Agenda Bill

Planning Commission Regular Meeting
March 02, 2023

SUBJECT:	Draft Housing Action Plan Review
DATE SUBMITTED:	February 24, 2023
DEPARTMENT:	Community Development
NEEDED FROM COMMISSION:	☐ Action ☐ Direction ☑ Informational
RECOMMENDATION:	Provide feedback to staff and the consultant on the draft Housing Action Plan.
EXHIBITS:	1. Exhibit 1 - Housing Action Plan Question and Answer Matrix 2. Exhibit 2 - Draft Housing Action Plan
BUDGET:	
Total dollar amount	☑ **Approved in budget**
Fund(s)	☐ **Budget reallocation required**
	☐ **No budgetary impact**

WORK PLAN FOCUS AREAS:

☐	Transportation	☐	Community Safety
☑	Communication & Engagement	☑	Community Livability
☑	High Performing Government	☐	Culture & Recreation
☐	Environmental Health & Protection	☐	Financial Sustainability

NEEDED FROM COMMISSION:

Are any changes needed to the draft Housing Action Plan?

KEY FACTS AND INFORMATION SUMMARY:

Background

With approval from City Council at the October 5, 2021 meeting, staff applied for, and the City of Sammamish was awarded a $99,900 Housing Action Plan and Implementation (HAPI) Grant from the Washington State Department of Commerce to find ways of increasing housing diversity and housing affordability within the City. City Council approved a contract with Community Attributes Inc. (CAI) at March 1, 2022, meeting to develop the Housing Action Plan (HAP). The scope of work for the grant includes public engagement and data analysis to inform a Housing Needs Assessment (HNA), identifying strategies and other tools to address the needs identified through the HNA, and the development and adoption of a HAP by June 15, 2023.

Housing Needs Assessment (HNA)

The project team promoted the project and gathered public input through a statistically valid survey and an open-link survey focused on current and future housing needs, promotion of the project and the surveys through social media, the City's website, and outreach to a variety of community organizations, homeowner associations, property managers, local schools, and local employers. Additionally, booths were staffed at the Sammamish Farmers Market, short interactive online opportunities were provided, and three roundtable events focused on homelessness and special needs housing, attainable workforce housing, and housing choice were held.

CAI and its sub-consultant, GMA Research, gathered and analyzed the data and information from the above public engagement activities to help guide the assessment of housing needs and identify potential housing strategies. As required by the grant, CAI also collected and analyzed various data to develop the HNA. Data included information about Sammamish's housing stock, housing tenure, home prices, affordability levels, demographic characteristics and trends, economic characteristics and trends, and other information to help understand housing needs in Sammamish.

In compliance with the terms of the HAPI Grant, the HNA was finalized and transmitted to the Washington State Department of Commerce in early October 2022. HNA findings were presented to the Planning Commission on October 20, 2022, and to the City Council on November 8, 2022. HNA clarifications identified during these meetings will be addressed with future HAP development and submittals.

HAP Housing Strategy Development

Based on the HNA findings, the consultant team identified four themes to be addressed in the HAP. Guided by these themes, CAI created a list of 48 potential housing strategies and tools to bring to the public and gather feedback. In addition to conducting stakeholder interviews with realtors, builders, and developers for their input, these strategies were also presented at the virtual Housing Strategy Input session on December 8, 2022. After the event, participants were asked to complete surveys about which strategies they felt would best support the City's housing efforts. The event recording, materials, and surveys were also made available to the general public who could not attend the Housing Strategy Input Session so they could also provide input.

At theJanuary 10, 2023 meeting, the City Council provided input on which housing strategies and tools were the most appropriate to include in the Housing Action Plan so that the Planning Commission could further refine and prioritize them at the January 19, 2023 meeting. This input was used to segment out high-priority strategies/tools, strategies/tools for future consideration, and strategies/tools not currently prioritized. On January 19, 2023, the Planning Commission discussed the high-priority strategies/tools and provided input on both the strategy itself as well as implementation.

The feedback from the January City Council and Planning Commission meetings helped develop the draft HAP included in **Exhibit 1**.

Preparing for the March 2, 2023 Meeting

Planning Commissioners are asked to review Exhibit 1 prior to the Planning Commission meeting so that they can ask questions and provide feedback to staff and the consultant. Please think about the below questions:

1. Do you have any questions about the HAP?
2. Are there any sections of the HAP where you think further clarification is needed?
3. Is there anything missing from the HAP to facilitate its successful implementation?

Next Steps:

The project team will incorporate the feedback received at the March 2, 2023 Planning Commission meeting. On April 6, 2023, the Planning Commission will hold a public hearing, deliberate on the Housing Action Plan, and provide a recommendation of the Plan to the City Council.

The City Council will review the Planning Commission recommendation and the updated draft of the Housing Action plan on May 9, 2023, followed by a public hearing and a resolution to adopt the Housing Action Plan on June 6, 2023.

This timeline ensures that the City meets the Washington State Department of Commerce's grant deadline for Housing Action Plan adoption by June 15, 2023.

FINANCIAL IMPACT:

N/A

OTHER ALTERNATIVES CONSIDERED:

N/A

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

Sammamish Comprehensive Plan Housing Element
King County Countywide Planning Policies
Puget Sound Regional Council Vision 2050
RCW 36.70a.070
Affordable Housing Committee (AHC) of the King County Growth Management Planning Council (GMPC)

No.	Source	Housing Needs Assessment Questions and Comments	Staff Response to Questions and Comments
10/20/2022 Planning Commission Meeting Video			
Meeting Agenda Packet			
1	PC	What is the definition of utility workers?	Used as a broad term - those who install and maintain public utilities such as water, sewage, gas, electric, etc.
2	PC	How were the 8,000 homes from the survey selected and can a geomap be provided? Was there any control to prevent people from filling out multiple surveys?	Employed methods from a GMA research, methods like IP address were used to filter duplicate results. Number of results achieved 95% confidence interval in results. Received address from King County Assessor, unknown what method was used for random sample generation.
3	PC	Under HB 1220, would appreciate elaboration on how it related to housing mandates. Are there negotiations with other communities/cities on housing?	King County will be evaluating whether there's adequate policy and code and that a friendly environment has been set up to faciliate the housing needs. Exploring the option of participating in the pilot program to ensure the city is in line with the expectations of the county. We are not required to build it but rather that the environment to build is facilitated. There has been discussions with the county about the absence of public transportation and how it related to the need to create housing units, the response has essentially been that Sammamish still needs to do its fair share.
4	PC	Will a similar update be given to City Council on the 8th and is there anything the planning commission should do until then? Is part of the planning to create a strategy to create the types of homes citizens want?	It is good to think on the ideas because the updated report will not be fully finished but to have a more productive report. If the city has an accurate representation of demands then it can be choose to focus on the type of partnerships that would fit those needs.
5	PC	Will we walk through the charts from the old business portion? 19B projected median income is forecasted as a statistical rise but the goal is to build housing in 0-30 ami, how is that possible when there's a projected statistical rise? How can we use the lack of public transit be used to help people move around?	Will not be going through all the graphs. There are requirements from the county that don't work with the expectations of the city and the county is asking Sammamish to take on their part in housing. Until there is ridership for the metro to break even, the city would have to pay for it.
6	PC	On the survey, was the question of trouble with housing cost specific to housing cost in Sammamish? 86% of people in Sammamish have jobs outside of the city, does that include home buiness? Is there a solid definition for starter home? It would be useful having a definition for starter home in the future. Is the property tax exemption only for city taxes or does it include all taxes? The forms for building in Town Center said 4-6 story homes, the impression before was that it was supposed to be 5 stories + 1 garage? Note: Other cities have other tax revenues and it would be worth noting to the state that the view is different within the city.	The housing question was written on the survey in the same manner that it was in the results. The data on home business pertains to jobs that people quality as their primary job. The term starter home is subjective and there is no defined definition but were's looking to get one from the results of the survey. In order to qualify for the tax break, Sammamish needs to be granted as an urban growth center. Building is based off height and not stories and depends on the subzone.
7	PC	Read the multi-family tax exemption piece. At previous meeting, there was a mention of multiple funding sources, how accessible are other revenue sources.	There's a levy option that allows us a certain percentage of levy that is voted on/passed. Other option is change to REET structure that would add percentage to pushed back to city for affordable housing. There is ARCH and non-profit builders.
8	PC	Comments: There is a co-mingling of growth in Sammamish that doesn't account for the annexation of Klahanie as opposed to building new homes. Word provide is used often and it is not clearly defined. An overshadowed issue is the ageing population. It would be interesting to know how many people own houses in Sammamish vs how many are from rental companies outside of Sammamish. Question: What happens if there's a conflice between the mandate and the desires of the city? Who wins? Will the additional step of approval at the county level, will it create more difficulties. If Sammamish is being required to build 2,100 and the housing number is similar, is this a way for Sammamish to be required to build only affordable housing? It appears as though the county is giving us a goal that is unattainable in terms of building exlusively affordable units.	The state and the county will win because we won't be compliant and could have revenue withheld. The reviews from the SRC and county are done simultaneously and one might approve while another might not, in which revisions would need to be made. This is why it might be worth engaging in the pilot program. The expectations is that it is almost exclusive that affordable housing units will be build and it will slow down the development of market housing within Sammamish. The purpose is to demonstrate that we have strategies to acheive the goals that they have set out for.
9	PC	Per last presentation, ADUs do not count towards housing goals?	ADUs do not count. Changing state law to allow Sammamish to be labeled as an Urban Growth Center might make the program more attainable.

10	PC	Can we find strategies to create market viability for this housing? We're under production by 860 units, can those units be any homes or do they have to be in the affordable category?	The under production of the housing units does not require them to be built. They could be build as any type of housing.
11	PC	How will strategies be tested and how will they impact how the survey results will impact them? What types of engagements will be involved within the community. If people are being gathered then it will be important to inform the community of what the the numbers mean in regards to the cost of housing.	Anything that will be attempted will need to be supported by the community, that's the need for the survey. Those strategies will be vetted within the community. There are no meeting engagements set up yet, but there will be a multi-pronged approach and it could mean a variety of methods.
12	PC	How will the problem be layed out to the community. Will there be specific examples and how will it be tied back to the community?	The data only tells part of the story, a possible way to lay it out is to let them know what the requirements are and what it means for the trade-offs. Part of it will be providing real-life examples of what the life looks like from the perspectives of the people at different income levels.
11/8/2022 City Council Meeting Video			
Meeting Agenda Packet			
14	CC	Is King County going to provide us with a dashboard to help organize our input and demonstrate that we are hitting the mark?	The County identified they need to wait until they state issued a forecasted need for housing then readdress housing policies andreaddress how county wide planning policies might be amended to ensure that need is being met at the County level. We are still waiting for updated county-wide planning policies and updated affordable housing targets to come out of the Affordable Housing Committee and the King County Growth Management Council. We anticipate they will be done with that work in June of 2023 and that Council will proceed fairly quickly to officially update the CPP's. However, we are planning for a worst-case scenario which is December of 2023. In the meantime, we are meeting regionally with our counterparts. We are trying to get out ahead and keep everyone informed.
15	CC	In the Executive Summary it says we are anticipating future population growth, what kind of population growth are we expecting in Sammamish for which we need to accommodate?	There is not publicly available population forecast data but the Puget Sound Regional Council does do an internal population forecast and this helps to drive the housing unit allocations. So we cannot say specifically how many individuals we are planning to accommodate, the total housing allocation Sammamish has been given tracks with the underlying population forecast. In this context that is what we mean by anticipated growth.
16	CC	When we think about houisng, are we assessing the people who are coming into this area and are we including people in Sammamish who might want to move around?	As far as planning for Sammamish residents who may wish to change their housing situation, that is one of the goals of the HAP and some of the survey questions aimed to improve our understanding of what some of those needs may be.
17	CC	Under demographic and economic characteristics, I'd like it clarified who is included under 'Asian'?	Relies on the definitions used by the Census Bureau.
18	CC	The trend we're seeing on the socioeconomic side is the income gap is widening, can you help us understand how that effects that housing needs in Sammamish, especially for those who are on the lower earning side?	It is a multi-faceted issue, the disparities are growing in Sammamish but there are some things that may disguise the extent of how those disparaties are growing for example, if individuals who are making low wages in a high cost of living setting cannot continue to afford to live in Sammamish, they may move out. Or, there may be workers in Sammamish who know they cannot afford to live in Sammamish so they may want to live here but choose not to. It is true the disparities are growing, but we see in the data that renters in Sammamish make more than renters throughout the region.
19	CC	On page 4 (roman numeral IV) can you help explain the sentence that says 'In addition, given anticipated job growth in professions with a large wage range and the historic disparate impacts of housing policy and zoning on communities of color, Sammamish's housing policy is as much a value statement for what the community wants to be as it is a response to the community's current housing need.'	It appears based on jobs data that the City is going to continue to add workers who earn high wages relative to the region, speaking about resident workers and where they are employed and wages they are earning. This has a complex but likely compounding effect with underlying regulations such as larger lot sizes, historic single family zoning, which has been shown to have disparate impacts based on race by a number of studies that have been done at the national level. We are trying to say that there is a scenario here where these two things have compounding negative effects or exclusionary effects.
20	CC	On page III, it says more than 22,000 new residents moved to Sammamish but we moved the line of our city boundary. Can we clarify this?	We've tried to be careful about the language around annexations and it is true to say the population has grown but a large portion of that growth has been due to annexation.
21	CC	Is this document final or can we make edits to the language?	This document is final and has been submitted to Commerce but we can address changes in the Housing Action Plan.

22	CC	Are there any visuals of the types of homes like duplexes or triplexes that we can add or a walking tour?	Yes, there were pictures of different housing types in the survey and yes it can be incorporated in the coming work. There are many examples of duplexes/fourplexes etc. in Shoreline. The City is working to gather examples from other cities and will develop something for Council and the public.
23	CC	Can we consider housing that would be credited to Sammamish but would be closer to transit? Is there a way for us to partner with Redmond or Issaquah (when there is light rail to Issaquah) where we would get credit for affordable housing? Are there any other options?	At this time, no. You cannot count funding towards 0-30% units in another location towards achieving that goal. The City still must have policies that promote different types of housing being built in the City itself. Part of this effort is to find strategies to address this issue.
24	CC	What would dorms look like in terms of housing?	This is a question we would need to relay to County staff.
25	CC	Is annexation a justifiable way of meeting a growth target.	No, the intent of the text in the report is to say that annexation can't achieve the growth targets.
26	CC	ADU's count as part of the growth target correct?	Yes.
No.	**Source**	**Housing Strategies Questions and Comments**	**Staff Response to Questions and Comments**
1/10/2023 CC Meeting Video			
Meeting Agenda Packet			
1	CC	When we say regional affordable housing requirements, where does the legal requirement come in? So if we have new legislation that comes through where we are required to do housing for a particular AMI does that fall in theme one? Can you help us understand what is meant by the regional housing requirement?	Yes, this is intended to capture requirements by percentage AMI which at this point are not yet formally adopted but are anticipated to be. It is a planning framework we believe the City will be planning under, we just don't know the specific unit counts by affordability yes (under HB 1220 which passed recently). Other frameworks to consider, under GMA more broadly there has always been a growth target.
2	CC	How did you determine what was in the more appropriate vs less appropriate columns for each strategy?	It was a preliminary staff assessment. The four criteria were alignment with staff work program, fit for Sammamish based on local conditions, public or stakeholder support based on survey data and particpation in public meetings and potential impactfulness of any given strategy.
3	CC	How did you come up with the list of strategies, is this all the "tools in the toolbox"? We'd like to see more of the data behind the effectiveness or how the assessment was made.	It is more or less all the tools in the toolbox. We aimed for a pretty exhaustive preliminary list, part of that is based on what is statutorily enabled in WA state or what power the City has through development regulations, zoning laws etc. and what the City is allowed to do.
4	CC	I thought MFTE didn't work, or for REET 2, how much would that be and by when? Are we targeting a different type of developer?	With standard, for-profit developers they may have the funding already but for an affordable housing project with a not-for-profit builder they need a host of tools to help fund the project. What we'd like to do is add tools to the toolkit to enable the not-for-profit or mixed builders to be able to make their project work. Right now, we have a limited number of tools available, we do use inclusionary zoning and TDR's, and we'd like to tune those up and learn how those can be applied. MFTE is one that stands out and is known across the region and not-for-profit and mixed builders appreciate the tool to help 'fill the bucket'. Going forward, we are going to need to target a different type of developer.
5	CC	Concomitant agreements - could you explain this?	It is a method used by other cities in the Puget Sound historically by which you can give benefit to a property owner through a rezone but that property owner is obligated at the point of realizing the density potential down the line to give back in the form of affordability. You might see a concomitant agreement that says 20% of the units developed as a result of this rezone shall be within the 80% AMI range. The challenge here is having a system to track these conditions. Other cities that have adopted this have programs that allow a fee in lieu so there's a method of calculating out the cost differential and the pay the fee and build a certain number of affordable units and that fee goes into funding the 'bucket' of another project.
6	CC	Where is the Town Center Density?	That was bundled into Targeted Area Increased Density.

7	CC	Is there a way to see what percentage each tool would impact our affordable housing targets?	We would like to do as much forecasting as we are able to do, but it is difficult to do with precision. We don't know how much development interest there will be or where market demand will shift within the region in the future and some of the strategies require underlying market demand. The state recently issued a draft land capacity guidance document which is a methodology we will have to follow to determine whether the tools in the HAP and housing element of Comp Plan are ultimately adequate to provide the housing the state and county have assigned through the housing targets. This topic will be addressed again on January 17th on how these tools will fit in in land-use and housing in the City. See presentation from ARCH's Executive Board Meeting January 2023.
8	CC	How do any of the housing tools and strategies align with combating climate change?	Sub area planning in commercial zones near transportation, limiting additional impervious surface, improved infrastructure, TDR's, open space conservation, tree canopy program, design standards (green building code updates), understand and reduce impacts, consolidated utilities. Indicate environmentally friendly tools on HAP.
9	CC	Where do partnerships fit in?	Theme 4
10	CC	What if we made more policy requirements?	That would fall into inclusionary zoning.
11	CC	How did you pick which strategies were public supported?	They should align with those marked highest as 'strongly agree' or 'agree' in the survey responses.
12	CC	Can you elaborate on design guidelines? Does this entail a board?	Design guidelines are used broadly throughout the region to try to ensure that new development meets certain expectations for form and aesthetics. They are entirely discretionary on how communities approach them. It could include review processes or a design review board or it could be administrative. We currently have design requirements for Town Center that are applied by the staff and are appealable to the Hearing Examiner.
13	CC	The Homeowner and Rental Stability Program or Housing Incentive Marketing Program, would that take a lot of staff time to manage loans or counseling?	There are third parties that could help administer these or the City can utilize partnerships.
14	CC	Do we have a sense of how many Air BNB's or VRBO's (short term rentals) we have in Sammamish	It fluctuates through out the year, there have been reports of 10-50. The City manages the impact rather than the ownership of short term rentals and we have not seen a situation yet where we couldn't come to a resolution with the neighbors.
15	CC	Could you explain consolidating utility connections?	Consolidating utility connections comes in the form of efficieny of scale if you're building a fourplex or duplex or by design if you're able to add incentives through a planning a development scenario where you're ablet to orient the buildings to where utilities (water, gas, electricity, sewer) are located in one place which can significantly drive down the development and long-term maintanance cost.
16	CC	Why would we want to reduce parking and put more cars on the street?	For example, one of the tools is targeted density increases and if you were able to strategically increase density in areas that might be forward compatible with an increase in transit connections and frequency of transit you could reduce parking. Some people may not want to own cars and opt to use transit instead.
17	CC	What is the addition of mandatory mixed-use zoning?	Mandatory mixed-use zoning could be if one of the commercial areas in the City wanted to pursue rennovation or re-development, they would then be required to include housing.
18	CC	How does having design guidelines increase housing or decrease cost?	It does not necessarily. It is a method to mitigate or minimize the impact from architectural style, bulk, and scale of buildings and it will help staff enable continuity as there are different land uses or building types built. The goal is to help the cohesion of the architecture in the City. The works in tandem with other tools such as missing middle zoning to ensure compatibility among different unit types.
19	CC	We have ADU's programs already that haven't yielded much, what can we do differently to make it yield more?	There are all sorts of 'dials and levers' you can move in the development regulations to help promote ADU's. For example, allowing them to be condominiumized and sold to increase home ownernship.
20	CC	I don't see 'increasing transit', this is something that should be on here.	We have the ability to add capacity in transportation modeling to support additional housing if we take advantage of modern technique management (signal synchronization, reader boards, implementing commute trip reduction program, autonomous vehicles, etc.)
21	CC	Can we get more clarity on how design guidelines will increase housing oppurtunities? They can be ornerous and a preventive measure to housing being built.	See response in PC meeting - best integrated with sub area planning

22	CC	How can we accommodate or address multi-generational housing?	An aging in place program could be supportive of that, or ADU's, or cottage housing.
23	CC	Do we know what the needs of our residents are and what the gaps in our housing are? Do we have the data of future needs? This data needs to be front and center.	The HNA and the results of the statistically valid survey can provide this data.
24	CC	What use cases did you consider as this seems to only target people getting older?	See response in PC meeting - increasing frequency of multi generational households & college students returning
25	CC	Can we get more data of our city trends projection of demographic changes?	The HNA looks at historic data and trends and that's a difficult projection to make.
26	CC	Why isn't senior housing on the more appropriate side?	We tend to see more interest in other types of housing such as attached housing, cottage housing. Senior housing refers to more of a campus-style facility and it can be harder to find a piece of property that can function as this.
27	CC	Where are the Urban Growth Areas?	This was combined with Targeted Areas of Increased Density and Sub Area Plans
28	CC	What theme does redeveloping housing go under? For example, houses that were built in the 70's 80's are being torn down and rebuilt.	It could be covered in any of the themes. If a house is being re-developed and none of the development regulations have changed, they can rebuild the same structure type. There are a number of strategies that could encourage them to build a different housing type.
29	CC	For Community Land Trusts and Co-Ops, would that involve partnerships? And how do these relate to TDR's?	There could be a connection to TDR's but can't think of any examples in WA. A Community Land Trust is where a non-profit owns the land and individuals can buy the house but are leasing the land the home sits on. They then agree to sell the home at an affordable price and are able to build equity.
30	CC	Can you explain what you mean by Sub Area Plans in the Comp Plan Update?	The Sub Area Plans could either be policy direction that the City take on Sub Area Planning over the next horizon and there be a specific time window associated with it. Or, if we had the capacity and were able to pull off a Sub Area Plan we could integrate it into the Comprehensive Plan, but that is a very large undertaking. There are some existing locations in the City with existing development patterns where you could do some straight-forward sub area planning and bank density in those areas.
31	CC	How are we planning for internal growth?	This would be addressed by downsizing as kids move out, and then multi-family housing or other housing types for young adults. This will also be addressed as part of the conversation on January 17th in land use planning.
1/19/2023 PC Meeting Video			
Meeting Agenda Packet			
1	PC	What are some examples of 'sending areas' for TDRs?	There are many areas in the city that will not be developed with housing that could serve as sending sites that are owned by public agencies that have common interest in providing housing such as the school districts, water and sewer districts, the City itself. We also have a substantial amount of land that is encumbered by wetlands, slopes and geologic hazard areas and we are moving into updating our Critical Areas Ordinance and as part of that process we can look at the relationship between protected areas in the City and quantify the protected land and how much potential there is for sending sites there.
2	PC	Is there a concern about over-developing the 'receiving sites'?	It needs to be done holistically with careful consideration to the infrastructure capacity of the sub-areas. For example, Town Center has a cap of 2,000, and the allocated density is 1,656 so the density that would come from TDR's or other incentive pools is 344. The EIS study done was for 2,000.
3	PC	What inclusionary zoning do we currently have in the City?	The Town Center sub-area has inclusionary zoning, the requirement is any development has to provide 10% affordable units with affordable defined as 80% AMI. We also incentivize affordable housing by giving density bonuses. The affordable housing pool has already been exhausted and 102 affordable units have been built with more to come. This would need to be modified to also include units in a lower affordability bracket.
4	PC	Do we have any affordable units that are less than 80% AMI?	Yes. The City has some rental units at 30-70% AMI as well as some affordable homes for 40-50% AMI.
5	PC	Is inclusionary zoning limited to rentals?	No, in the case of a house it would be recorded to the title.
6	PC	How are affordable units monitored?	Yes, it is monitored. Staff can follow up on this but generally someone needs to provide proof of income at the very least when they apply for the unit and when they renew the lease.

7	PC	Is there a proposed ratio for number of affordable units to market rate units?	Not at this time. This topic will be explored more as the City gets into updates to the Land Use and Housing Elements of the Comprehensive Plan as well as in the correlating updates to the development regulations.
8	PC	Could you elaborate on concomitant agreements and contract rezones?	A concomitant agreement is an agreement recorded against the title of a piece of land that binds the property to certain terms over a specific period of time. Contract rezoning allows for the rezone of an individual parcel subject to certain considerations or concessions by the landowner or developer.
9	PC	Are there concerns about transparency with development agreements?	Development agreements require a public hearing process and must complete a SEPA environmental review.
10	PC	What project size or scope would development agreements typically be used for? Specifically, is there a floor or a project that is too small?	Because development agreements tend to be more appropriate for projects with some degree of complexity, they are typically employed with larger projects. An example of a project in Sammamish is the Brownstone West subdivision which is 4 acres and 38 units.
11	PC	Could a development agreement be used in, for example, and R4 zone and suddently a property owner can build eight units and then add TDRs to overdevelop a small area?	The property would not be able to exceed the allowed density. It would not allow anything to be built that is not allowed by code.
12	PC	Would contract rezoning necessitate a decoupling of our land use map from our zoning map?	Yes, it likely would.
13	PC	Who is the responsible negotiator on behalf of the City for development agreements?	The City Manager or their designee.
14	PC	What is this really asking, as we already have development agreement options in place? Are we just trying to increase the latitude of the negotiation to include housing diversity and affordability? Is this a code modification?	First, we would elaborate on this type of tool in the HAP, use the HAP to guide planning policy in the housing element of the Comprehensive Plan that would also 'cross-pollinate' into the land-use element of the Comp Plan and that would result in a corresponding code construction in the Land Use Code of the Development Regulations. It depends on how far we want to go.
15	PC	Could you explain the difference between a zoning district amendment and a floating or overlay zoning district?	It is typically differentiated by what is allowed by right versus what is allowed via certain conditions, so a floating district may be conditioned on certain aspects of the development plan. If we took the straightforward zoning district amendment it would mean these types are allowed by right so they would show up in the permitted uses chart in your zoning code and there are no conditions needed to be met in order to build those types in the zone in which they are allowed.
16	PC	How do we fit this into the zoning plan without distrupting existing neighborhoods?	To clarify, these could vary based on geography so in one area it could be a floating or overlay zoning district if amenities or infrastructure is more limited. If there is an area better suited for it that could be a zoning district amendment.
17	PC	Is 'cottage court' the same as the strategy called cottage housing?	Yes, but the actions we might be considering to encourage that housing type could be different.Conceptually, cottage housing has taken on its own life as far as a conversation topic in the PNW so we thought we'd bring it forward separately despite the overlap.
18	PC	Are some of these housing types more amenable to home ownership versus rentals?	Yes, some of these types you typically see more frequently in ownership conditions but that doesn't mean they can't be rentals or ownership opportunities.
19	PC	Can we include some level of design review?	That is something we can carry forward especially for certain projects whether it's at an administrative level or through a commission. Design review boards do have the potential to increase housing prices due to the extra effort, time and restrictions. There is a house bill (HB 1026) looking to get rid of design review boards because of their contribution to price increases.
20	PC	What would we do that's different than what we're already doing as far as encouraging ADU's?	There are quite a few things we would amend, including offer parking requirements or owner-occupency restrictions or making the permit process easier.
21	PC	Would we offer incentives for low-income ADU's?	It is less often that houses with ADU's contribute to housing affordability but it is something the City could track. They are generally not going to hit below 30 or 50% AMI but can be more affordable market rate housing.
22	PC	Are there any controls to ensure that a unit that is sold as affordable remains affordable?	Most programs come with deed restrictions for a set amount of time and are often managed by ARCH.
23	PC	What are the owner-occupancy requirements currently?	In order to rent your ADU or the primary residence you have to either live in the ADU or the primary residence.
24	PC	What is the definition of Tiny Homes for this conversation?	In terms of size, they are typically not larger than 400 square feet. They can be co-located on a parcel and can be mobile.

25	PC	How is a Tiny Home different than a DADU?	In many cases they could be very similar. In this case one or multiple could be allowed on their own parcel and could share utilities.
26	PC	How does housing repair, modification & preservation help encourage housing diversity and affordability?	For example, a single-family detached home could be modified to acommodate different family types such as multi-generational making the house type more diverse. It can also support affordability as someone may only be able to afford an older home in need of heavy repair. Another element of the HAPI Grant is anti-displacement which this would contribute to.
27	PC	How is this different than King County's housing repair program?	Rather than duplicating the County's program, the City could act as a bridge to different resources either externally or internal in the City. This could also go into partnerships strategy.
28	PC	How would FAR be calculated in Cottage Housing?	Floor to area ratio would be calculated across the entire site so is something the designer would have to give and take with the various designs of the cottages going in.
29	PC	What are some partnership examples other than ARCH?	Examples could include 'piggybacking' on the King County program for housing modifications, the TDR program relies on a partnership through the interlocal agreement with King County, the school and utility districts, companies like Microsoft if there is any grant funding available, partnerships with other cities, and more. Three examples that have been involved in the HAP project include Issaquah Community Services, Habitat for Humanity and Imagine Housing.

City of Sammamish

Housing Action Plan

February 2023



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The following people made the Housing Action Plan possible:

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Introduction

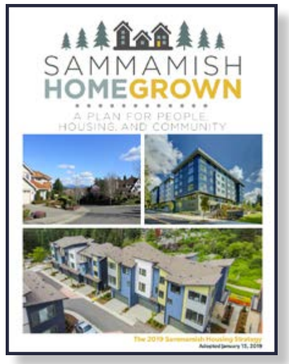
Background and Purpose

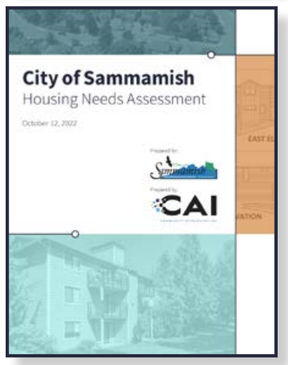
The City of Sammamish's Housing Action Plan (HAP) is supported by a grant from the Washington Department of Commerce.

Phase I of the HAP produced a Housing Needs Assessment (HNA) designed to assess local socioeconomic trends and the existing housing inventory in Sammamish. That work also required the City to conduct outreach to the community to identify current and future housing needs, which included a statistically valid survey. Phase II of the HAP included developing an action plan with tools and strategies that respond to the needs identified in the HNA.

The HAP supports Sammamish in addressing the requirements of the amended Growth Management Act to plan to accommodate housing that is affordable at all income levels. Sammamish has an allocation of future growth equal to 2,100 housing units, all of which will need to be affordable to individuals or families making 80% of the area median income or less. For more information about the analysis conducted to develop the following Action and Implementation Plans, please see the Housing Needs Assessment and in the appendix.

The Housing Action Plan supports the Housing Supply & Variety and Housing Affordability goals of Sammamish Home Grown and will also help inform the 2024 Periodic Update of the Sammamish Comprehensive Plan. For more information, visit Envision Sammamish 2044.





Action Plan

The strategies and tools outlined in this Housing Action Plan were identified as solutions to gaps and future housing needs identified in the Housing Needs Assessment, as well as through interviews and meetings with the Sammamish City Council and Planning Commission.

The strategies were refined based on input from City staff, consultants, and A Regional Coalition for Housing, to assist with alignment of state, regional, and county policies as well as other City planning efforts including the 2024 Comprehensive Plan Periodic Update and the Climate Action Plan.

These strategies are individual actions that will each increase the accessibility to and affordability of Sammamish's housing stock. As a suite of complimentary approaches, they also include the potential to collectively and exponentially amplify the City's housing efforts when implemented together.

The following pages provide detailed explanations of how to understand and use this Action Plan.

How to Use This Action Plan

Strategy Overview

Each strategy starts with a short description of the strategy.

Opportunities for Sammamish

The opportunities section includes potential ways the strategy can be sharped, modified, or deployed within the City.

Housing Strategy Tiers

The Housing Action Plan's strategies are organized by three tiers which are informed by alignment with current staff work plans, the resources needed for implementation, the time needed for completion, and the potential to impact housing supply in Sammamish.



The above tags appear at the top left of each strategy and refer to the action tier of each strategy, described at right.

Housing Strategy Tier Descriptions

Tier 1

Tier 1 strategies are designated as high priority actions that the City can begin undertaking in coordination with the 2024 Comprehensive Plan Periodic Update. These strategies are unlikely to require a budget and can be easily accommodated in future work plans.

Tier 2

Tier 2 strategies require some time to begin implementation because they are reliant on completion of zoning amendments or other strategies from Tier 1.

Tier 3

Tier 3 strategies require long-term planning, funding, dedicated staff support, or other preparation prior to implementation and may be contingent on completion of the 2024 Comprehensive Plan Periodic Update.

Strategic Theme Alignment

The Strategic Housing Themes show how the strategy relates to the the strategic housing themes identified in the Housing Needs Assessment (see the following page for more details)..

Relevant Themes	
1	Housing Requirements
2	Workforce Housing
3	Changing Demographics
4	Sense of Place

The table above appears on the bottom right of each strategy and shows the strategic themes that the strategy impacts.

Units Produced

This section outlines the anticipated housing production of each strategy by affordability level (using Area Median Income or AMI), by housing type, and by quantity.

Geographic Focus



The geographic focus provides more detail on the location(s) in Sammamish in which strategies are likely to be most useful.

Additional Planning Alignment

This section outlines:

- Transportation considerations in relation to the City's current transportation infrastructure and capacity and current planning efforts.
- Climate considerations related to City's forthcoming Climate Action Plan.

Sample Jurisdictions

This section provides examples of best practices from other cities, counties, and local governments in Washington as it relates the specific strategy.

Types of Intervention

The icons below show the type of intervention the strategy includes.



Programmatic

Strategy requires modification of or creation of a new program.



Partnership

Strategy requires utilization of existing or new partnerships.



Regulatory

Strategy requires an amendment to the zoning code.



Other

These are strategies that are not programmatic, regulatory, or in reference to a specific partnership. Examples include development incentives or other planning activities.

THEME 1

Addressing State, Regional, and County Affordable Housing Requirements

This theme responds to the requirements of the relevant laws and planning frameworks applicable to Sammamish and other jurisdictions in Washington State. Principally, this refers to the Growth Management Act (GMA), which includes updates due to recent legislation such as HB 1220. Sammamish must plan for and accommodate an allocation of housing units at specified levels of affordability, and this action plan includes strategies aimed at meeting these requirements.



Image Source: Puget Sound Regional Council.

THEME 2

Increasing Housing Opportunities for Those Who Work in Sammamish

This theme is a result of findings from a landscape assessment of Sammamish's current housing and socio-economic conditions as well as survey responses from Sammamish residents. Access to living in Sammamish and experiencing its quality of life is increasingly out of reach for Sammamish's workforce - those who work as teachers, firefighters, police, utility engineers, maintenance workers, service workers, and other essential members of Sammamish's community.



Image Source: Facebook, Eastside Firefighters.

THEME 3

Accommodating Changing Demographics & Resident Housing Need

This theme reflects the need for diversification in housing stock available to meet the needs of current and future residents. Recommendations include housing repair and preservation, as well as aging-in-place programs that retrofit/modify homes for multi-generational households. Also present is increased support for smaller sized homes on smaller sized lots, and affordable units for younger members of the population.

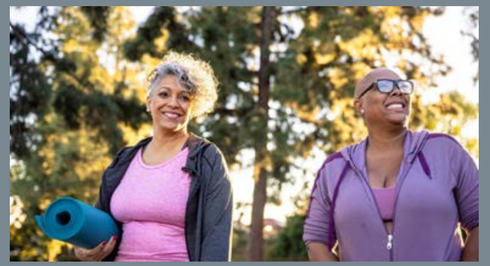


Image Source: Microsoft Stock Images.

THEME 4

Maintain Sammamish's Sense of Place

This theme's focus is on promoting cohesive, smart growth strategies that ensure future development aligns with the cities' identity and its future needs. An element of this theme is the analysis of infrastructure capacity to understand how to leverage the existing built environment. The implantation of growth phasing and sensitive design guidelines are vital to this effort. Other strategies include urban forestry programs and community land trusts.



Image Source: Puget Sound Business Journal.

