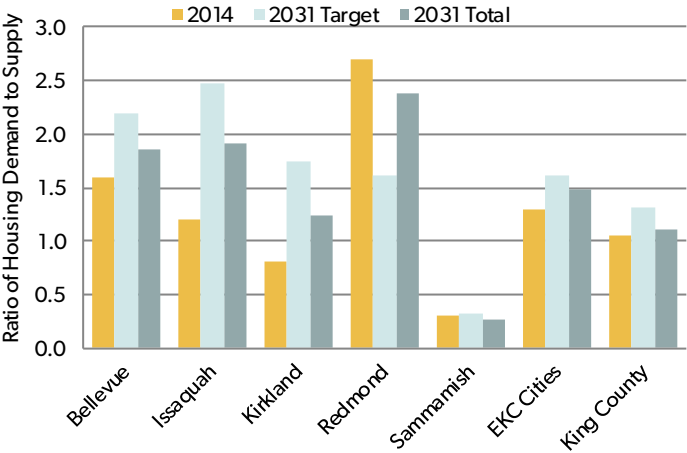
Sammamish had an estimated 21,310 housing units in 2017 and a target of 25,584 households by 2035.

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

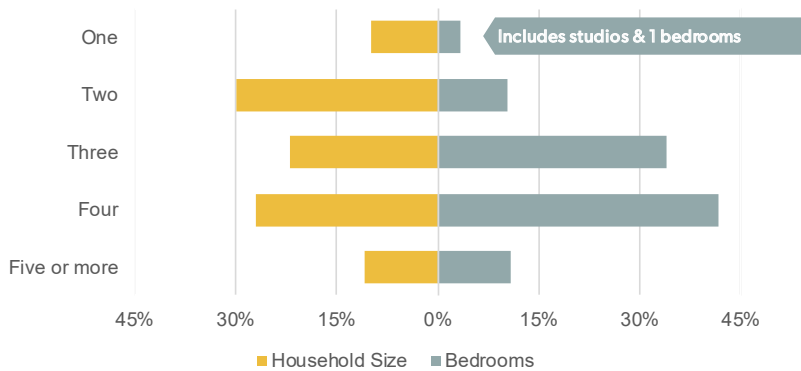


While Sammamish has a low demand for housing from the local workforce, it is important to think about how Sammamish is influenced by the rest of the region. Job growth is expected to exceed housing growth in many of the cities surrounding Sammamish, which will put pressure on the Sammamish housing market.

# Appendix C | Housing Needs

## Places - Housing Data

### Housing Matched to Household Size

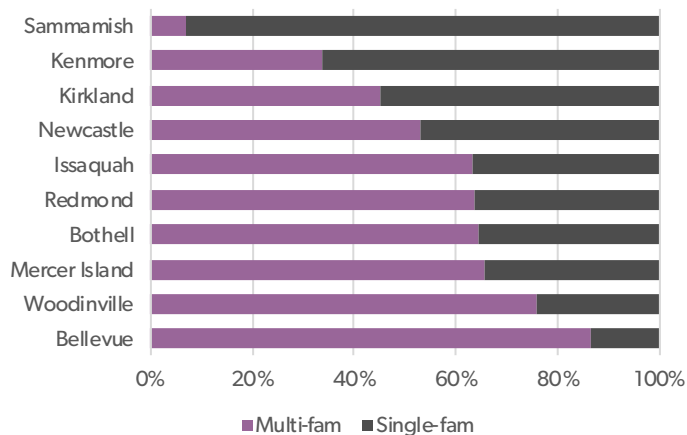


Source: 2012-2016 American Community Survey 5-Year Estimates

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.

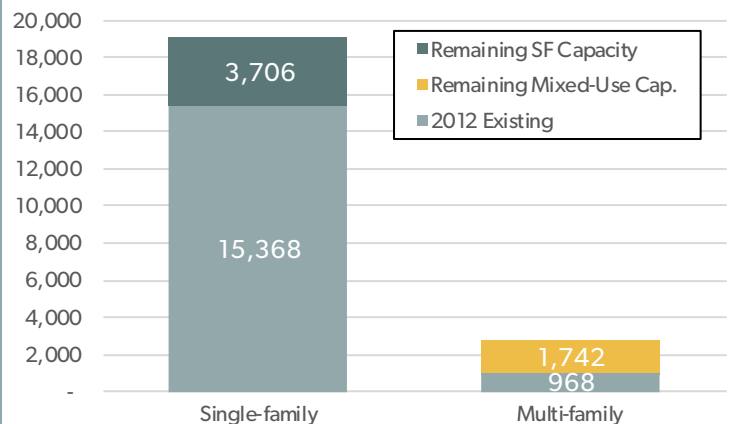
The chart on the left indicates that there's a greater demand for fewer bedroom units than what is currently available.

### Issued Building Permits, 2005-2015



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

### Residential Development Capacity in Sammamish



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

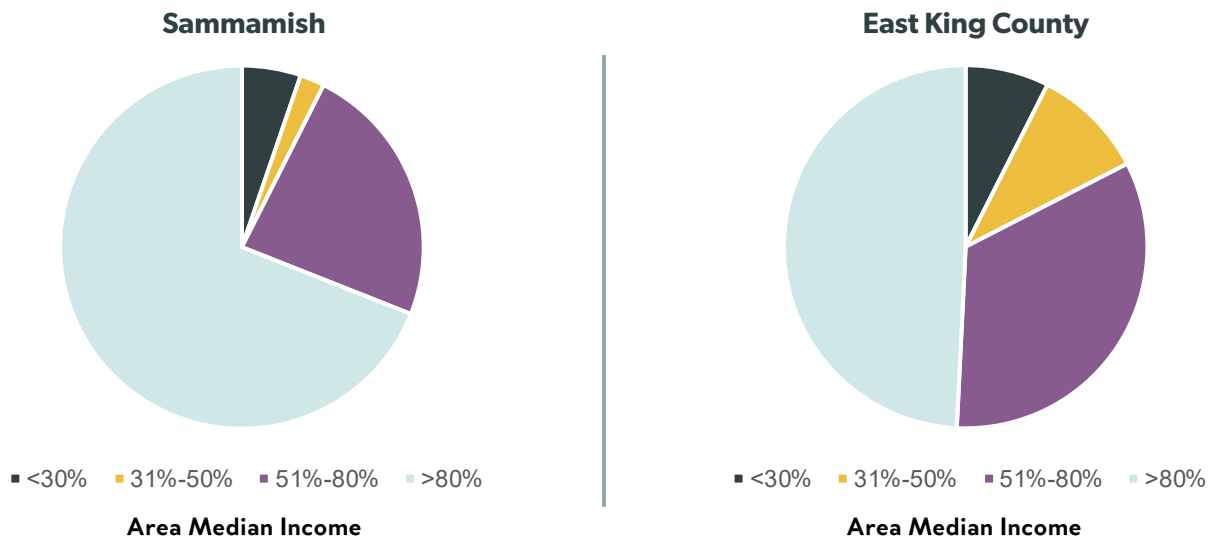
	Studio (1 person)	1 Bedroom (2 people)	2 Bedroom (3 people)	3 Bedroom (4 people)
<b>30% AMI (Very Low Income)</b>				
Household Income	\$20,160	\$23,040	\$25,920	\$28,800
Max. Affordable Rent	\$504	\$576	\$648	\$720
<b>50% AMI (Low Income)</b>				
Household Income	\$33,600	\$38,400	\$43,200	\$48,000
Max. Affordable Rent	\$840	\$960	\$1,080	\$1,200
<b>80% AMI (Moderate Income)</b>				
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, 2011-2015

# Appendix C | Housing Needs

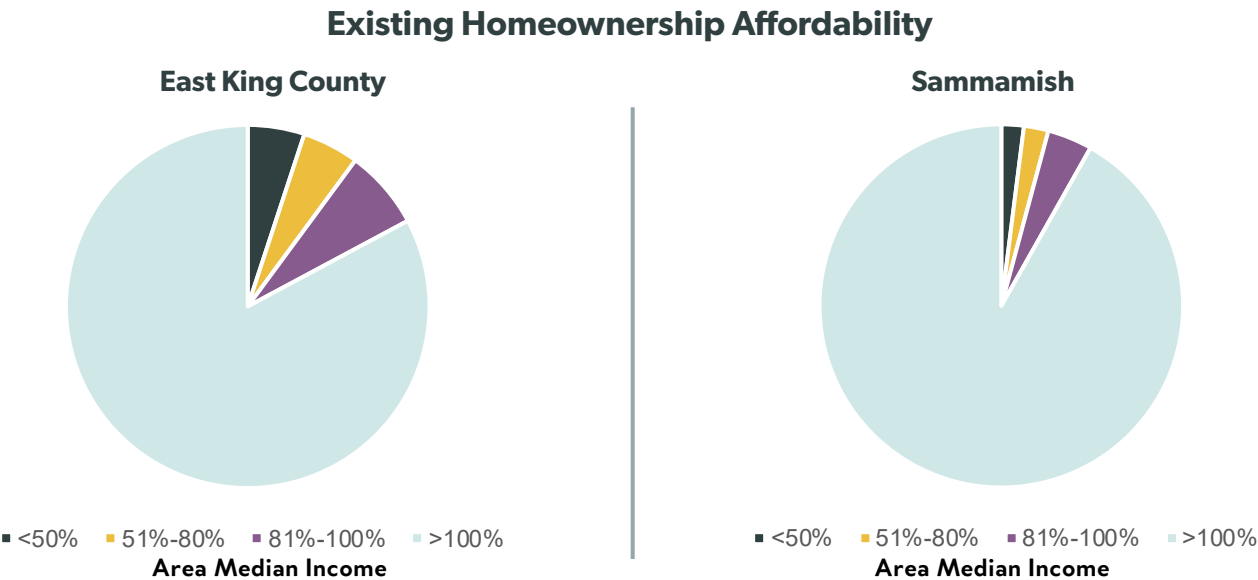
## Places - Housing Data

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 low and moderate income brackets in King County.