Strategies at-a-Glance

	Tier 1				
Action	**TDR Program**	**Inclusionary Zoning**	**Missing Middle Friendly Zoning**	**Development Agreements**	**Partnerships**
Partners/ Stakeholders	City of Sammamish Departments	Planning Commission, City Council	Planning Commission, City Council	Developers	ARCH, support service providers, housing developers, State of Washington, King County, cities
Themes	Housing Requirements	Housing Requirements		Housing Requirements	Housing Requirements
	Workforce Housing	Workforce Housing	Workforce Housing	Workforce Housing	Workforce Housing
	Changing Demographics	Changing Demographics	Changing Demographics	Changing Demographics	Changing Demographics
	Sense of Place			Sense of Place	Sense of Place
Opportunity	• Expand TDR • Affordability requirement • Inter-local agreement	• In-lieu fee • Expand • Units required • Deeper levels of affordability • Commercial uses • Transition overlay	• Expand zoning districts • Amend zoning code • Audit development code • Transition overlays	• Begin negotiating contracts • Provide direction in the Comprehensive Plan	• Maintain existing partnerships • Develop new partnerships
Time to Implement	1 to 2 Years	1 to 2 Years	1 to 2 Years	Less than 1 Year	Less than 1 Year

	Tier 2				Tier 3	
Action	**Minimum Density or Land Use Mix**	**ADUs**	**Tiny Homes**	**Cottage Houses**	**Housing Repair, Modification & Preservation Program**	**Sub-Area Planning**
Partners/ Stakeholders	Planning Commission, City Council	Planning Commission, City Council	Planning Commission, City Council	Planning Commission, City Council	Housing advocates or preservation organizations, non-profits, community organizations	City of Sammamish Departments
Themes	Housing Requirements					Housing Requirements
	Workforce Housing	Workforce Housing	Workforce Housing	Workforce Housing	Workforce Housing	Workforce Housing
	Changing Demographics	Changing Demographics	Changing Demographics	Changing Demographics	Changing Demographics	Changing Demographics
	Sense of Place					Sense of Place
Opportunity	• Increase minimum density residential zones • Minimum land use mix zoning overlay	• Parking requirements • Owner-occupancy requirement • ADU designs • Market ADUs • Technical support • Condominiums • ADU and DADU	• Developer incentives • Partnerships • Subdivision code • Consolidated utility connections	• Developer incentives	• Develop program	• Undertake Subarea Planning • Prioritize sustainable development
Time to Implement	1 to 2 Years	1 to 2 Years	1 to 2 Years	1 to 2 Years	More than 2 Years	More than 2 Years

TIER 1

Transfer of Development Rights (TDR) Program

Strategy Overview

TDR programs are a common market-based strategy that preserves open space or low-density land by redirecting development that could happen there to another, more suitable location. Sammamish currently has an adopted TDR program, but it is restricted to Town Center, and development capacity transferred from one part of Sammamish to another is not required to produce affordable housing units.

Sammamish currently has three distinct TDR programs:

1. An inter-local TDR program with King County authorizes credits to redirect development from unincorporated King County into Town Center's A, B, and C zones.
2. Sammamish's in-city TDR programs authorizes credits to redirect development from the Thompson and Inglewood sub-basins, erosion hazards special district overlay, and wetland management areas to Town Center's B and C zones.
3. The Town Center D-Zone TDR program redirects development from the D-zone to the A-zone, both in Town Center.

Opportunities for Sammamish

- **Expand use of TDR beyond Town Center.** The City can designate additional areas or subareas outside of Town Center as receiving sites in which development would be redirected. It can also add or modify the zoning districts or overlay districts that are designated as sending sites, in which no density or only low-density development will be allowed and the land protected from development. Additionally, the City can increase the number of units traded between sites to increase the density in certain receiving areas. This would require the City to identify additional areas within the city that can or should support higher-density development and the amount of density that those areas can support.
- **Add affordability requirements to TDR.** The current TDR programs do not include any requirements as to the type of units that are being redirected to Town Center. The City can include requirements or incentives for developers to include affordable units in housing projects that utilize TDR to increase its allowed density. Regulations on affordability can include the level of affordability of each additional permitted unit as well as the duration for which those units must remain affordable. Expanding affordability requirements may necessitate additional analysis by the City of Sammamish to ensure that additional development criteria does not become a deterrent to new development in the city.
- **Amend the inter-local agreement with King County.** Currently, credits purchased from the King County TDR program must be used before credits from either local program can be exhausted. An amendment to the inter-local agreement with King County would allow developers to move forward with projects that use local TDR credits independently of the King County TDR program.

Relevant Themes	
1	Housing Requirements
2	Workforce Housing
3	Changing Demographics
4	Sense of Place

TDR PROGRAM

Units Produced

By Type: Attached single-family; multi-family.



By AMI:

With added affordability requirements:



Expansion without affordability requirements:



By Quantity:

Medium to high.



While credits have been purchased in the King County Inter-local TDR program, as of July 2017, no new units have been built in the receiving sites. Due to the structure of the inter-local agreement, credits purchased through the local TDR programs remain unused. If the inter-local agreement is amended and local TDR programs expanded, development using TDR credits would likely increase quickly to wide and unconstrained use.

Geographic Focus



Location: Town Center; Commercial Centers

- Neighborhood Business (NB)
- Community Business (CB)
- Office (O)

Additional Planning Alignment

Transportation: TDR can concentrate development in places that have sufficient infrastructure and are well-served by transit.

Climate: TDR conserves open space that contributes ecosystem services.

Sample Jurisdictions

TDR is codified by the State of Washington; the four counties comprising the Puget Sound region each have a TDR program. Along with Sammamish, Puget Sound cities Issaquah, Mountlake Terrace, and Tacoma have implemented TDR programs.

Seattle and Bellevue have structured their TDR Programs to require a portion of TDR sales to fund city infrastructure. This structure allows the local government unit to preemptively address infrastructure capacity constraints associated with new development.

Type of Intervention

Regulatory

Programmatic

TIER 1

Inclusionary Zoning

Strategy Overview

Inclusionary zoning requires developers to either to provide affordable units within a development or provide an in-lieu fee. This is currently in effect in Town Center. 10% of all Town Center units must be affordable to households earnings below 80% AMI. At the time of publication, 55 units have been built and an additional 80 units are currently under permit review. This is less than 7% of the 2,000 units permitted in Town Center.

Opportunities for Sammamish

- **Eliminate the in-lieu fee.** Modify fee-in-lieu provisions As an alternative to building affordable units, the City allows developers to pay an in-lieu fee to remove affordable units from a development. Eliminating the in-lieu fee would require every future development in Sammamish to include affordable units. However, in-lieu fees can also be leveraged to develop housing units at very deep levels of affordability.
- **Expand Inclusionary Zoning beyond Town Center.** Amending the zoning code to require inclusionary zoning in additional zoning districts would increase development capacity or reduce parking in other parts of Sammamish.
- **Increase the number of units required.** The current program in Town Center requires 10% of all units to be affordable. Town Center housing capacity is capped at 2,000 units, which would create 200 affordable units.
- **Require units at deeper levels of affordability.** Affordability is currently defined as 80% AMI. Modifying the zoning code to require a share of units affordable at lower AMI levels would generate units affordable to the lowest income individuals and fulfill new GMA requirements.
- **Add requirement for commercial uses.** A density bonus or other financial incentive could expand inclusionary zoning to other commercial areas within Sammamish.
- **Create Transition Area overlay.** Create a walkable Transition Area Overlay around Town Center and Commercial Areas that increases density and incentivizes middle housing types with inclusionary requirements within walkable distance of services and existing or future planned transit lines.

Relevant Themes	
1	Housing Requirements
2	Workforce Housing
3	Changing Demographics
4	Sense of Place

Units Produced

By Type:

Moderate- and high-density multi-family units.

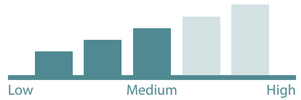


By AMI:



120%+ AMI
80% - 120% AMI
30% - 80% AMI
0% - 30% AMI

By Quantity: Medium



Inclusionary zoning is largely contingent on the capacity for new development within designated areas. Town Center has a development cap in place that will limit the long-term growth of affordable units through the current inclusionary program. In addition, inclusionary zoning is most effective in medium- to large-developments with at least 40 units. The current zoning and development schema in Sammamish may limit that development type outside of Town Center and limit the impact of inclusionary zoning.

Geographic Focus



Location: Town Center, Commercial Centers

- Neighborhood Business (NB)
- Community Business (CB)
- Office (O)

Additional Planning Alignment

Transportation: Inclusionary zoning can encourage additional density in places that have sufficient infrastructure and that are well-served by transit.

Climate: Inclusionary zoning can help reduce the footprint of new development in Sammamish and conserve energy consumption and vehicle miles traveled by concentrating density in fewer developments.

Sample Jurisdictions

- Federal Way
- Kirkland
- Redmond

Type of Intervention



Regulatory

TIER 1

Development Agreements

Strategy Overview

Development agreements are voluntary, negotiated contracts between the City and developer establishing standards and public benefits the development will provide. These can be used to encourage development of more affordable units or mitigate displacement. Similar to development agreements, the City could consider contract rezoning and concomitant agreements, which also offer opportunities to negotiate the provision of affordable housing units.

Contract zoning is the practice of a governing body to grant a conditional use exemption to its zoning code in exchange for certain terms. **Concomitant agreements** allow a governing body to impose development conditions to mitigate potential impacts of a rezoning request.

Opportunities for Sammamish

- **Begin negotiating contracts to increase number or affordability of new units.** The City can expedite processing a rezone, code amendment, or permit in exchange for requirements for more affordable units or more units affordable to lower AMI levels. The City must determine which incentives would be the most productive for developers on a case-by-case basis.
- **Provide direction in the Comprehensive Plan to allow the negotiation of development agreements.** The City can codify an approach to development agreements through its Comprehensive Plan periodic update. This language can empower staff to begin pursuing development agreements without requiring action from City Council.

Relevant Themes	
1	Housing Requirements
2	Workforce Housing
3	Changing Demographics
4	Sense of Place

Units Produced

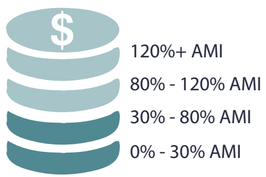
By Type:

Moderate- and high-density multi-family units.



By AMI:

All income levels, particularly those below 80% AMI.



By Quantity:

Medium



The City is already using development agreements to negotiate the provision of public benefits in certain projects. The type of development agreement and whether any development agreement is appropriate is dependent on the type of development project and is most appropriate for larger projects. However, the high degree of flexibility of development agreements can help the City address its housing or other goals through developments that do not trigger other planning or development requirements.

Geographic Focus



Location: Citywide, Town Center

Development agreements that result in a contract rezone or concomitant can be used in a targeted transition overlay around existing town center or commercial and within walkable distance to services and/or existing or future planned transit.

Additional Planning Alignment

Transportation: Development agreements can be tailored to address transit connectivity and other infrastructure capacity considerations.

Climate: Development agreements can also incorporate environmental and infrastructure planning elements like addressing stormwater systems. They can be adopted to accomplish additional climate concerns or goals.

Sample Jurisdictions

Development agreements are a common practice in the State of Washington. Examples include the Issaquah Lakeside Industries Development Agreement and the King County and Issaquah Grand Ridge Joint Agreement.

Concomitant Agreements: Bellevue

Contract Zoning: Poulsbo, WA

Type of Intervention



Partnership

TIER 1

Missing Middle Zoning

Strategy Overview

Missing middle housing is denser than single-family housing but smaller than four-story apartment buildings. Certain types of missing middle housing types, particularly ADUs and duplexes, are currently allowed and incentivized in select residential zones within Sammamish. Zoning amendments would modify current zones or create new zones or overlays that are more permissive of missing middle housing types, which include duplexes, fourplexes, cottage courts, and multiplexes with between 4-8 units in a building or on a lot. It may be desirable for Sammamish to consider establishing transition zoning overlays that promote missing middle housing types with requirements for inclusionary affordability around existing Town Center and Commercial zoned areas and within walkable distance of services and existing or future planned transit lines.

Opportunities for Sammamish

- **Expand zoning districts to allow moderate density.** Zoning that permits the development of missing middle housing is scattered across Sammamish and largely focused in Town Center and other commercial centers. Expanding the geography of zoning districts that permit these uses can foster gradual and transitional moderate density around areas in which higher density development is currently allowed.
- **Change zoning requirements to allow additional forms of missing middle housing.** Missing middle housing types require more flexibility in the maximum density, height, floor to area ratio (FAR), and setbacks than what is currently permitted in the Sammamish Unified Development Code.
- **Audit the development code to understand how adopted regulations preclude property owners from achieving zoned capacity.** Medium-density residential zones in Sammamish may have been intended to allow for densities consistent with missing middle housing. Still, dimensional and other standards may make it difficult for projects to achieve these densities.
- **Create Transition Overlays.** It may be desirable for Sammamish to consider establishing transition zoning overlays that promote missing middle housing types with requirements for inclusionary affordability around existing Town Center and Commercial zoned areas and within walkable distance of services and existing or future planned transit lines.

Relevant Themes	
1	Housing Requirements
2	Workforce Housing
3	Changing Demographics
4	Sense of Place

Units Produced

By Type:

Small to medium multi-family, ADUs, attached single-family.



By AMI:



120%+ AMI
80% - 120% AMI
30% - 80% AMI
0% - 30% AMI

By Quantity: Medium to high.



Permitting additional missing middle housing types in more parts of Sammamish can result in an increase in new housing at the pace of the market. Development of missing middle housing can be used as infill development to compliment the development of larger multifamily projects in Town Center and as a buffer and transition zone between commercial centers and low-density residential zones.

Geographic Focus



Location: Citywide, Subareas

Additional Planning Alignment

Transportation: Allowing more missing middle development will allow the Sammamish housing market to absorb new and more dense development at the natural pace of the market. Potential growth can be concentrated in places that can already support additional density or areas in which the City can make appropriate investments as demand shifts.

Climate: Missing middle housing can help conserve energy and reduce vehicle miles traveled by concentrating density in fewer developments and in areas supported by public transportation and close to amenities.

Sample Jurisdictions

The Cities of Tacoma and Seattle have implemented ordinances that aim to make it easier to build missing middle housing.

Type of Intervention



Regulatory

Partnerships

Strategy Overview

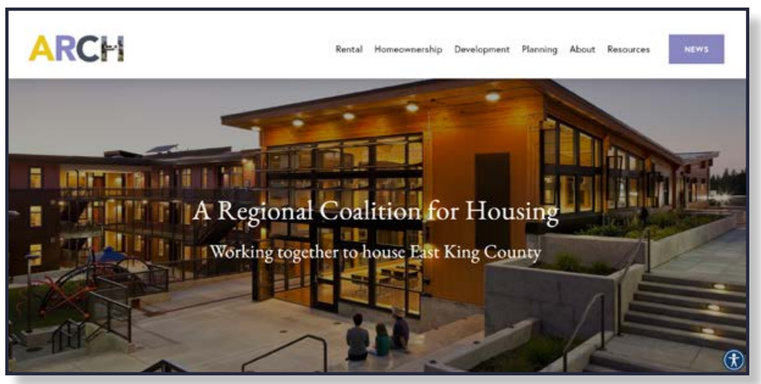
The City can continue and expand on existing partnerships with ARCH, supportive service providers, and other cities while building new partnerships with affordable housing developers to help supplement City initiatives and programs. As the City considers and adopts housing strategies, leveraging partnerships will be a crucial source of technical support, financial opportunities, and to build an inclusive network of those undertaking housing strategies and policies to accomplish state and local goals.

Opportunities for Sammamish

- **Maintain existing partnerships.** Regional and local housing advocates provide a source of technical assistance for local housing efforts as well as financial support to achieve housing goals.
- **Develop new partnerships.** The City can pursue new partnerships in order to develop new affordable housing and implement and fund new policies or programs to support housing development in Sammamish.

Relevant Themes	
1	Housing Requirements
2	Workforce Housing
3	Changing Demographics
4	Sense of Place

Sammamish maintains partnerships with many organizations. This strategy directs the city to not only maintain existing partnerships, but to assertively work to create new partnerships, expand existing ones, and leverage partnerships to build new housing units in Sammamish. Because these partnerships are highly varied, and the mission of each partner organization may focus on a different type of housing or different population segment, the type and quantity of housing units produced is not specified here.



Geographic Focus



Location: Citywide; partnerships with organizations at the state, regional, and local levels

Type of Intervention



Partnership

Minimum Density or Required Land Use Mix

Strategy Overview

A minimum density policy can increase the density of moderate- and high-density multifamily zoning districts and ensure an efficient use of land in multifamily and mixed-use zones. A minimum density requirement may require additional zoning changes to ensure that higher density development is permitted by the zoning districts' FARs, setbacks, lot widths, and maximum heights. An alternative approach to designating a certain threshold of development is to develop a minimum land use mix for higher-density multifamily or mixed-use zoning districts that requires certain housing typologies in projects of a certain scale.

Opportunities for Sammamish

- **Increase the minimum density in R-8, R-12, and R-18 zoning districts.** Concentrating development in certain areas through a minimum density threshold can maximize the available land in Sammamish in areas that can accommodate higher density in infrastructure, transportation, and other services.
- **Develop a zoning overlay with a minimum land use mix**. Using property area as a determinant metric, the City can require certain projects to include different housing types as well as a mix of other land use types that may be suitable.
- **Add a minimum density requirement to R6 zones**. Land zoned R6 was intended to produce moderate density housing, but no minimum density currently applies in these zones.



Sammamish Town Center requires a mix of housing and commercial space. Image source: TRF Pacific.

Relevant Themes	
1	Housing Requirements
2	Workforce Housing
3	Changing Demographics
4	Sense of Place

Units Produced

By Type:

Higher-density multi-family units.



By AMI:

120%+ AMI

80% - 120% AMI

30% - 80% AMI

0% - 30% AMI

By Quantity: Medium.



Contingent on the extent of the zoning amendments the City pursues, mandating minimum densities or minimum land use mixes can encourage a more efficient use of available land and encourage infill development in areas that can support it.

Geographic Focus

Location: Citywide, ad hoc in moderate- and high-density residential zoning districts.

Additional Planning Alignment

Transportation: The City can tailor the target areas as those that can have strong transit connectivity or transportation infrastructure that can support a higher population density.

Climate: More dense housing development can help conserve energy and reduce vehicle miles traveled by concentrating density in fewer developments and in areas supported by public transportation and close to amenities.

Sample Jurisdictions

Seattle has a minimum density requirement for certain lots in Urban Villages, Urban Centers, and Station Area Overlay Districts.

Type of Intervention

Regulatory

TIER 2

Accessory Dwelling Units (ADU)

Strategy Overview

ADUs are attached or detached housing units that share a lot with another housing structure, typically a single family detached home. Low-density residential zones in Sammamish currently permit one ADU per parcel. ADUs can be an attractive option to accommodate multi-generational housing, as well as to increase the type and number of units affordable to young adults and seniors who wish to live in Sammamish. ADUs can be developed using pre-fab or modular construction methods, which can help mitigate construction costs and climate impact.



A detached ADU. Image source:, University of Washington.

Opportunities for Sammamish

- **Eliminate parking requirements.** Requiring parking capacity for landowners constructing ADUs can be cost and space prohibitive.
- **Eliminate owner-occupancy requirement.** Sammamish currently requires one occupant of a primary housing unit and the accompanying ADU on a property to be the owner of the property. Eliminating this requirement would incentivize more landowners to build an ADU by allowing them to rent out both housing units.
- **Develop pre-approved ADU designs to streamline development process.** Pre-approved ADU designs can streamline the development process and reduce development costs for landowners.
- **Better market and promote ADUs to landowners.** Proactive marketing of technical support and other resources to construct ADUs may encourage additional landowners to pursue them.
- **Provide technical support for interested landowners.** Landowners who may want to build an ADU on their property may be unsure of how to do so. City support can help cultivate that interest and guide landowners through the development process.
- **Allow ADUs to be condominiums.** Allowing ADUs to become condominiums can create an additional low-barrier homeownership opportunities for some low- and moderate-income households.
- **Allow one ADU and detached accessory dwelling unit (DADU) in low-density residential zones.** All residential zones currently permit one ADU. Expanding this policy to include one ADU and one DADU per parcel can increase housing opportunity in areas in which parcels have large setbacks and capacity for an additional external structure.

Relevant Themes	
1	Housing Requirements
2	Workforce Housing
3	Changing Demographics
4	Sense of Place

Units Produced

By Type:

Attached single family units.



By AMI:

120%+ AMI
80% - 120% AMI
30% - 80% AMI
0% - 30% AMI

By Quantity: Medium.



The current ADU program has not generated large numbers of new ADUs in Sammamish. Expanding the program and marketing it more can result in a moderate uptake in development. However, an important consideration is the number of subdivisions and neighborhoods in which houses have capacity for one or more ADUs.

Geographic Focus

Location: Citywide, residential zoning districts.

Additional Planning Alignment

Transportation: The development of ADUs would allow for incremental and low-density housing unit growth that can be dispersed throughout Sammamish, minimizing the impact on transit systems and transportation infrastructure.

Climate: As the development of many ADU types requires a conversion or remodeling of existing housing units, the climate costs related to new development are vastly reduced.

Sample Jurisdictions

Counties that plan under the Growth Management Act are required to adopt ordinances to permit the construction of ADUs and local codes are recommended to follow a model ordinance developed by the Department of Commerce. Bellevue, Everett, Seattle, and Vancouver each adopted ordinances in accordance with GMA.

Type of Intervention

Regulatory

TIER 2

Tiny Homes

Strategy Overview

Tiny houses typically range from 100 to 800 square feet, and can be designed as clusters, stand-alone structures, or ADUs. Tiny houses add to housing supply and variety, are typically relatively affordable and can also serve as emergency or transitional housing.

Opportunities for Sammamish

- **Add incentives for developers to build tiny homes.** Developing tiny homes could help Sammamish accomplish its housing goals related to housing affordable to low-income groups. However, given the cost of development and the general affordable nature of tiny homes, financial and procedural incentives may be necessary to facilitate their development.
- **Expand the use of partnerships to provide tiny homes in tandem with supportive services.**
- **Create a code section allowing subdivision to create tiny home lots.** A code amendment can direct and define parking, utility, and open space for tiny home developments.
- **Work with utility provider to allow for consolidating utility connections.** Clustering sewer, water, and electric through one connection would improve the feasibility of tiny home development.





Image sources: left to right, University of Washington, Congress for New Urbanism.

Relevant Themes	
2	Workforce Housing
3	Changing Demographics

Units Produced

By Type:

Attached or detached single family homes.



By AMI:

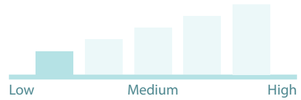
120%+ AMI

80% - 120% AMI

30% - 80% AMI

0% - 30% AMI

By Quantity: Low.



Tiny house development typically requires infill development or the availability of land suitable for multiple tiny homes. Given the constraint of developable land in Sammamish and the City's housing allocations, a tiny home program may be best utilized to fill in ad hoc housing development on small or otherwise difficult-to-develop land.

Other Considerations

Location: Citywide, Subareas

Additional Planning Alignment

Transportation: Tiny homes allow for incremental and low-density housing unit growth that can be dispersed throughout Sammamish, minimizing the impact on transit systems and transportation infrastructure.

Climate: Given the size of tiny homes, their energy utilization is generally lower than in traditional single-family homes.

Sample Jurisdictions

The Department of Labor and Industries provides guidance and regulations for the construction of tiny homes.

Type of Intervention

Regulatory

Partnership

TIER 2

Cottage Housing

Strategy Overview

Cottage housing is a type of missing middle housing that generally allows for small 1 to 1.5-story houses that may be attached or detached that may not have a backyard but instead are arranged around a common interior courtyard. Developing cottage housing may require modifying certain zoning code elements to accommodate some of the features of cottage housing, particularly around setbacks and parking. Cottage housing may address multiple of the City's housing goals and priorities, including providing housing suitable for young adults, young families, and seniors.

Opportunities for Sammamish

- **Add incentives for developers.** Incentives can encourage developers to pursue cottage housing on parcels that may be zoned for higher-density housing. The City may also need to incorporate allowances or new zoning requirements to help facilitate development of cottage housing.



Cottage housing. Image source: The Cottage Company.

Relevant Themes	
2	Workforce Housing
3	Changing Demographics

COTTAGE HOUSING

Units Produced

By Type:

Small single-family or low-density multi-family



By AMI:

120%+ AMI
80% - 120% AMI
30% - 80% AMI
0% - 30% AMI

By Quantity: Low.



The land needs for cottage housing may force developers to choose between developing cottage housing or pursuing a large single family development. In addition, if the City pursues cottage housing through upzoning land, more efficient and higher-density multifamily development options would be in direct competition with cottage housing typologies.

Geographic Focus

Location: Citywide, residential zoning districts.

Additional Planning Alignment

Transportation: As a low-density multifamily housing option, cottage housing is unlikely to overwhelm or require additional investment into existing public transit or transportation infrastructure.

Climate: Cottage housing can house more people in fewer units, which reduces energy usage. The development of cottage housing can be more efficient and cost-saving than the development of detached housing units.

Sample Jurisdictions

- Normandy Park
- Kirkland
- Port Townsend
- Langley
- Shoreline

Type of Intervention



Other

Housing Repair, Modification and Preservation Program

Strategy Overview

This type of program could provide technical or financial support for income-qualified homeowners to maintain or enhance critical health, safety, and structural features of single family residences. As Sammamish's population ages, the program could also incorporate efforts to educate and assist residents in ways they can modify or otherwise remain in their homes by making them more appropriate for aging in place or accommodate multi-generational living arrangements. It can also help preserve existing rental opportunities.

Opportunities for Sammamish

- **Develop a Housing Repair, Modification, and Preservation Program.** King County and regional housing advocates may be able to provide several of the elements for the City of Sammamish to develop its own program or partner to provide these services.



Image source: Sound Generations.

Relevant Themes	
2	Workforce Housing
3	Changing Demographics

Units Produced

By Type:

None.

By AMI:



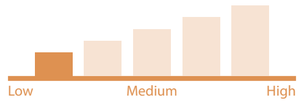
120%+ AMI

80% - 120% AMI

30% - 80% AMI

0% - 30% AMI

By Quantity: Low/None.



This type of strategic action would help preserve existing housing stock and mitigate displacement rather than increasing Sammamish's housing supply.

Geographic Focus

Location: Citywide



Additional Planning Alignment

Transportation: Utilizes existing infrastructure rather than requiring new or increased capacity.

Climate: Some repairs and improvements can help increase the efficiency of energy usage, weatherization, and other actions that can help decrease a home's carbon footprint. It also prevents the climate impacts of redeveloping a property.

Sample Jurisdictions

A more applicable model for best practices in undertaking a Housing Repair, Modification, and Preservation Program is from the non-profit and affordable housing advocates.

Type of Intervention



Programmatic

TIER 3

Subarea Planning

Strategy Overview

Subarea Plans are used by cities to establish districts and undertake planning efforts applicable only to these districts. Subarea planning would require and can build off a number of other planning processes or activities, including infrastructure capacity analysis, the creation of design guidelines, growth phasing, the development of criteria for added density, parking reductions, and targeted-area increased density. Subarea planning provide an opportunity for communities to:

- Encouraging smart growth
- Promote sustainable development
- Improving access to services and amenities
- Encourage economic development and workforce job opportunities

Opportunities for Sammamish

- **Undertake Subarea Planning for targeted areas in Sammamish.** Subarea planning evaluates and plans for the infrastructure, design, density, phasing, environmental, and parking needs of targeted areas to align with the community's objectives, priorities, and values. It aims to promote sustainable, equitable, and livable growth that benefits all residents.
- **Prioritize sustainable development.** A sustainable subarea plan seeks to balances economic, social, and environmental sustainability to promote livable, resilient, and healthy neighborhoods. It incorporates compact development, green infrastructure, energy efficiency and renewable energy, sustainable transportation, and water management to reduce the environmental impact of new growth and promote community health and wellness.

Relevant Themes	
1	Housing Requirements
2	Workforce Housing
3	Changing Demographics

Sammamish Town Center Sub-Area Plan



Geographic Focus



Location: Commercial centers.

Additional Planning Alignment

Transportation: Subarea planning would include analysis of transportation and infrastructure capacity. Growth can be directed toward areas in Sammamish that have capacity for higher density.

Climate: Subarea planning can include environmental impacts and include guidelines to protect Sammamish's mature tree canopy and utilizes existing impervious surfaces rather than open space. It can also encourage energy efficient and transit-accessible housing development.

Sample Jurisdictions

- Sammamish's Town Center Plan
- South University District Subarea Plan, Spokane
- King County Comprehensive Plan Subarea Plans
- Vancouver and Clark County Section 30 Subarea Plan

Type of Intervention



Other

Monitoring Plan

This section describes the process through which the City can implement and monitor the strategies outlined in the Housing Action Plan. The implementation plan includes potential partners for each actions. The monitoring plan includes metrics for the City of Sammamish to track the impact and progress of each strategic intervention in the Housing Action Plan.

Monitoring Matrix

A monitoring matrix will allow City staff to track the housing units produced annually by the type of housing, affordability level, housing program, geography, and partner. As an interim measurement of progress toward creating new housing units, the matrix also allows staff to track the number of hours spent on crafting and implementing each strategy. This will account for the time necessary to developing new or modifying existing code language, policy, and programs, as well as the many efforts and activities staff will undertake throughout the development process.



Monitoring Matrix

Housing Units Produced	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total	Share
BY GEOGRAPHY												
Town Center												
Pine Lake Community Center												
Inglewood Hill / Highlands Community Center												
Klahanie												
Other												
TOTAL - All Geographies												
BY PARTNERSHIP												
ARCH												
King County												
TBD												
TBD												
TBD												
TOTAL - All Partnerships												
STAFF HOURS BY STRATEGY												
Transfer of Development Rights (TDR) Program												
Inclusionary Zoning												
Development Agreements												
Missing Middle Housing												
Partnerships												
Minimum Density / Land Use Mix												
Accessory Dwelling Units (ADUs)												
Tiny Homes												
Cottage Housing												
Housing Repair, Modification, and Preservation Program												
Sub-Area Planning												

Housing Units Produced	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total	Share
BY TYPE												
Single Family												
AADU												
DADU												
Tiny Home												
Cottage Home												
Duplex												
Triplex												
Quadplex												
Townhouse												
Low-Rise Multi-Family												
Mid-Rise Multi-Family												
Mid-Rise Mixed-Use Multi-family												
High-Rise Multi-Family												
High-Rise Mixed-Use Multi-Family												
TOTAL - All Types												
BY AMI												
0-30%												
30-50%												
50-80%												
80-100%												
100-120%												
120%+												
TOTAL - All Income Levels												
BY PROGRAM												
Transfer of Development Rights												
Inclusionary Zoning												
Development Agreements												
TOTAL - All Programs												

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Addendum to the Housing Needs Assessment

The Sammamish Housing Action Plan project team presented the Housing Needs Assessment to the Sammamish City Council and, separately, to the Planning Commission, and received feedback on the content of the document. The following offers important clarifications in response to the feedback received.

Growth and Annexation

Compound annual growth rates given in the Housing Needs Assessment include housing units added to the city's inventory through annexation, in addition to those that were built during the years specified. The annexation of Klahanie included more than 4,000 housing units. Sammamish grew slower than the rate given when considering only housing units (and population) added through the construction of new housing units.

Sammamish's Sense of Place

In the statistically valid survey, residents reported an appreciation for the quality of place that Sammamish offers. The Housing Needs Assessment construed this appreciation as attributable to the "character" of Sammamish neighborhoods. Historically, however, the notion of neighborhood character has been used to facilitate the exclusion of BIPOC households, as discussed in the section on Disparate Impacts of Housing Policy in the Housing Needs Assessment. With this context in mind, the Housing Action Plan alternatively uses the term "sense of place" to describe the qualities that Sammamish residents value in their neighborhoods.

In one instance of the use of the word "character", the Housing Needs Assessment juxtaposed the desire to maintain Sammamish's sense of place with the need to accommodate housing units affordable to all income levels. This is not intended to imply that more affordable housing units are inconsistent or incompatible with that sense of place, but rather to highlight the fact that surveyed residents reportedly perceived tension between the two priorities, which is a perception mirrored in a larger regional survey conducted by PSRC.

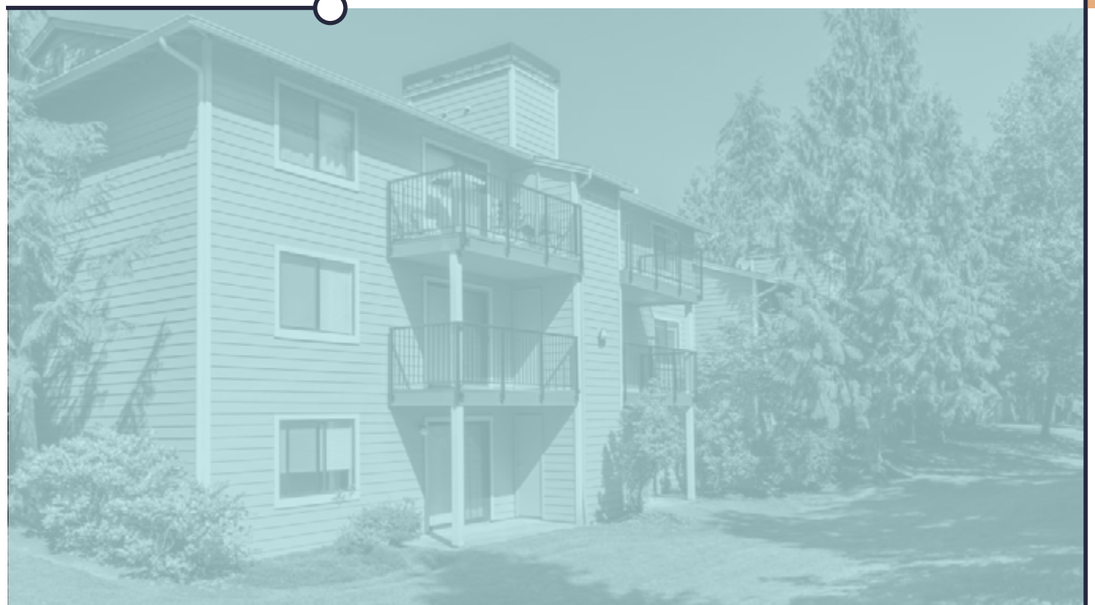


City of Sammamish
Housing Needs Assessment

October 12, 2022

Prepared for:

Prepared by:





Community Attributes Inc. tells data-rich stories about communities that are important to decision makers.

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Executive Summary

The City of Sammamish is undertaking this Housing Needs Assessment in support of the development of a Housing Action Plan (HAP) through funding distributed by the Department of Commerce. The intent of a HAP is to assess local socioeconomic and housing conditions to identify and plan for local housing needs. In addition, under the amended Growth Management Act (GMA) housing policy, Sammamish must now be designed to accommodate housing that is affordable at all income levels. The Puget Sound Regional Council and King County have built upon GMA planning requirements to support cities in developing long-range housing needs targets as required by state law and in anticipation of future population growth. Through this multi-faceted planning approach, the City of Sammamish has committed to a housing unit target of 2,100 new housing units through 2044, which is slightly higher than its current market capacity of 2,007 units.

Sammamish has grown in recent decades, doubling in population from 2000 to 2021, and it continues to be an in-demand place of residence within the region. The city is growing more diverse, older, and wealthier, particularly compared to many of its fellow cities within Puget Sound. Regional growth in technology and professional services jobs led to increasing household income in Sammamish, but there remains a portion of the population that is being left behind by a growing gap between incomes and home prices.

Single-family homes are Sammamish's predominant housing type, and home values are among the highest in the region. The median home sale price more than doubled since 2012 and is now more than $1.5 million. A relatively small share of homes are valued at less than $500,000. The increasing cost of living requires that the City proactively plan for affordable housing at every income level.

According to the results of a statistically valid survey, Sammamish residents are divided on what the future of housing in the city should be. While some believe that Sammamish should remain accessible to those who work there, many are also concerned with growth pressures ranging from over-burdened infrastructure and services to traffic and congestion to diminished community character. While survey responses and recent socioeconomic trends indicate a need for more diverse housing, the City will need to address concerns about the impact new development will have on the character of Sammamish neighborhoods. And while housing needs may be changing for some residents, it is unclear to what extent that will shift the demand for the high-end single-family housing that has shaped Sammamish to date.

The following findings are the result of the analysis conducted in this Housing Needs Assessment. They can be read in full, along with the implications they informed, in this report.

Demographic and Economic Characteristics

- **Sammamish has grown rapidly and is an in-demand city in the Puget Sound region**. The city grew at an average annual growth rate of 3.3% between 2000 and 2021, faster than King County as a whole and many selected comparison cities. More than 22,000 new residents moved to Sammamish between 2010 and 2021.
- **Sammamish is increasingly diverse**. The Asian population has grown rapidly in Sammamish and now accounts for one-third of the population (compared to 19% in 2010).
- Along with King County, **Sammamish is aging.** The segment of the population that is 65 years old or older increased faster in Sammamish than any other age segment, while the segment of the population that is under 18 years old decreased in share from 33% in 2010 to 30% in 2020. The median age in Sammamish is about two years older than across King County.
- **Families predominate in Sammamish, but even as household sizes grow, more than twice as many survey respondents say they need to downsize rather than move into a larger home**. Survey responses indicate increasing need for housing appropriate for aging residents and empty nesters. This is an emerging need that is not captured in demographic and housing data currently available. The City may wish to monitor this data to see if this trend materializes. Housing to support this demographic is in short supply, and both the building industry and market trends currently do not prioritize or incentivize this type of housing.
- **Sammamish households have high incomes, but disparity among households is also growing**. While Sammamish has the highest share of high-income households out of selected comparison cities, and the

share of households earning $200,000 or more is more than double the share countywide (45% in Sammamish and 19% across King County) homeowners earn about $75,000 more than renters. Services and education, the city's two largest industries, are among the highest and lowest paying, respectively. Throughout survey responses, residents expressed a concern that they will be able to keep up with housing costs and cost of living as they near or enter retirement.

- **Sammamish is inextricably linked to the regional economy through commuting patterns**. Fully 86% of workers in Sammamish jobs come from outside of Sammamish for work, while 60% of Sammamish residents commute to either Seattle, Bellevue, or Redmond for work. Workers in Sammamish who live in other cities throughout the region are more likely than Sammamish residents to earn below the city's median household income, and Sammamish's high home prices may therefore be unattainable to a large share of Sammamish workers.
- **Remote work will continue to shape the city's workforce and commuters – at least for now**. Nearly half of surveyed residents live in a home in which at least one person works remotely. More than half of the jobs based in Sammamish are jobs in services, which includes many professions in which workers have largely transitioned to remote work and have been slow to return to the office.