Homeownership in Sammamish is no longer affordable for those with lower and moderate incomes.

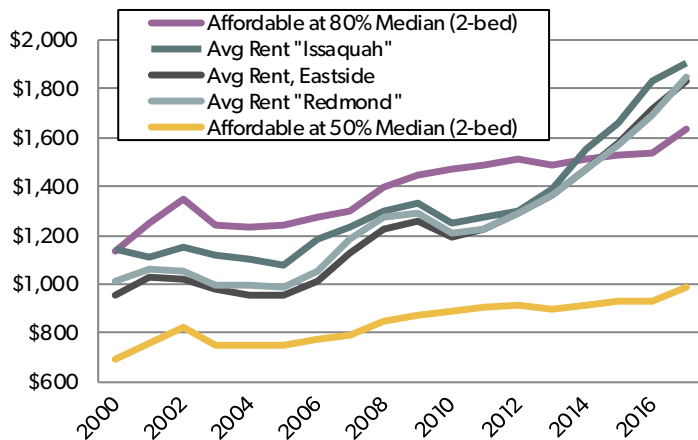


Source: Comprehensive Housing Affordability Strategy, 2011-2015

# Appendix C | Housing Needs

## Places - Housing Data

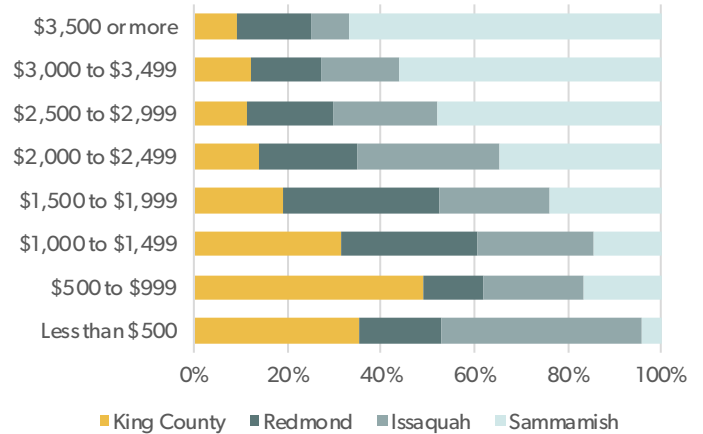
### Actual & Affordable Rent in Sammamish



Source: Dupre & Scott Apartment Advisors, 2017

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

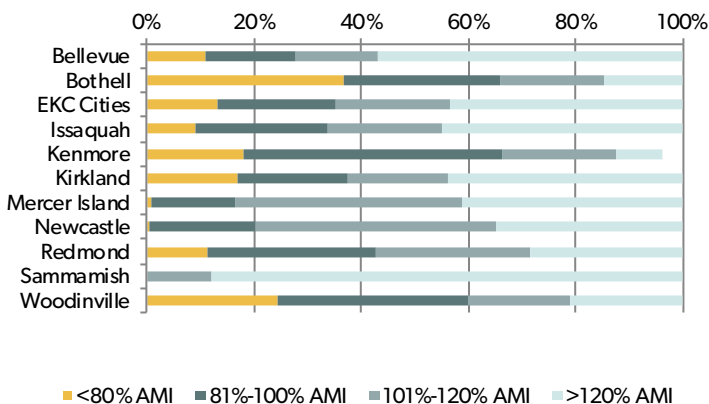
### Gross Rents



Source: 2012-2016 American Community Survey 5-Year Estimates

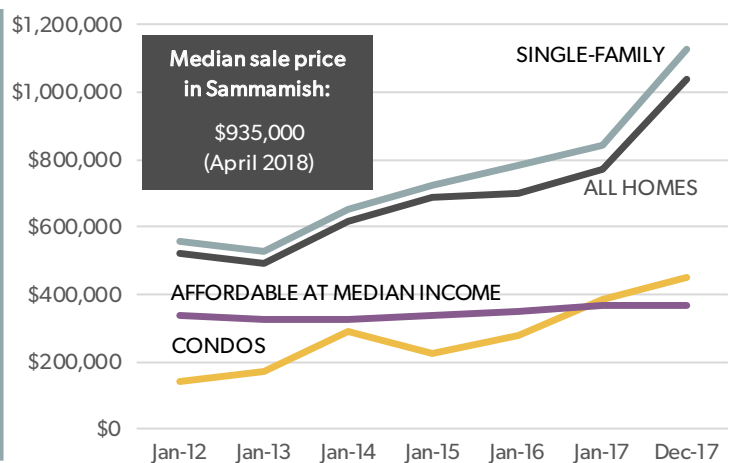
Gross rents include all housing expenses including utilities in the chart above.

### Affordability of New Attached Housing Units, 1994-2015



Source: A Regional Coalition for Housing (ARCH)

### Actual & Affordable Sale Prices in Sammamish

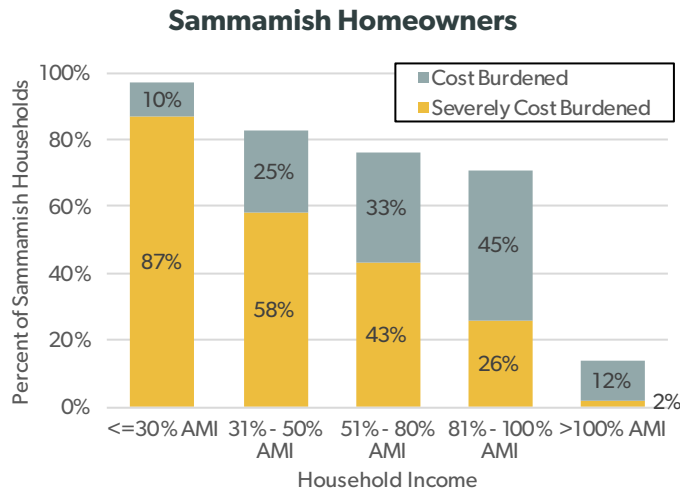


Source: Redfin, 2018

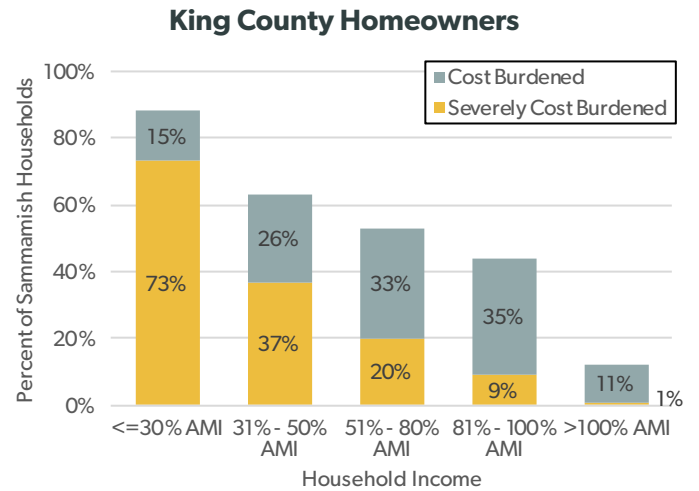
# Appendix C | Housing Needs

## Places - Housing Data

### Housing Cost Burden for Homeowners



Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2011-2015

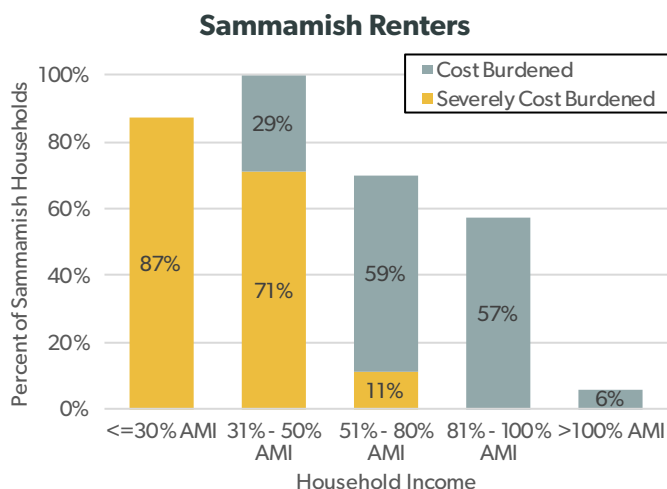


Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2011-15

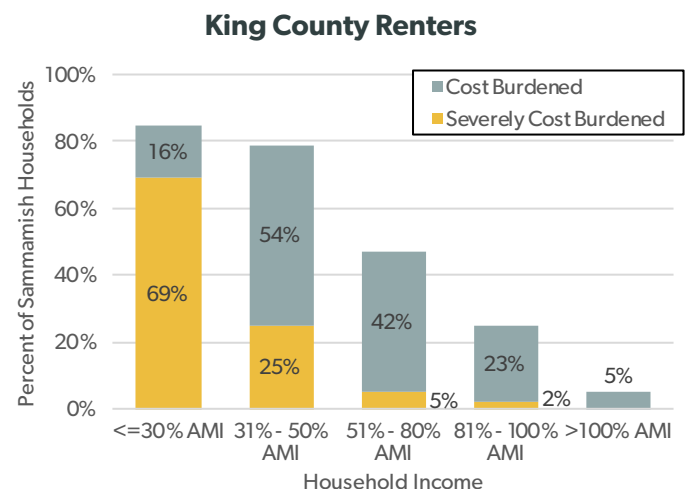
Overall, 28% of Sammamish households are housing cost burdened.