Current Housing Supply

- **Sammamish nearly doubled its housing stock from 2000 to 2020** through annexation and new unit production. The city added about 10,800 housing units during this time.
- **The city's housing stock is relatively homogenous**. About 87% of housing units in Sammamish are single-family homes, compared to 53% across King County. Most (58%) homes in Sammamish were built in the two decades from 1980 to 2000. Homes tend to be large, and only 12% of all housing units in Sammamish have fewer than three bedrooms.
- **Housing in Sammamish is more expensive than across King County**. In Sammamish, 91% of homes are valued at more than $500,000, compared to 60% countywide. By the end of 2021, a year when home prices increased significantly, the median sale price of a home in Sammamish exceeded $1.8M.

Future Housing Needs

- **Sammamish is subject to state, regional, and local planning and housing policies**. Under the amended Growth Management Act, the City is required to plan for and accommodate housing affordable to all income levels. The specific requirements for each jurisdiction are determined at the regional level, through VISION 2050 and the King County Countywide Planning Policies.
- In coordination with these planning requirements and strategies, **Sammamish has a housing growth target of 2,100 new housing units through 2044**. Only a fraction of this capacity can be achieved through annexation; the four areas under consideration for annexation would only add a total of 32 housing units and are zoned for the lowest density of residential land use.
- **When it comes to housing growth and policy responses, Sammamish must weigh a number of competing priorities**. Surveyed residents want to maintain neighborhood character and high quality of housing stock, but the City must now plan to accommodate housing growth accessible to all income levels. In addition, given anticipated job growth in professions with a large wage range and the historic disparate impacts of housing policy and zoning on communities of color, Sammamish's housing policy is as much a value statement for what the community wants to be as it is a response to the community's current housing need.
- **Sammamish has a variety of distinct and sometimes conflicting household needs**. The city has a higher share of households with families and children (85% of Sammamish households compared to 56% of King County households) and a higher share of senior citizens (23% compared to King County's 9%). Surveyed residents also report an even mix of households with changing versus stable future housing needs.
- **Surveyed residents are concerned with growing pains, and residents are divided on how to plan for growth**. Many survey respondents cited concerns with increasing property taxes, traffic and congestion, adequate infrastructure investment, and a dwindling supply of preserved open space as Sammamish plans for the future. About 57% of respondents are concerned new housing would adversely affect neighborhood character. At the same time, 51% of respondents believe that those who work in or contribute to the Sammamish community should have the opportunity to live in Sammamish.
- **Amended GMA requirements that Sammamish must follow will create challenges for future housing development**. While growth targets have not yet been adopted by King County, draft growth scenarios require Sammamish to create far more affordable units than the market would otherwise produce. These projections are largely at odds with residential demand and market factors under which housing is developed. The City will have to strategically contend with the tensions between its planning requirements and the realities of

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Introduction

housing demand and development within the city.

Background and Purpose

In November 2021, the City of Sammamish received funding from the Washington State Department of Commerce to develop a Housing Action Plan. This funding stems from the 2019 House Bill 1923, which allocates grants to encourage cities planning under the Growth Management Act to increase affordable and market-rate housing in a greater variety of housing types and prices. A Housing Action Plan is a mechanism by which local governments can evaluate statewide, regional, and county planning requirements while simultaneously assessing local socioeconomic and housing conditions to identify local housing needs. A housing action plan requires the engagement of the community on their housing needs and preferences, review and evaluation of existing housing policies and programs, and ultimately the development of policies and prioritization of new tools to increase housing diversity and supply in Sammamish.

Through the Housing Action Plan, Sammamish will:

1. Understand its community profile and local conditions and needs,
2. Consider state-projected housing need and regional and county assignment of housing capacity,
3. Determine how to integrate local needs within regional- and county-assigned housing targets, and
4. Fulfill the planning requirements outlined by the state, region, county, and local planning and policy.

The Housing Needs Assessment combines quantitative and qualitative analysis to inform strategies in the Housing Action Plan. It includes analysis of the city's existing housing stock and conditions, community socioeconomic characteristics, and an assessment of the city's future housing needs. It also includes analysis of qualitative engagement efforts, including surveys, community roundtables, and other outreach methods.

The Housing Needs Assessment summarizes the key takeaways and implications of each of these analytical methods on future housing need, demand, and preferences of both current and future Sammamish residents. Recommendations and analysis build on and complement existing City plans and policies related to housing, like the 2019 Sammamish Home Grown housing strategy.

Rapid population growth in the Puget Sound region has propelled the demand for housing, including housing affordable to residents earning less than the area median income (AMI). The central Puget Sound region is expected to add 1.8 million residents and 830,000 households by 2050. Housing access and affordability is a profound challenge that is increasingly being addressed through a combination of distinct and collaborative regional and local actions. This Housing Needs Assessment and the resultant Housing Action Plan help provide a roadmap for the City to fulfill state, regional, and county planning requirements or obligations and provide appropriate ranges of diversity and affordability in local housing supply reflective of the scope of locally identified needs.

Limitations of This Study

There are several limitations to this study. Most critically, housing policy in Sammamish is part of a complex regional conversation about housing and housing affordability. At the time of this report's issuance, the City is aware that allocations of housing units at various levels of affordability, as determined by area median income (AMI) will be passed down from the Washington State Department of Commerce and King County. While this report contains draft allocations, the final allocation is forthcoming and is uncertain at this time.

Housing markets are also dynamic, and there is inherent uncertainty in how the conditions for housing development will change in Sammamish in the coming years. In addition, the impacts on the housing market of the COVID-19 pandemic and related policy responses—such as eviction moratoria—and demographic shifts are still playing out.

There are limitations in the data used in this report, as well. Many data sources are not updated frequently enough to capture post-pandemic trends, and some of the sources routinely issue data that is two or three years old. Population forecasts inform regional growth targets, but growth forecasts for the City of Sammamish specifically were not available at this time. The data included herein attempt to



Housing Planning & Policy Context

provide a demographic and economic snapshot of Sammamish, and must be analyzed in the context of these limitations.

State Context

The Housing Needs Assessment will ultimately inform a Housing Action Plan and the 2024 Comprehensive Plan Update work related to the Housing Element. This effort is supported by Growth Management Act grant funds distributed to cities across the state by the Washington State Department of Commerce. The Housing Needs Assessment will inform planning projects and policies that respond to state, regional, and local requirements. The State of Washington requires robust planning for housing and supports cities' efforts to plan for local need and conditions through a county-level forecast of housing need. King County disaggregates state-assigned need among its jurisdictions and assigns Sammamish a local housing target. The following section summarizes each of these planning efforts in depth.

The collective theme of housing policy direction summarized below is that the City must plan to accommodate diverse housing types and ranges of affordability that maintain an appropriate job-housing balance and is serviced by adequate infrastructure, including sustainable transportation systems, to promote regional equity in housing choice as part of its 2024 Comprehensive Plan periodic update.

Specifically, the City is to include policy with the 2024 update that demonstrates how the Countywide Planning Policy-assigned bracketed income housing targets (preliminary draft numbers to be provided in early 2023 with anticipated King County Council adoption in July 2023) will be met and how housing will be located close to jobs and serviced by sustainable transportation systems. The Housing Needs Assessment and the subsequent Housing Action Plan it will inform must integrate these planning requirements into the locally identified needs derived from the community profile and housing needs survey and determine what appropriate actions are to be taken to promote the development of housing supply meeting state, regional, and county policy in a manner that meets the needs and priorities of, and is acceptable to, the Sammamish community.

Growth Management Act

As a Washington county that meets the population threshold of the Growth Management Act (GMA), King County and its cities and towns are required to meet GMA planning requirements. In 2021, the state legislature passed House Bill 1220, which amended the GMA and instructed local governments to "plan and accommodate" for housing affordable to all income levels. Cities must now:

- Plan for and accommodate housing that is affordable to all economic segments;
- Promote a variety of residential densities and housing types;
- Encourage the preservation of existing housing stock;
- Provide housing units necessary to meet statewide projections for moderate, low, very low, and extremely low-income households;
- Report on actions taken to provide housing and increase affordability and diversity in supply; and
- Demonstrate how local housing policy is linked to adjacent city, county, regional, and statewide housing efforts.

In response to this update, the Department of Commerce will provide guidance and housing needs targets to counties to meet these new housing requirements with a newly emphasized focus on affordability and racially disparate housing impacts. Cities must take the planning and implementation reporting requirements of HB 1220 into account during the 2024 comprehensive plan periodic update.

Cities that do not take "reasonable measures" to accommodate their growth targets face various sanctions; they may lose their access to funding from the Department of Commerce and may be subject to legal action at the Growth Management Hearings Board.

Regional Context

In addition to its own and state-guided planning, Sammamish adheres to several regional housing and growth planning efforts, each with its own purview, goals, and commitments. These plans share many of the same goals and strategies, and efforts undertaken by the City may meet multiple commitments and targets across them. This Housing Needs Assessment and forthcoming Housing Action Plan, while supported and triggered by the Growth Management Act, will help Sammamish fulfill commitments and strategies in its regional and local planning efforts. Where applicable, this is noted below.

VISION 2050

VISION 2050 is the Puget Sound region's (comprised of King, Kitsap, Pierce, and Snohomish Counties) shared and collaborative plan for a "sustainable and more equitable future" through planning across several issue areas, including economy, environment, housing, and community. The plan acknowledges the housing affordability challenges facing the region and the growing economic and social disparities that housing insecurity and unaffordability exacerbate. The Puget Sound Regional Council, which administers VISION 2050, identifies a growing need for local action and more diverse housing choices for evolving population needs. Its housing strategies include focusing housing near transit options and diversifying housing type, density, style, and size. It also encourages counties and cities to conduct a housing needs analysis, evaluate the effectiveness of existing policies, and consider implementing strategies that will create additional housing capacity in line with its growth strategy. The Housing Needs Assessment and Housing Action Plan directly support this.

VISION 2050 establishes that:

- Sammamish is in the Cities and Towns regional geography category based on characteristics and attributes.
- Cities and Towns are served by local transit at varying levels but are not connected to the regional high-capacity transit system, and growth planning should reflect that.
- The Cities and Towns geography group should plan to accommodate 6% of the region's housing needs (population growth) by 2050.

VISION 2050's housing policy language directs cities such as Sammamish to:

- Plan to provide housing that is linked to sustainable mobility options and services.
- Increase housing supply with a focus on diversity in choices and affordability to help meet unmet demand based on State population and employment forecasts.
- Coordinate with adjacent partners (cities), participate in regional efforts, and take coordinated action to address sub-regional housing needs and ensure an appropriate sub-regional jobs-housing balance is maintained.

Consistent with statewide planning requirements, VISION 2050 identifies that housing must be provided concurrently with adequate infrastructure, services, and amenities, among other requirements. However, VISION 2050 includes a refinement that housing should be located near jobs and sustainable transit options to ensure the region's jobs-housing balance is maintained and equity is considered.

King County Countywide Planning Policies

RCW 36.70A.210 requires Washington counties to adopt countywide planning policies in cooperation with the cities within its jurisdiction. King County and each of its 39 cities recently ratified the 2021 King County Countywide Planning Policies (CPPs) in April 2022 in preparation for statutory updates of city comprehensive plans and in conjunction with the region's growth plan, VISION 2050. This effort includes growth targets of housing units and jobs in each VISION 2050 jurisdiction. The CPPs classify Sammamish in the Cities & Towns category of jurisdictions.

The CPPs provide specific direction for the Comprehensive Plan Housing Element, which is subsequently developed by each King County city. These include:

- The City identifies appropriate housing targets consistent with the urban geographies of PSRC's VISION 2050 that reflect local conditions, including proximity to transit and jobs and uses these as a baseline for planning assumptions.
- The City must complete and include a housing inventory and housing needs analysis.
- The City must develop strategies that promote a mix of housing, employment, and services at densities sufficient to encourage walking, bicycling, transit use, and other alternatives to auto travel, and by locating housing closer to areas of high employment.
- The City must include a housing element policy that meets the need for state -forecasted affordable housing with consideration of housing supply for low (51-80 percent of AMI), very low (31-50 percent of AMI), and extremely low income (30 percent and below AMI) groups that calibrate with the identified affordability gap (provided by King County).
- The City must develop a housing element policy appropriate to account for state-forecasted housing needs disaggregated at the county level and assigned to the City through the CPPs by bracketed income groups.
- The City must develop a program to monitor housing production to ensure adequate housing is provided and meeting County CPPs assigned targets.
- The City must identify potential contingency measures to be implemented if the City is not producing the housing needed to meet County CPP assigned targets.

- The City must coordinate at the regional, sub-regional, and local (adjacent city) levels to ensure affordable housing supply at levels reflective of state-forecasted and King County disaggregated assigned need is met.

Like state law governing comprehensive planning, and similar to PSRC's VISION 2050, King County CPPs include requirements that housing be provided concurrently with adequate infrastructure, services, and amenities among other requirements for housing. However, King County CPPs differ in the specificity provided through an assignment of affordable housing targets at bracketed income levels.

Currently, King County – in coordination with the King County Growth Management Council (GMPC) and the King County Growth Management Council Affordable Housing Committee (AHC) – is working towards revisions to supplement the recently adopted King County CPPs to add specific city-assigned affordable housing targets at bracketed income levels. The assigned affordable housing targets will be based on the State Office of Financial Management's forecasted housing needs and will be calibrated to each city's identified affordability gap and growth target. Work by King County, the GMPC, and the AHC is expected to conclude with the assignment of affordable housing targets through adoption of revised CPPs by the King County Council in July 2023. This HNA will be updated to reflect final numbers following formal King County assignment of affordable housing targets.

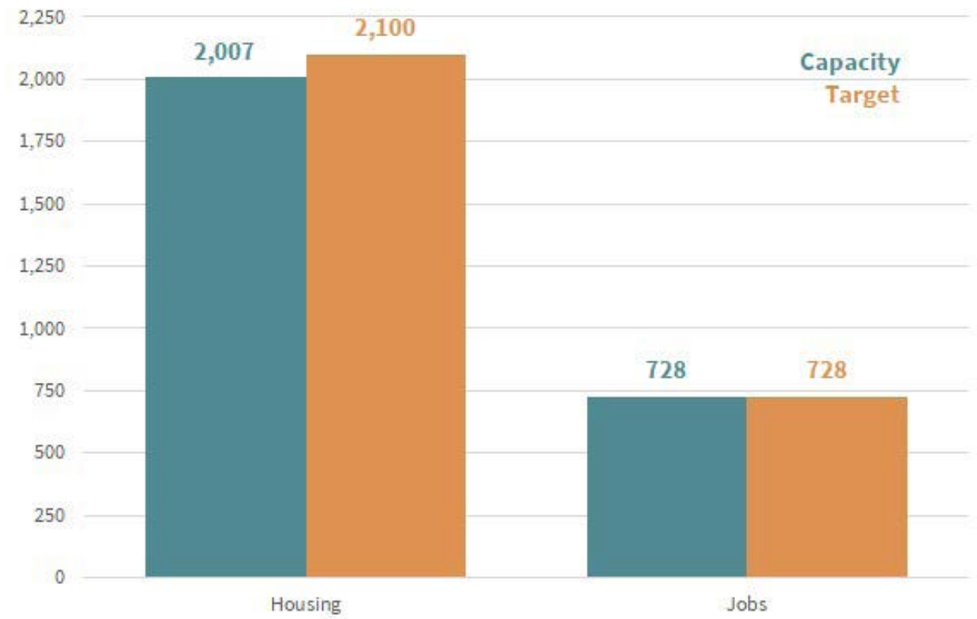
As part of the anticipated CPP updates, it is expected that a new requirement will be added to the CPPs that the King County GMPC take on a new role of city comprehensive plan certification. This gives the GMPC authority to review and, if necessary, require amendments to the housing element chapters developed as part of the cities' 2024 Comprehensive Plan periodic updates.

King County Urban Growth Capacity Report

King County further assesses its future housing and employment constraints and needs through the Urban Growth Capacity (UGC) Report. The 2021 Urban Growth Capacity Report fulfills Growth Management Act Buildable Lands planning requirements and updates previous jobs and housing unit growth targets for a new 2019-2044 growth period. The report also implements and tracks portions of the King County Countywide Planning Policies.

The 2021 UGC includes draft 2019-2044 growth targets for housing units and jobs; these were recently codified and planning efforts around these targets are underway by King County. **Exhibit 1** includes the Sammamish targets, along with its capacity. By 2044, Sammamish has a target to add 2,100 housing units. Its capacity of 2,007 units, accounting for market factors, leaves it with a shortfall of capacity for 93 units. Its target of 728 new jobs by 2044 exactly matches its current capacity.

Exhibit 1. Housing and Jobs Capacity and Target, Sammamish, 2022



Source: City of Sammamish, 2022; CAI, 2022.

Housing Needs Assessment

This Housing Needs Assessment will aid the City of Sammamish in meeting statewide planning requirements and advance housing priorities from the city level and in collaboration with the region. The King County Countywide Planning Policies and the King County Urban Growth Capacity Report both fulfill Washington State Growth Management Act planning requirements to compare its development to its growth targets and urban densities. The Housing Needs Assessment furthers Sammamish's understanding of the geographic, land use, and demographic demands on future housing development.

The Housing Needs Assessment's emphasis on vulnerable population groups and equitable housing outcomes – through data analysis on housing needs of low- and middle-income households and special housing needs – advances the goals of regional and collaborative planning and housing efforts outlined in VISION 2050 and the ARCH Work Program. The Housing Needs Assessment will provide important context to the City of Sammamish's existing understanding of its housing needs, capacity, and constraints of its residents.

Sammamish Housing Policy & Regulations

Under the GMA, the City must develop and routinely update a comprehensive plan reflecting local conditions and priorities. The City must ensure consistency with state law, the Puget Sound regional planning framework, and the King County CPP.

Sammamish Comprehensive Plan

A City's Comprehensive Plan must balance all required elements required by the Growth Management Act and housing must be provided concurrently with adequate infrastructure, services, and amenities, among other requirements. As such, the City of Sammamish 2015 Comprehensive Plan addresses a variety of land use issues and long-range planning through 2035. The Plan's Housing Element calls for 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 outlines six goals related to housing:

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.

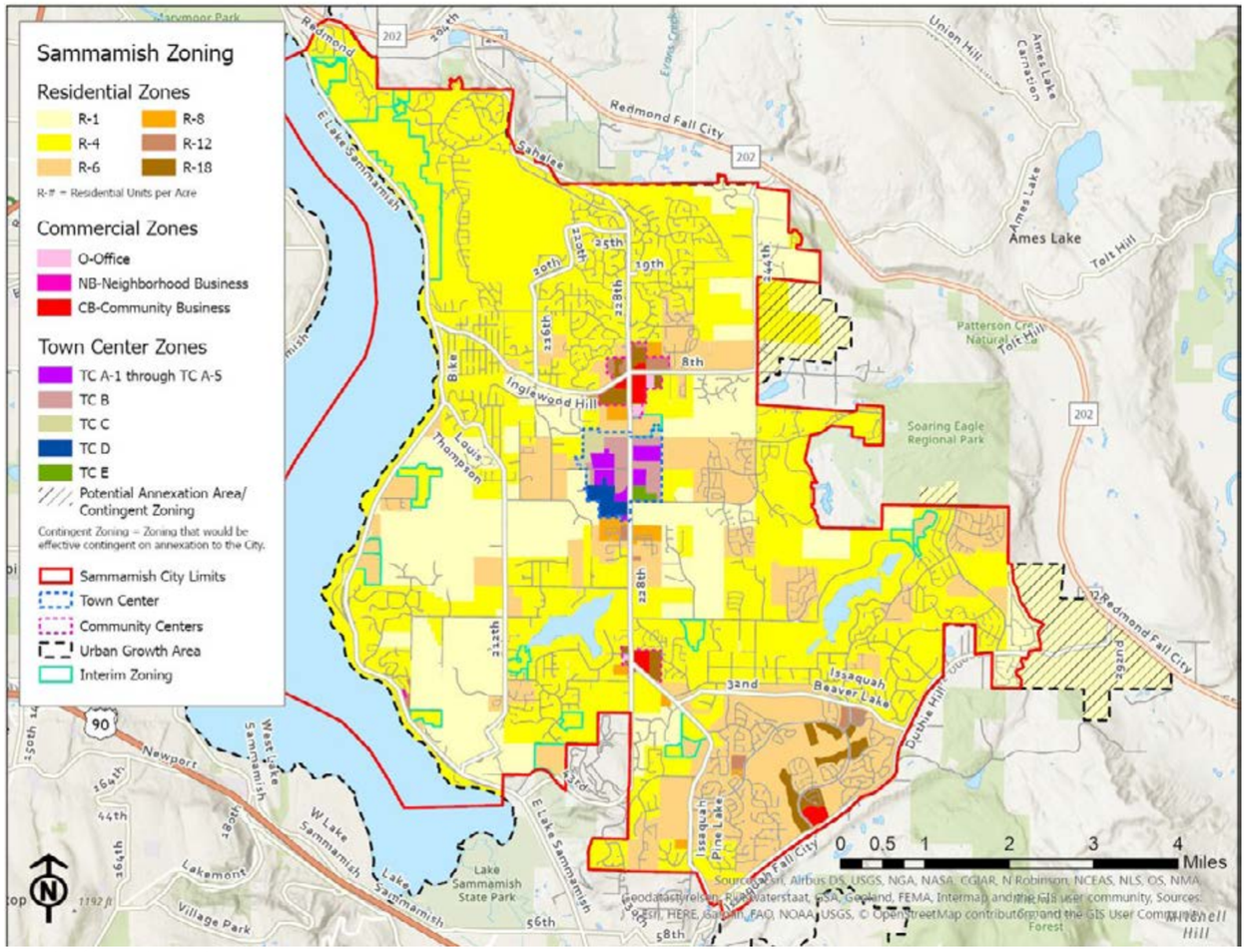
Goal H.4 Housing for People with Special Needs. Support a variety of housing opportunities to serve those with special needs.

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.

The City of Sammamish's Comprehensive Plan Housing Element focuses on four key themes as it addresses the City's housing goals. These themes center around retaining and promoting neighborhood vitality and character while providing more robust housing offerings. The Housing Element emphasizes land use policies that promote compatibility with existing neighborhood character while striving to maintain the needed supply of appropriately zoned land to accommodate the City's growth target. This can be seen within the current Town Center zones, which is comprised of five zones to accommodate future growth while retaining existing neighborhood character (Exhibit 2).

Exhibit 2. City of Sammamish and Potential Annexation Areas (PAA) Zoning, 2022



Source: City of Sammamish, 2022; CAI, 2022.

For example, the TC-E zone is designed to "allow current uses to remain while preserving the opportunity for future development." Currently, TC-E does not allow for high-density residential or commercial development.

There are four areas under consideration for possible annexation, shown by a cross-hatched overlay. Each of these areas includes residential land, zoned for the lowest of Sammamish's densities and collectively have a total of 32 housing units currently standing.

Sammamish Home Grown: 2019 Housing Strategy

Sammamish Home Grown was developed in partnership with A Regional Coalition for Housing (ARCH) to set housing priorities. The ultimate goal of Sammamish Home Grown is to guide implementation of the goals and policies adopted in the 2015 Sammamish Comprehensive Plan. Its strategies include the time-frame of action, level of investment, and level of local priority.

Sammamish Development Code

The City of Sammamish's Development Code sets forth land use and development requirements throughout the city. All zones, including six residential zones, three commercial zones, and five Town Center sub-area zones allow housing. **Exhibit 3a** outlines select zoning and development guidelines for each zone allowing residential development.

The extent to which vacant or developable land exists in the zones documented above varies from zone to zone. **Exhibit 3b** presents the vacant acreage across all zones according to a designation of vacancy by the King County Assessor. This data is evaluated and classified differently than the Urban Growth Capacity Report.

All but 33 of the vacant acres in the City of Sammamish are located in the city's three least dense zones. While R-1, R-4, and R-6 zones allow for small multi-family development, such as townhomes, duplexes, and triplexes, they are subject to density limits that functionally preclude even very small multi-family projects and which generally promote single-family detached construction. There are no vacant acres of land in the R-12 and R-18 zones, which are an appropriate density for small lot single-family homes or attached single-family homes (such as townhomes). Only the 12 vacant acres of land in TC-A zones allow for development densities greater than 20 units per acre, meaning there is very little land currently available for immediate development of mid-rise development projects, and no land available at development intensities that are common throughout the eastside. There is potential for redevelopment or infill development of the O, NB, and CB zones that is not included in this data but would allow for development of mid-rise projects.

The vacant land alone is likely to be insufficient to meaningfully diversify Sammamish's housing stock, and to the extent that new affordable units are likely to be smaller and attached products, the zoning probably precludes the

Exhibit 3a. Zoning and Land Use, Sammamish Development Code

Zone	Zone Type	Maximum Density (DU/Acre)	Maximum FAR	Allowed Residential Typology
R-1	Residential	1	0.5	Single-family, Small Multifamily Residential, ADU
R-4	Residential	4	0.5	Single-family, Small Multifamily Residential, ADU
R-6	Residential	6	0.5	Single-family, Small Multifamily Residential, ADU
R-8	Residential	8	0.5	Single-family, Small Multifamily Residential, ADU
R-12	Residential	12		Apartment, Townhouse
R-18	Residential	18		Apartment, Townhouse
NB	Neighborhood Business	8	1.0	Mixed-use, Townhouse
CB	Community Business	18	1.5	Mixed-use
O	Office	18	2.5	Mixed Use
TC A	Town Center	40	None	Mixed-used Residential, Apartment, Townhouse
TC B	Town Center	20	None*	Single-family, Apartment, Townhouse, Cottage, Mixed-use Residential
TC C	Town Center	8	None*	Single-family, Townhouse, Cottage
TC D	Town Center	20	None	Apartment, Townhouse, Cottage
TC E	Town Center	1	None	Single-family

Source: City of Sammamish, 2022; CAI, 2022.
Note: Small multi-family residential units may include housing types like duplexes, triplexes, and townhomes.

Exhibit 3b. Vacant Land by Zone, City of Sammamish

Zone	Vacant Area (Acres)	Total Zone Area (Acres)	Vacant Percent
R-1	311	2,488	12.5%
R-4	719	6,420	11.2%
R-6	155	2,181	7.1%
R-8	4	91	4.8%
R-12	0	65	0.4%
R-18	0	140	0.2%
O-Office	1	12	6.2%
NB-Neighborhood Business	0	2	0.0%
CB-Community Business	0	60	0.3%
TC-A-1 through TC-A-5	12	64	18.7%
TC-B	16	76	20.7%
TC-C	0	37	0.0%
TC-D	0	39	0.0%
TC-E	0	13	0.0%

Source: King County Assessor, 2022; CAI, 2022

construction of sufficient units to meet the City's upcoming allocation of affordable units from King County. In order to meet these targets, significant redevelopment though incentivization and/or rezoning may be necessary.

Town Center Plan

Planning and development in Town Center, formalized in 2008, is intended to absorb a significant portion of the city's anticipated residential and commercial growth. The City's intention is for this area to become a "new heart of the city" and feature well-designed mixed-use development. The Town Center Plan allows for 1,300 to 2,000 new housing units in a variety of housing types that will concentrate higher-density development in the center of the planned area with decreasing densities that blend into the neighborhoods surrounding it.

The core mixed-use area at the heart of Town Center allows for 4-6 story multi-family residences. Neighborhood-scale mixed-use areas in the southwest, northeast, and southeast quadrants of the Town Center area allow for 3-5 story multi-family residences. Townhouses and cottage developments are allowed in most other areas in Town Center with some single-family zoning retained as a buffer where Town Center transitions to other neighborhoods, predominantly along the northwest and western margins.

In 2011, City Council approved an amendment to the Town Center development regulations that codified a Transfer of Development Rights (TDR) program. Under TDR, units that are allocated under zoning in low-density residential zones, including R-1, R-4, and R-6, as well as land owned by King County, can be reallocated and built in Town Center. Depending on the low-density 'sending zone' and what part of Town Center the units will be reallocated to (the 'receiving zone'), residential and mixed-use buildings can add an additional one to seven units above the maximum allowed density otherwise outlined in the Sammamish Development Code.

Today, as Town Center continues to be developed, the City still expects the majority of anticipated housing and commercial development to occur in Town Center. TC-A and TC-B, the highest-density residential mixed-use land at the heart of Town Center has the highest land vacancy rate out of all land uses types in Sammamish, with 18.7% and 20.7%, respectively.

Notably, the Town Center zones are subject to a requirement for a Unified Zone Development Plan and some additional design requirements. While this study does not analyze the costs associated with those requirements, it is a higher level of effort at the permitting and entitlement phase of project development.

Disparate Impacts of Housing Policy

The racially disparate impacts of housing policy (and in particular of zoning ordinances) has been well documented. According to materials researched and developed by White House personnel in 2021:

"Exclusionary zoning laws place restrictions on the types of homes that can be built in a particular neighborhood. Common examples include minimum lot size requirements, minimum square footage requirements, prohibitions on multi-family homes, and limits on the height of buildings. The origins of such laws date back to the nineteenth century, as many cities were concerned about fire hazards as well as light-and-air regulations. In the subsequent decades, some zoning laws have been used to discriminate against people of color and to maintain property prices in suburban and, more recently, urban neighborhoods."

This history may not invalidate single-family zoning; however, given historical outcomes and various socioeconomic data, communities may wish to better match their zoning and development regulations to the characteristics of their community. In Sammamish's case, zoning overwhelmingly favors single-family development, which is typically more expensive on a per-unit basis than other housing types.

In Sammamish, not all BIPOC groups attain a household income lower than the countywide median; many Asian households in Sammamish earn over the countywide median. However, jobs in Sammamish are filled by workers that come from throughout the region. Regional data indicates that BIPOC individuals and households generally earn lower wages than white individuals and households. As a result, Sammamish's current housing stock, as well as the opportunities for the development of new housing units, favor higher income individuals and households and, by extension, largely precludes BIPOC households across the region from accessing housing opportunities in Sammamish.

Footnotes

<?> Housing Action Plan and Implementation Grant Application Instructions, Washington Department of Commerce, December 2021.

<?> Vision 2050: A Plan for the Central Puget Sound Region, October 2020.

<?> Washington State Department of Commerce, 2022.

<?> VISION 2050: A Plan for the Central Puget Sound Region, Puget Sound Regional Council, October 2020.

<?> Countywide planning policies, RCW 36.70A.210

<?> City of Sammamish Comprehensive Plan, Housing Element, January 2020.

<?> City of Sammamish Comprehensive Plan: Housing Element, January 2015.

<?> City of Sammamish Municipal Code: 21.07.020G.

<?> Sammamish Home Grown: A Plan for People, Housing, and Community, January 2019.

<?> Adopted Town Center Plan, amended 2020.

<?> "Exclusionary Zoning: Its Effect on Racial Discrimina-



Community & Stakeholder Engagement

Process and Methodology

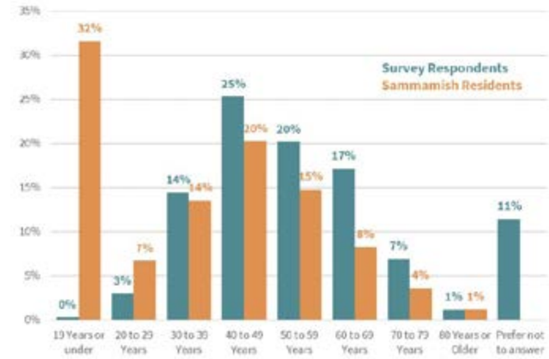
The City of Sammamish is bound by the requirements of the Department of Commerce grant to undertake community engagement as a part of developing its Housing Needs Assessment and Housing Action Plan. The City also set forth engagement goals it wished to fulfill in addition to grant requirements, primarily to conduct a statistically valid survey of Sammamish residents and workers.

The Housing Action Plan engagement plan provides a targeted approach to connecting with Sammamish residents, workers, and other stakeholders about their housing needs. It also outlines specific actions to engage with specific groups, including underrepresented groups, community groups, real estate professionals, and affordable housing advocates. One component of this engagement plan is a survey, distributed in two ways to Sammamish residents. One version of the survey was distributed through a variety of City channels and available for any member of the public to respond. The other identical version was distributed to a random sampling of Sammamish households in order to return statistically valid results. Findings from the statistically valid survey are summarized below, and findings from the publicly available survey can be found in full in the Appendix.

Statistically Valid Survey Findings

The statistically valid survey on resident attitudes and opinions regarding current and future housing trends was the result of mailing a survey invitation to a randomly selected sample of 8,000 Sammamish households. There were 398 residents who completed the online survey. A random sample of 398 carries a statistical accuracy of plus or minus 5% maximum margin of error reflecting the entire Sammamish resident population, with a confidence level of 95%. In other words, the results of the random, statistically valid survey would not vary by more than 5% in 95 times out of 100 replications. The distributed survey was offered in English, Hindi, (simple) Chinese, and Spanish. All response results are included in the Appendix, as well as the results of the publicly distributed survey.

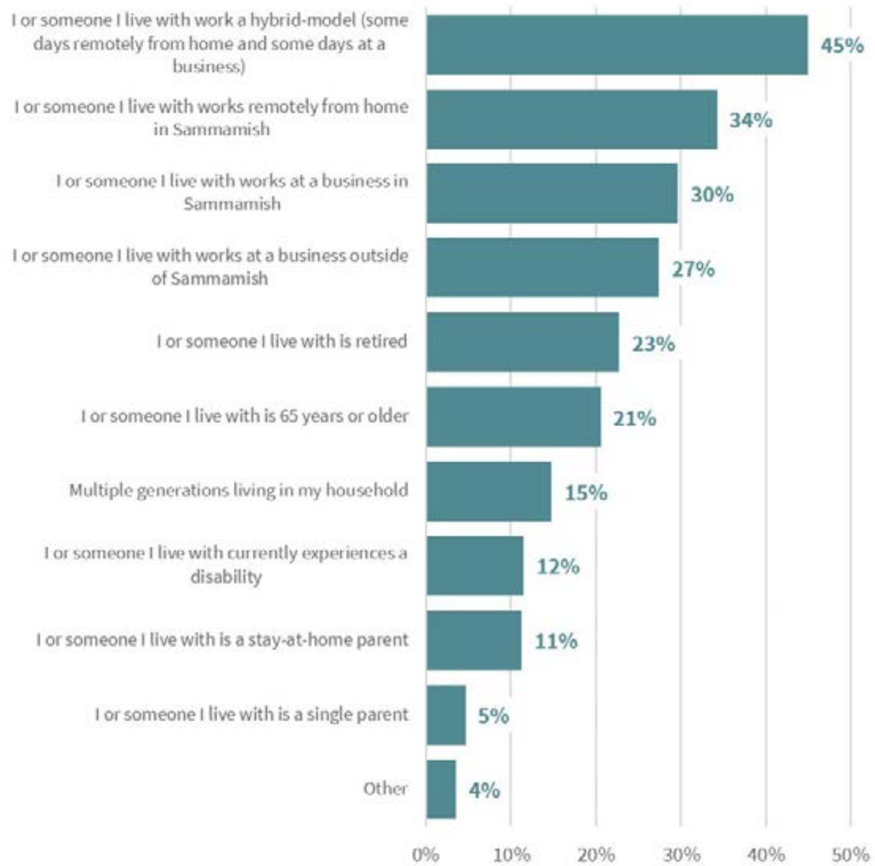
Exhibit 4. Age of Survey Respondents and Sammamish Residents



Source: ACS, 2020; CAI, 2022.

The majority of respondents are in middle age, a much higher share than Sammamish as a whole (**Exhibit 4**). Twenty-five percent are between 40 and 49, 20% are between 50 to 59, and 17% are between 60 and 69. Some of this disparity is a result of the lack of youth respondents (only one person under the age of 19 completed the survey). About half identify as white and 18% as Asian. Two percent are of Hispanic, Latinx, or Spanish origin. The most prominent industries in which respondents work are

Exhibit 5. Please select all of the following that apply to you and your household.



Source: CAI, 2022.

services (22%) and information technology (21%). Respondents tended to be high earners, with 60% earning more than $100,000 annually. Thirty percent of respondents declined to answer a question about their income. Ninety-one percent of respondents primarily speak English in their homes.

More than one-third of respondents declined to identify which part of town they live in. Seventeen percent live in Pine Lake and another 9% each live in Klahanie or Inglewood Hill.

Forty-five percent of respondents or someone they live with work remotely in a hybrid model and an additional 34% of respondents or someone they live with works remotely (**Exhibit 5**). Thirty percent of respondents or someone they live with work at a business in Sammamish, while 27% work at a business outside of Sammamish.

Twenty-three percent of respondents or someone they live with are retired and 21% of respondents or someone they live with are 65 years or older.

Nearly three-quarters of respondents live in Sammamish and plan to stay indefinitely. Six respondents do not live in Sammamish and the primary reason is that they cannot find a home in their price range.

An additional 14% have a plan to leave. Of those 54 respondents, most plan to leave in the short- to medium-term. Thirty-six percent plan to leave in 1-2 years, 32% in 3-5 years, and 25% in 5-10 years. The top reasons to leave are family or life changes and the cost of living (too expensive). Forty-two percent of respondents selected other reasons, and some of the most frequently mentioned write-in reasons include:

- Retirement and concern about cost of living or ability to downsize into a single-family home.
- A lack of a community identity or center as well as amenities.
- Growth stress like overburdened infrastructure, traffic, and a loss of wildlife habitat and open spaces.

The vast majority of respondents (94%) live in single-family detached homes. Respondents tend to live in homes of four or more people with three or more bedrooms. Ninety-three percent own the home they live in (compared to 86% of all Sammamish residents).

Seventy percent of respondents are not cost burdened, lower than the 80% of all Sammamish households reported by the Department of Housing and Urban Development. Fewer respondents are severely cost-burdened (5% of respondents and 8% of all Sammamish households reported by the Department of Housing and Urban Development).