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, 2011-2015



Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2011-2015



## Appendix C | Housing Needs

### Places - Housing Data

#### Affordable Housing Units Created from 1992-2017

	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
<b>Sammamish</b>	<b>5</b>	<b>-</b>	<b>-</b>	<b>5</b>	<b>5</b>	<b>75</b>	<b>-</b>	<b>80</b>
East King County	<b>2,497</b>	<b>30</b>	<b>122</b>	<b>2,649</b>	<b>1,578</b>	<b>1,882</b>	<b>3,138</b>	<b>6,598</b>

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 Permitted

	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
<b>Sammamish</b>	<b>2</b>	<b>32</b>	<b>1.8</b>	<b>2.1</b>	<b>3.6</b>
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

<b>Feedback Method</b>	Panel discussion and Q&A with Sammamish Planning Commission
<b>Institutions Engaged</b>	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)
<b>Summary</b>	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.
<b>Sammamish's Biggest Housing Needs</b>	<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>
<b>Strategies to Address Housing Issues</b>	<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"><li>• Utilizing incentives, tax exemptions and/or financing options to make it easier to build affordable housing.</li><li>• Creating public/private partnerships and utilizing public lands and/or properties of faith institutions for affordable housing.</li><li>• Allowing for flexible development standards and innovative housing options like cottage housing.</li><li>• Preserve existing housing stock which creates opportunities for sweat equity.</li></ul>
<b>Additional Thoughts Related to Housing in Sammamish</b>	<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

<b>Feedback Method</b>	Online Survey and Phone Interviews
<b>Institutions Engaged</b>	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.
<b>Summary</b>	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.
<b>Sammamish's Biggest Housing Needs</b>	<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>
<b>Strategies to Address Housing Issues</b>	<p>Suggestions on how to address the housing needs mentioned above included:</p> <ul style="list-style-type: none"><li>• Negotiating with developers to include adequate affordable housing in new developments.</li><li>• Increasing public transportation frequency and routes.</li><li>• Providing indoor multicultural spaces for communities to interact.</li><li>• Partnering with nonprofits during the planning process and talk with potential residents to better understand their needs.</li><li>• Partnering with nonprofits to develop targeted housing (either through ARCH or by donating underutilized city land and facilities)</li><li>• Providing fee waivers to make it easier for nonprofits to develop affordable housing.</li><li>• 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 diverse socio-economic community.</li></ul>
<b>Additional Thoughts Related to Housing in Sammamish</b>	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

<b>Feedback Method</b>	Online Survey
<b>Institutions Engaged</b>	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.
<b>Summary</b>	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.
<b>Sammamish's Biggest Housing Needs</b>	<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>
<b>Strategies to Address Housing Issues</b>	<p>In addition to creating more affordable housing (particularly affordable rental housing) included:</p> <ul style="list-style-type: none"><li>• Partnering with Central Washington to create degree programs that attract college students to stay in Sammamish.</li><li>• Consider subsidizing housing to make it affordable for those who are working in Sammamish.</li></ul>



## Appendix D | Stakeholder and Focus Group Summary

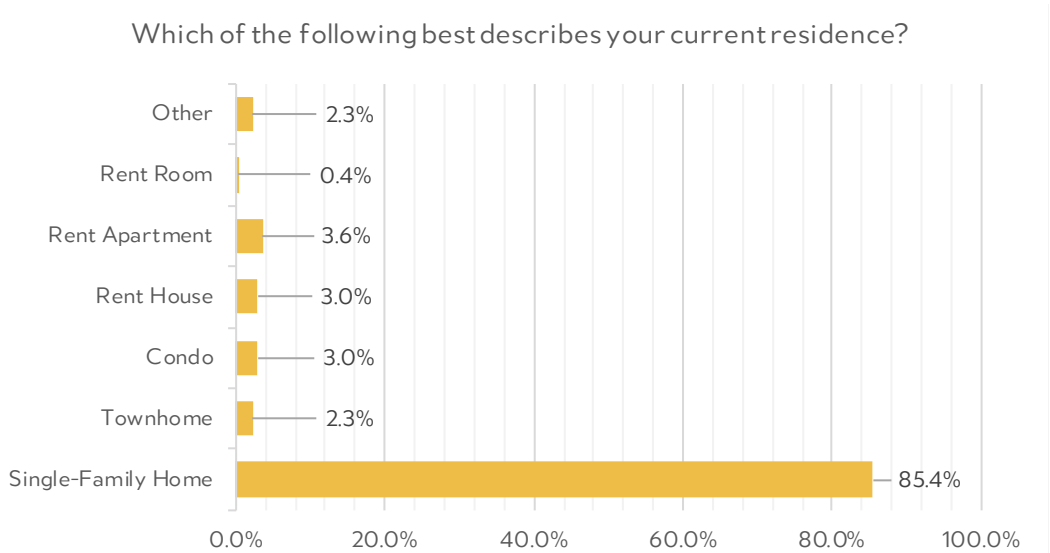
### Local School Input

<b>Feedback Method</b>	Focus group
<b>Institutions Engaged</b>	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.
<b>Summary</b>	<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>
<b>Sammamish's Biggest Housing Needs</b>	<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>
<b>Strategies to Address Housing Issues</b>	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.
<b>Additional Thoughts Related to Housing in Sammamish</b>	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.

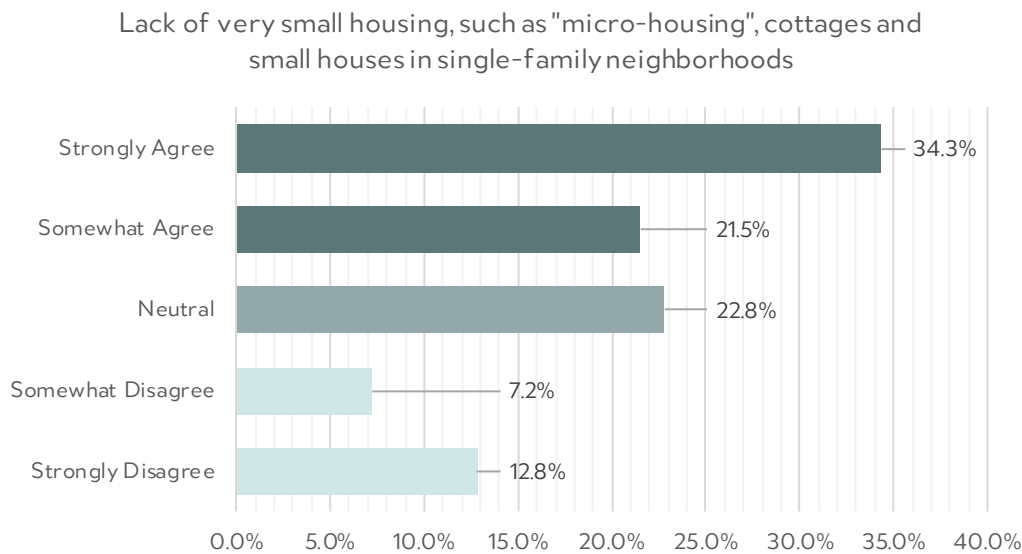
# Appendix E | Community Survey

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.

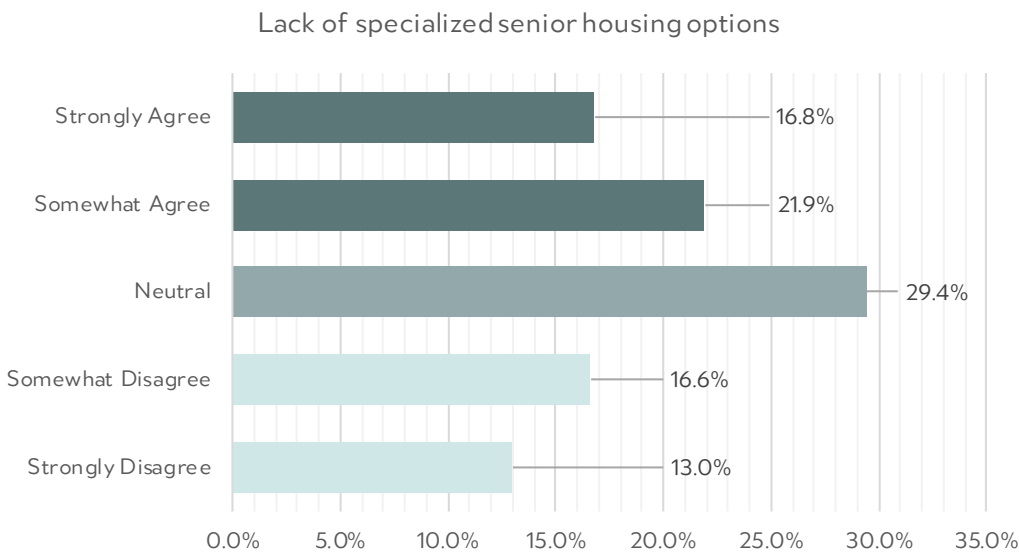
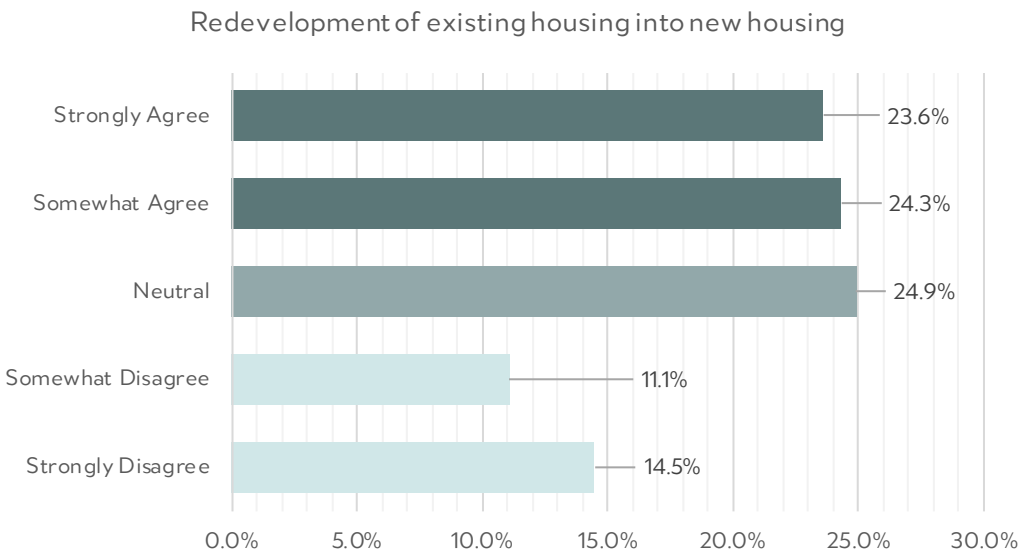
## Survey Results



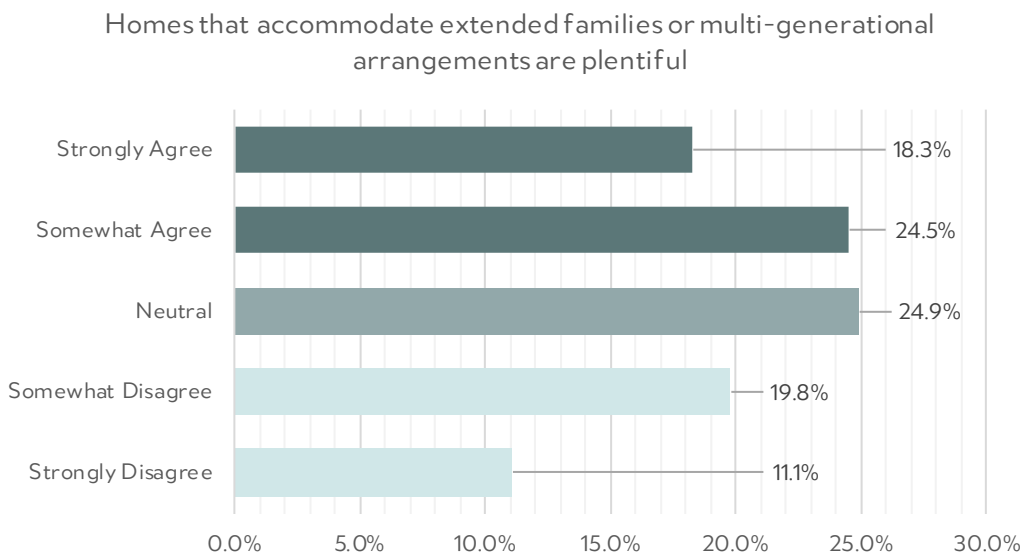
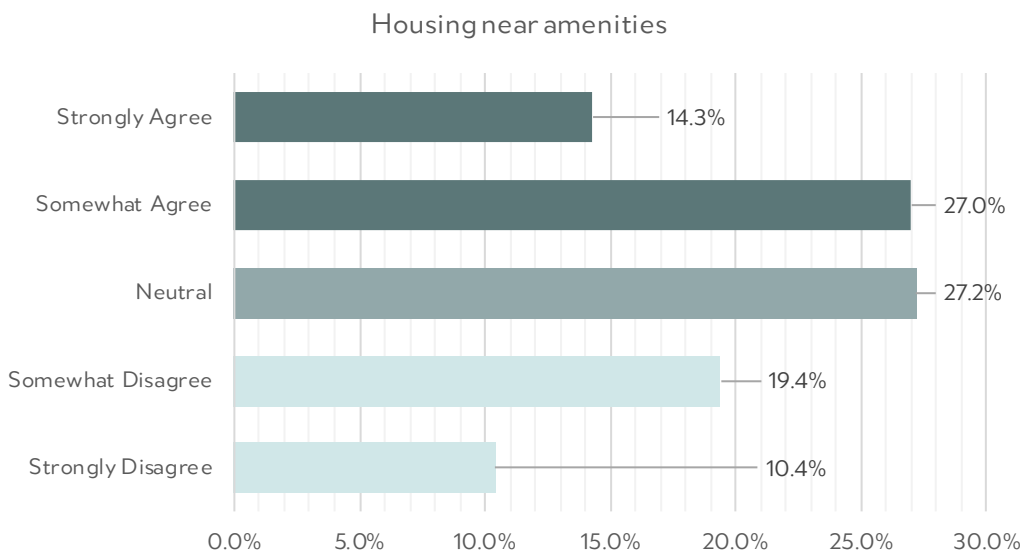
## Which of these statements reflect Sammamish today?



Which of these statements reflect Sammamish today? (continued)

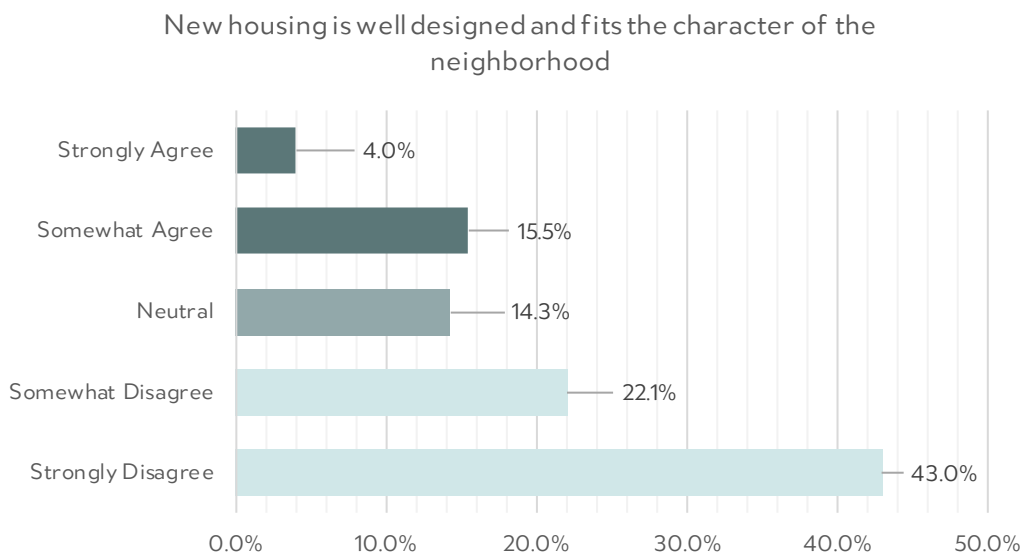
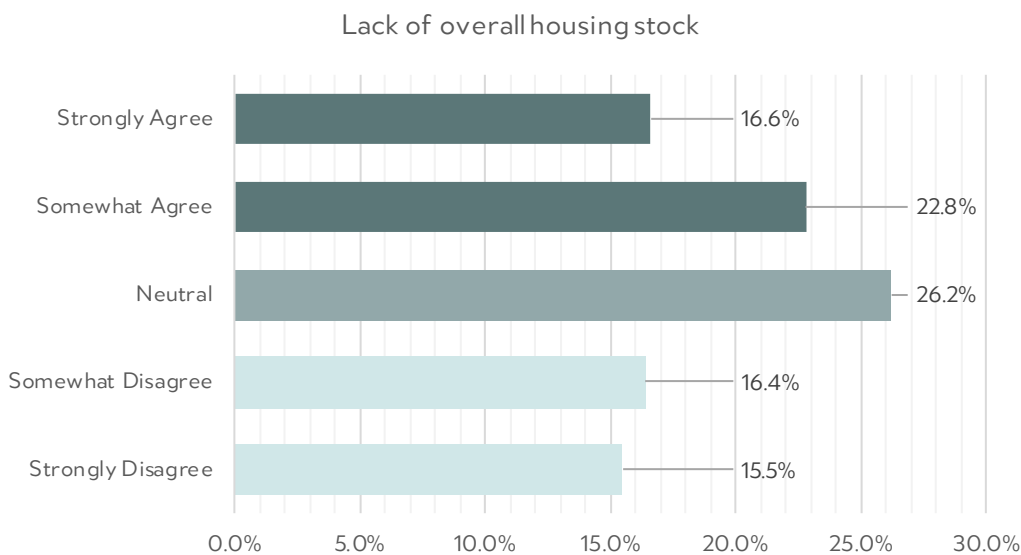