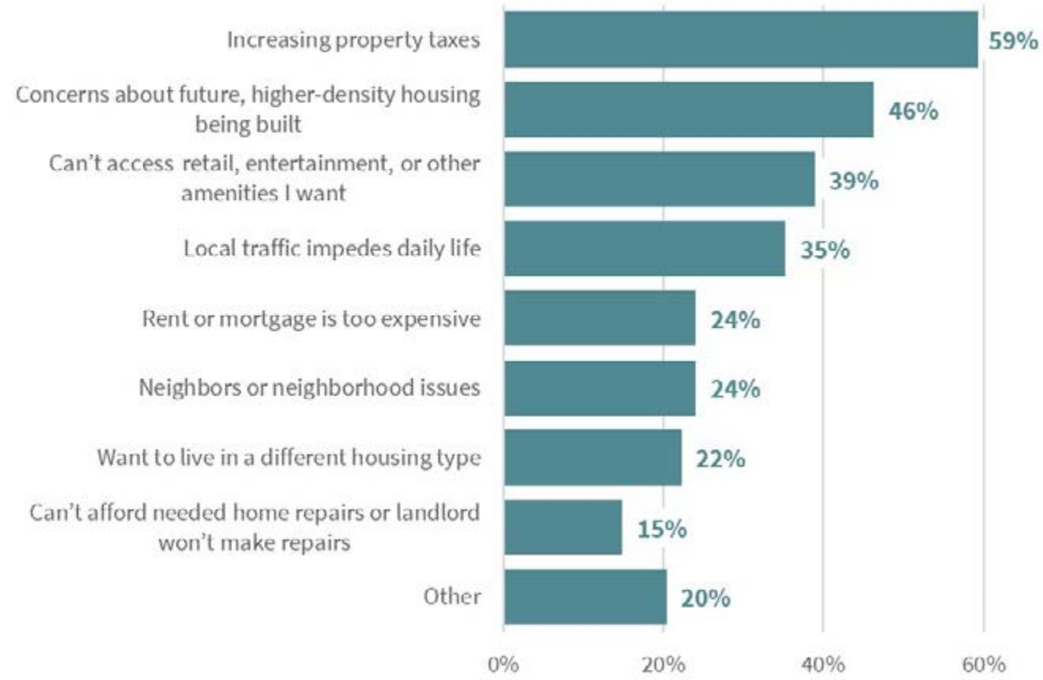
Nearly all households have one to two persons who contribute to rent, mortgage, and essential utilities, with 40% having one person contributing. Eighty-five percent of respondents have had no difficulties paying for their housing or essential utility expenses within the last five years. Only 2% of respondents reported they regularly have this difficulty and no respondents experienced it only during the pandemic.

Eighty-five percent of respondents do not live in an accessible home, and only a slim percentage report that they need to. A collective 11% of respondents need an accessible home, 3% of which do not currently live in one.

About three-quarters of respondents are satisfied with their current living situation, and 15% are not. Of the 15% of respondents who are not satisfied with their living situation, 59% cite increasing property taxes and another 46% cite concerns about future, high-density housing (**Exhibit 6**). The following two issues include struggles to access retail, entertainment, or other amenities and local traffic concerns.

Respondents are split on whether they anticipate their housing needs changing, with 48% responding no and

Exhibit 6. What are the top things that make you unsatisfied with your current living situation?



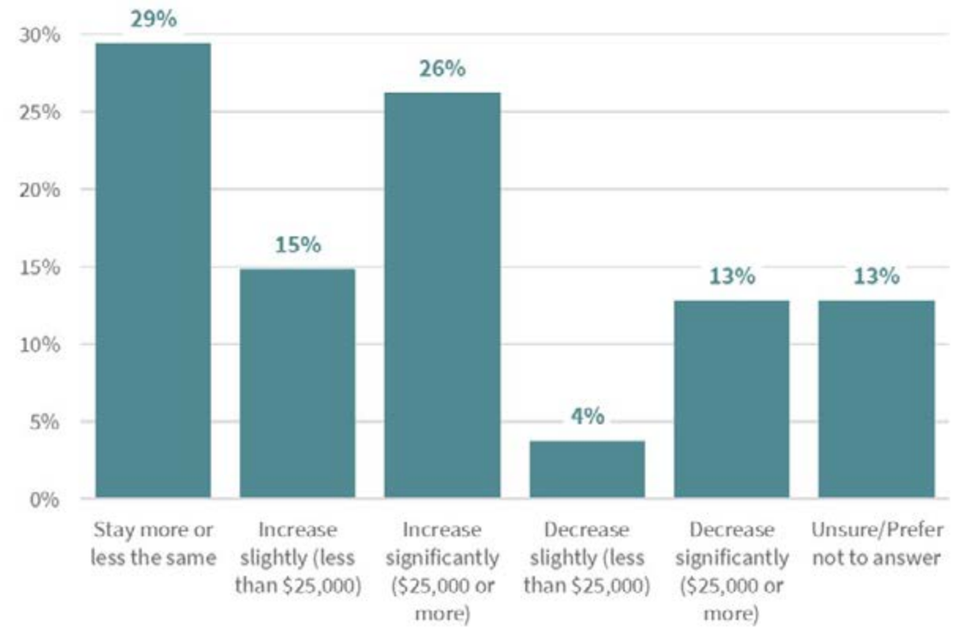
Source: CAI, 2022.

46% responding yes. For those that do anticipate changing needs, the largest share believe they may need to downsize (39%), followed by a preference to live somewhere else (23%). Eighteen percent believe they may need a larger home.

When prompted with photo samples, nearly all respondents said that the home they envision themselves living in is a single-family home (94%). Thirty-four percent of respondents report that their ideal home is between 2,220 and 3,300 square feet, followed by 29% who chose 1,600 to 2,200 square feet and 20% who chose larger than 3,300 square feet. Only 1% selected 400 to 1,000 square feet and 11% chose 1,000 to 1,600 square feet.

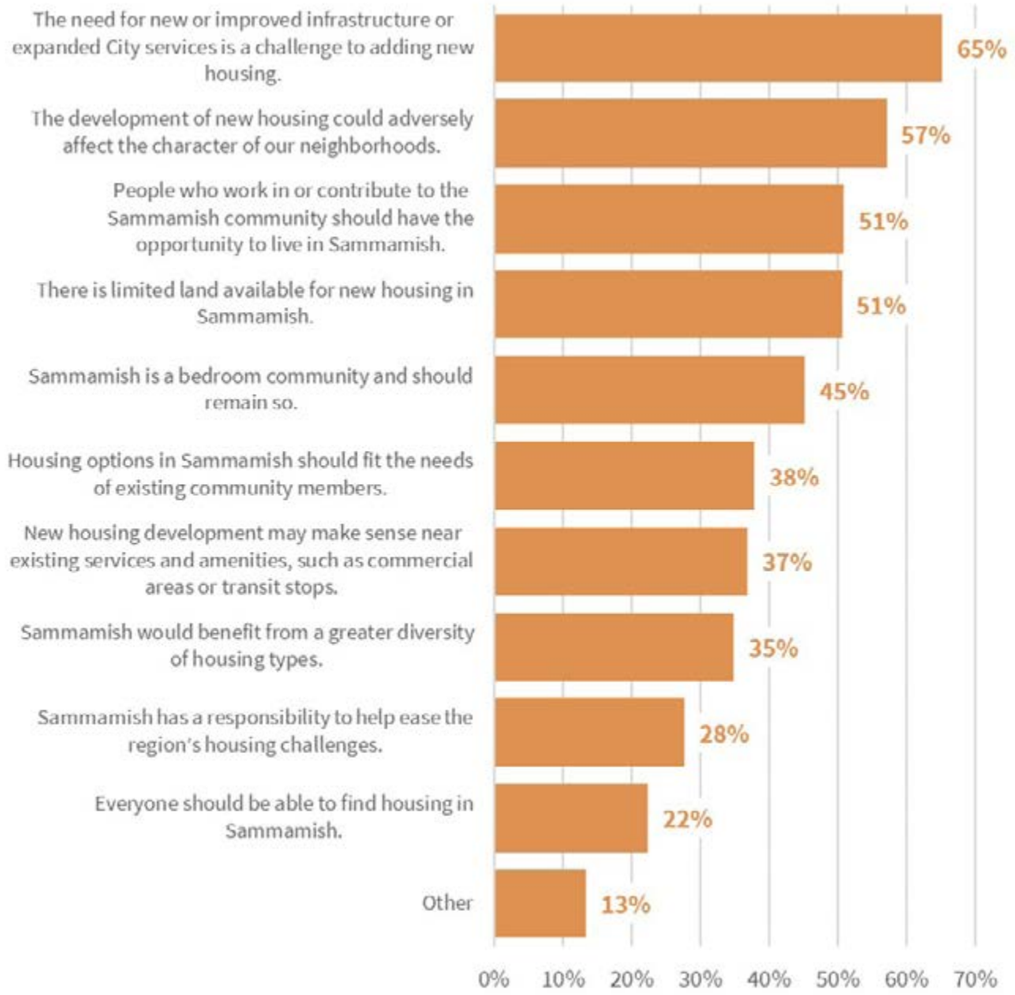
Sixty-nine percent of respondents anticipate that their household composition will not change in 5-10 years. More than half of all respondents anticipate that their household will comprise of two people in that time period (compared to 32% of current households that comprise of two people). In 5-10 years, a high share of households anticipate they will still need three or more bedrooms (a total of 78% of respondents). Twenty-nine percent of respondents don't believe their income will change significantly over that period of time, compared to 41% who believe it will increase and 17% who believe it will decrease (**Exhibit 7**).

Exhibit 7. How do you anticipate your household income changing in the next 5-10 years?



Source: CAI, 2022.

Exhibit 8. As the City begins considering housing policy and strategies, which statements do you agree with?



Source: CAI, 2022.

Demographic & Economic Character of Sammamish

Sixteen percent of respondents have been personally impacted by limited affordable housing options in Sammamish, compared to 79% who have not. Respondents are more evenly split on whether they know someone who would like to move to Sammamish but are unable to afford or find suitable housing. Half responded yes and 46% responded no. When asked whether they know anyone who has left Sammamish due to rising housing costs, half said no and 43% said yes.

Respondents were asked which statements they agree with, as they relate to the City's housing policies and strategies. The order in which these priorities are ranked are shown in **Exhibit 8** (following page).

The following section presents data to summarize the demographics and characteristics of Sammamish residents.

Population and Demographics

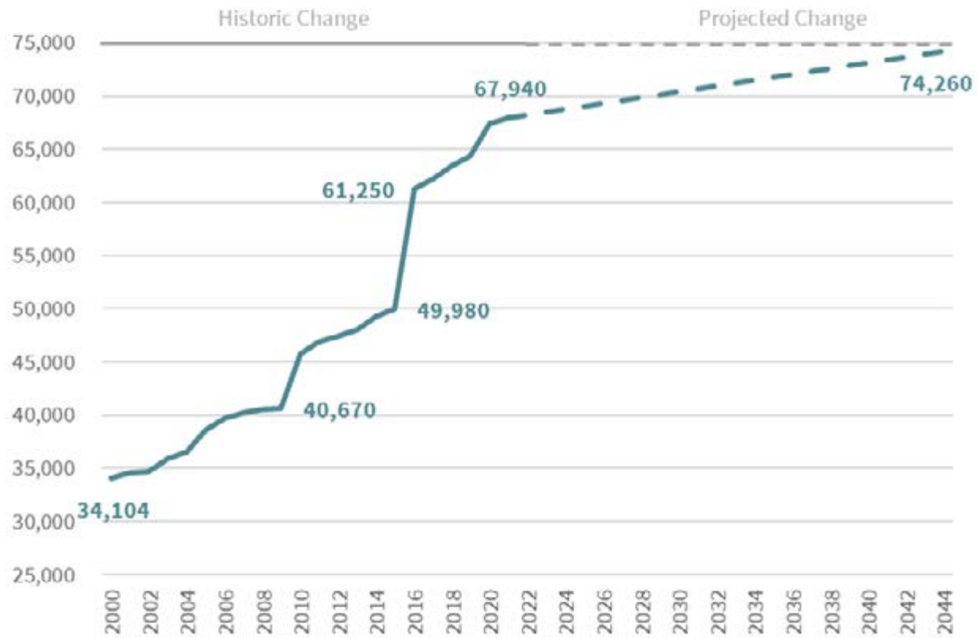
The City of Sammamish incorporated relatively recently, in 1999. Since then, it has grown rapidly both by adding residents within its original boundaries and through annexation. In 2021, Sammamish reached a population of nearly 68,000, nearly double the population of about 34,100 in 2000 (**Exhibit 9**). Using housing unit growth estimates from the City of Sammamish, Exhibit 9 also estimates a population of 74,260 in 2044, an increase of 6,320.

With an average annual growth rate (CAGR) of 3.3% in the time period from 2000 to 2021, Sammamish grew at a faster rate than selected eastside cities and King County as a whole (**Exhibit 10**). King County grew at a rate of 1.3%, adding 550,000 residents. Sammamish's growth rate is middling compared to select sample cities, which range from a growth rate of 1.2% in Kenmore to 11% in Snoqualmie. The cities with the most similar growth rates to Sammamish are Newcastle (2.6% growth rate) and Redmond (2.4% growth rate).

From 2010 to 2020, Sammamish became more diverse. Sammamish's population is predominantly non-Hispanic white (60%) or Asian (33%), as shown in **Exhibit 11**. A small portion of the population describes themselves as of two or more races, Hispanic or Latino, Black, American Indian or Alaskan Native (AIAN) or another race. Asian residents and residents who identify as two or more races increased from 2010 to 2020.

The Sammamish community is aging. The median age increased from 36.3 in 2010 to 38.9 in 2020. Sammamish has an older median age than King County as a whole, at 37.0. Population groups aged under 18 and 45 to 65 are the largest in Sammamish (**Exhibit 12**). While these groups

Exhibit 9. Historic and Projected Population Change, Sammamish, 2000 to 2044



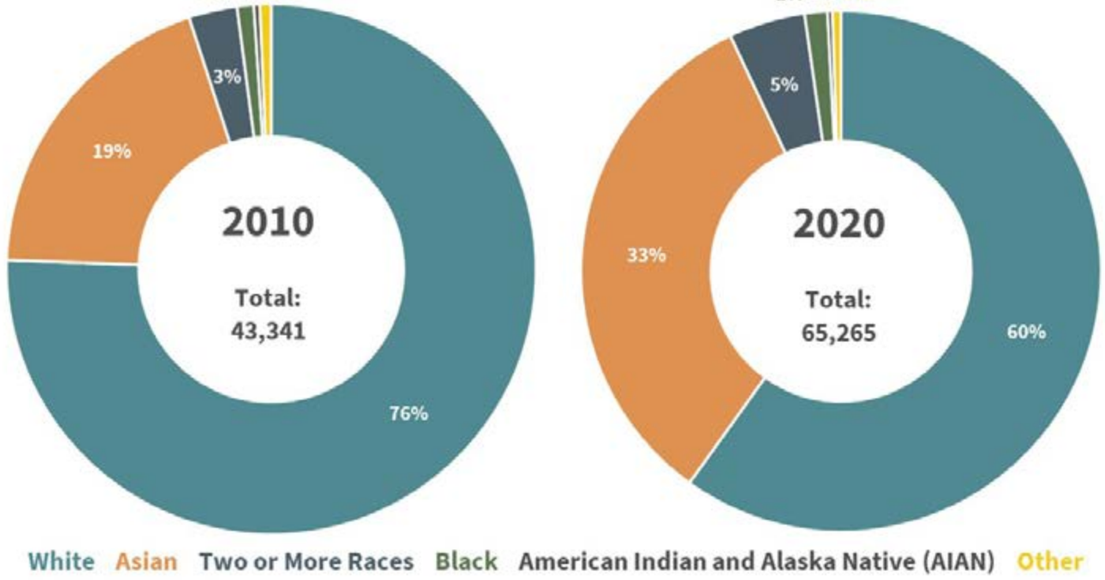
Source: Washington Office of Financial Management, 2021; City of Sammamish, 2022; CAI, 2022.

Exhibit 10. Population Change and Growth Rate, Sammamish & Comparison Cities, 2010 to 2021

	2000	2021	Change	CAGR
Sammamish	**34,104**	**67,940**	**33,836**	**3.3%**
Issaquah	11,212	40,640	29,428	6.3%
Kenmore	18,678	24,050	5,372	1.2%
Newcastle	7,737	13,310	5,573	2.6%
Redmond	45,256	73,910	28,654	2.4%
Snoqualmie	1,631	14,490	12,859	11.0%
King County	1,737,046	2,287,050	550,004	1.3%

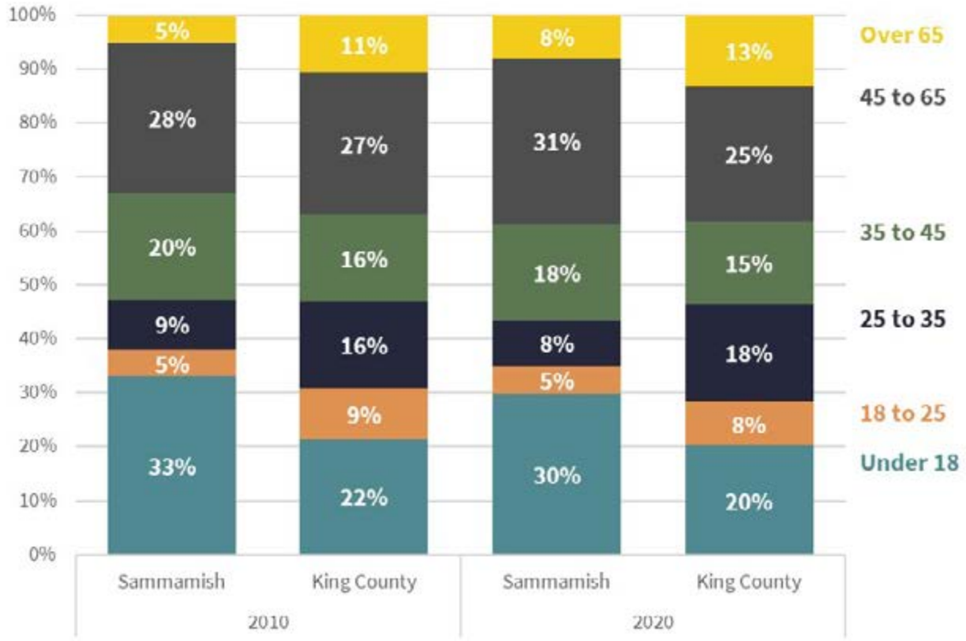
Source: Washington Office of Financial Management, 2010 to 2021; CAI, 2022.

Exhibit 11. Race and Ethnicity, Sammamish, 2010 and 2020



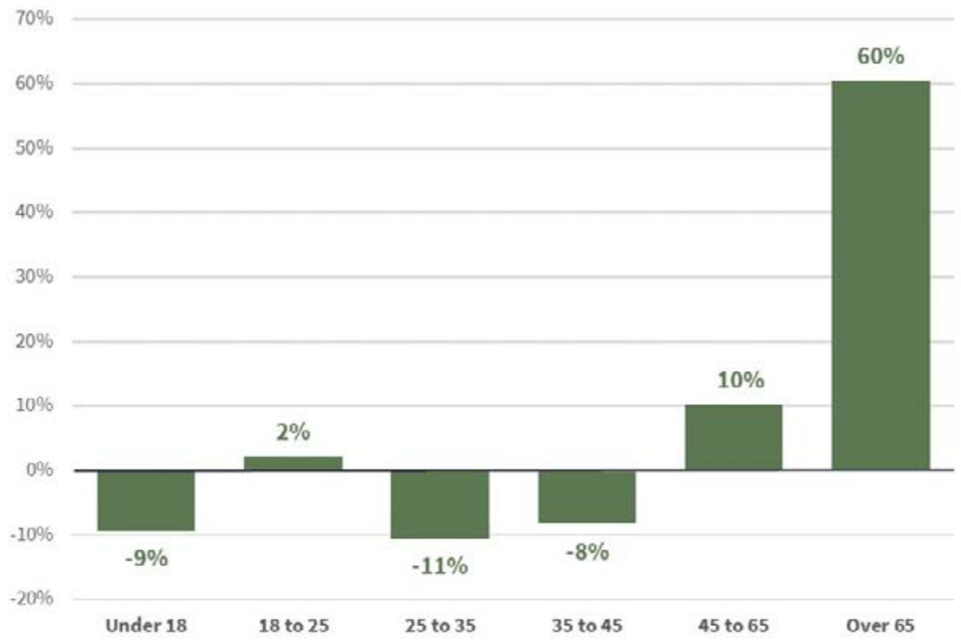
Source: American Community Survey, 2020; CAI, 2022.

Exhibit 12. Age of Residents, Sammamish and King County, 2010 & 2020



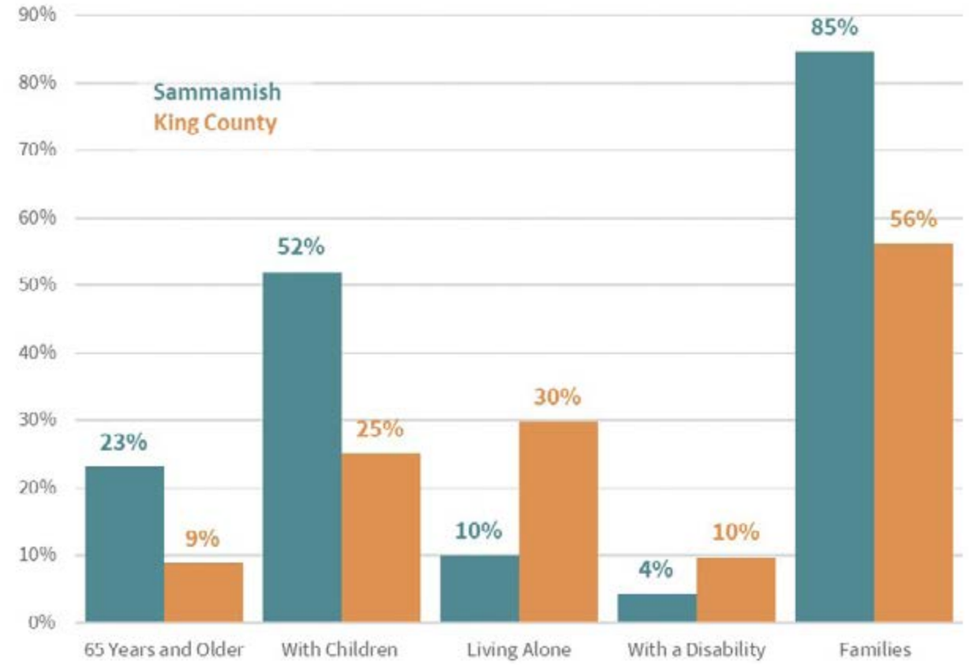
Source: American Community Survey, 2010, 2020; CAI, 2022.

Exhibit 13. Change in Age Groups, Sammamish, 2010 to 2020



Source: American Community Survey, 2010, 2020; CAI, 2022.

Exhibit 14. Select Characteristics of Households, City of Sammamish and King County, 2020



Source: American Community Survey, 2010, 2020; CAI, 2022.

are the largest share of the population in King County as a whole, Sammamish's share of the population has historically been larger than the county. Sammamish has a smaller share of young adults (aged 18 to 35) than King County. In 2020, 13% of Sammamish's population was between 18 and 35 years old, compared to 26% of King County. In addition, Sammamish has a smaller share of senior adults than King County.

As shown in **Exhibit 13**, Sammamish's youth population decreased by 9% from 2010 to 2020, while the population aged 45 to 65 and over 65 grew at the fastest rate, 10% and 60%, respectively. Adults aged 25 to 35 and 35 to 45 declined in that time period by 11% and 8%, respectively.

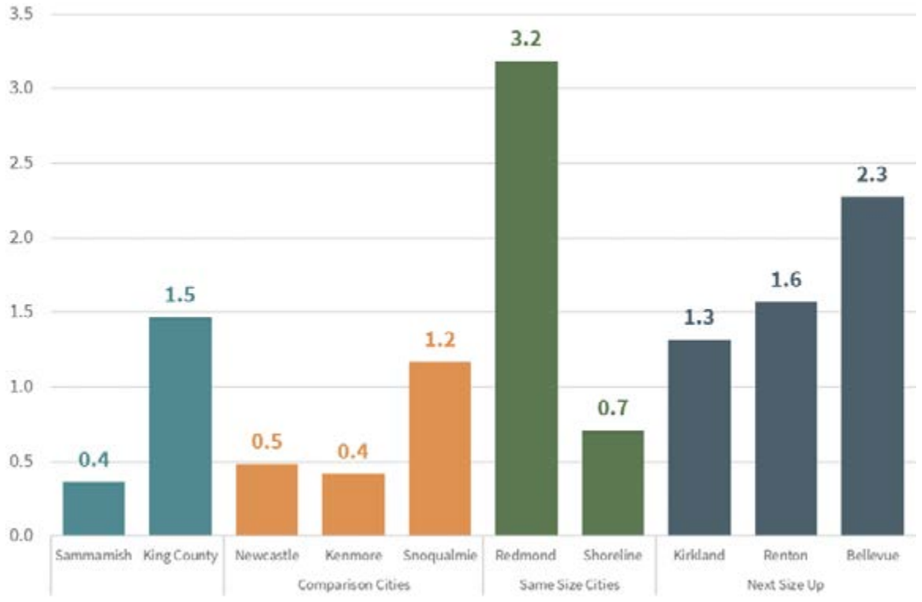
Exhibit 14 shows select characteristics of Sammamish households' occupants compared to King County as a whole. About 85% of all Sammamish households are family households, compared to 56% of King County households. More than half of all Sammamish households include children, more than double that of King County. Sammamish also has a higher rate of residents over 65 years of age (23%) than King County (9%). About 10% of Sammamish households are held by an individual who lives alone, and 4% experience a disability, lower rates than in King County as a whole. These characteristics indicate a range of housing needs among Sammamish residents. Households with families and children may need more bedrooms than homes without children or of those living alone. Aging populations will need the ability to age in place or move into a smaller home that supports changes in their mobility and housing need. Supportive or group homes can support both senior citizens and those experiencing a disability.

Employment and Commuters

The ratio of jobs to housing units indicates the balance of jobs and residences in a city. A ratio of 1.0 means that a city has one job for each housing unit. Jurisdictions with lower ratios have a higher rate of residents who live but do not work within their boundary. They also tend to have a residential economy, one that is largely dependent on and primarily serves local residents. These communities are sometimes referred to as bedroom communities. Jurisdictions with a higher ratio are likely to be job hubs within the region and have a higher share of residents who live and work within their boundary, along with a large number of workers who commute from elsewhere.

Sammamish has a jobs-to-housing unit ratio of 0.4, a lower ratio than King County and the lowest of the selected com-

Exhibit 15a. Jobs-to-Housing Unit Ratio, Sammamish and Comparison Cities, 2020



Source: Puget Sound Regional Council, 2020; Decennial Census, 2020; American Community Survey, 2020; CAI, 2022.

Exhibit 15b. Jobs and Housing Unit Change, Sammamish and Comparison Cities, 2000 & 2020

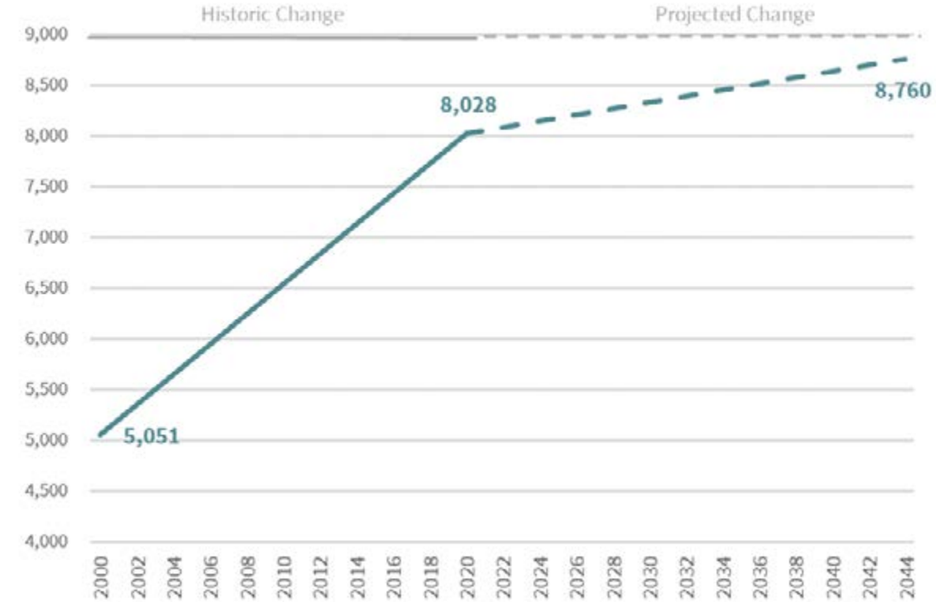
	Jobs			Housing Units (HU)			Jobs to HU Ratio	
	2000	*2020*	*Change*	*2000*	*2020*	*Change*	*2000*	*2020*
Sammamish	**5,051**	**8,028**	**2,977**	**11,599**	**22,390**	**10,791**	**0.4**	**0.4**
Issaquah	13,385	28,557	15,172	5,195	17,424	12,229	2.6	1.6
Kenmore	4,601	3,977	(624)	7,562	9,548	1,986	0.6	0.4
Newcastle	1,044	2,620	1,576	3,117	5,410	2,293	0.3	0.5
Redmond	73,436	97,941	24,505	20,248	30,760	10,512	3.6	3.2
Snoqualmie	1,124	5,533	4,409	656	4,740	4,084	1.7	1.2
King County	1,149,642	1,430,940	281,298	742,239	973,350	231,111	1.5	1.5

Source: Puget Sound Regional Council, 2020; Decennial Census, 2020; American Community Survey, 2020; CAI, 2022.

parison cities (**Exhibit 15a**). Of the comparison cities, Newcastle and Kenmore have similar ratios to Sammamish, with 0.5 and 0.4, respectively. Snoqualmie has a closer ratio to that of King County, at 1.2. King County as a whole has a ratio of 1.5, and several cities are close to the county's average, including Issaquah, Kirkland, and Renton. Redmond and Bellevue have the highest ratios, indicating that workers across the region are more likely to commute to those cities for work.

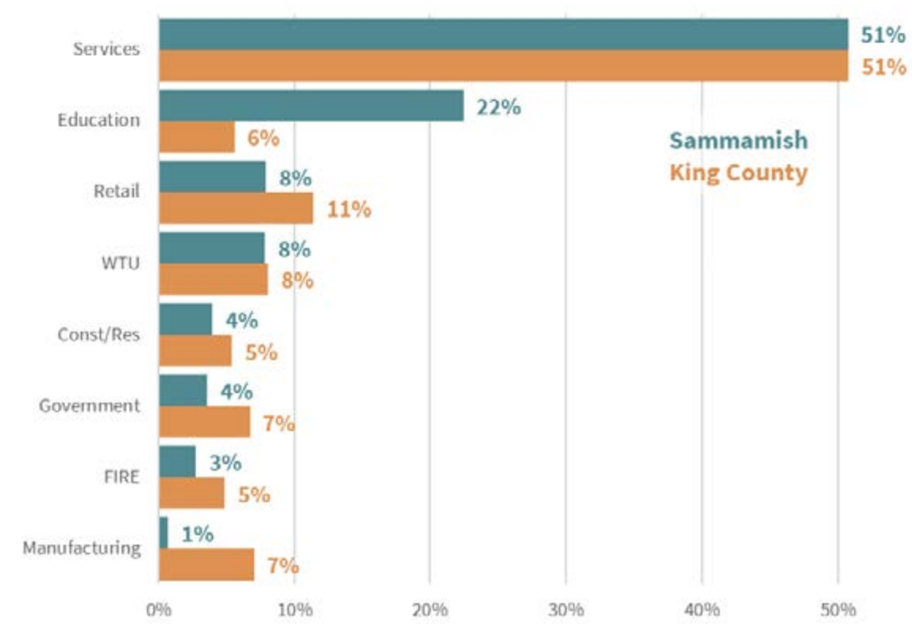
Exhibit 15b shows the net and percent increase in jobs and housing units from 2000 to 2020. Sammamish added about 3,000 jobs and about 10,800 housing units in that time period and its jobs to housing units ratio remained 0.4. King County's ratio also remained constant in that time period, holding at 1.5 while the county added 281,000 jobs and 231,000 housing units. Several comparison cities had a decrease in their jobs to housing unit ratio from 2000 to 2020, including Issaquah, Kenmore, Redmond, and Snoqualmie. Despite this decrease, Redmond remains the city with the highest ratio amongst selected comparators. Only one city increased during this time period; of the selected comparators, Newcastle is the only city whose ratio increased (from 0.3 to 0.5). **Exhibit 16** builds on this data by

Exhibit 16. Future Employment Projection, Sammamish, 2044



Source: Puget Sound Regional Council, 2020; City of Sammamish, 2022; CAI, 2022.

Exhibit 17. Employment Share by Industry, Sammamish and King County, 2020



Source: Puget Sound Regional Council, 2020; CAI, 2022. WTU represent wholesale trade, transportation, and utilities. Const/Res represent construction and resources. FIRE represent finance, insurance, and real estate.

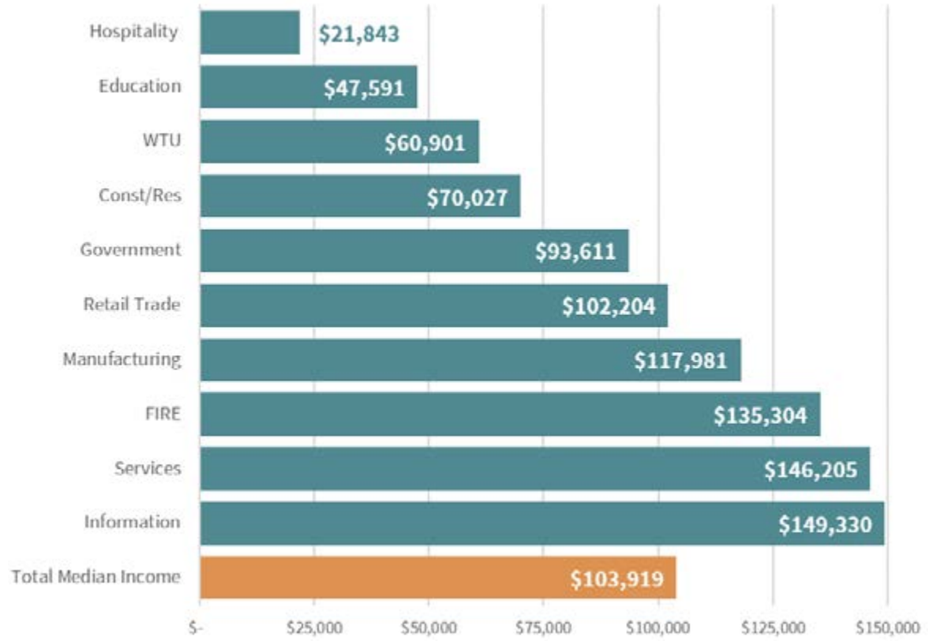
including an employment projection through 2044, based on a jobs growth target provided by the City of Sammamish. The City anticipates an additional 728 jobs added between now and 2044, which would increase Sammamish-based employment to approximately 8,760 jobs.

The majority of jobs located in Sammamish are in the services industry sector (**Exhibit 17**). Services include information, professional, and technical services as well as educational services, accommodation, and food services. Sammamish has an equal share of services-based jobs as King County as a whole. An additional 22% of jobs are in education, a much higher share than King County as a whole. Retail and wholesale trade, transportation, and utilities (WTU) each comprise of another 8% of jobs. Sammamish jobs are underrepresented in retail, government, finance, insurance, and real estate (FIRE), and manufacturing when compared to King County as a whole.

Sammamish's median household income is over $100,000, but there is a high level of variability in typical income among its most prominent industries (**Exhibit 18**). Services and information, which collectively represent approximately half of all Sammamish jobs, have the highest median income ($146,205 and $149,330, respectively). Sammamish's second largest industry, education, has the second lowest median income and workers in that industry earn approximately $100,000 less annually than those in services and information.

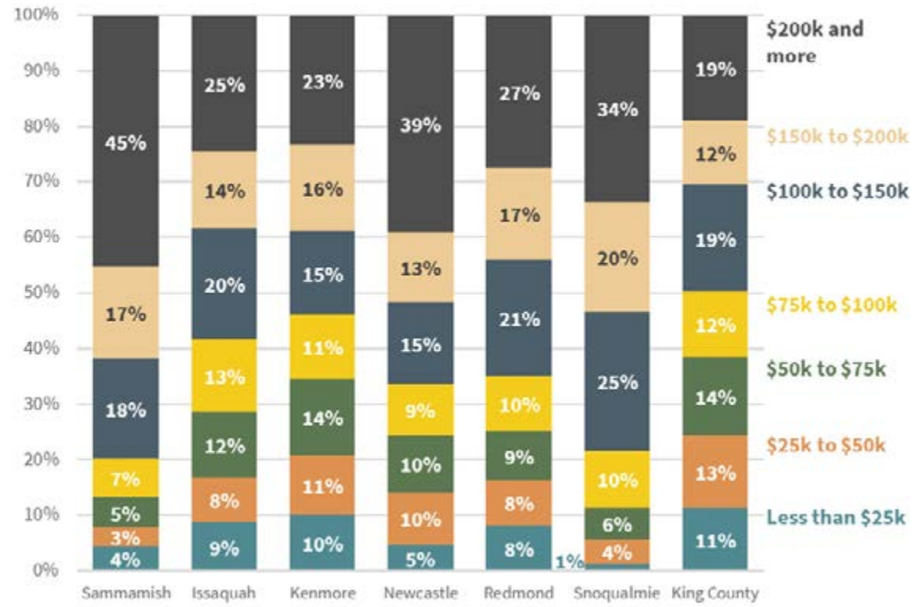
A higher portion of Sammamish's households earn more than $100,000 annually compared to the county and selected comparison cities (**Exhibit 19a**). Approximately 80% of households earn more than $100,000 annually, and nearly half of households earn more than $200,000 annually. Sammamish has one of the smallest portions of households earning less than $50,000 annually, with 7%, compared to King County (24%). Exhibit 19b shows

Exhibit 18. Income by Industry, Sammamish, 2020



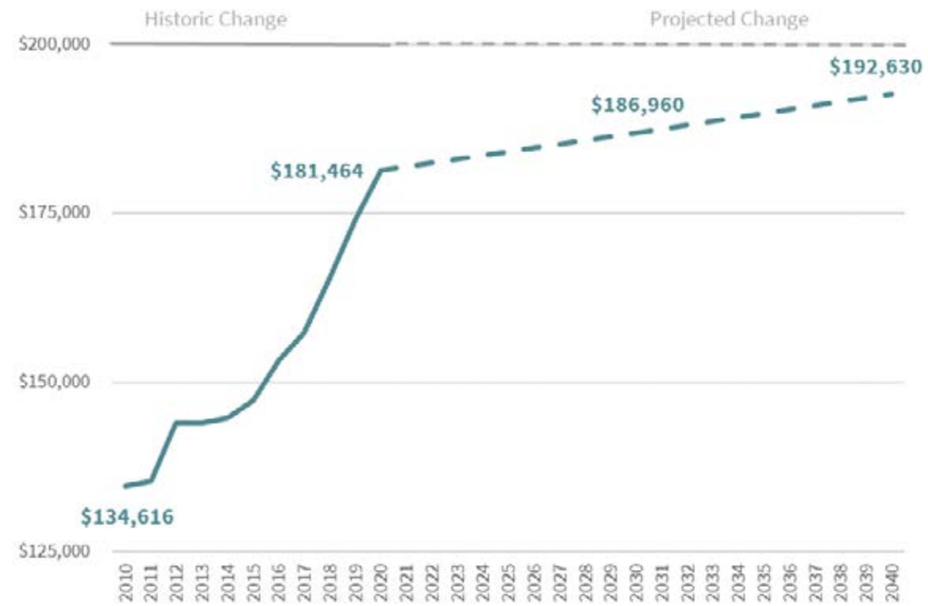
Source: Washington Office of Financial Management, 2020; CAI, 2022.