Which of these statements reflect Sammamish today? (continued)

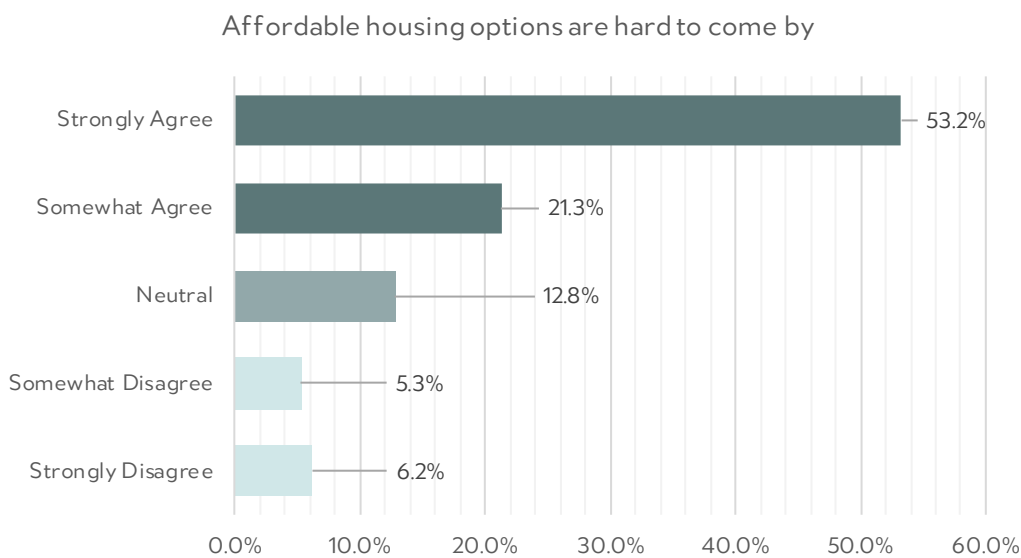
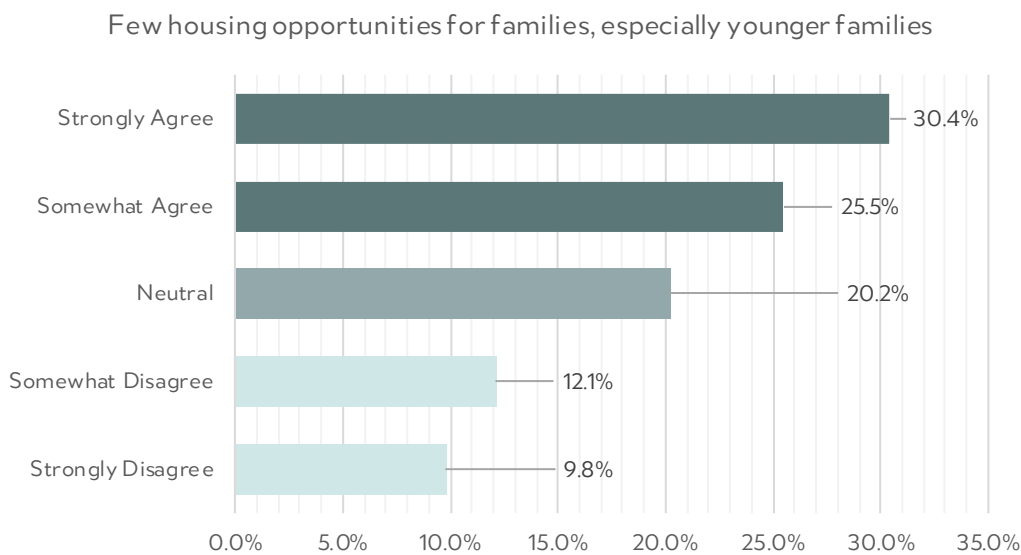




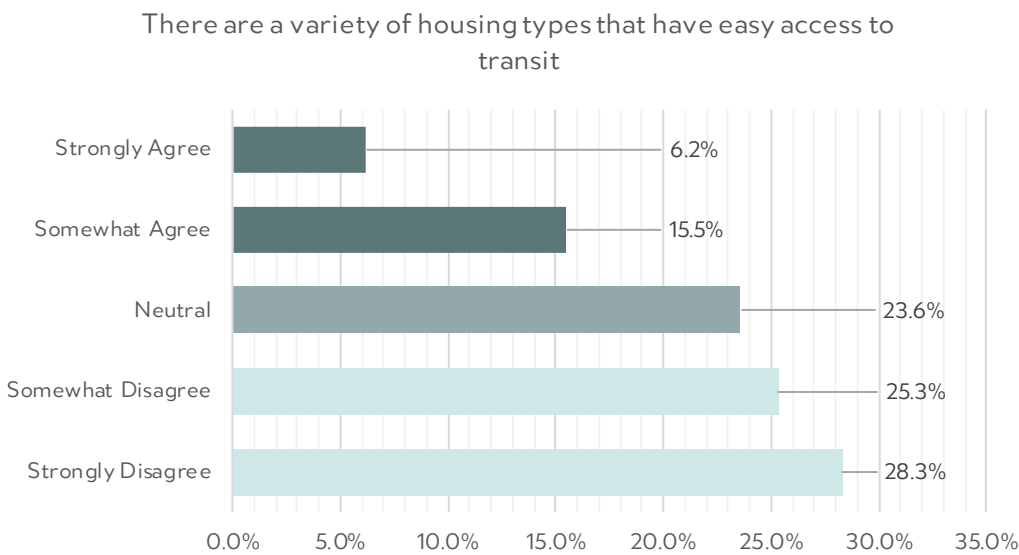
Which of these statements reflect Sammamish today? (continued)



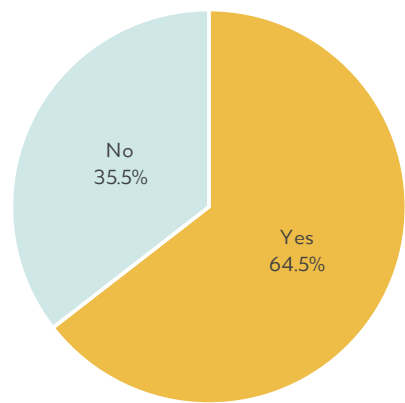
Which of these statements reflect Sammamish today? (continued)



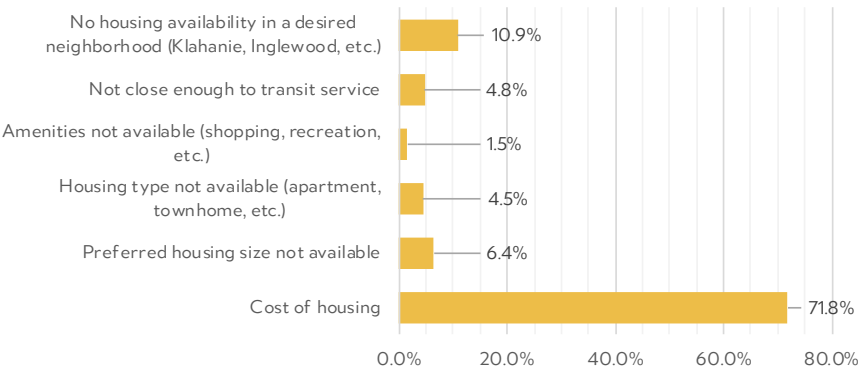
Which of these statements reflect Sammamish today? (continued)