Exhibit 19a. Household Income, Sammamish and Selected Comparison Cities, 2020



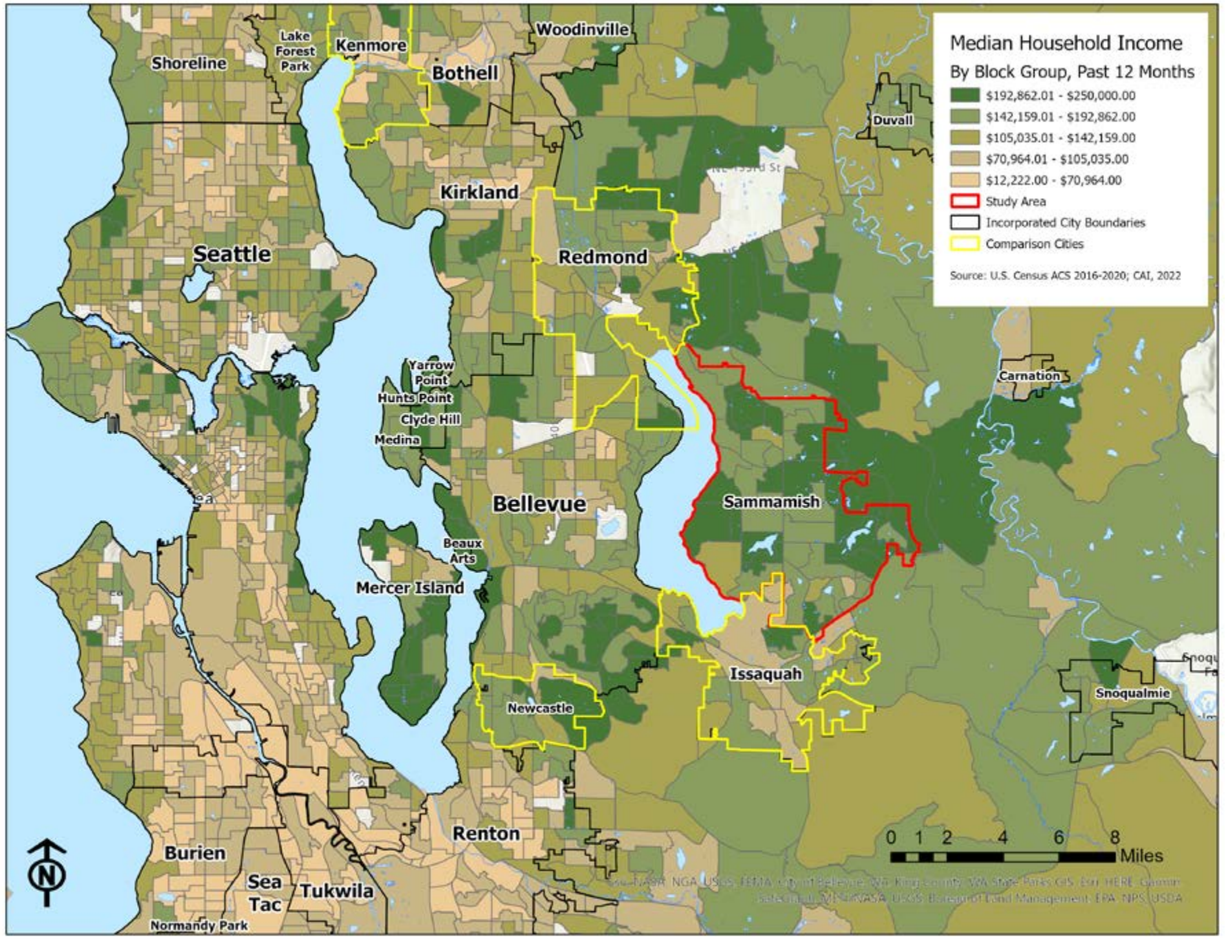
Source: American Community Survey, 2020; CAI, 2022.

Exhibit 19b. Historic and Projected Median Household Income, Sammamish, 2010 to 2040



Source: American Community Survey, 2020; CAI, 2022.

Exhibit 20. Median Household Income by Block Group in Past 12 Months, Sammamish and Comparison Cities, 2020

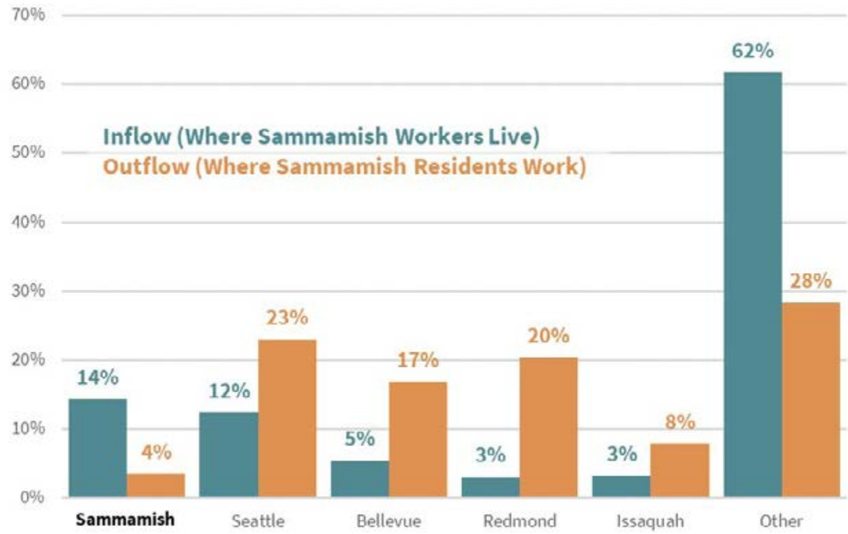


Source: American Community Survey, 2020; CAI, 2022. Note: Block groups are divisions of census tracts and calculated by the U.S. Census Bureau. They typically contain between 600 and 3,000 people.

the projected median household of Sammamish through 2040 based on the current compound annual growth rate (CAGR). From 2010 to 2020, median income grew at a CAGR of 3.0%. Using this rate, the median household income in 2030 will be approximately $187,000 before increasing to $193,000 in 2040 (**Exhibit 19b**).

As shown in **Exhibit 20**, Sammamish has a high concentration of high-earning households across the city. Only one block group in the city has a median income of less than $70,000 and the majority of the city earns a median income of more than $142,000 per year. Comparison cities Bellevue, Issaquah, and Redmond, which each have a large

Exhibit 21. Inflow and Outflow of Residents and Workers, Sammamish, 2019



Source: U.S. Census Bureau OnTheMap, 2019; CAI, 2022.

Footnotes

tion in the Housing Market," The White House, June 2021.

<?> American Community Survey 5 Year Estimate, 2010 and 2020.

<?> Ibid.

<?> Kaufmann, David. Business centre or bedroom community? The development of employment in small and medium-sized towns. April 2019.

<?> Due to methodological differences in data collection, data on industry share and income by industry group certain



Current Housing Supply

share of households earning more than $100,000 annually compared to the region, have a more varied distribution of income across their cities.

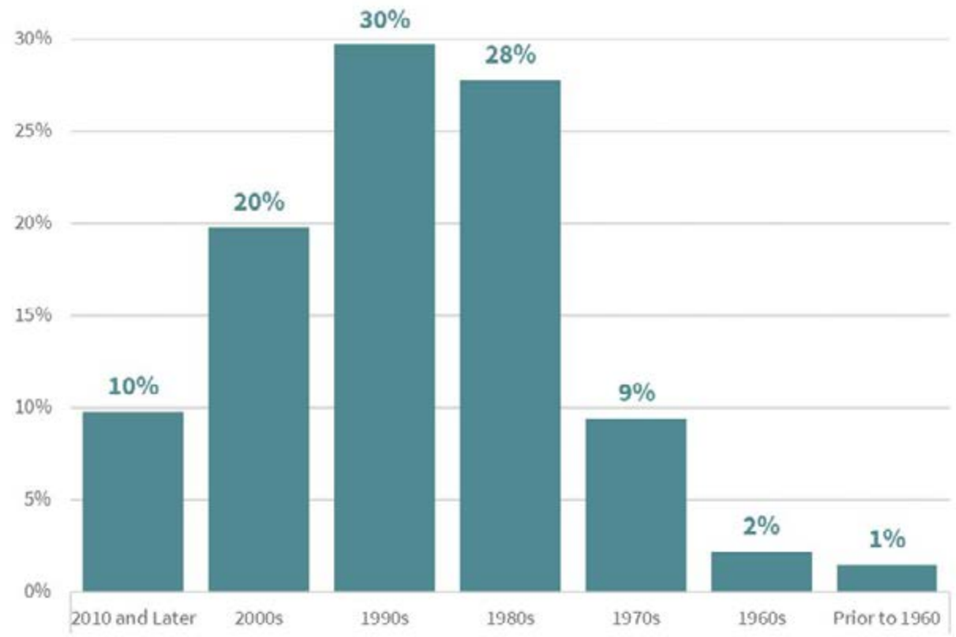
Sammamish is a part of a robust regional economy. Its residents work throughout the region and the people who work in Sammamish similarly commute from cities across the Puget Sound. According to Exhibit 21, about 14% of Sammamish's workforce are Sammamish residents while only 4% of all Sammamish resident workers remain in the city for employment. About 12% of Sammamish's workforce commute from Seattle, while the majority of the workforce live across the region. Nearly one-quarter of Sammamish residents commute to Seattle for work, and an additional 20% commute to Redmond and 17% to Bellevue.

Exhibit 22. Change in Housing Units, Sammamish and Comparison Cities, 2000 to 2021

	2000 Total	2021 Total	Net Increase	Percent Change
Sammamish	**11,599**	**22,569**	**10,791**	**95%**
Issaquah	5,195	17,739	12,229	241%
Kenmore	7,562	9,625	1,986	27%
Newcastle	3,117	5,702	2,293	83%
Redmond	20,248	31,491	10,512	56%
Snoqualmie	656	4,937	4,084	653%
King County	742,239	988,611	231,111	33%

Source: Washington Office of Financial Management, 2000, 2021; CAI, 2022.

Exhibit 23. Age of Structure, City of Sammamish, 2020



Source: American Community Survey, 2020; CAI, 2022.

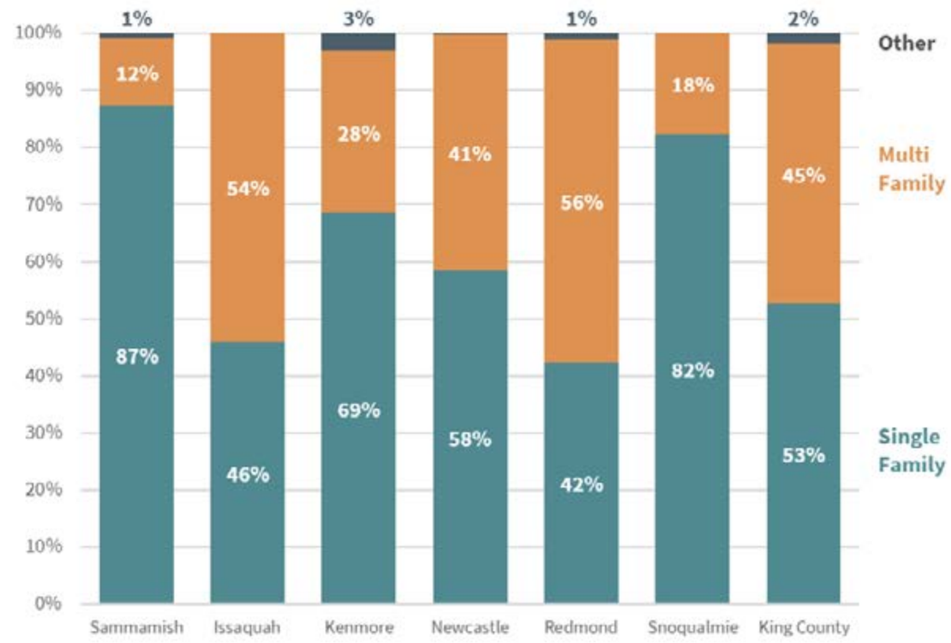
Housing Stock

As of 2021, Sammamish has a total of 22,569 housing units, an increase of 10,970 since 2000 (**Exhibit 22**). In 2016, Sammamish annexed Klahanie, a community of about 10,000 residents and 4,000 housing units. This annexation represents about 35% of total new housing units in Sammamish since 2000. The number of housing units in Sammamish grew by 95% since 2000, a higher rate of increase than in all of Sammamish's selected peers except Issaquah and Snoqualmie.

Sammamish's housing stock is relatively young for the region, as only 1% of homes were built prior to 1960, compared to 25% of all King County homes (**Exhibit 23**). The city remained largely rural until the 1970s, when the area quickly suburbanized with subdivisions, shopping centers, and schools. A combined 58% of Sammamish's housing stock was built during the 1980s and 1990s. Nearly 90% of the city's homes are 40 years old or less.

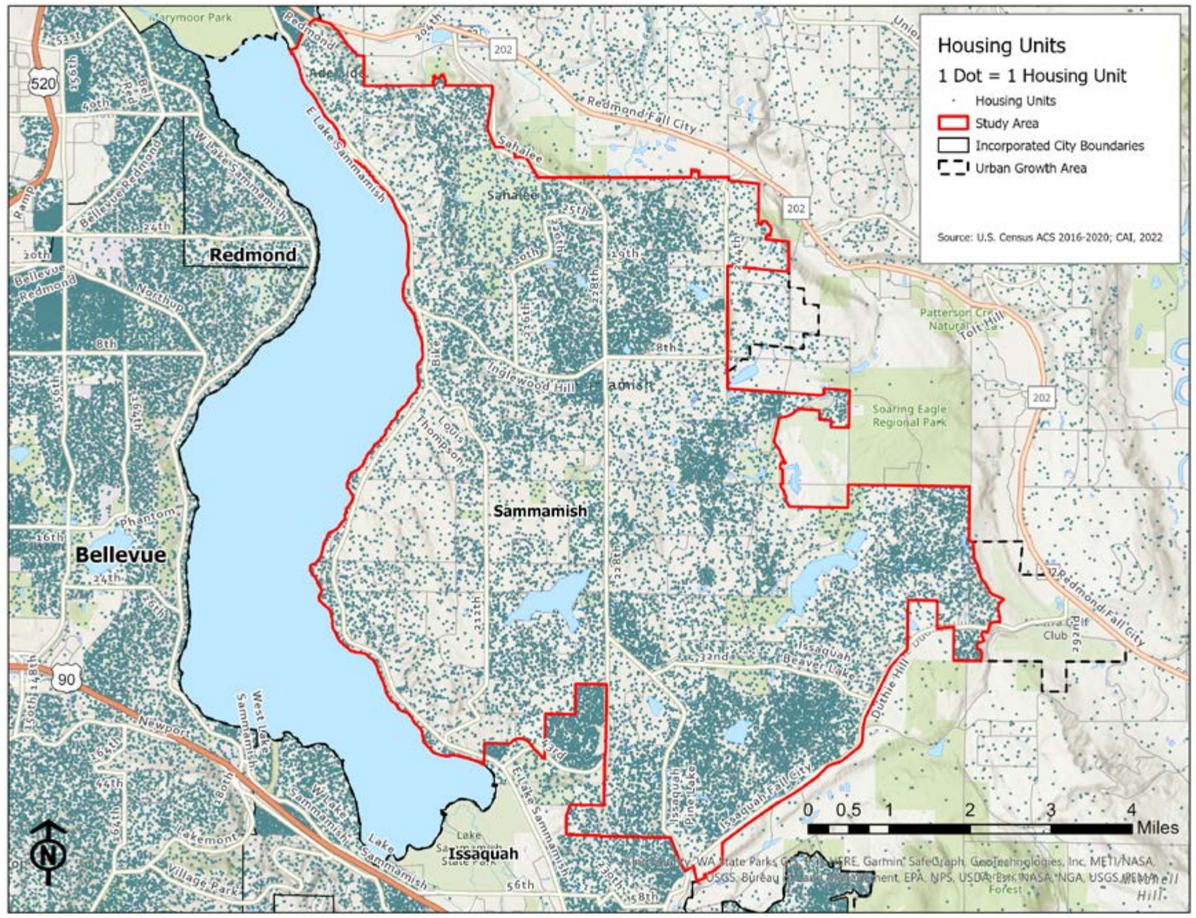
Sammamish's housing stock is predominantly comprised of single-family homes (**Exhibit 24**), the highest share out of select comparison cities and compared to King County as a whole. Sammamish's housing stock is 87% single-fam-

Exhibit 24. Type of Housing Unit, Sammamish and Comparison Cities, 2020



Source: Washington Office of Financial Management, 2000, 2021; CAI, 2022.

Exhibit 25. Distribution of Housing Units by Block Group, Sammamish, 2020



Source: American Community Survey, 2020; CAI, 2022.

ily homes, compared to 53% of King County's. This is vastly higher than select comparison cities except for Snoqualmie (82%). Sammamish is also one of the few cities with housing units that aren't single- or multi-family. The classification of Other includes mobile homes and special housing units.

Mapping the distribution of Sammamish's housing units highlights that Town Center has not yet seen significant new development density; in fact, the greatest concentrations of housing units within city limits exist in Klahanie, around the Cascade Ridge Elementary School, around SE 8th St. and 24th Ave NE, and around Sammamish Highlands (**Exhibit 25**). The Sammamish lakefront area remains predominantly occupied by low-density, larger lot suburban style development.

According to U.S. American Community Survey data, detached single-family homes account for 84% of Sammamish homes, which held constant since 2010 (**Exhibit 26**). The city added nearly 6,000 new single-family homes in that time period, a 46% increase. Smaller net increases of various multi-family types yielded high increases. An addition of 666 single-family attached homes (which

Exhibit 26. Change of Units in Structure, Sammamish, 2010 to 2020

	2010		2020		Change	
	Count	*Share*	*Count*	*Share*	*Net*	*Percent*
One unit, detached	12,769	86%	18,622	84%	5,853	46%
One unit, attached	498	3%	1,164	5%	666	134%
2 units	0	0%	44	0%	44	NA
3 - 4 units	222	1%	342	2%	120	54%
5 - 9 units	520	3%	741	3%	221	43%
10 - 19 units	380	3%	694	3%	314	83%
20 or more units	501	3%	479	2%	-22	-4%
Mobile home	41	0%	56	0%	15	37%
Boat, RV, van, etc.	0	0%	0	0%	0	NA
Total	14,931	100%	22,142	100%	7,211	48%

Source: American Community Survey, 2010, 2020; CAI, 2022.

Exhibit 27. Number and Change of Bedrooms in Unit, Sammamish, 2010 and 2020

	2010		2020		Change	
	Count	*Share*	*Count*	*Share*	*Net*	*Percent*
No bedroom	52	0%	56	0%	4	8%
1 bedroom	514	3%	497	2%	-17	-3%
2 bedrooms	1,333	9%	1,946	9%	613	46%
3 bedrooms	5,230	35%	7,203	33%	1,973	38%
4 bedrooms	6,452	43%	9,726	44%	3,274	51%
5 or more bedrooms	1,350	9%	2,714	12%	1,364	101%
Total	14,931	100%	22,142	100%	7,211	48%

Source: American Community Survey, 2010, 2020; CAI, 2022.

include townhouses, rowhouses, and duplexes) represents a 134% increase, and these units accounted for about 5% of all Sammamish homes in 2020. The number of large multi-family buildings with 20 or more units decreased by about 4% and now accounts for 2% of all Sammamish homes.

The majority of Sammamish homes have three to four bedrooms (a combined 77% in 2020), as shown in **Exhibit 27**. Large homes with four or more bedrooms have increased at the highest rate since 2010. Homes with five or more bedrooms doubled in the last decade and now account for 12% of all homes in 2020, up from 9% in 2010. Smaller units grew at a slower pace, and the number of homes with one bedroom decreased by 17 total units. This decrease may be correlated to the decrease in large multi-family units described above.

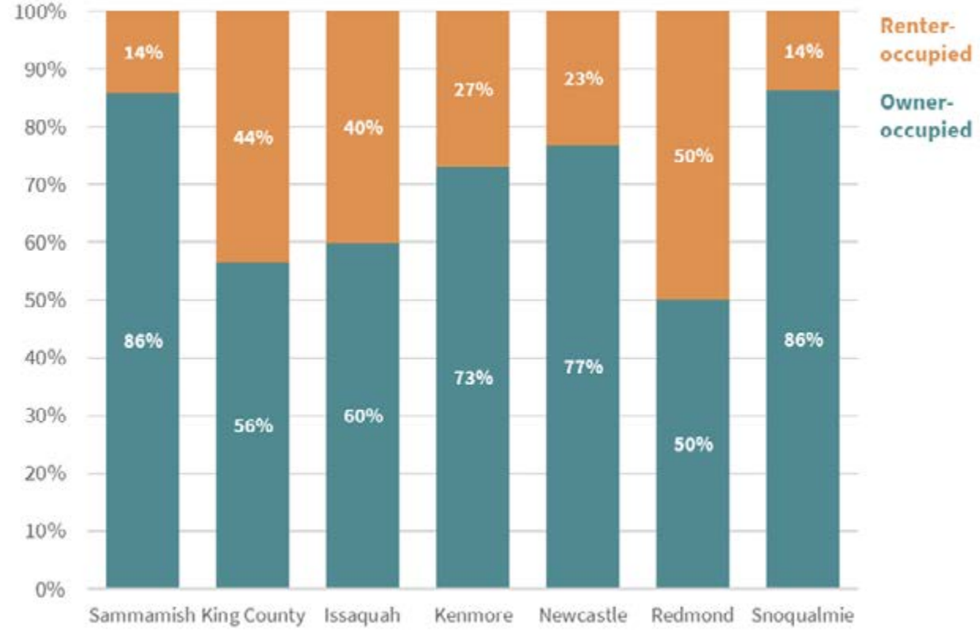
Sammamish residents own their homes at a much higher rate than King County and many comparison cities (**Exhibit 28**). Since 2010, the rate of ownership in Sammamish has decreased slightly, from 89% of households in 2010 to 86% in 2020.

Eighty-six percent of Sammamish households are owner-occupied, while King County has a homeownership rate of 56%. Snoqualmie, Newcastle, and Kenmore have the most comparable tenure to Sammamish, with 86%, 77%, and 73%, respectively. Redmond and Issaquah are more similar to King County's homeownership rate.

The city's high rate of homeownership has further implications, as homeowners are likely to earn more than households who rent (**Exhibit 29**). Sammamish homeowners make a median of $200,305 annually, compared to $123,650 in annual income for households that rent. This is a disparity of approximately $75,000. Some comparison cities have an income disparity of $100,000 (Newcastle).

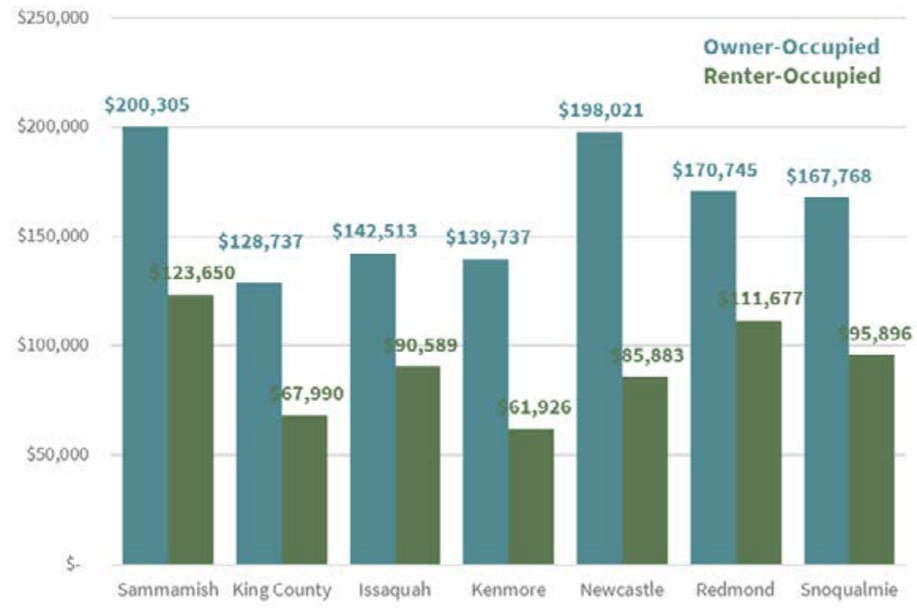
Sammamish has a higher share of homes valued at $500,000 or more than King County and select comparison cities (**Exhibit 30**). In 2020, less than 10% of its housing stock was valued at less than $500,000. From 2010 to 2020, the share of Sammamish homes valued at more than $1

Exhibit 28. Housing Tenure, Sammamish and Selected Comparison Cities, 2020



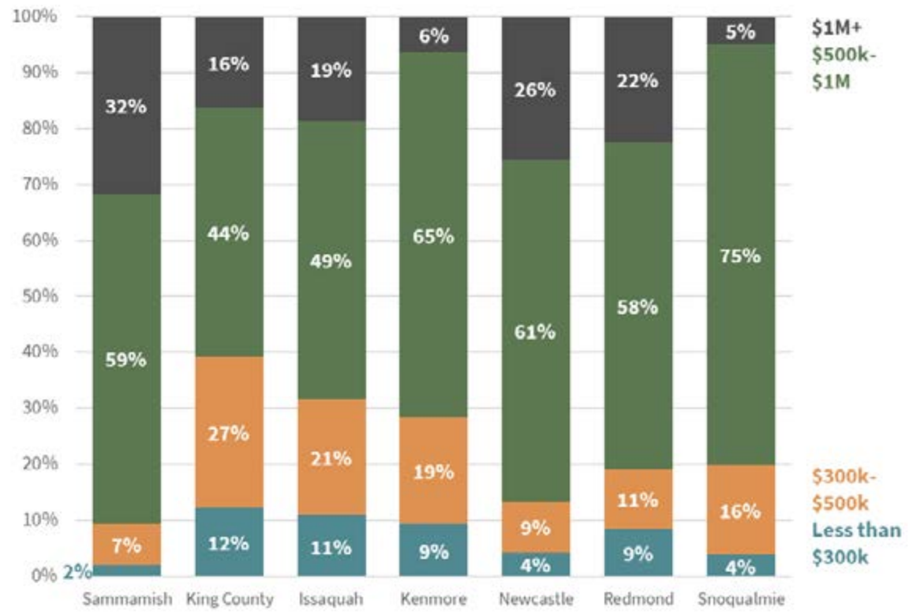
Source: American Community Survey, 2010, 2020; CAI, 2022.

Exhibit 29. Median Income by Housing Tenure, Sammamish and Comparison Cities, 2020



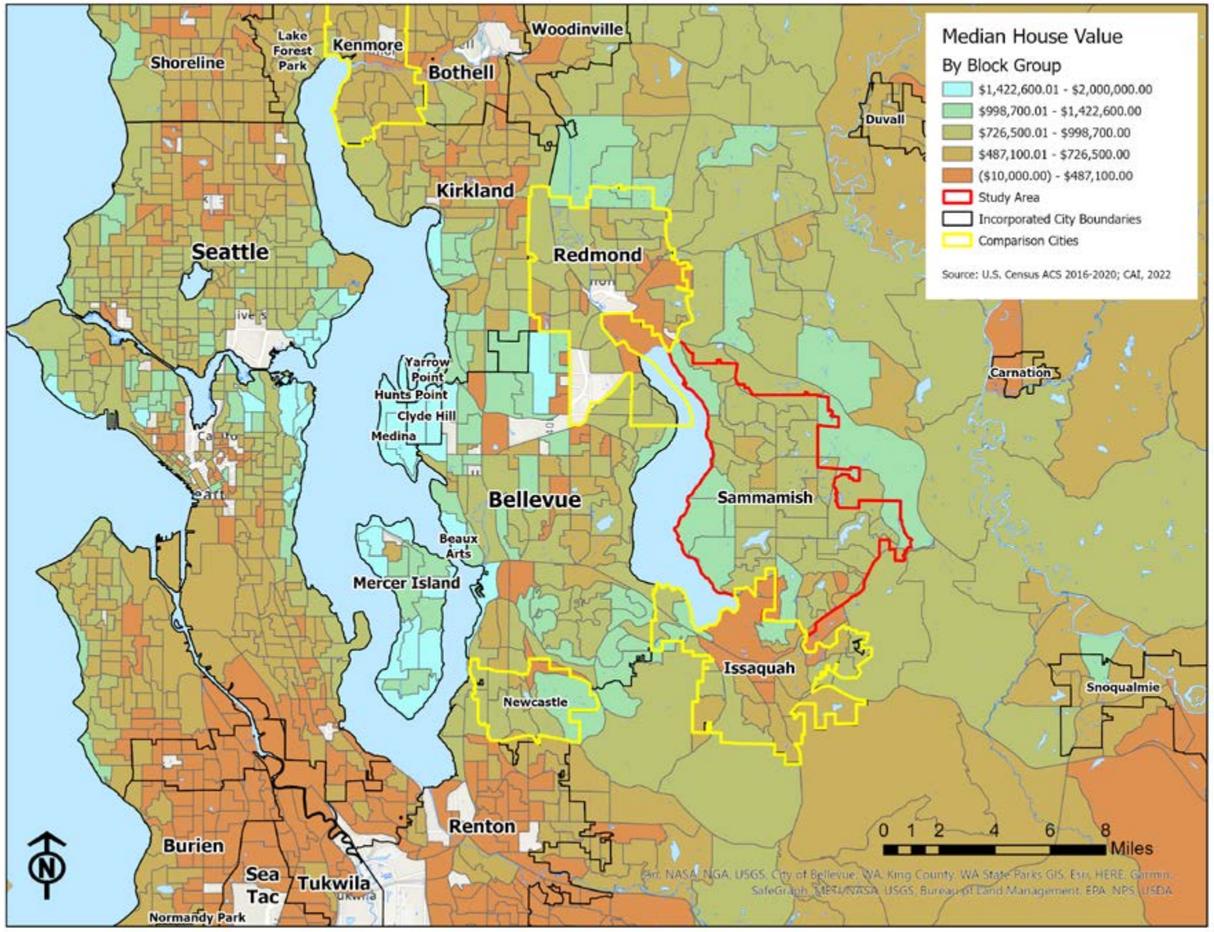
Source: American Community Survey, 2010, 2020; CAI, 2022.

Exhibit 30. Housing Units by Price, Sammamish and Comparison Cities, 2020



Source: American Community Survey, 2010, 2020; CAI, 2022.

Exhibit 31. Median House Value by Block Group, Sammamish, 2020



Source: American Community Survey, 2010, 2020; CAI, 2022.

million increased from 8% to 32% of the total housing stock. Homes valued between $200,000 and $1 million decreased during that time period. All of the comparison cities have a larger stock of units valued at less than $500,000, although all have a smaller stock of lower-value units than King County as a whole.

Median home values in Sammamish are consistently high compared to much of the region (**Exhibit 31**). Block groups with the most high-value homes in the region are located along the Lake Washington waterfront in places like Mercer Island, Medina, and the Madison Park and Laurelhurst neighborhoods of Seattle. However, Sammamish block groups average over $726,000 and the city contains only a single block group where the median home value falls below $487,000. Most of the Sammamish lakefront boasts homes with median values ranging from $1.4 to $2 million.

Housing Affordability

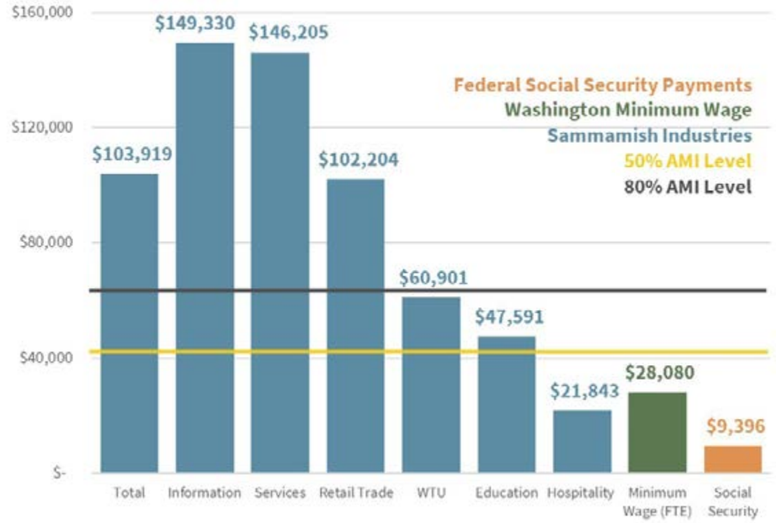
The widespread metric used to determine household income for affordable housing programs is the US Housing and Urban Development (HUD) definitions of area median income (AMI). HUD establishes unique limits for households between one and eight people in size and presents income by extremely low, very low, low, and median incomes. The income levels produced by HUD are only available for certain metropolitan areas. The City of Mercer Island falls within the Seattle-Bellevue HUD Metro Fair Market Rent (FMR) Area, which spans King and Snohomish counties and includes Sammamish (**Exhibit 32**). HUD

Exhibit 32. HUD Household Income Limits, Seattle-Bellevue HUD Metro FMR Area, 2021

Income Level	Household Size (Persons in Family)							
	1	2	3	4	5	6	7	8
Extremely Low Income (30% AMI)	$24,300	$27,800	$31,250	$34,700	$37,500	$40,300	$43,050	$45,850
Very Low Income (50% AMI)	$40,500	$46,300	$52,100	$57,850	$62,500	$67,150	$71,750	$76,400
Low Income (80% AMI)	$63,350	$72,400	$81,450	$90,500	$97,750	$105,000	$112,250	$119,500
Median Income	$81,000	$92,600	$104,200	$115,700	$125,000	$134,300	$143,500	$152,800

Sources: HUD, 2021; Community Attributes Inc., 2022.

Exhibit 33. Median Income by Industry and HUD Income Limits, 2020



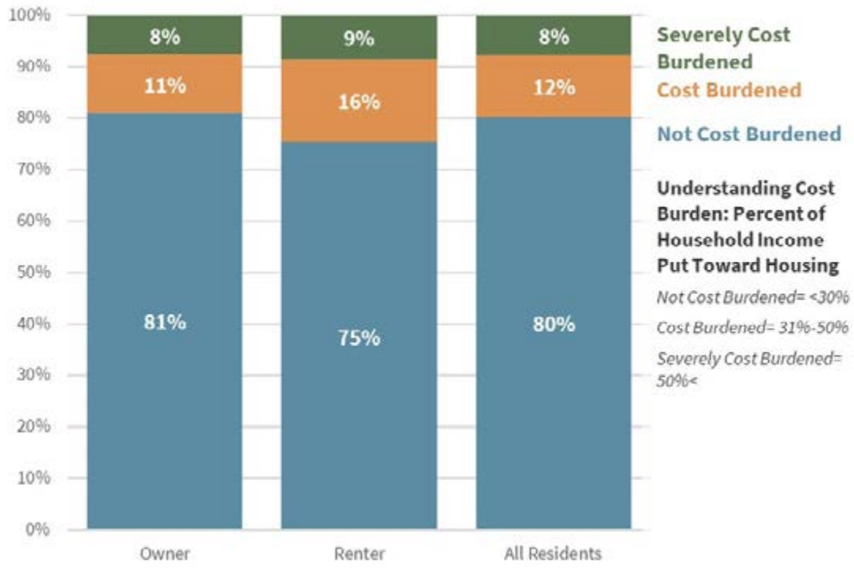
Sources: HUD, 2020; US Census Bureau 5-year Estimates ACS, 2016-2020; Social Security Administration, 2020; Washington State Department of Labor & Industries, 2020; Community Attributes Inc., 2022.

Source: American Community Survey, 2010, 2020; CAI, 2022.

defines a household as cost-burdened if they pay more than 30 percent of their gross household income for housing (including some utilities), and severely cost burdened if they spend more than 50% of their gross household income on housing.