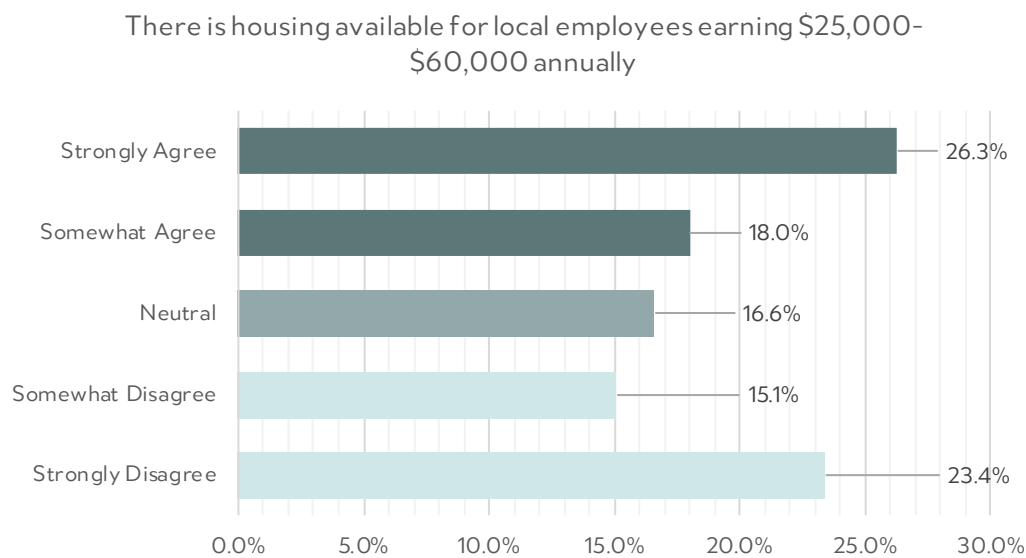
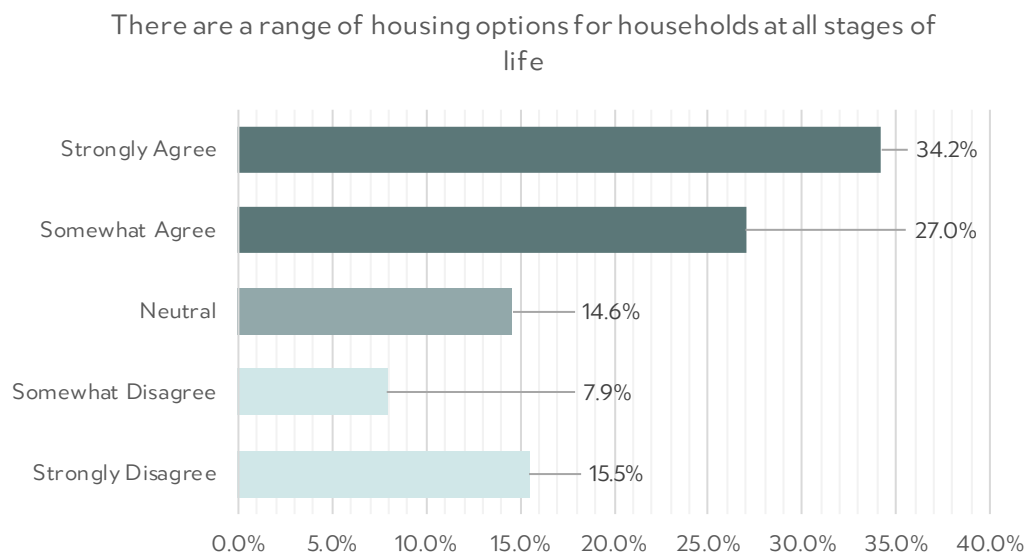
Have you, or anyone you know, had trouble finding a place to live in Sammamish in the last five years?



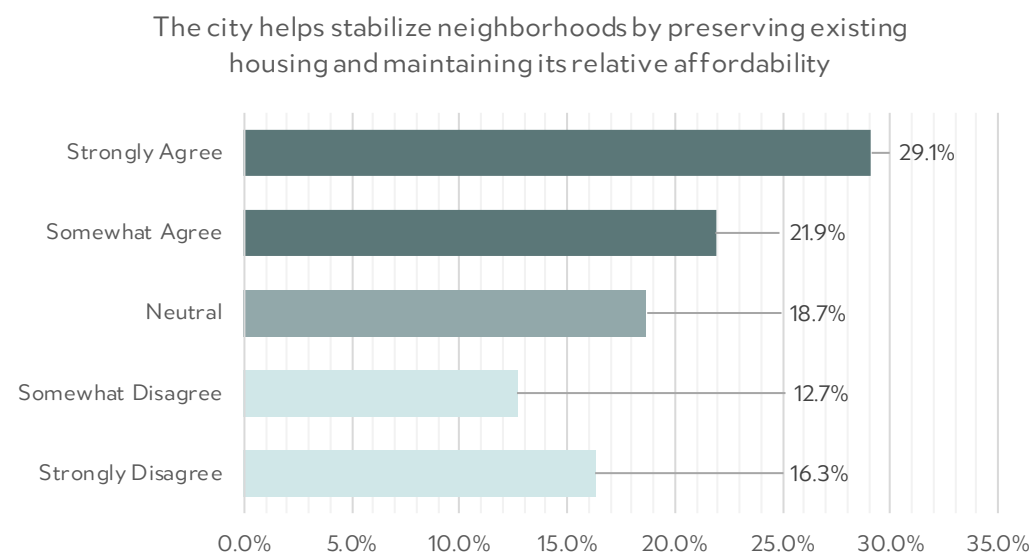
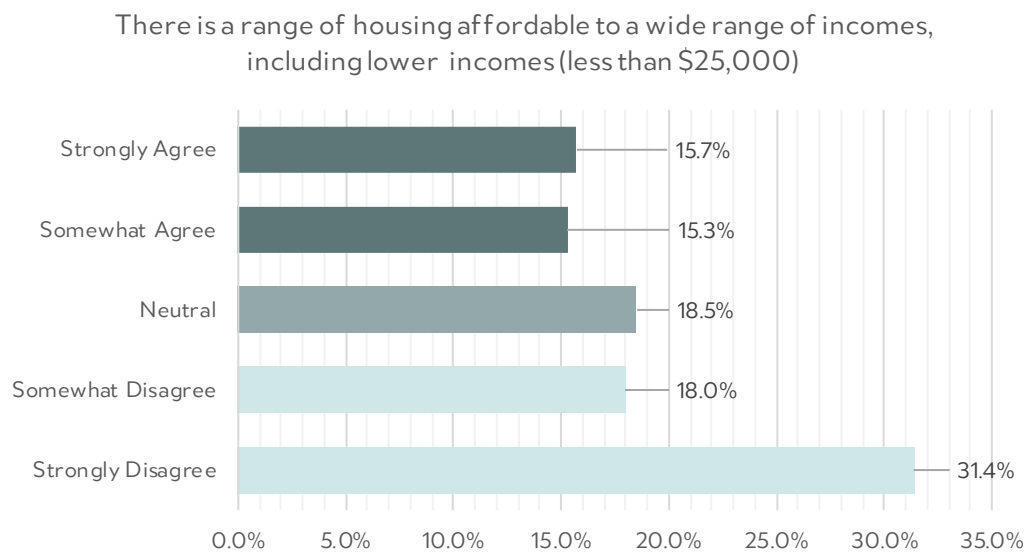
If yes, what kept you, or someone you know, from finding a place to live?



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

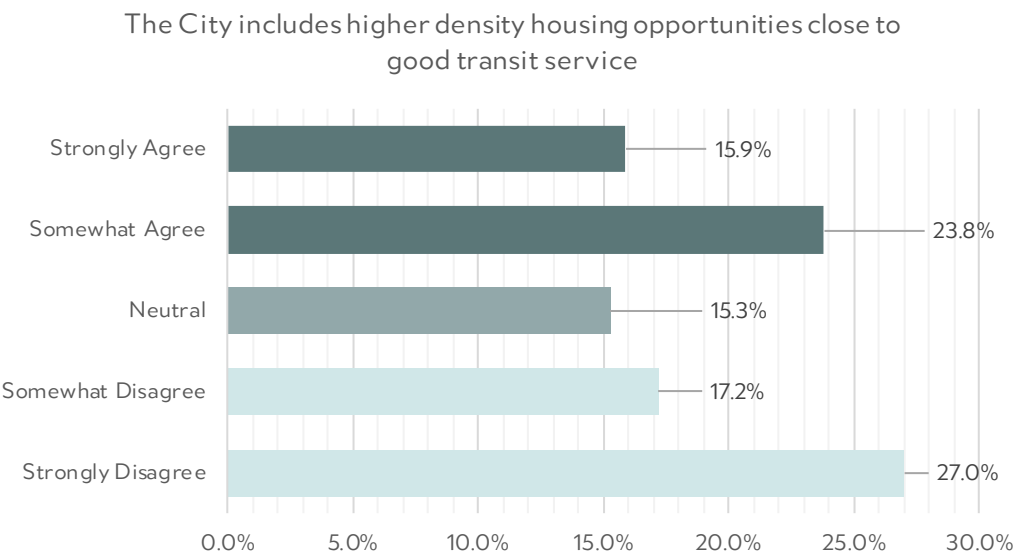
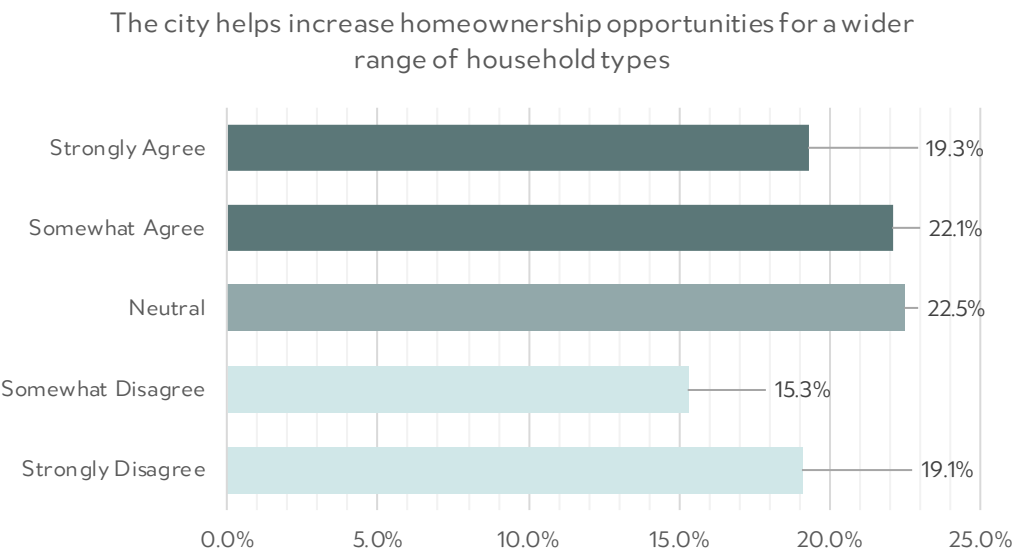


Which of these statements are successful outcomes for Sammamish in the next 20 years?

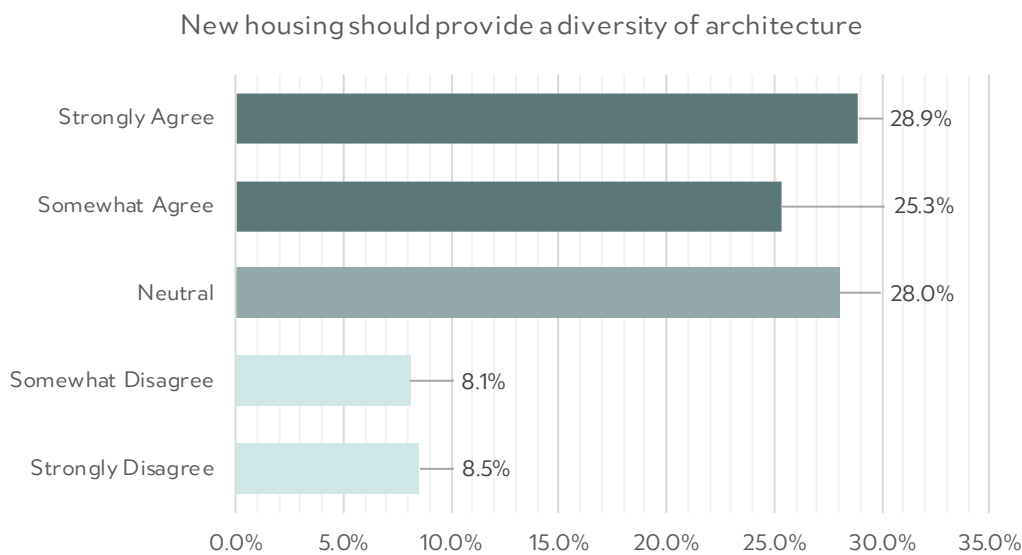
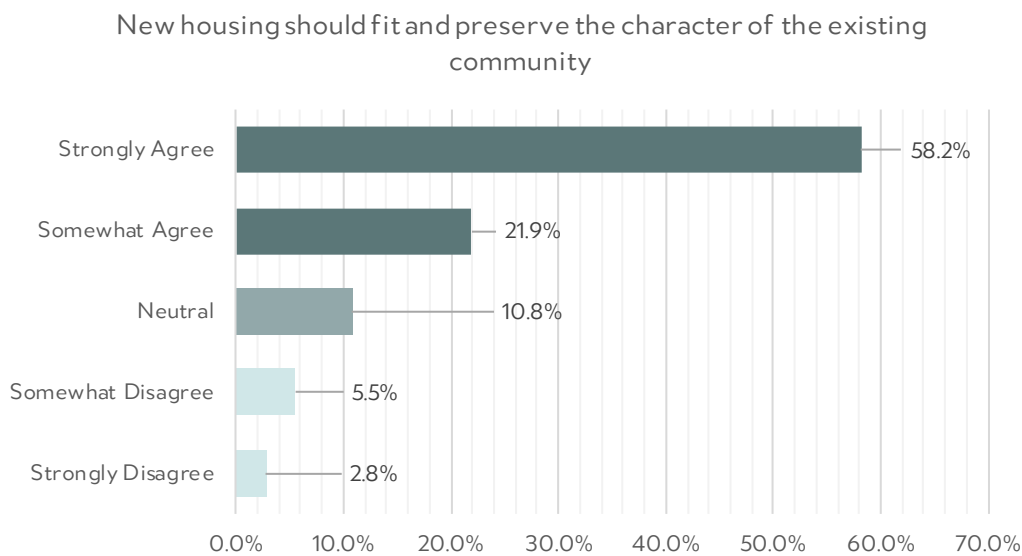




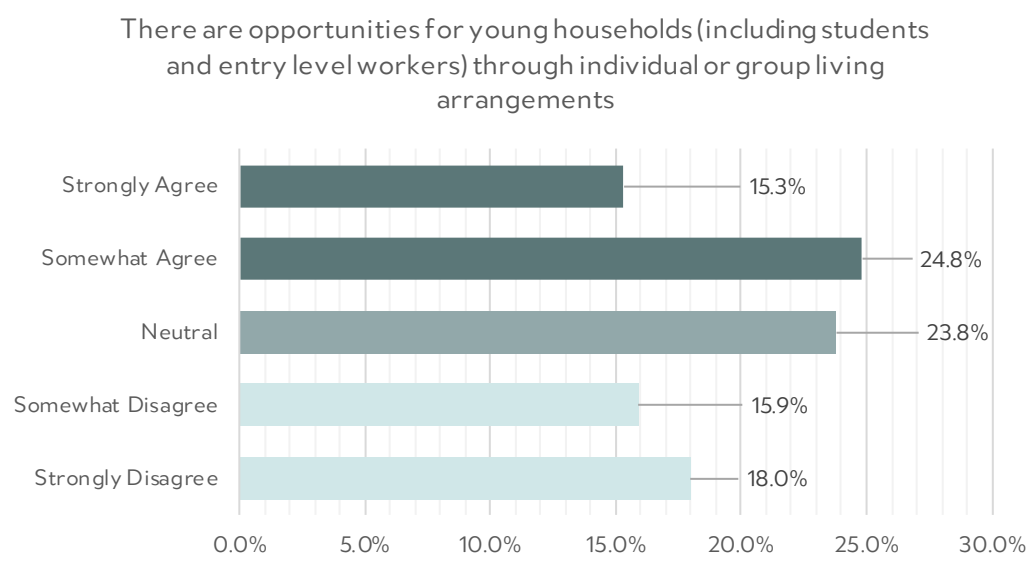
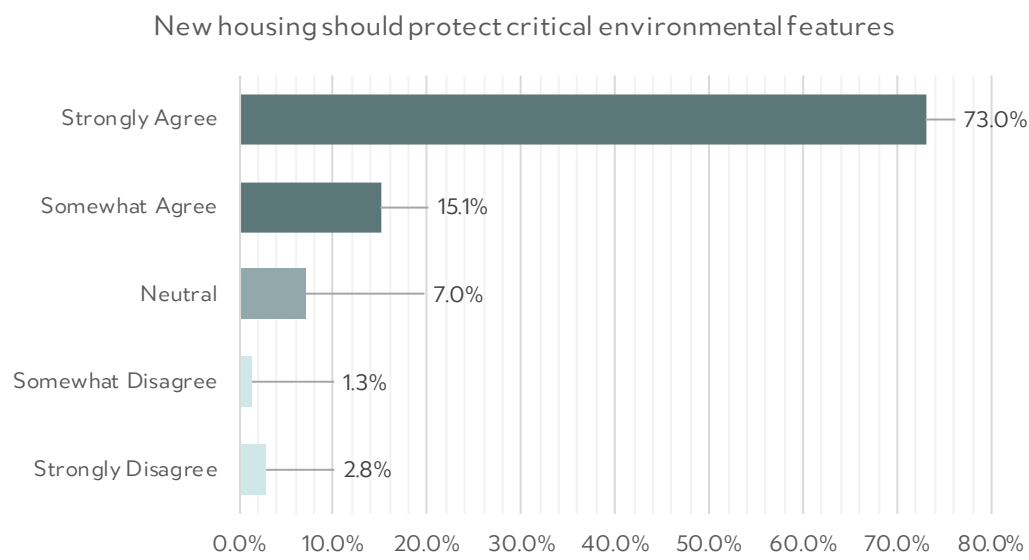
Which of these statements are successful outcomes for Sammamish in the next 20 years?