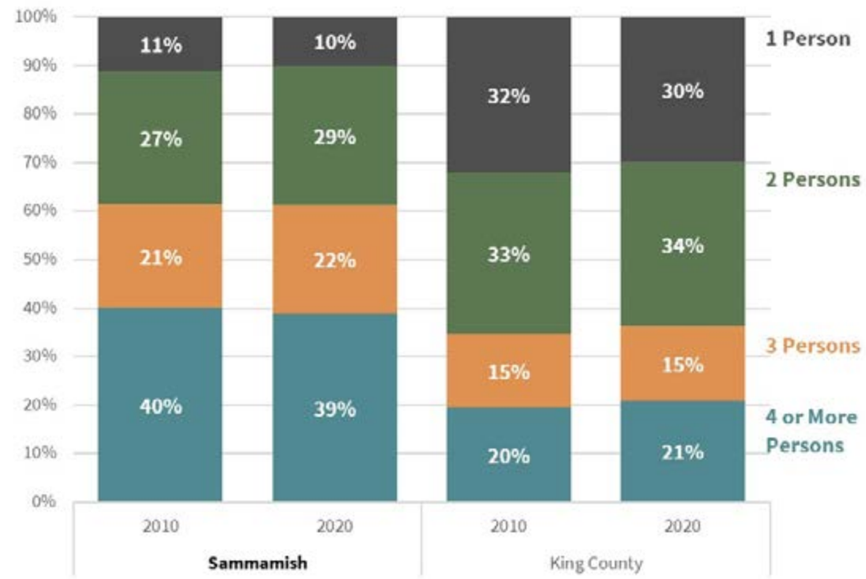
Exhibit 33 shows the median income among Sammamish's largest industries in terms of employment, in addition to the salary associated with Washington's minimum wage and federal social security payments. HUD limits for 50% and 80% AMI are included for reference.

Exhibit 34. Cost Burden for Owner and Renter Households, Sammamish, 2014-2018



Source: HUD CHAS, 2014-2018; CAI, 2022.

Exhibit 35. Household Size, Sammamish and King County, 2010 and 2020



Source: American Community Survey, 2010, 2020; CAI, 2022.

All of Sammamish's largest industries earn above 50% AMI except for Hospitality, which has a median wage of about half of the threshold for 50% AMI. Individuals earning minimum wage or reliant on social security payments would also make below 50% AMI. Wholesale trade, transportation, and utilities (WTU) and Education median incomes fall below the 80% AMI threshold.

The majority of Sammamish households are not cost-burdened, including both owner- and renter-occupied households (**Exhibit 34**). One-quarter of all renters are cost-burdened, and 9% are severely cost-burdened and pay more than 50% of their income for housing. A smaller share of homeowners are cost-burdened at 19%, 8% of which are severely cost-burdened.

Sammamish's household size has remained relatively constant since 2010, as shown in **Exhibit 35**. The largest segment of households has four or more people (39%), nearly double that of King County (21%). The next most common segment are two-person households (29%), followed by three- and one-person households (22%

Exhibit 36. Median Home Sale and Rent Price and Change, Sammamish, 2012 to 2022

	Home Value		Rent Value	
	Median	*Change*	*Median*	*Change*
2012	$530,000	NA	$1,611	NA
2013	$599,500	13%	$1,668	4%
2014	$653,000	9%	$1,824	9%
2015	$690,000	6%	$1,925	6%
2016	$776,000	12%	$1,982	3%
2017	$879,500	13%	$2,094	6%
2018	$954,000	8%	$2,270	8%
2019	$964,000	1%	$2,395	6%
2020	$1,049,500	9%	$2,395	0%
2021	$1,410,000	34%	NA	NA
2022	$1,667,000	0%	NA	NA

Source: Redfin, 2012 to 2022; American Community Survey, 2012 to 2020; CAI, 2022. Note: ACS rental data is not available for 2021 or 2022 .

Exhibit 37. Median Sale Price and Month's Supply, Sammamish, 2012 to 2021



Source: Redfin, 2012 to 2021; CAI, 2022.

Footnotes

industries differently.

<?> "History," the Sammamish Heritage Society.

<?> American Community Survey 5-Year Estimates, 2010.



Future Housing Needs

and 10%, respectively). Sammamish typically has larger households than the county, reflective of the high share of households with families.

Housing Market

Sammamish's home prices have risen considerably since 2012 (**Exhibit 36**). 2020 to 2021 marked the largest single-year growth rate at 34%, an approximately $360,000 net median increase. Rent has also increased steadily since 2012, although it has remained steady from 2019 to 2020. This data is not yet available for 2021 or 2022.

The current month's supply of housing indicates the size of the for-sale inventory compared to the number of homes being sold. As shown in Exhibit 37, the month's supply of homes has decreased steadily from 2019 (three months) to 2021 (0.1 months). The median sale price of homes has increased in that same period, to a peak of $1.85 million in 2021, nearly double the median price in 2020.

In 2021, the Washington State Legislature passed House Bill 1220 (HB 1220) and amended the Growth Management Act. This amendment, signed into law in May, instructs local governments to "plan and accommodate" for housing affordable to all income levels. The requirements of HB 1220 spurred new guidance for counties and cities from the Department of Commerce. This includes methods suggested by Commerce for the allocation of housing units at various levels of affordability, which provide counties a way to allocate housing targets to municipalities through mechanisms like the King County Countywide Policies and the Urban Growth Capacity Report. Using these housing unit targets, King County is currently working to produce housing needs projections. The County, in turn, identified three potential methods to estimate future housing needs, which it will ultimately narrow to one. This has not been finalized at the time of this report's delivery; as such, all three methods are included as scenarios for estimating Sammamish's future housing needs although at the September 2022 King County GMPC and GMPC AHC meetings King County identified Option 3 as preferred and likely to be selected.

The three scenarios drafted by King County project potential future housing demand by income band in each of its jurisdictions using the Sammamish target of 2,100 new housing units. Scenarios 1 through 3 are:

- **Focus on new growth**. Same percent shares of new housing growth are affordable in every jurisdiction.
- **Focus on 2044**. Same percent shares of total housing stock in 2044 are affordable in every jurisdiction.
- **Focus on new growth adjusted for local factors**. Same percent shares of new housing growth are affordable in every jurisdiction and adjusts outputs within each income band by:
  - Percent share of housing that's currently affordable at 0-80% AMI.
  - Percent share of housing that's currently income restricted at 0-80% AMI.
  - Subregional ratio of low-wage jobs to low-wage workers.

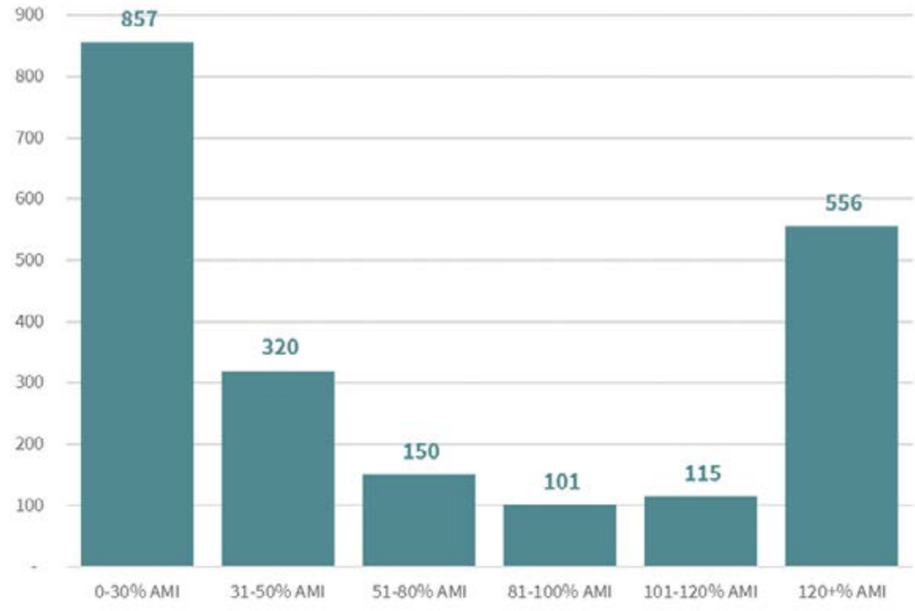
These scenarios project housing needs by Area Median Income (AMI). AMI is a series of income levels determined by the U.S. Department of Housing and Urban Development to determine accessibility to housing and social service programs. AMI develops income levels based on the median family income and fair market rent area definition for set geographic areas. The AMI used in these projections is the median family income of King County.

To provide a contrasting comparison of potential housing development, two additional scenarios were developed using a comparative analysis of King County and Sammamish housing production. These scenarios do not fulfill the HB 1220 requirement to address and accommodate housing affordability through the ongoing guidance developed by the Department of Commerce and deployed by King County. Scenarios 4 and 5 are:

- **Status quo**. Total projected housing units includes the 2044 GMA allocation and historical under- or over-production of units compared to King County, distributed by the current percent share of housing units by price.
- **Fair share**. Total projected housing units includes the 2044 GMA allocation and historical under- or over-production of units compared to King County, distributed by King County household income.

Under- and over-production of housing units is calculated by comparing the ratio of housing units to households of King County to Sammamish. King County's ratio is 1.04. Sammamish's ratio is 1.00. An additional 860 housing units brings Sammamish's housing units-to-households ratio to 1.04. This number is the city's historic underproduction value compared to the rate of production in King County. The City of Sammamish has a 2019-2044 housing unit target of 2,100. A new 2044 revised target of 2,960 (current 2,100 plus the 860 units needed to address underproduction) will be used only for this analysis and accounts for both the City's 2044 target and its historic underproduction compared to King County.

Exhibit 38. Scenario 1: New Growth, Sammamish, 2044



Source: King County, 2022.

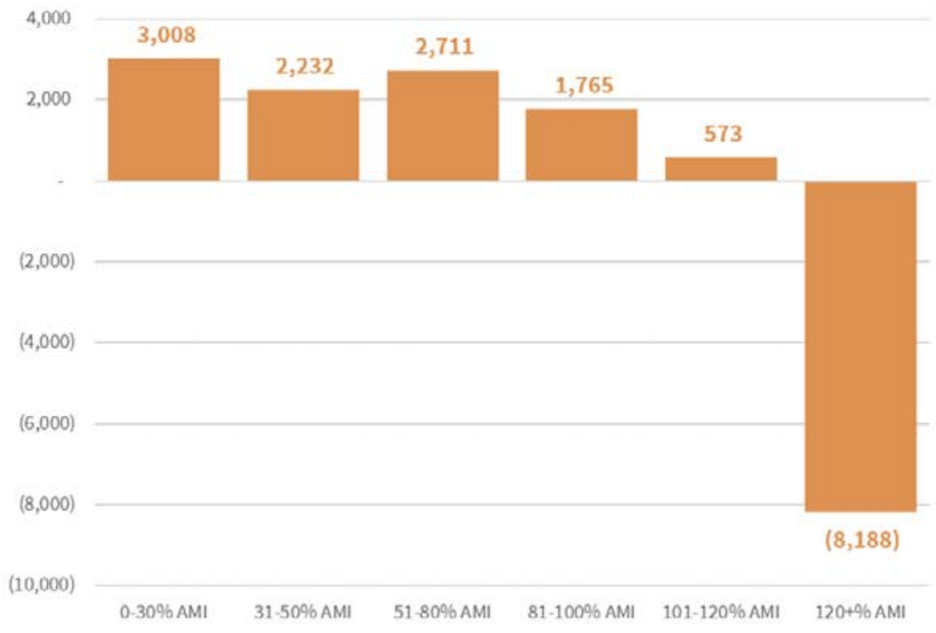
Scenario 1: New Growth

Scenarios 1, 2, and 3 were produced by the King County Department of Community and Human Services, using a version of the Department of Commerce's Housing Needs Allocation Tool. Under Scenario 1, more than two-thirds of units would be affordable to those in the very lowest and highest AMIs (**Exhibit 38**). Eight hundred and fifty-seven new units, or 41%, would be affordable to households below 30% AMI. An additional 556, or 26%, would be affordable only to households earning above 120% AMI.

Scenario 2: Focus on 2044

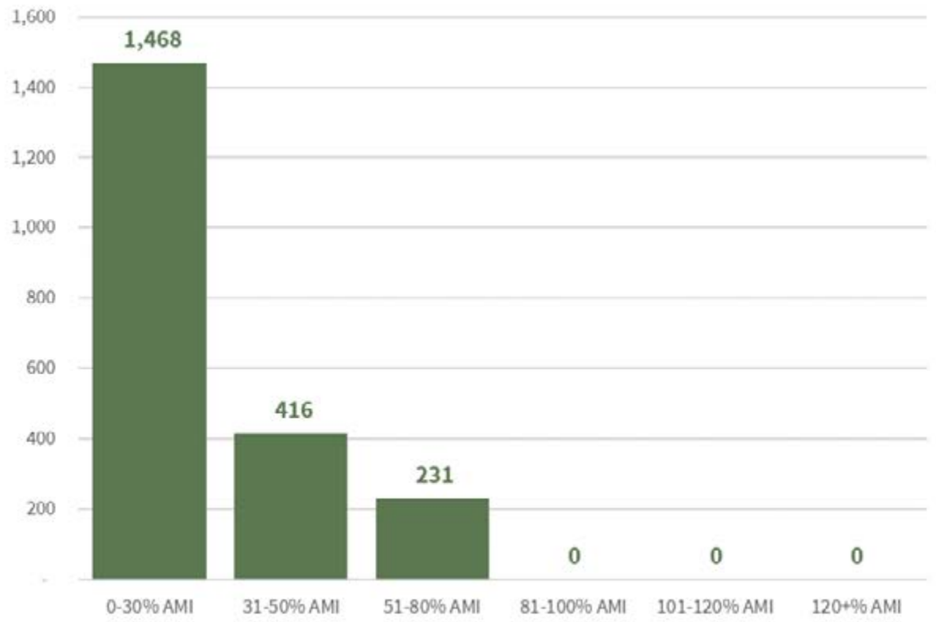
Under Scenario 2, new housing units would result in an equal share of units available at every AMI level. This calls for large unit increases in low- and middle-AMI brackets,

Exhibit 39. Scenario 2: Focus on 2044, Sammamish, 2044



Source: King County, 2022.

Exhibit 40. Scenario 3: New Growth Adjusted for Local Factors, Sammamish, 2044



Source: King County, 2022.

and a decrease of more than 8,000 units affordable to households earning above 120% AMI (**Exhibit 39**). Units in low- and moderate-income brackets (between 0% and 80% AMI) would increase by a total of 7,951 units. An additional 1,765 units and 573 units would be affordable for households in the 81-100% AMI and 101-120% AMI brackets. The highest share of new units would be affordable to households earning less than 30% AMI, which corresponds to a 143% increase in housing units available in this bracket.

Scenario 3: New growth adjusted for local factors

Under this scenario, the majority of new units (1,468 units or 69% new units) would be affordable to households earning less than 30% AMI (**Exhibit 40**). An additional 416 units and 231 units would be available to the 31-50% AMI and 51-80% AMI brackets, respectively. Most significantly, this scenario calls for no new units in high-income brackets above 81% of AMI.

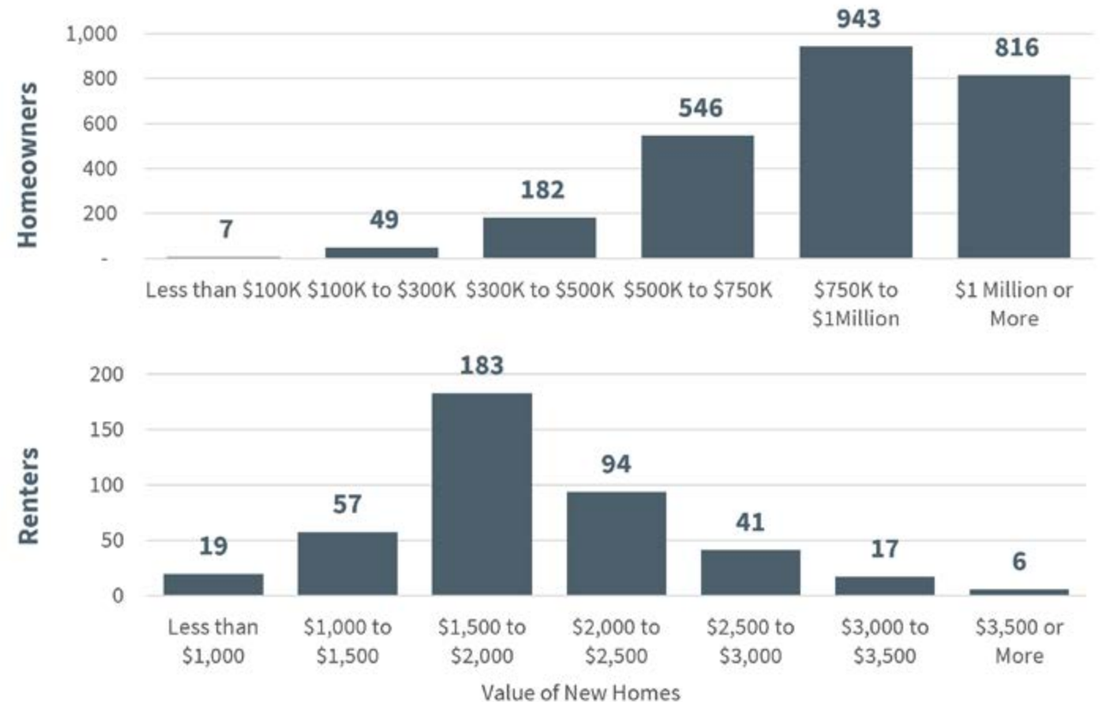
Scenario 4: Status Quo

Scenarios 4 and 5 do not meet the affordability requirements outlined under the GMA and met in Scenarios 1, 2, and 3 and are included for contrast.

Scenario 4 uses the City of Sammamish's 2044 housing target of 2,100 as a starting metric. An additional 860 new units equalize Sammamish's housing units to households ratio of 1.00 to that of King County's 1.04. This number represents the historic underproduction of housing units in Sammamish to maintain the county-level ratio. Scenarios 4 and 5 use both the Sammamish 2044 target and historic underproduction – a total of 2,960 new units through 2044. All distribution of new housing allocation is based on 2020 U.S. Census Bureau American Community Survey data, the most current data on these topics.

This scenario distributes new housing units by housing unit price. As there is variability in housing costs and price

Exhibit 41. Scenario 4: Status Quo, Sammamish, 2044



Source: ACS, 2020; CAI, 2022.

depending on the tenure of the householder, **Exhibit 41** further distinguishes housing unit price by owner- and renter-occupied units.

As of 2020, 86% of Sammamish housing units are owner-occupied. Using this same distribution, 2,543 of the 2,960 new units would also be owner-occupied. **Exhibit 41** shows these units using the current distribution of owner-occupied units by price. Under this scenario, more than two-thirds of all new units would be valued above $750,000, and 816 would be worth more than $1 million. Seven units would be available below $100,000, and 49 available between $100,000 and $300,000.

Renters occupy 14% of housing units in Sammamish. Following this distribution, 417 new units through 2044 would be renter-occupied. 44% of current rental units in Sammamish are available for between $1,500 to $2,000 a month. This corresponds to 183 new units at this price point by 2044. An additional 94 units will be available for $2,000 to $2,500 a month and 57 from $1,000 to $1,500. Nineteen units would be available for less than $1,000 a month.

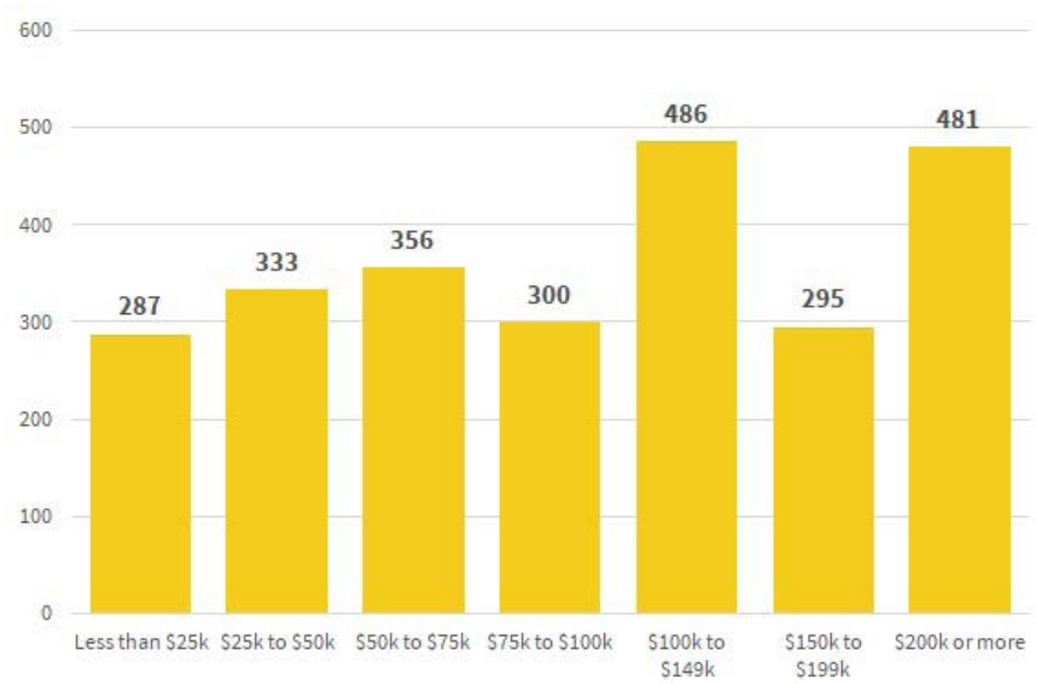
Scenario 5: Fair Share

Like Scenario 4, Scenario 5 does not meet GMA affordability requirements and uses the City of Sammamish's 2044 housing unit target rather than King County's. Combined with the historic underproduction estimate, Scenario 5 uses 2,960 new housing units as its benchmark.

Scenario 5 equalizes Sammamish's future housing production to the current income of King County as a whole. New housing units would be distributed equally to the share of the county population at each income level. This assumes a more affordable distribution of new units because King County has a higher share of the population in lower income brackets, according to the U.S. Census Bureau. This assessment of affordability does not follow GMA planning requirements but provides an estimate of housing production in Sammamish that would be affordable to income levels across the county.

Exhibit 43 outlines the distribution of new units under Scenario 5. The most units (a combined 38%) would be affordable to households earning between $100,000 to $150,000 and $200,000 or more annually (486 units and 481 units, respectively). Scenario 5 would distribute about 35% of new units to households earning less than $75,000 annually, with 287 available to those households earning less than $25,000.

Exhibit 43. Scenario 5: Fair Share, Sammamish, 2044



Source: ACS, 2020; CAI, 2022.

Footnotes

<?> American Community Survey, 2010.

<?> King County Growth Management Planning Council, July 2022.

<?> King County Growth Management Planning Council, July 2022.

Findings

Demographic and Economic Characteristics

Sammamish has grown rapidly, and is an in-demand city in the Puget Sound region. The city grew at an average annual growth rate of 3.3% between 2000 and 2021, faster than King County as a whole and many selected comparison cities. More than 22,000 new residents moved to Sammamish between 2010 and 2021.

Sammamish is increasingly diverse. The Asian population has grown rapidly in Sammamish and now accounts for one-third of the population (compared to 19% in 2010).

Along with King County, **Sammamish is aging**. The segment of the population that is 65 years old or older increased faster in Sammamish than any other age segment, while the segment of the population that is under 18 years old decreased in share from 33% in 2010 to 30% in 2020. The median age in Sammamish is about two years older than across King County.

Families predominate in Sammamish, but even as household sizes grow, more than twice as many survey respondents say they need to downsize rather than move into a larger home. Survey responses indicated increasing need for housing appropriate for aging residents and empty nesters. This is an emerging need that is not captured in the demographic and housing data currently available. The City may wish to monitor this data to see if this trend materializes. Housing to support this demographic is in short supply and both the building industry and market trends currently do not prioritize or incentivize this type of housing.

Sammamish households have high incomes, but disparity among households is also growing. While Sammamish has the highest share of high-income households out of selected comparison cities, and the share of households earning $200,000 or more is more than double the share countywide (45% in Sammamish and 19% across King County), homeowners earn about $75,000 more than renters. Services and education, the city's two largest industries, are among the highest and lowest paying, respectively. Throughout survey responses, residents expressed a concern that they will be able to keep up with housing costs and cost of living as they near or enter retirement.

Sammamish is inextricably linked to the regional economy through commuting patterns. Fully 86% of workers in Sammamish jobs comes from outside of Sammamish for work, while 60% of Sammamish residents commute to either Seattle, Bellevue, or Redmond for work. Workers in Sammamish who live in other cities throughout the region are more likely than Sammamish residents to earn below the city's median household income, and Sammamish's high home prices may therefore be unattainable to a large share of Sammamish workers.

Remote work will continue to shape the city's workforce

and commuters – at least for now. Nearly half of surveyed residents live in a home in which at least one person works remotely. More than half of the jobs based in Sammamish are jobs in services, which includes many professions in which workers have largely transitioned to remote work and have been slow to return to the office.

Current Housing Supply

Sammamish nearly doubled its housing stock from 2000 to 2020 through annexation and new unit production. The city added about 10,800 housing units during this time.

The city's housing stock is relatively homogenous. About 87% of housing units in Sammamish are single-family homes, compared to 53% across King County. Most (58%) homes in Sammamish were built in the two decades from 1980 to 2000. Homes tend to be large, and only 12% of all housing units in Sammamish have fewer than three bedrooms.

Housing in Sammamish is more expensive than across King County. In Sammamish, 91% of homes are valued at more than $500,000, compared to 60% countywide. By the end of 2021, a year when home prices increased significantly, the median sale price of a home in Sammamish exceeded $1.8M.

Future Housing Needs

Sammamish is subject to state, regional, and local planning and housing policies. Under the amended Growth Management Act, the City is required to plan for and accommodate housing affordable to all income levels. The specific requirements for each jurisdiction are determined at the regional level, through VISION 2050 and the King County Countywide Planning Policies.

In coordination with these planning requirements and strategies, **Sammamish has a housing growth target of 2,100 new housing units through 2044**. Only a fraction of this capacity can be achieved through annexation; the four areas under consideration for potential annexation would only add a total of 32 housing units and are zoned for the lowest density of residential land use.

When it comes to housing growth and policy responses, Sammamish must weigh a number of competing priorities. Surveyed residents want to maintain neighborhood character and high quality of housing stock, but the City must now plan to accommodate housing growth that is accessible to all income levels. In addition, given anticipated job growth in professions with a large wage range and the historic disparate impacts of housing policy and zoning on communities of color, Sammamish's housing policy is as much a value statement for what the community wants to be as it is a response to the community's current housing needs.

Sammamish has a variety of distinct and sometimes conflicting household needs. The city has a higher share of households with families and children (85% of Sammamish households compared to 56% of King County households) and a higher share of senior citizens (23% compared to King County's 9%). Surveyed residents also report an even mix of households with changing versus stable future housing needs.

Surveyed residents are concerned with growing pains, and residents are divided on how to plan for growth. Many survey respondents cited concerns with increasing property taxes, traffic and congestion, adequate infrastructure investment, and a dwindling supply of preserved open space as Sammamish plans for the future. About 57% of respondents are concerned new housing would adversely affect neighborhood character. At the same time, 51% of respondents believe that those who work in or contribute to the Sammamish community should have the opportunity to live in Sammamish.

Amended GMA requirements that Sammamish must follow will create challenges for future housing development. While growth targets have not yet been adopted by King County, draft growth scenarios require Sammamish to create far more affordable units than the market would otherwise produce. These projections are largely at odds with residential demand and market factors under which housing is developed. The City will have to strategically contend with the tensions between its planning requirements and the realities of housing demand and development within the city.

Implications

There is a growing prosperity divide in Sammamish. As one of the wealthiest communities in the Puget Sound, many households are not and likely will not struggle to find housing affordable at their income level. However, there remains a portion of the population that is increasingly cost burdened and at risk of displacement. Teachers, hospitality and restaurant workers, and utilities workers are among the lowest paid in Sammamish and represent some of the largest industries in the city. The city also has a high share of elderly and retired residents. In the survey, concerns around cost of living and downsizing as residents retire were a leading reason respondents are considering leaving Sammamish.

Surveyed residents recognize this dichotomy and, while a small share of respondents have personally been impacted by limited affordable housing options (16%), half of them have friends or family members who cannot find affordable or suitable housing. Even as residents recognize that housing is a growing challenge for some to access Sammamish's high quality of life, few believe that Sammamish should bear responsibility for easing the region's housing challenges. The top considerations for future housing policies are concerns with the negative impacts of growth on infrastructure, City services, community character, and available land capacity for housing. A middling share of respondents believe that housing in Sammamish should be accessible to all those who work there or contribute to the community, and a smaller share believe that Sammamish would benefit from greater housing diversity.

The City anticipates an increase of 728 jobs through 2044, which are likely to fall into Sammamish's two largest industries: services and education. New jobs are likely to follow these industry trends: new jobs are likely to represent the high and low end of income levels and represent a mix of in-person and remote and/or hybrid work patterns. Anticipated housing growth that can accommodate all income levels associated with these new jobs would need to be affordable at a range of levels.

Taking demographic trends, existing housing stock, land availability, community preferences, and legal requirements together, Sammamish has many complexities to manage for housing policies. The predominant single-family pattern of development is unlikely to change significantly, but the city will need to diversify its housing stock to provide for its aging resident base and to provide units at prices mandated by King County. This diversification may take the form of small-lot single-family homes, townhomes, or other types to satisfy the demand for market-rate housing, but even these unit types are difficult to provide given the land available for development within Sammamish's residential and mixed-use zones. Accommodating growth in units priced below market rate will likely require additional multi-family development, as those units can be brought to market at a lower cost per unit when compared to large lot detached homes. There is very little capacity to develop the number of multi-family units that may be required to meet Sammamish's affordability targets. Sammamish will likely need to consider a combination of interventions, potentially including infill development, redevelopment at higher intensities when underlying zoning is supportive, and rezoning to allow for greater residential intensities. The specific tools, policies, and code changes will be explored further in the Housing Action Plan.

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Appendix A: Outreach Methodology

Outreach Methods

Community outreach for the Housing Needs Assessment included multiple approaches:

1. Survey Promotion Emails
2. Website & Social Media Posts
3. Booths at Farmers Market
4. Community Roundtables
5. Interactive Online Tools
6. Flyers to Local Employers

Outreach Groups

In addition to the postcards mailed to randomly selected Sammamish households for the statistically valid survey, targeted communication was also shared with the below groups in an effort to engage as many Sammamish community members as possible.

City Council, Boards, and Commissions

- Sammamish Arts Commission
- Sammamish Parks Commission
- Sammamish City Council
- Sammamish Planning Commission
- Sammamish Human Services Commission
- Sammamish Youth Board

Community Groups

- Central Washington University
- Sammamish Chamber of Commerce
- Eastlake High School PTSA
- Sammamish Kiwanis
- Eastside Friends of Seniors
- Sammamish Public Library
- Friends of Sammamish
- Sammamish Rotary
- Native Plant Society
- Sammamish Seniors
- Sammamish Botanical Garden Society
- Sammamish YMCA
- Sammamish Boys & Girls Club
- Skyline High School PTSA

Local Developers and Builders

- GMD Development
- SRM
- Inland Group
- STCA
- Main Street Property Group

Local Religious Organizations

- Faith Church
- Regeneration Church
- Foundation Baptist Church
- Sammamish Hills Lutheran Church
- Good Samaritan Episcopal Church
- Sammamish Mosque
- ISKCON Vedic Cultural Center
- Sammamish Presbyterian Church
- Mary Queen of Peace
- Spirit of Peace United Church
- Pine Lake Covenant Church
- Timberlake Church

Local Employers

- Beaver Lake Middle School
- Metropolitan Market
- Cascade Ridge Elementary School
- Northeast Water & Sewer District
- Chipotle
- Pine Lake Middle School
- Christa McAuliffe Elementary School
- QFC
- City of Sammamish
- Rachel Carson Elementary School
- Creekside Elementary School

- Samantha Smith Elementary School
- Discovery Elementary School
- Sammamish Chamber of Commerce
- Eastlake High School
- Sammamish Plateau Water
- Eastside Catholic
- Skyline High School
- Issaquah School District
- Snoqualmie School District
- Inglewood Middle School
- Sunny Hills Elementary School
- Lake Washington School District
- T-Mobile
- Margaret Mead Elementary School

Homeowners Associations & Property Managers

- Aldarra Estates
- Alexanders on the Lake
- Arbors at Pine Lake
- Asbery Place
- Ashford Chase
- Ashton Woods
- Aspen Grove
- Audubon Park
- Autumn Meadows
- Autumn Wind
- Beaver Lake Community Club
- Beaver Lake Park
- Beaverdam I
- Beaverdam II/ Chambord
- Bellasera
- Blackstone
- Bordeaux
- Bouchard
- Brauerwood
- Brixton
- Broadmoore Estates
- Brookemont
- Brookshire East
- Brookshire Estates
- Brookshire Ridge
- Cambria
- Camden Park Estates
- Cameray
- Cameron Woods
- Canter Grove
- Carlton Heights
- Cascade Sunrise
- Castle Pines
- Chambord
- Chestnut Estates
- Columbia at Sammamish Highlands
- Coyote Country
- The Crest
- Crosse Creek
- The Crossings at Pine Lake Community Org.
- Crosswater
- Discovery Grove
- Dobb's Mill
- Eagles Glen

Non-Profit Housing Advocates

- Habitat for Humanity
- Imagine Housing
- Homestead Community Land Trust

Sammamish Home Grown Organizations

- Friends of Youth
- Issaquah Food & Clothing Bank
- Hopelink
- LifeWire
- India Association of Western WA
- St. Vincent de Paul
- Issaquah Community Services

- Eagle Shores
- East Lake Sammamish Townhomes
- Edgemoor
- Eltovar
- Evanscreek Pond
- Evoke at Pine Lake
- Fairfield Green
- Field Rush
- Gabrielle's Place
- The Glen
- Glenwood
- Gramercy Park
- Green Acres
- Habitat for Humanity
- Hampton Woods
- Heritage Heights
- Heritage Hills
- Hidden Ridge at High Point
- High Country
- Highcroft
- Highland Creek Estates, Division 1
- Highland Parc
- Highland Park
- Hunters Glen at Union Hill
- Hunter's Place
- Hunter's Ridge
- Illahee
- Imagine Housing
- Inglewood Beach Club
- Inglewood Station
- Ivy Estates
- Jacob's Creek
- Jacob's Meadow
- Joy Luck
- Katera Park
- Kempton Downs
- Kempton Downs
- Kenloch
- Kestrel Ridge
- Ketcha Village
- Klahanie
- Lake Park Townhomes at Klahanie
- Lake Pointe at Klahanie
- Lake Sammamish Estates
- Lakeview Estates on Sammamish
- Lake Vista
- Lancaster Park at Klahanie
- Laurel Hill Estates
- Laurels
- Livingston
- Llama Landing
- Loree Estates
- Madison Sammamish Apts.
- Marivaux
- Meadow Creek
- Ming Square
- Montage
- Montaine at Aldarra
- Montere
- Norris Estates
- North Camden
- Old Mill Point
- Overdale
- Overlook at Brookshire
- Overlook Ridge
- Oxford Park
- Pacific Estates
- Palermo
- Pallas
- Palomino
- Park Place at Pine Lake
- Penhurst
- Peregrine Point
- Pine Acres
- Pine Brook Meadows
- Pine Grove
- Pinehill
- Pine Lake Estates
- Pine Lake Glen
- Pine Lake Park & Pine Lake Woods
- Pine Lake Ridge
- Pinnacle at Inglewood Hill
- Plateau 120 Apartments
- Plateau 228
- Plateau Estates
- Plateau Point
- Pomerol
- Porter's Run
- Propst Estates
- Providence Point
- Quail Crest
- Rainbow Lake Ranch
- RavenHill
- Redhawk
- Redford Ranch
- Renaissance Ridge
- Robin's Ridge
- Rockmeadow Farm
- Rosaia Estates
- Rosemont at Timberline
- Sahalee Hills
- Sahalee Maint. Assn.
- Sahalee Village
- Sammamish 95
- Sammamish Heights
- Sammamish View East
- Sammamish View Park
- Sammamish Woods
- Sammmamish Glen
- Sara's Crossing
- Saxony
- Seneca
- Shorelane Vistas
- Sienna Lane
- Sierra at Klahanie
- Sky Apartments
- Skye Landing at Klahanie
- Stanton Wood
- Sterling Square
- Sterlingwood
- Stirling Lane II
- Stone Field at Pine Lake
- Summer Meadows
- Summer Ridge
- Sunrise Park
- Symphony Ridge
- Tanglewood at Klahanie
- Tanska's Pine Lake
- Tarrington Place
- Taylor Lane
- The Crossings at Pine Lake Community Org.
- The Heights at Issaquah Ridge Townhomes
- The Laurels
- The Overlook at Brookshire
- The Park at Pine Lake
- The Pines at Beaver Lake
- The Preserve
- The Reserve at Inglewood
- The Uplands
- The Village at Klahanie
- The Willows at Klahanie
- The Woods at Beaver Lake
- Tibbett's Station
- Tiburon Estates
- Timbercrest on the Plateau
- Timberline Comm. Club
- Timberline Highlands
- Timberline Park Assoc. of Lot Owners
- Timberline Ridge
- TJ Square
- Tlingit
- Todd's Landing
- Traditions at Klahanie
- Tree Farm Association of Lot Owners
- Tremont
- Trossachs Division No. 1 Homeowners Association
- Uplands
- View Point Park
- Vintage I
- Vintage II
- Vintage III
- Vintage IV
- Vintage V
- Vistas at Beaver Crest
- Waterbrook
- Waverly Hills
- Waverly Shores
- Willamette at Sammamish
- Windham Square
- Windsor Fields
- Windsor Greens
- Woodbridge Creek
- Woodhaven
- Wynnrose at Pine Lake

Appendix B: Roundtable Summary

Three virtual Community Roundtables were held in an effort to learn more about specific housing topics in the City.