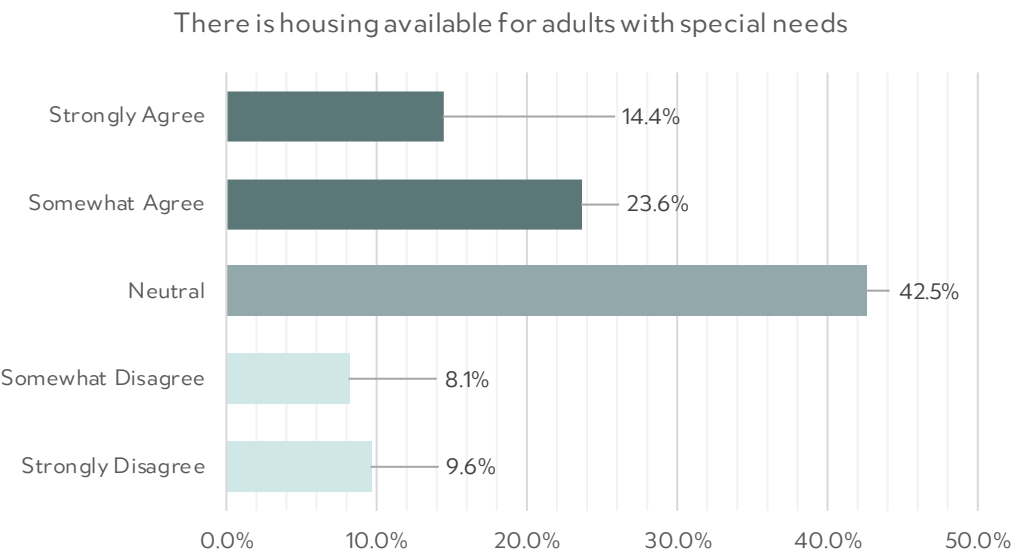
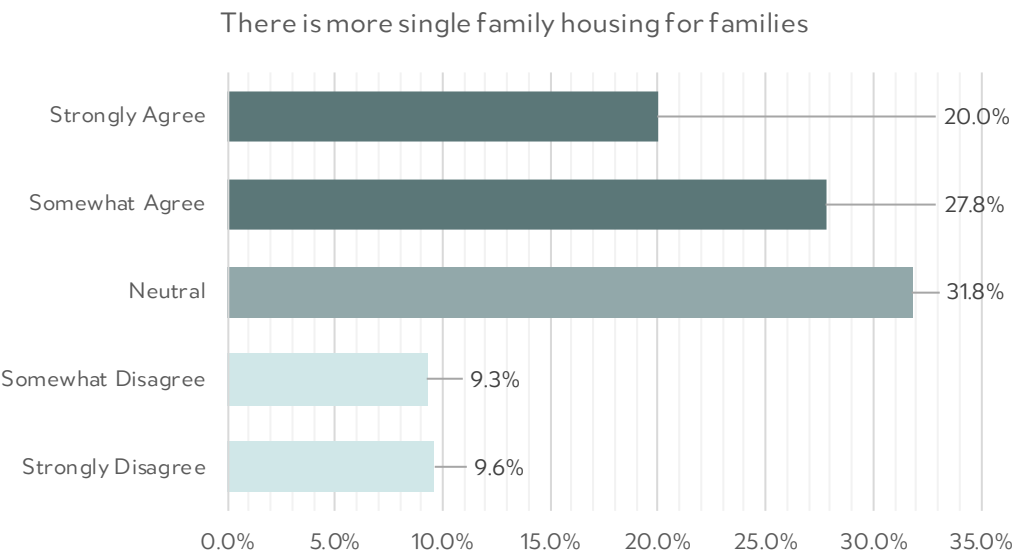
Which of these statements are successful outcomes for Sammamish in the next 20 years?



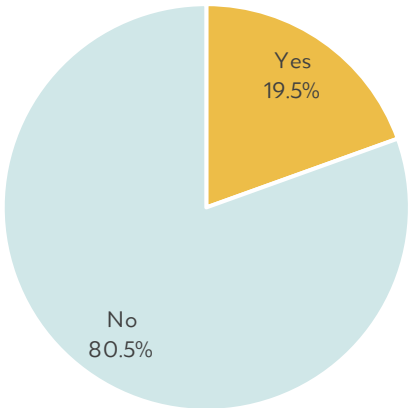
Which of these statements are successful outcomes for Sammamish in the next 20 years?



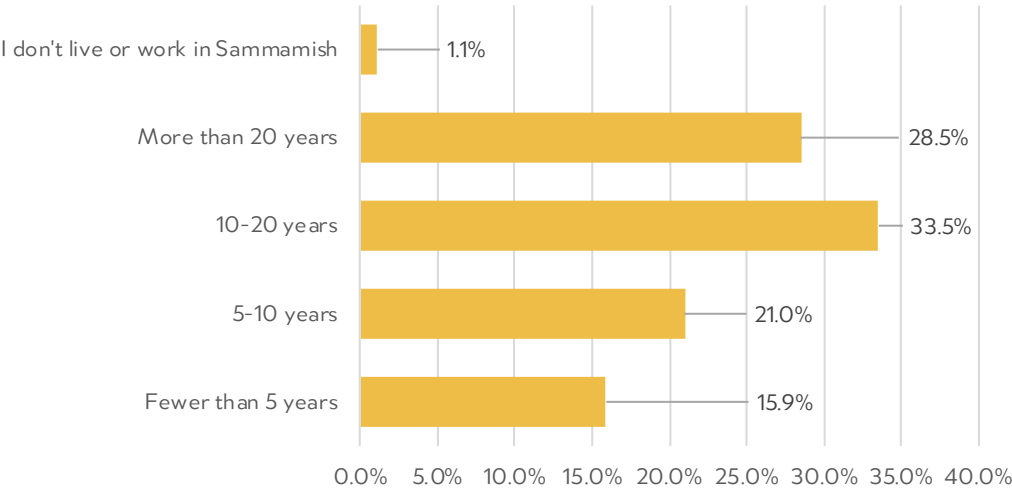
Which of these statements are successful outcomes for Sammamish in the next 20 years?



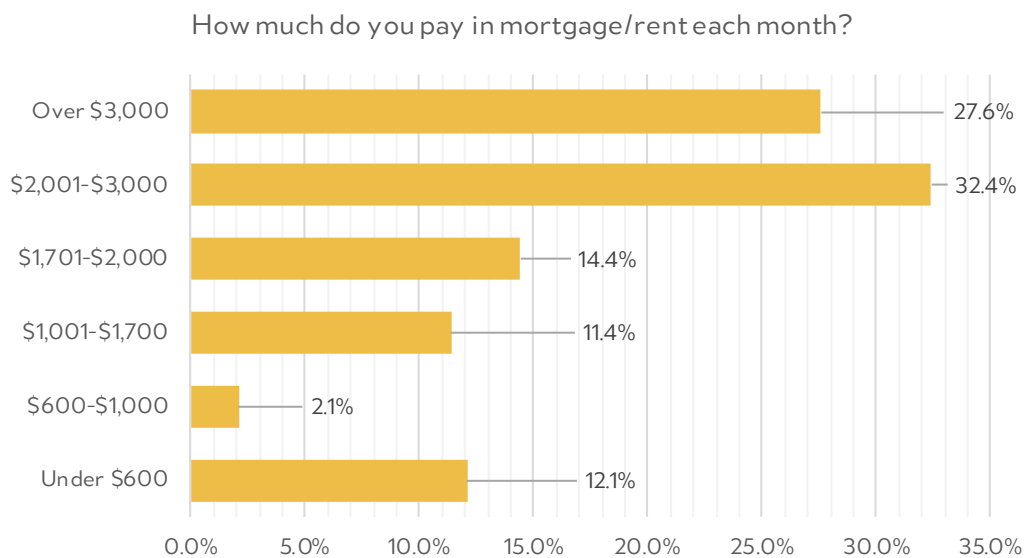
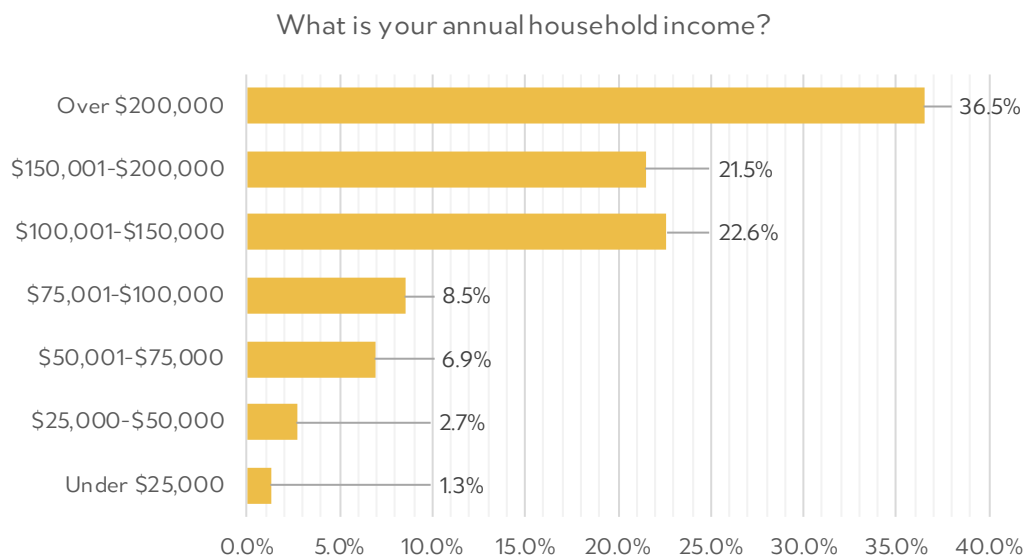
Do you work in Sammamish?



How long have you lived/worked in Sammamish?







## Appendix F | Community Feedback

### Public Comments

<b>Feedback Method</b>	Comment cards completed at Community Workshop on April 25, 2018, emails received, and presentations conducted during public comment at Planning Commission meetings
<b>Summary</b>	Residents shared a range of concerns, ideas, and suggestions related to housing needs, development standards, and transportation issues impacting Sammamish residents.
<b>Sammamish's Biggest Housing Needs</b>	<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>
<b>Strategies to Address Housing Issues</b>	<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"><li>• Provide utility/property tax breaks for seniors with limited incomes;</li><li>• Allow for larger Accessory Dwelling Units (ADUs);</li><li>• Simplify and reduce the cost of permitting and mitigation for new construction;</li><li>• Encourage the development of single floor condos with enhancements for seniors;</li><li>• Create condos with elevators and secure parking for the elderly/disabled that are located near amenities;</li><li>• Provide a range of housing options for seniors, recognizing that some seniors prefer to live in communities with a diverse range of ages;</li><li>• Build housing on bigger lots to reduce density;</li><li>• Develop architectural standards for all multi-family housing and commercial spaces to ensure the style reflects the area and that it has lasting appeal;</li><li>• Focus on amending the Comprehensive Plan to increase density in Town Center and down-zone other neighborhoods;</li><li>• Provide more transit-oriented housing options; and</li><li>• 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.</li></ul>

## Appendix G | Gap Analysis

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

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

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