Group 1: Homelessness & Special Needs Housing

The first group was asked questions specific to homelessness, very low-income populations (less than 30% AMI) and other special needs groups. Participants were a mix of social service providers, affordable housing advocates, and groups who could speak about the special needs of an aging population.

Participants that work with people in need of housing assistance emphasized that many people make too much to qualify for any type of financial assistance, but not enough to afford their monthly rent. More places where people and families can pay an affordable rent long-term and aren't priced out every 6-12 months are needed.

Additionally, many non-profit organizations are working with older residents in Sammamish who can no longer afford their larger home, or wish to downsize, but want to stay in the Sammamish community. The group mentioned a desire for more options of housing types. Local non-profit organizations and regional groups emphasized that they are interested and willing to partner with the City to help address these concerns.

Group 2: Attainable Workforce Housing

Participants in the second group discussed affordable housing needs for moderate income earners in the City. This group addressed the need for workforce housing for those providing services to the City such as school employees, utility workers and emergency personnel.

Several participants mentioned they would prefer to live in, or very close to, the city they work in for many reasons including an easier commute, friendships or connections at their workplace, and the desire to be a part of the community they work in. However, they sited that there are few housing options that accommodate people living on a teacher, store clerk, or restaurant employee salary. From an emergency planning point of view, one participant mentioned in the case of a disaster only one or two employees live in the City and would be able to come in to perform essential services for the City.

The Sammamish community has many activities and events geared towards children and family but is lacking opportunities and events for young adults and single adults to be involved in the community. Additionally, it can be difficult to get to and from events or places in the community. Transportation difficulties were frequently mentioned, varying from the desire for small shuttles to more options to get to the airport.

Group 3: Housing Choice

The third group spoke to the need for housing diversity and preferences across various demographic segments of the population. The intent of this group was to foster an intergenerational conversation about how housing needs and preferences can change over time and how the City can better provide for all its residents in regard to housing choices.

Similar to the feedback of Group 1, this group mentioned that older residents in Sammamish are looking for more housing types in the City to downsize to. Many people would like to remain a part of the community they've lived in for many years but as they age, their needs have changed. For example, there is a need for universal design features in homes such as ramp entrances and level door handles.

Younger participants stated that they would like to live in Sammamish so that they can be close to employment while others grew up in Sammamish and wanted to return. This generation is also looking for variety in housing types and easier access to local services and community areas.

Places like bookstores, coffee shops, thrift stores, and other small businesses were mentioned by both older and younger participants, finding they had more desired qualities in common than they originally thought.

Appendix C: Connect Sammamish Engagement Summary

The City of Sammamish used its community platform, Connect Sammamish, to engage with residents about the Housing Action Plan. Between May and September 2022, 593 individuals visited the project page:

- **Engaged Participants**: 6 individuals participated in engagement activities related to the Housing Action Plan.
- **Aware Participants**: 466 individuals visited a project or tool page.
- **Informed Participants**: 68 individuals looked up specific items, like viewing key dates in the project or multiple project pages.

Connect Sammamish asked project page visitors a series of questions, including what housing types or neighborhoods in Sammamish or the region that a respondent would like to see more of in the Sammamish community. Two individuals responded to this open-ended question regarding certain housing strategies:

- **Missing Middle**: I would like to see development such as duplexes, triplexes, and small apartments allowed to be built alongside single-family homes rather than single-family homes being the only type of housing allowed in large swaths of area.
- **Allow and Promote DADUs**: Wave all fees, allow composing toilets, solar and other alternate power and do NOT require that DADU's be connect to anything other than water and sewer. Lowering the cost of housing will take radical actions.

The table at right also shows the ranked priorities among respondents, out of five contributions. The third question asked residents which housing type they would consider living in. Two individuals responded, as follow:

- Two would not consider living in a single family residence.
- Two would consider living in a duplex, triplex, or fourplex.
- Two would consider living in a townhome.
- Two would maybe consider living in a cottage.
- One would and one maybe would consider living in an apartment or condo.
- Two would maybe consider living in an ADU.

Please rank the below items in order of priority, with 1 being the most important and 12 being the least important.

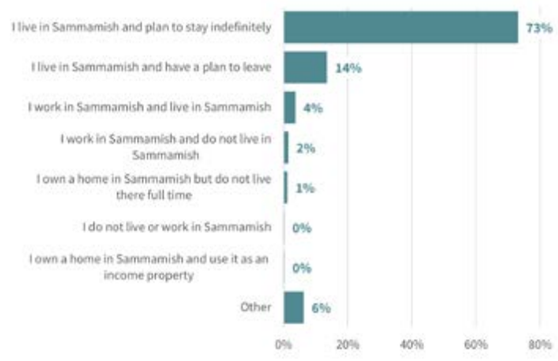
Options	Average Rank
Address traffic, safety, and alleviating congestion	3.33
Affordable housing for the Sammamish workforce (teachers, etc.)	3.40
Encourage walkability & housing that's accessible to amenities	4.20
Mixed-use development in areas like Town Center	5.00
Housing for young families, young adults, and single individuals	5.83
Housing development that supports regional affordable housing goals	6.00
Housing appropriate for multi-generational households	6.40
Supportive housing for those with a disability, seniors, etc.	6.60
Affordable senior housing/options to age in place within Sammamish	7.60
More diverse housing types built to reflect the existing character of the City	8.00
Housing development that invests in infrastructure upgrades/expansion	8.20
Incentivize and aid in home maintenance and repairs	10.80

Appendix D: Survey Questions

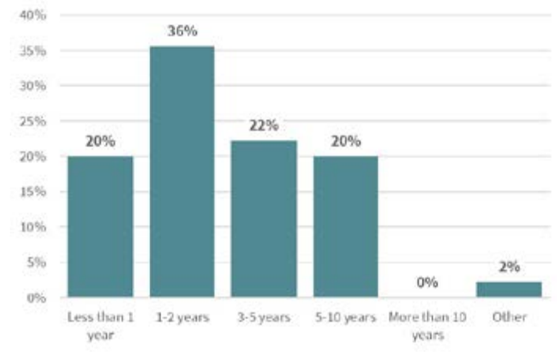
1. Which of the following applies to you?
2. I expect to stay in Sammamish for...
3. I expect to move because...
4. I don't live in Sammamish because...
5. Please provide more details on your answer(s) above.
6. Please review the following housing images/descriptions and then choose which one most closely matches your current home.
7. How many people live in your household (including yourself)?
8. What is your current housing situation?
9. How many bedrooms are in your home?
10. How many units are in your building (including your own)?
11. Approximately when was your home built?
12. Approximately what percentage of your household's monthly income goes to rent/mortgage and essential utilities?
13. In the past five years have you ever had difficulty paying your housing and/or essential utility expenses?
14. Do you live in an accessible home?
15. How many people (including yourself) contribute to your household's rent/mortgage and essential utilities?
16. Are you satisfied with your current living situation?
17. What are the top things that make you satisfied with your current living situation?
18. What are the top things that make you unsatisfied with your current living situation?
19. Do you anticipate your housing needs changing from their current state in the next 5-10 years?
1. How do you anticipate your housing needs may change?
2. In the next 5-10 years, how do you envision your housing situation?
3. In the next 5-10 years, how many people do you anticipate will be living in your home, including yourself?
23. In the next 5-10 years how many bedrooms do you anticipate needing?
24. How do you anticipate your household income changing in the next 5-10 years?
25. Ideally, what approximate size home would you reside in?
26. Thinking about others currently living with you today, do you anticipate them living with you in the next 5-10 years?
27. Please review the following housing images/descriptions and then choose which one most closely matches your current home.
28. What is your biggest concern related to housing in Sammamish?
29. What would you like to change in the housing market (cost) and stock (type) in Sammamish?
30. Have you been personally impacted by limited affordable housing options in Sammamish?
31. Do you have friends or family who would like to move to Sammamish, but are unable to afford or find suitable housing?
32. Do you know anyone who has left Sammamish due to rising housing costs?
33. As the City begins considering housing policy and strategies, which statements do you agree with?
34. What race best describes you?
35. Are you of Hispanic, Latinx, or Spanish origin?
36. What is your age?
37. Which industry do you work in?
38. Which best represents the annual income of your household before taxes?
39. Please select all of the following that apply to you and your household.
40. What is the primary language spoken in your home?
41. In which area or neighborhood of Sammamish do you live?
42. Please provide any other thoughts or suggestions in the space below and then click the DONE button to complete the survey.

Appendix E: Statistically Valid Survey Results

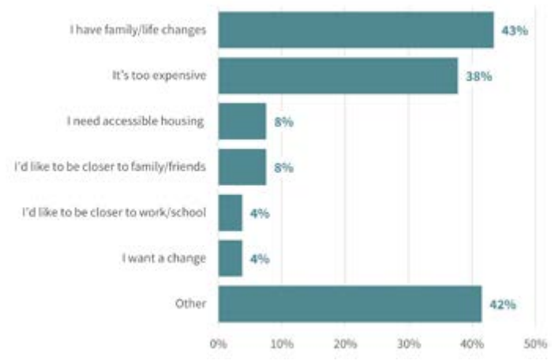
Question 1. Which of the following applies to you? (select one) (n = 398)



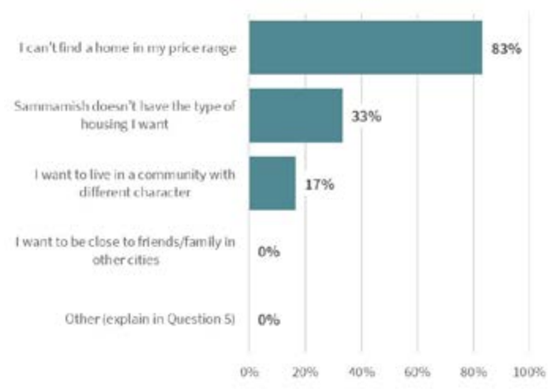
Question 2. I expect to stay in Sammamish for... (select one) (n = 53)



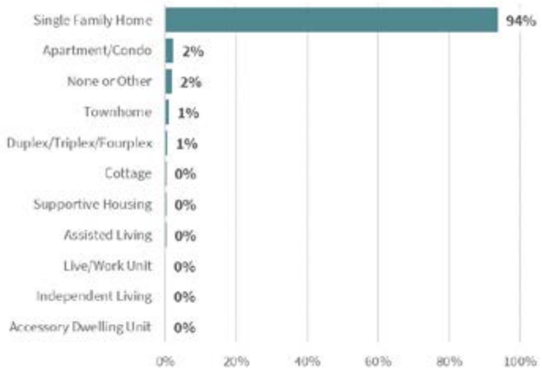
Question 3. I expect to move because... (select all that apply) (n = 53)



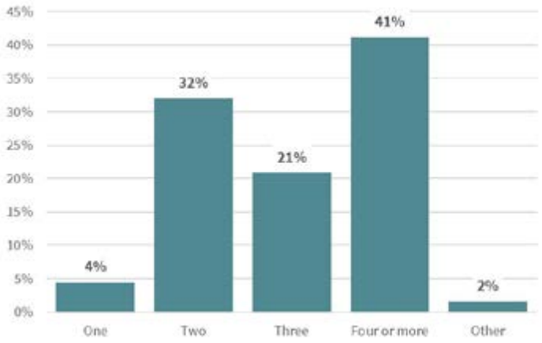
Question 4. I don't live in Sammamish because... (select all that apply) (n = 6)



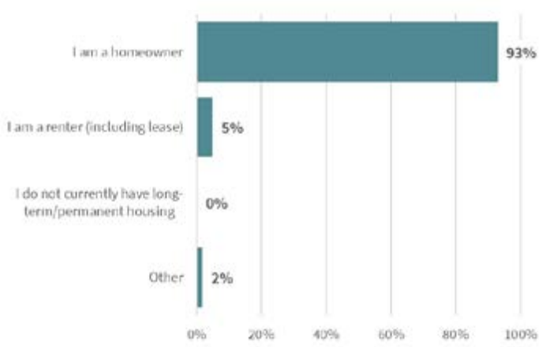
Question 6. Please review the following housing images/descriptions and then choose which one most closely matches your current home. (select one) (n = 393)



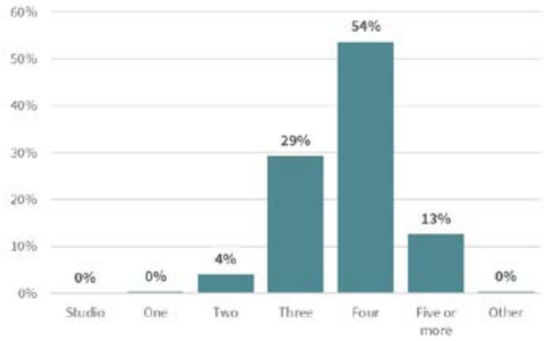
Question 7. How many people live in your household (including yourself)? (select one) (n = 384)



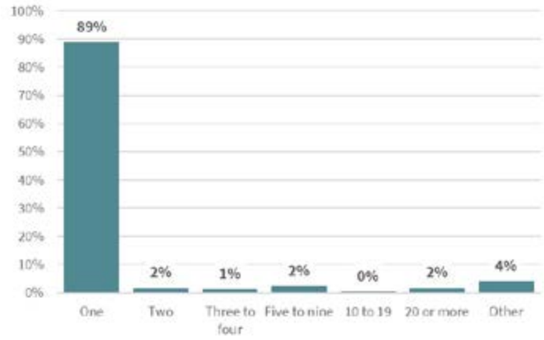
Question 8. What is your current housing situation? (select one) (n = 383)



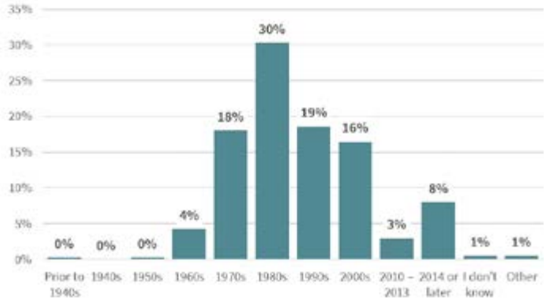
Question 9. How many bedrooms are in your home? (select one) (n = 382)



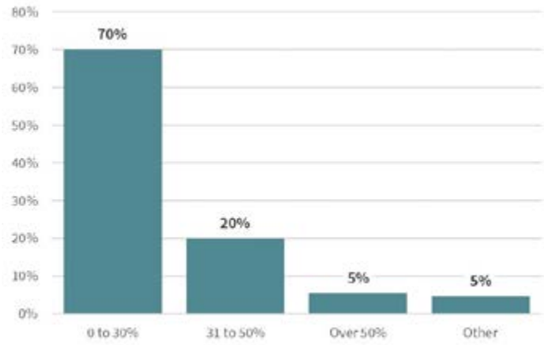
Question 10. How many units are in your building (including your own)? (select one) (n = 357)



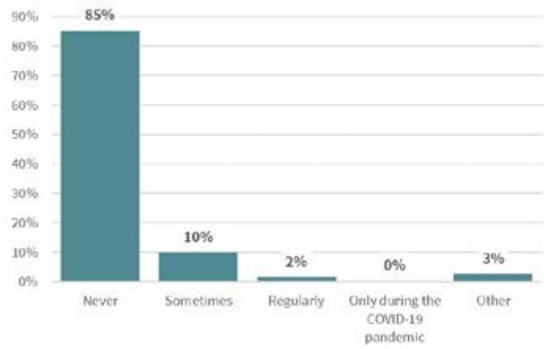
Question 11. Approximately when was your home built? (select one) (n = 377)



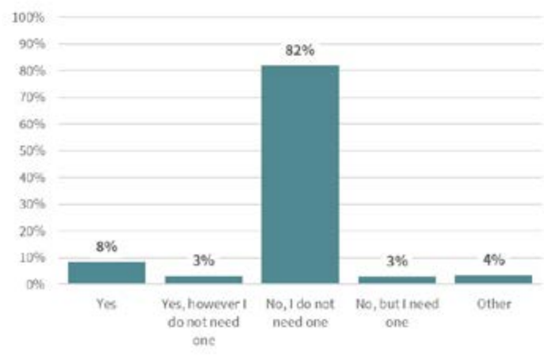
Question 12. Approximately what percentage of your household's monthly income goes to rent/mortgage and essential utilities?



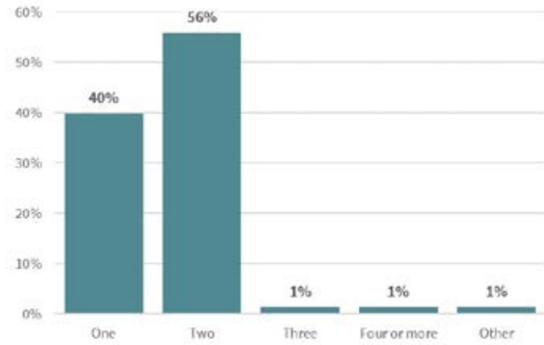
Question 13. In the past five years have you ever had difficulty paying your housing and/or essential utility expenses? (select one) (n = 368)



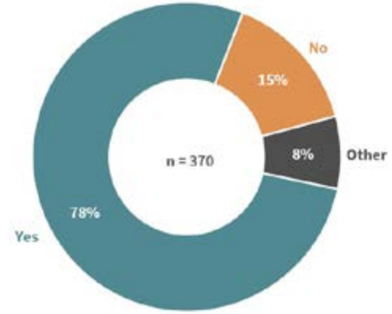
Question 14. Do you live in an accessible home? (select one) (n = 368)



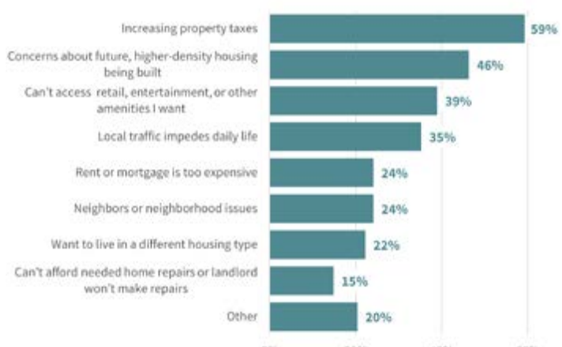
Question 15. How many people (including yourself) contribute to your household's rent/mortgage and essential utilities? (select one) (n = 368)



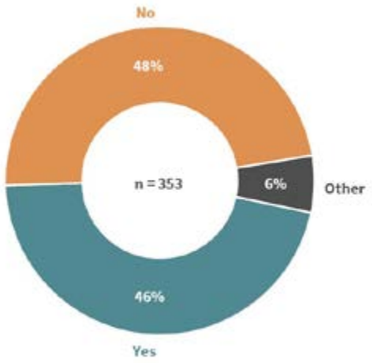
Question 16. Are you satisfied with your current living situation? (select one)



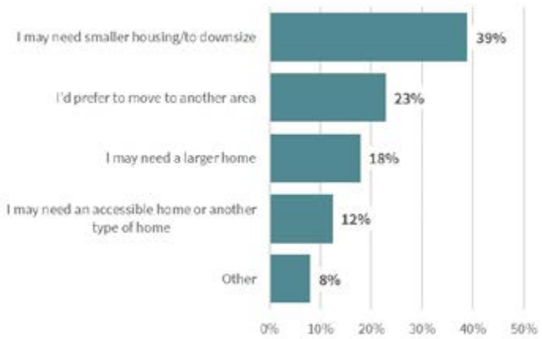
Question 18. What are the top things that make you unsatisfied with your current living situation? (select all that apply) (n = 54)



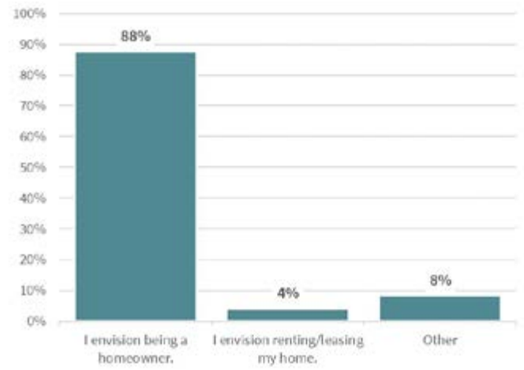
Question 19. Do you anticipate your housing needs changing from their current state in the next 5-10 years? (select one)



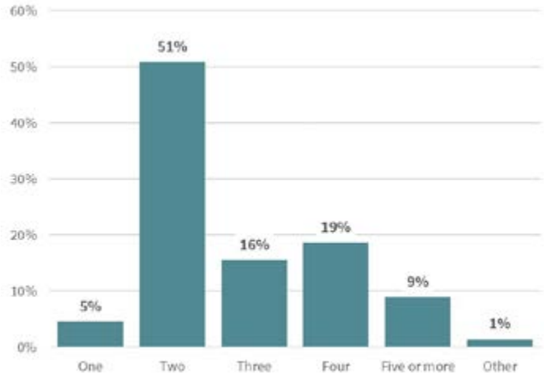
Question 20. How do you anticipate your housing needs may change, (n = 162)



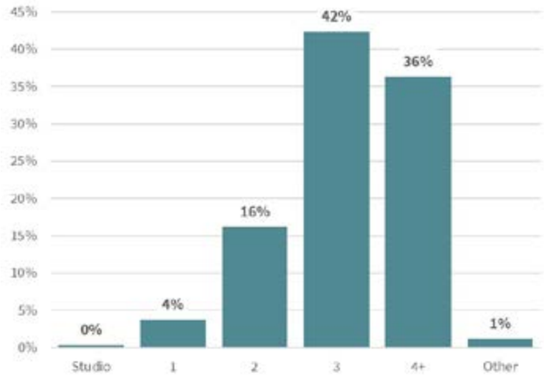
Question 21. In the next 5-10 years, how do you envision your housing situation? (select one) (n = 349)



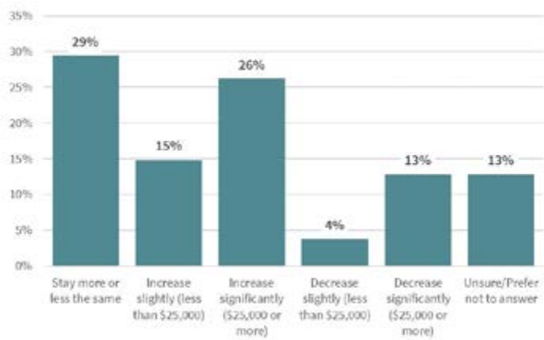
Question 22. In the next 5-10 years, how many people do you anticipate will be living in your home, including yourself? (n = 348)



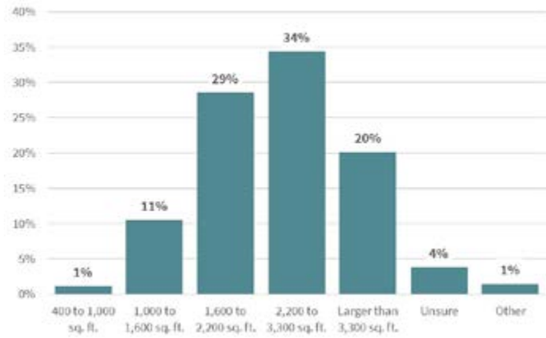
Question 23. In the next 5-10 years how many bedrooms do you anticipate needing? (select one) (n = 347)



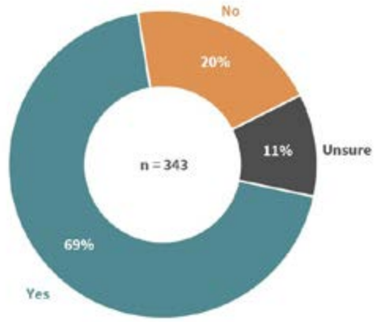
Question 24. How do you anticipate your household income changing in the next 5-10 years? (select one) (n = 343)



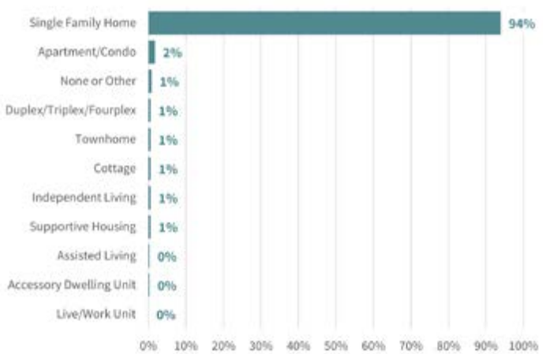
Question 25. Ideally, what approximate size home would you reside in? (select one) (n = 343)



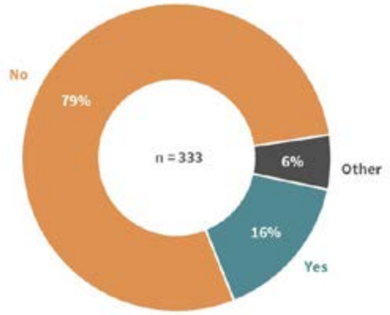
Question 26. Thinking about others currently living with you today, do you anticipate them living with you in the next 5-10 years? (select one)



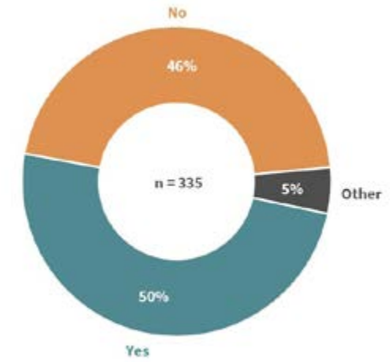
Question 27. Please review the following housing images/descriptions and then choose which one most closely matches what home you envision living in. (select one) (n = 345)



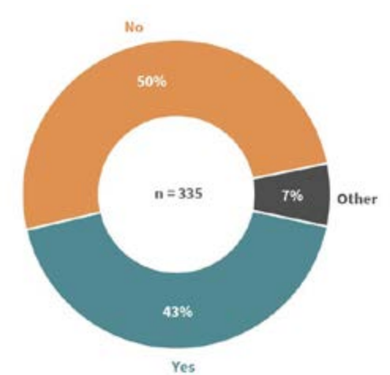
Question 30. Have you been personally impacted by limited affordable housing options in Sammamish? (select one)



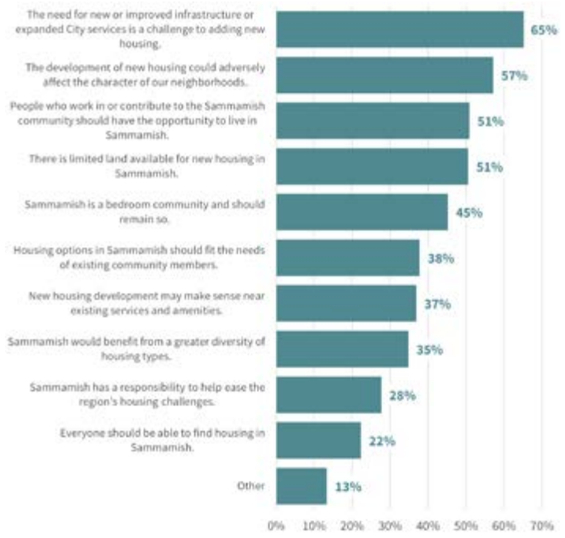
Question 31. Do you have friends or family who would like to move to Sammamish, but are unable to afford or find suitable housing? (select one)



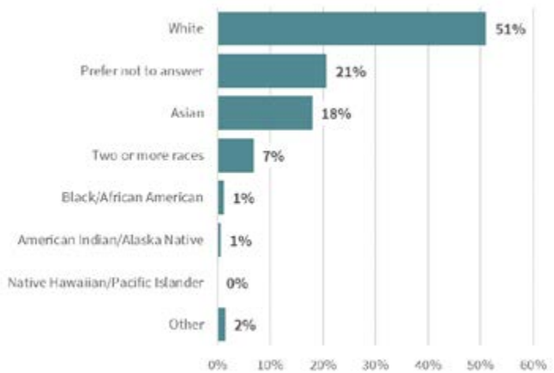
Question 32. Do you know anyone who has left Sammamish due to rising housing costs? (select one)



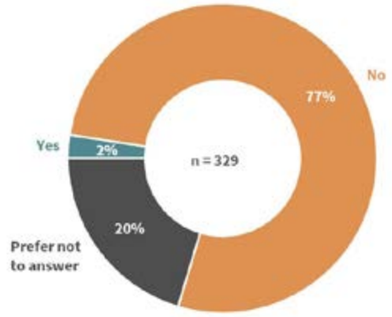
Question 33. As the City begins considering housing policy and strategies, which statements do you agree with? (select all that ring true to you) (n = 336)



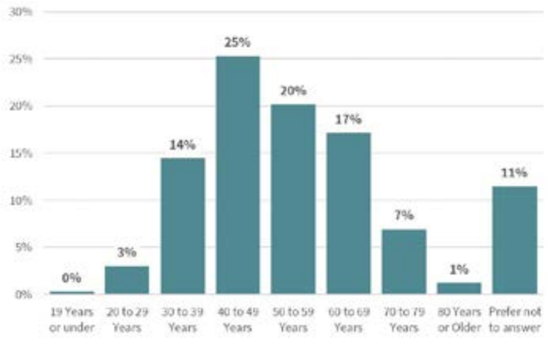
Question 34. What race best describes you? (select one) (n = 333)



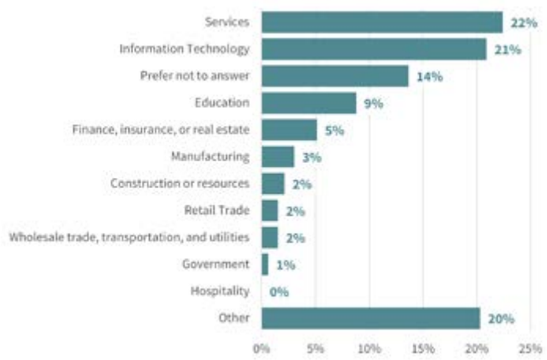
Question 35. Are you of Hispanic, Latinx, or Spanish origin? (select one)



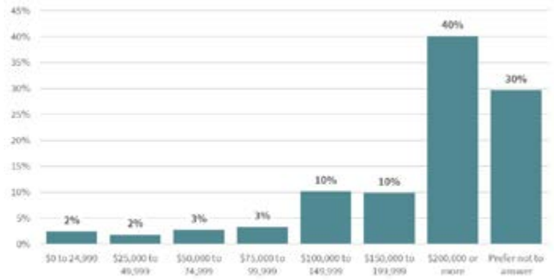
Question 36. What is your age? (select one) (n = 332)



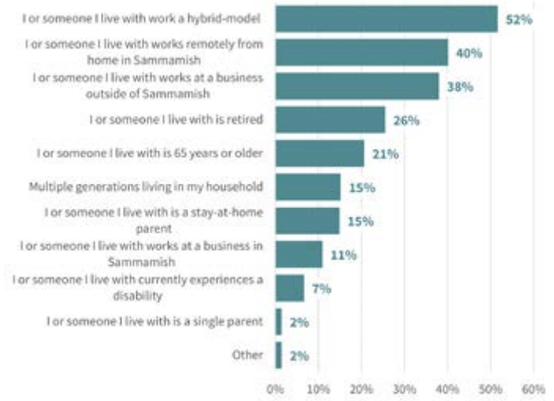
Question 37. Which industry do you work in? (select one) (n = 330)



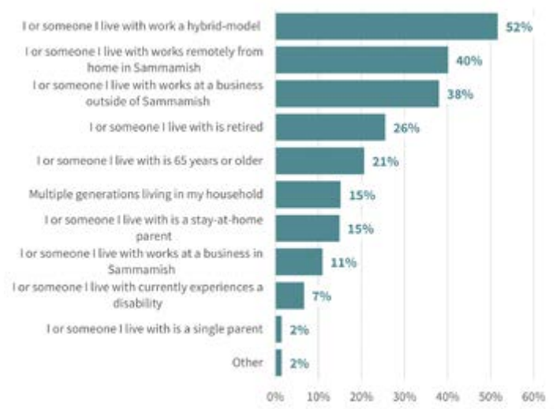
Question 38. Which best represents the annual income of your household before taxes? (select one) (n = 334)



Question 39. Please select all of the following that apply to you and your household: (select all that apply) (n = 329)

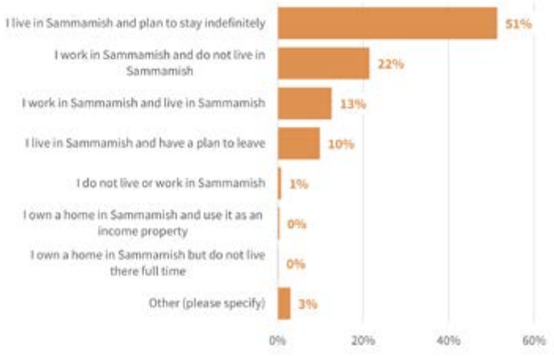


Question 41. In which area or neighborhood of Sammamish do you live? (please select one) (n = 327)

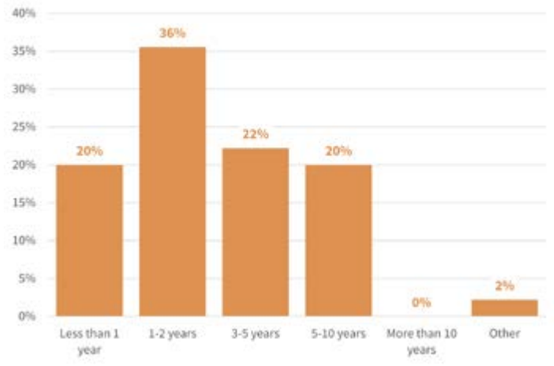


Appendix F: Public Survey Results

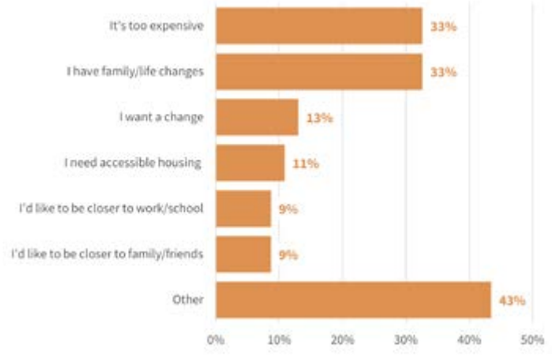
Question 1. Which of the following applies to you? (select one) (n = 465)



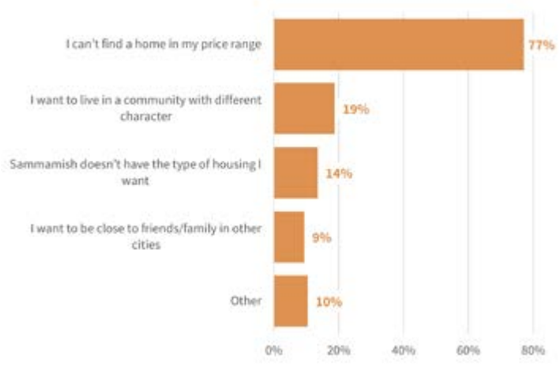
Question 2. I expect to stay in Sammamish for... (select one) (n = 45)



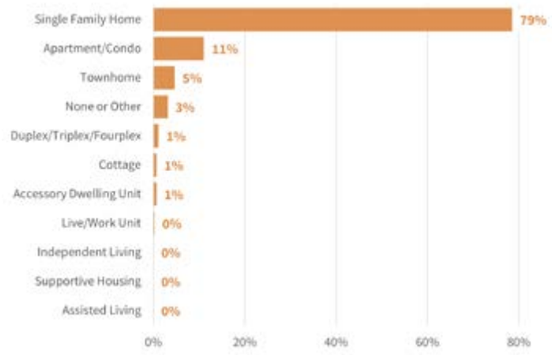
Question 3. I expect to move because... (select all that apply) (n = 46)



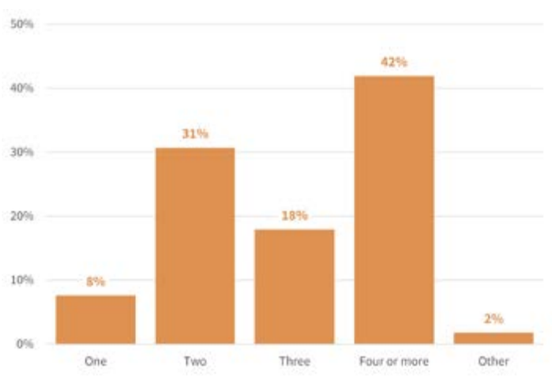
Question 4. I don't live in Sammamish because... (select all that apply) (n = 96)



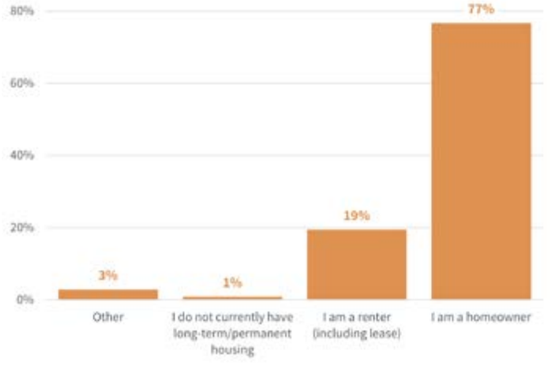
Question 6. Please review the following housing images/descriptions and then choose which one most closely matches your current home. (select one) (n = 452)



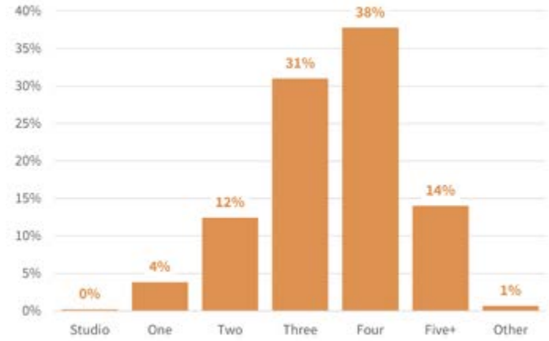
Question 7. How many people live in your household (including yourself)? (select one) (n = 446)



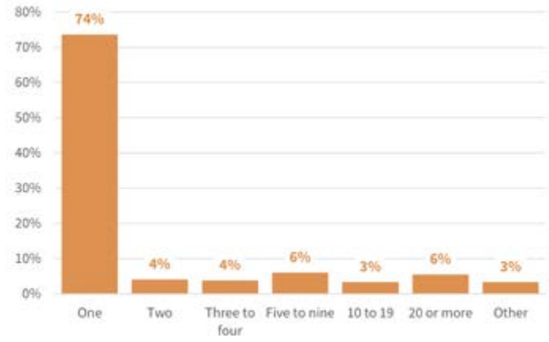
Question 8. What is your current housing situation? (select one) (n = 447)



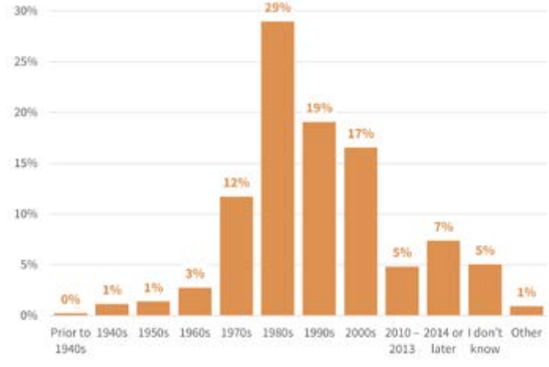
Question 9. How many bedrooms are in your home? (select one) (n = 442)



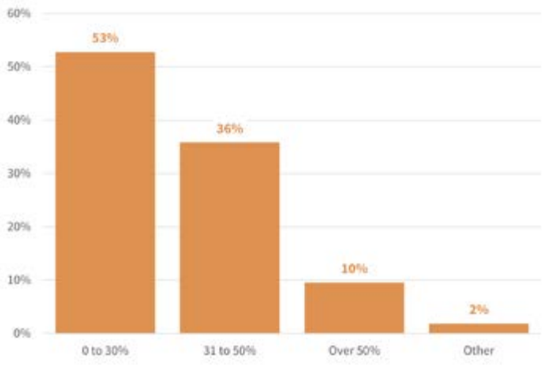
Question 10. How many units are in your building (including your own)? (select one) (n = 414)



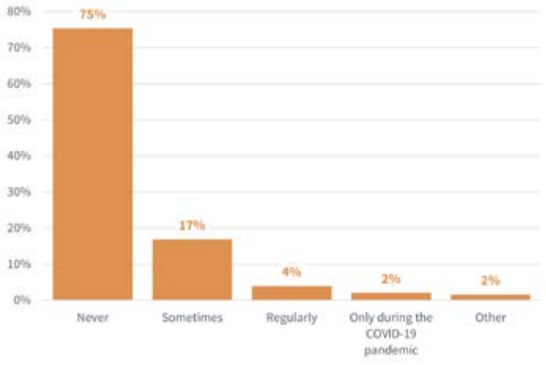
Question 11. Approximately when was your home built? (select one) (n = 435)



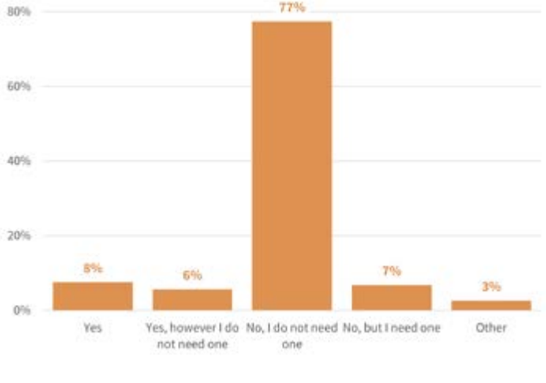
Question 12. Approximately what percentage of your household's monthly income goes to rent/mortgage and essential utilities? (n=430)



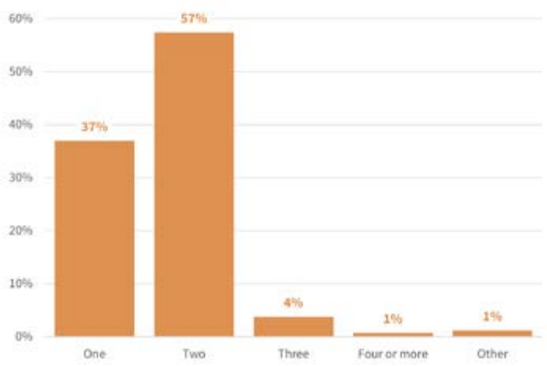
Question 13. In the past five years have you ever had difficulty paying your housing and/or essential utility expenses? (select one) (n = 426)



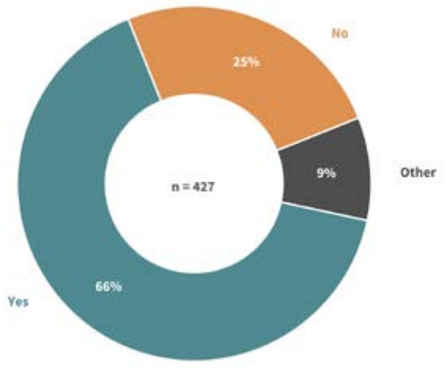
Question 14. Do you live in an accessible home? (select one) (n = 425)



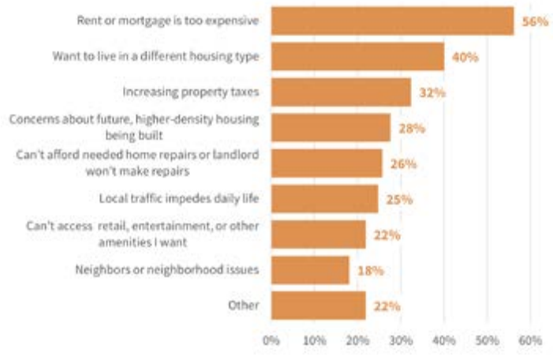
Question 15. How many people (including yourself) contribute to your household's rent/mortgage and essential utilities? (select one) (n = 425)



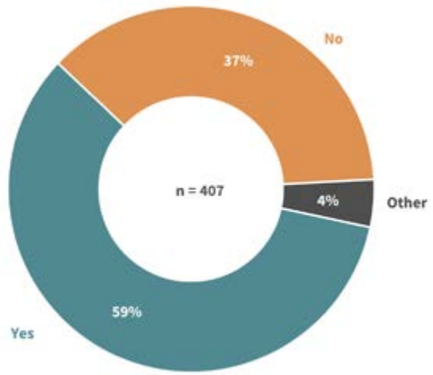
Question 16. Are you satisfied with your current living situation? (select one)



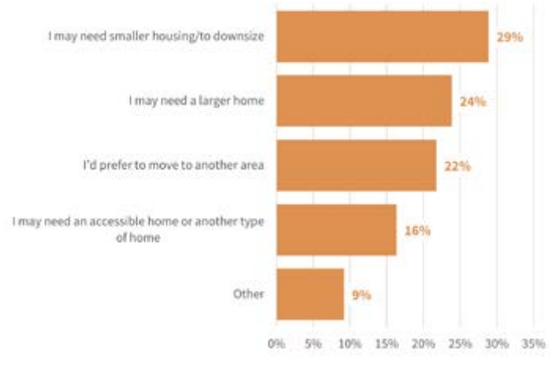
Question 18. What are the top things that make you unsatisfied with your current living situation? (select all that apply) (n = 105)



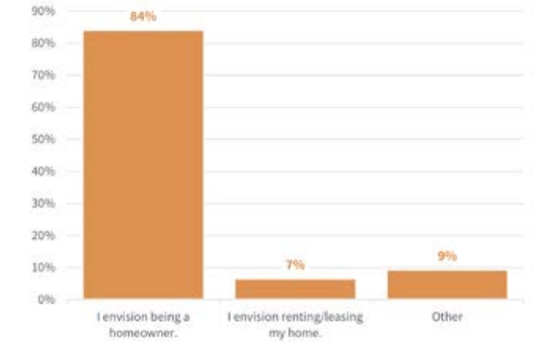
Question 19. Do you anticipate your housing needs changing from their current state in the next 5-10 years? (select one)



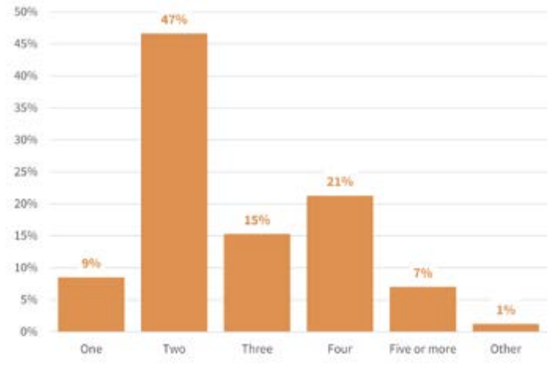
Question 20. How do you anticipate your housing needs may change, (n = 239)



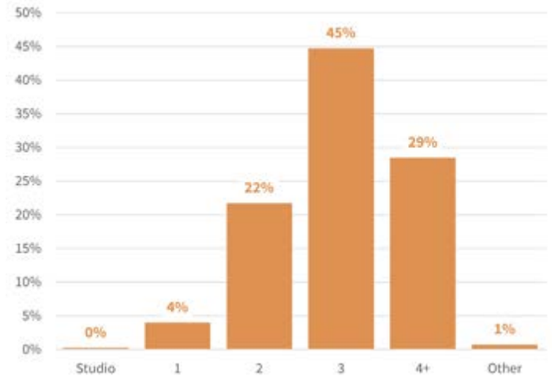
Question 21. In the next 5-10 years, how do you envision your housing situation? (select one) (n = 396)



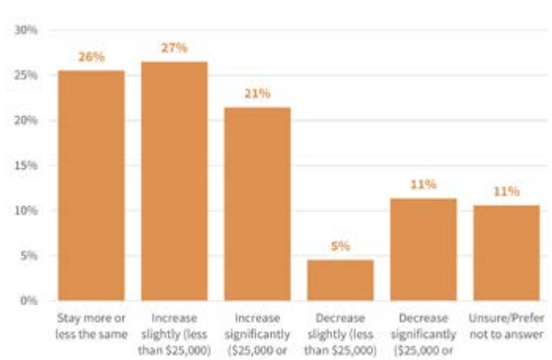
Question 22. In the next 5-10 years, how many people do you anticipate will be living in your home, including yourself? (n = 399)



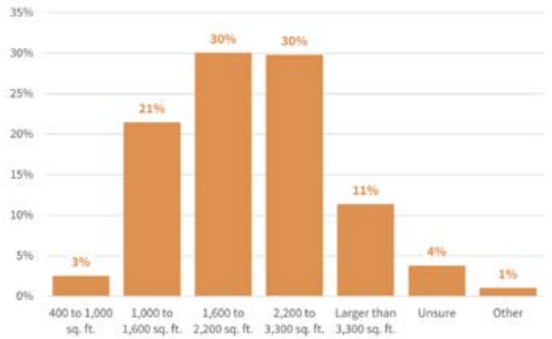
Question 23. In the next 5-10 years how many bedrooms do you anticipate needing? (select one) (n = 400)



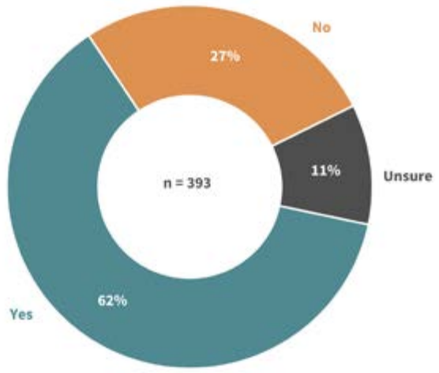
Question 24. How do you anticipate your household income changing in the next 5-10 years? (select one) (n = 396)



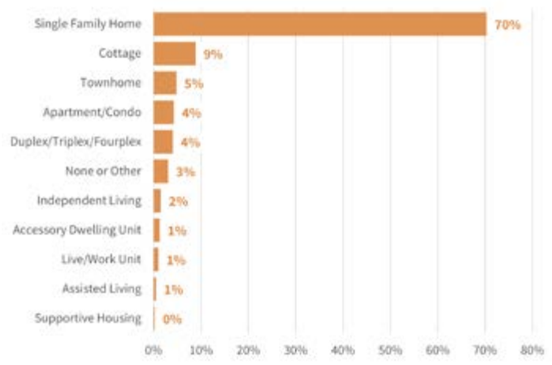
Question 25. Ideally, what approximate size home would you reside in? (select one) (n = 396)



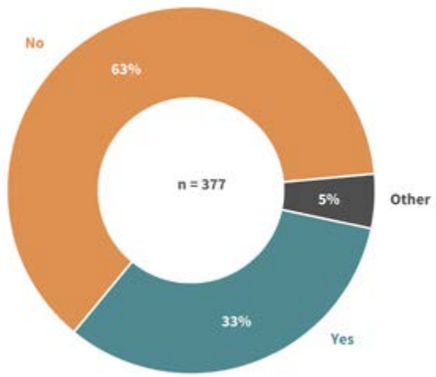
Question 26. Thinking about others currently living with you today, do you anticipate them living with you in the next 5-10 years? (select one)



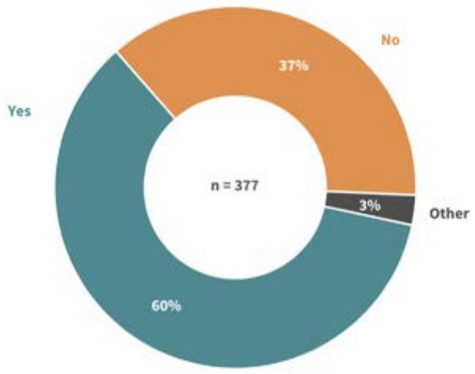
Question 27. Please review the following housing images/descriptions and then choose which one most closely matches what home you envision living in. (select one) (n = 394)



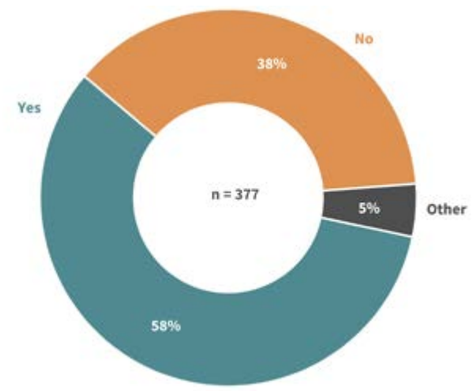
Question 30. Have you been personally impacted by limited affordable housing options in Sammamish? (select one)



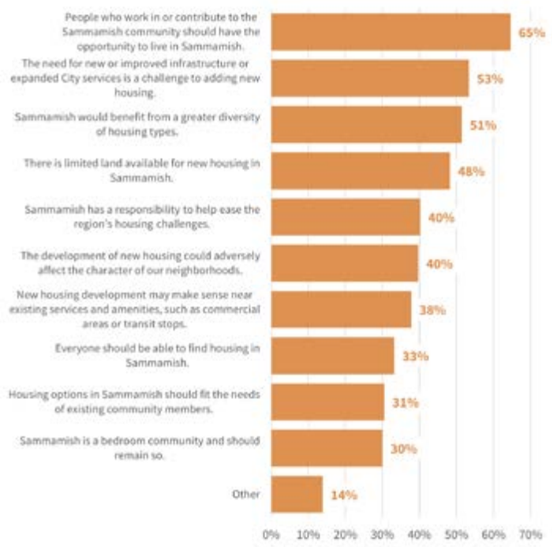
Question 31. Do you have friends or family who would like to move to Sammamish, but are unable to afford or find suitable housing? (select one)



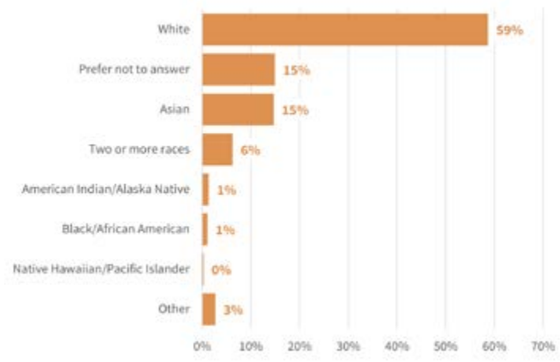
Question 32. Do you know anyone who has left Sammamish due to rising housing costs? (select one)



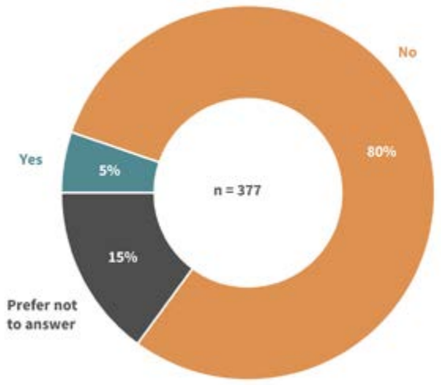
Question 33. As the City begins considering housing policy and strategies, which statements do you agree with? (select all that ring true to you) (n = 373)



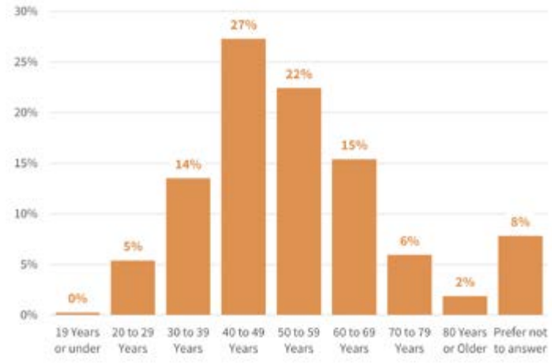
Question 34. What race best describes you? (select one) (n = 368)



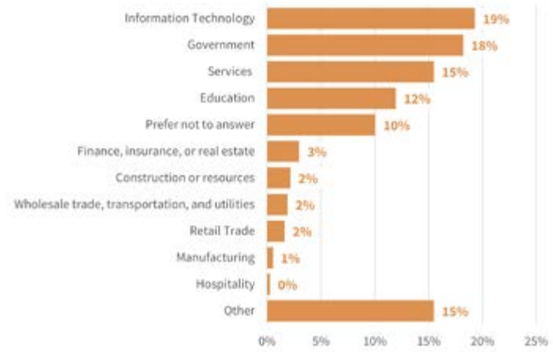
Question 35. Are you of Hispanic, Latinx, or Spanish origin? (select one)



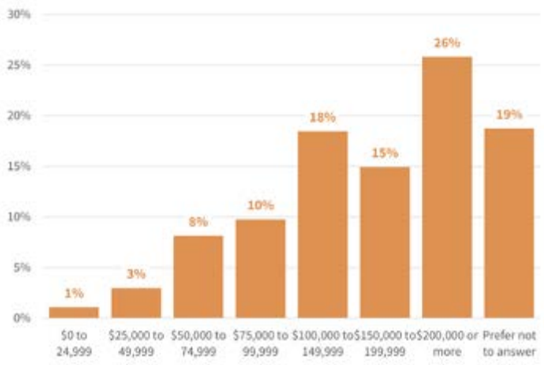
Question 36. What is your age? (select one) (n = 370)



Question 37. Which industry do you work in? (select one) (n = 368)

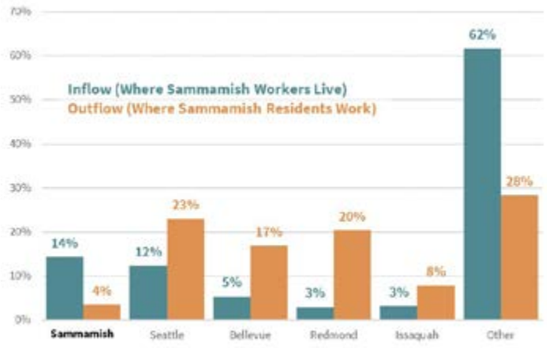


Question 38. Which best represents the annual income of your household before taxes? (select one) (n = 368)



Question 39. Please select all of the following that apply to you and your household: (select all that apply) (n = 365)

Question 41. In which area or neighborhood of Sammamish do you live? (please select one) (n = 333)

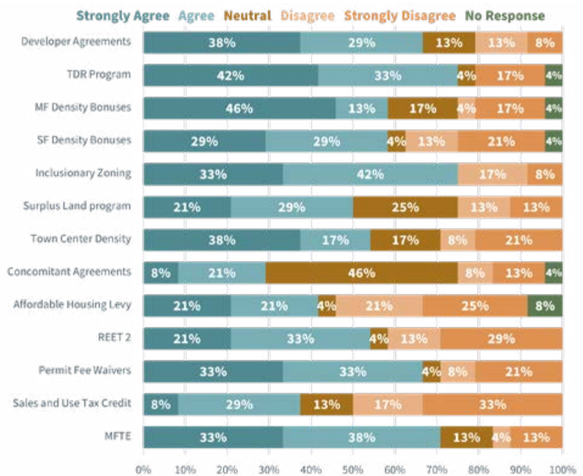


Appendix II: Strategy Survey Results

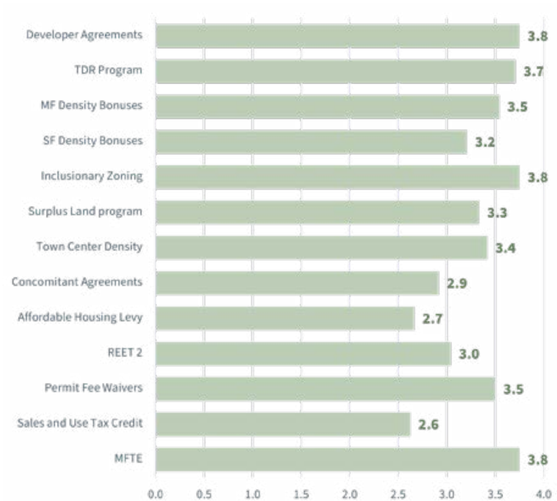
The City of Sammamish hosted a public engagement event on December 8, 2022 to discuss all draft strategies with the community. Participants were surveyed on their level of support for all proposed strategies. This appendix includes the findings from that survey, which was used to refine the strategies to the suite of actions included in the Housing Action Plan.

Theme 1: Addressing State, Regional, & County Affordable Housing Requirements

Overview of Support for All Strategies

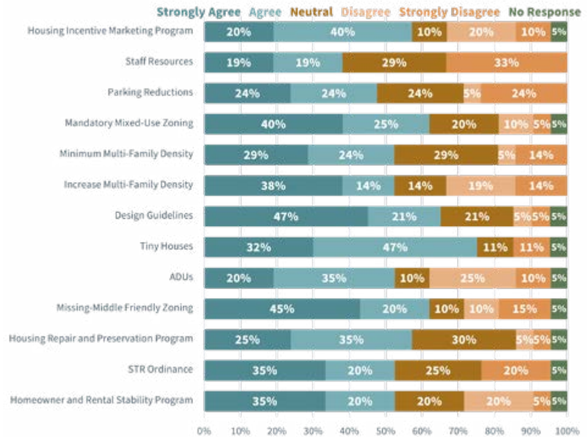


Average Level of Support (Out of 5 Max)

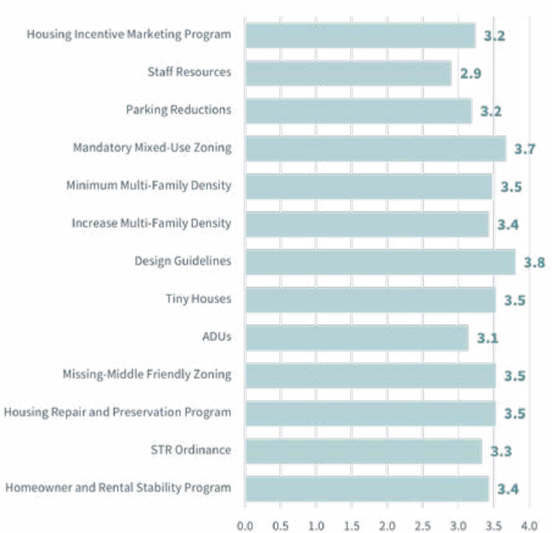


Theme 2: Increasing Housing Opportunities for Those Who Work in Sammamish

Overview of Support for All Strategies

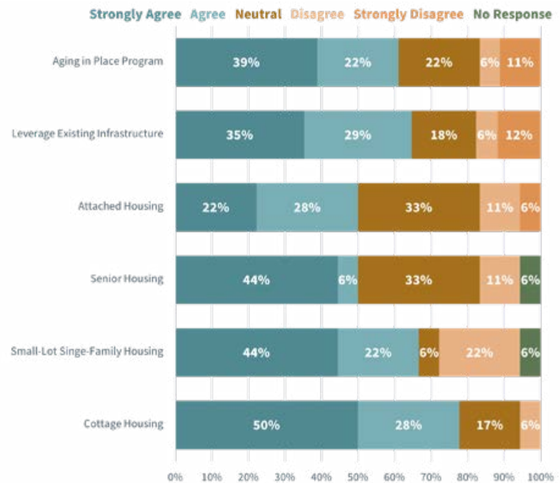


Average Level of Support (Out of 5 Max)

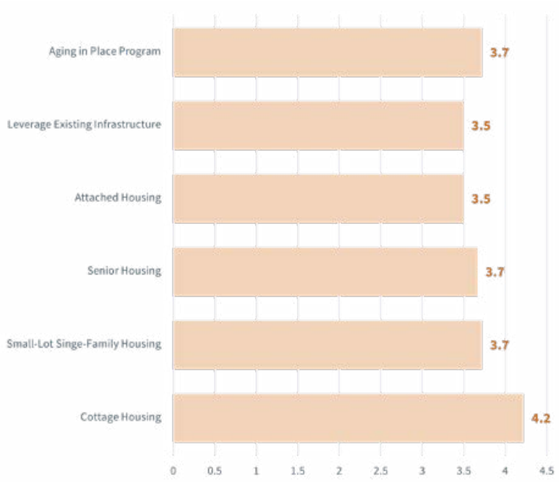


Theme 3: Accommodating Changing Demographics & Resident Housing Need

Overview of Support for All Strategies

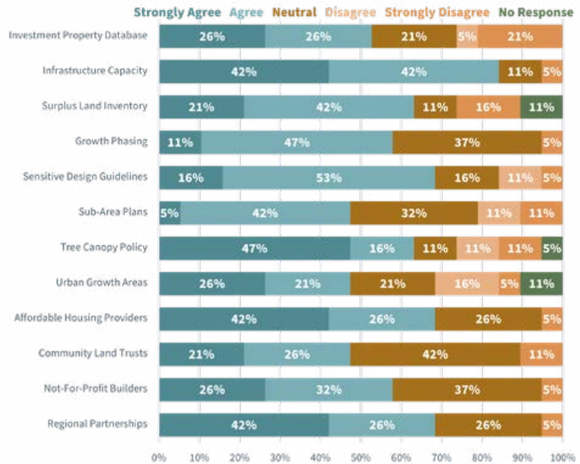


Average Level of Support (Out of 5 Max)

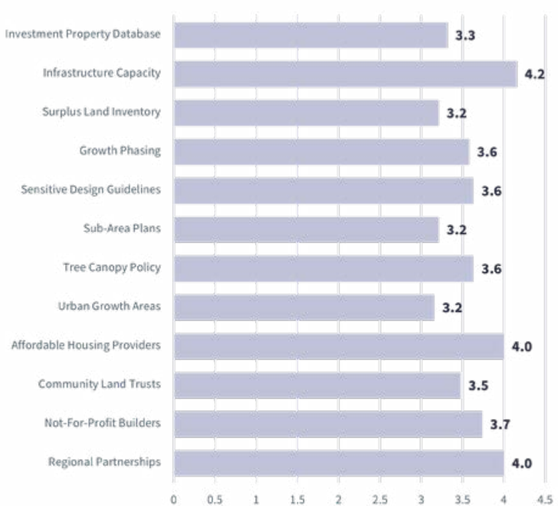


Theme 4: Maintain Sammamish's Sense of Place

Overview of Support for All Strategies



Average Level of Support (Out of 5 Max)



Appendix III: Stakeholder Engagement Summary

Multiple community and stakeholder engagement activities were undertaken in support of the Housing Needs Assessment and Housing Action Plan. These activities included the following interviews:

- Orientation interviews with City Council members
- Developer and real estate interviews
- Focus Groups with housing advocates and professionals around the topics:
  - Homelessness and Special Housing Needs
  - Attainable Workforce Housing
  - Housing Choice

Public events and engagement activities include:

- Business and resident survey, the findings of which are included in the Housing Needs Assessment
- Community round-table and survey, the findings of which are included in the appendix.

The following findings are compiled from all engagement activities conducted in support of the Housing Action Plan.

Engagement Themes

- Sammamish is a high-end and predominantly single-family community. Its development history will make it a challenge to achieve its affordable and deeply affordable housing goals, now required by the Growth Management Act. Interviewees note that the historically competitive and exclusive housing market is putting homeownership out of reach for many young residents and isn't reflective of shifting demographic needs.
- The City is comparatively young and early in its efforts to promote housing development. Interviewees note that many cities across the Puget Sound have undertaken proactive and aggressive housing programs and funding to address housing variety, cost, and accessibility in their communities, some of which predate the incorporation of Sammamish. They note that the while the City of Sammamish may have fallen behind many of its neighbors in similar efforts, it now has many established models to guide them in developing their own municipal housing programs.
- The availability of land that is appropriately zoned for multi-family or middle housing types will continue to be a challenge. Interviewees note that most high-density and/or affordable units are focused in Town Center. While this may allow the city to kick-start development and progress toward its housing goals, interviewees note that the supply of land in Town Center is finite and the identification of land suitable for alternatives to single-family detached homes will ultimately need to extend into other parts of the City.
- The City has the opportunity to lay the foundation for future development. Interviewees note several actions the City could undertake now that will help diversify housing choice in neighborhoods that have historically been zoned for single-family residential. Communication will be key to begin building consensus and support for a vision of the community that provides housing and transportation choice while protecting and maintaining existing community assets.
- Town Center is an important part of Sammamish's future housing landscape, but it's not the end-all solution to the City's housing goals and challenges. Interviewees are very positive on the Town Center Plan and look forward to its execution. They also note that a completed Town Center Plan has the potential to alleviate common negative perceptions of higher-density development, namely by providing a "community backyard" for small lot or high-density housing, addressing traffic concurrencies, and creating an urban destination and amenities within the city.

Housing Experts and Developer Findings

Affordable housing developers and advocates were less likely to have experience working in Sammamish than their counterparts working in market rate development. Often, their experience there was for a different organization or for a single project.

The overall perception of housing in Sammamish is that it's a predominantly high-end and large single-family housing market. Interviewees note that it's much more expensive that many of its neighbors and of the region. Many of these interviewees have decades of experience working within housing in the Puget Sound and note that this perception and the housing market in Sammamish have remained constant over time, despite downturns in the market felt elsewhere. Several professionals note that the history of housing development in Sammamish will make it more difficult for deeply affordable housing, now mandated by the Growth Management Act, to be built.

What Sets Sammamish Apart

When asked what makes the Sammamish housing market unique, perspectives differed among interviewees. The following list includes each response given on what sets Sammamish apart from the region:

- Sammamish is a young city compared to its neighbors and the region. Sammamish incorporated in 1999, and some interviewees noted that this puts the City at a disadvantage on an issue that some of its older peers have been working on since before incorporation. Sammamish is missing an institutional history of working through the common growing pains of modern cities.
- Sammamish has a comparatively large share of single-family zoning and lack of diversity in housing options.
- Interviewees note a perception in the development field that the City provides less financial assistance, land, or useful benefits to affordable developers.
- Sammamish has a historically low supply of new housing, even more so than the region. One interview believes that Sammamish has never been in the range of 4- to 6-months supply of housing, the benchmark for a healthy housing market.
- Fewer permanently affordable or permanently supportive housing have been developed in Sammamish in recent years, despite a significant push for this type of development across the region.
- Sammamish has all of the building blocks of an ideal community already in place. Even without a functional Town Center, it's consistently ranked highly as one of the best places in the country to live. Interviewees believe that the gaps in that ideal community that the City can help address now are to maintain open spaces and nature, improve housing and transportation choice, and develop a community-oriented Main Street. They also note that some of these efforts are already underway, particularly in Town Center.

Challenges to Accomplishing Housing Goals

Some of these factors that make Sammamish unique also contribute to the biggest challenges of developing housing there. For example, finding appropriately zoned land for affordable housing development remains a challenge for affordable developers. It can be very costly to both buy single-family land and undertake any rezoning requests. Where land is zoned multi-family, the currently high construction costs and interest rates combine to make affordable or moderate housing unfeasible. Another interviewee noted that development regulations and concurrency requirements are significant barriers to development.

Other interviewees note that one of the challenges in the city is that it is behind many of its neighbors in developing municipal funding sources or other programs to support housing goals. While several interviewees don't believe any city in the Puget Sound is 'getting it right,' other cities that were given as leading on housing or balancing competing interests related to housing include:

- Kirkland is viewed as progressive, and interviewees are supportive of its recent middle housing ordinance and dashboard.

- Redmond does a good job of developing and promoting housing types available to a variety of income levels.

However, several interviewees stressed that many jurisdiction are struggling with a housing supply shortage and with new requirements to plan for affordable and deeply affordable units. One of the challenges in this lies in a disconnect between housing policy and incentive programs established by cities to encourage affordable housing development. Interviewees note that city policy in the Puget Sound increasingly puts new housing and new affordable housing at the center of their legislative and program goals. However, interviewees note that policy changes must go hand in hand with incentive programs, regulatory reform, and synchronal programs with development partners, like utilities or other city departments. As one interviewee said, "Cities put policies in place to encourage more housing types and choice but haven't put the incentives in place. In many cases they've made it more difficult. Can the builder make more money, get faster permitting, or discounts on city fees and infrastructure costs?" They note that regardless of city policy or goals, affordable housing development must become significantly more fiscally attractive to developers to move the needle on the shortage.

In addition, interviewees note that any policy, program, and regulatory schema to encourage housing development of any type must include buy-in from all appropriate entities that play a role in the development process. For example, one interviewee described a scenario in which a city can implement a policy that waives permit fees and expedites permit reviewees if a housing development includes certain sustainability or affordable measures. However, that project must also go through a review by the local utility provider, who is not participating in this expedited permit review. The expedited review process by the city effectively becomes useless because the development must wait for the utility review.

Housing Type Feasibility

One question asked of interviewees was to provide their thoughts on the prospect of the following housing types being built in Sammamish. The following list summarizes the feedback on each housing type.

- Large detached single-family houses. Interviewees reported a high likelihood of feasibility. This is the dominant development type historically, but with land supply dwindling, the volume of new development is diminishing.
- Small detached single-family houses. Some interviewees reported uncertainty around if and where this use is allowed. There's a general belief that this housing type has strong potential in Sammamish but may be vulnerable to development regulations and fees.
- Cottage housing. Some interviewees reported uncertainty around if and where this use is allowed. This type of development has been a successful path towards increasing density in single-family zones in other eastside cities. Interviewees believe that it could be a feasible and appropriate development type in Sammamish and should be encouraged both in and beyond Town Center. One interviewee mentioned that flexibility in development regulations will be important to facilitating cottage housing and that limiting structure size will be prohibitive.
- Townhomes. While this is allowed in multi-family zones in Sammamish, interviewees question the strategy of developing townhomes in a zone where this type of housing would be directly competing with large multi-family developments for a finite amount of land. They note that demand for townhomes is high and increasing, as long as there is land available.
- Low-rise apartments. This is allowed in small nodes across Sammamish and is viewed as a political compromise to increase density while avoiding issues related to growth. The opportunity cost of building low-density or small multi-family developments instead of larger multi-family developments on a limited amount of land may decrease the likelihood of this development type being built. Some interviewees believe that if land in Sammamish is set aside for apartments, the City should prioritize larger and higher development to optimize the use of the land.
- Mid-rise and/or mixed-use apartments. Mid-rise and mixed-use apartments are currently allowed only in high-density central areas like Town Center but are in high demand across the eastside. Interviewees note that as the development of projects like Town Center progress, there will be a shortage of land that is appropriately zoned to support the high demand for apartments.
- Condominiums. Interviewees note that there have been lawsuits in recent years that are effectively prohibiting the development of market rate condominiums. There is optimism that the state legislature will be able to address the current barriers in the coming years. They also indicate that condominiums increasingly must be high-rise to make them feasible.

Recommendations

Interviewees offered the following recommendations on specific actions the City could take to improve the feasibility of developing housing types that are not currently common in Sammamish but may help the City accomplish its housing goals and planned housing growth targets:

- Upzoning central high-density zones and expanding the higher-density nodes into adjacent neighborhoods can increase density in already denser nodes and help create a larger buffer edge between central area and residential neighborhoods.
- Partnering with affordable housing developers in the region can help address community concerns while moving forward on the City's housing goals.
- Interviewees note that engagement must be a key element of any city's housing plans. The City should start engaging with the community early, particularly on deeply affordable housing development.
- The City can help developers by prioritizing getting available lots finished and having an inventory of ready-to-build lots.
- Interviewees believe the City should continue executing the Town Center Plan. Interviewers describe it as the hub of future higher-density spokes throughout Sammamish. Community-driven assets are a fundamental part of the Town Center Plan and can help facilitate future multi-family development.
- Public private partnerships have been a successful model for other cities within the region accomplish housing goals. Sammamish can now use these models as a template to accomplish its own goals.
- Transit-oriented development has, in some cases, been used as a way to introduce higher-density and multi-family development into communities in which that development type has not been historically prevalent. This type of development could help the City of Sammamish achieve two complementary goals of increasing housing choice while improving access to transportation and mobility within the region.
- One interviewee noted how important the vision of what the City or a specific area, like Town Center, could be is to accomplishing the milestones to bring that to fruition. They encourage the City to remain vocal and prominent in promoting what Sammamish can look and feel like and how it can take steps to get there now.