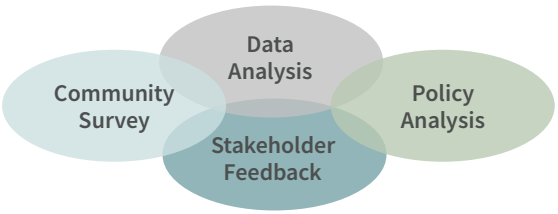
HOUSING NEEDS ASSESSMENT SUMMARY

WHAT IS THE HOUSING NEEDS ASSESSMENT?

The City of Sammamish received a grant from the Washington State Deptartment of Commerce to develop a Housing Action Plan. The goal of this plan is to assess current and future housing needs in the City, and to identify strategies and tools to encourage a variety of housing types at prices accessible to a broad range of incomes. The Housing Needs Assessment, conducted by an external consultant, will form the basis for developing the Housing Action Plan.



Housing Needs Assessment Inputs

Community Survey: Distributed a statistically valid survey to Sammamish residents, and an open survey for all community members.

Stakeholder Feedback: Held three roundtable discussions focused on specific housing topics and conducted individual interviews with stakeholders.

Policy Analysis: Reviewed current policies and codes to establish existing housing priorities & how development regulations align with these priorities, and identified obstacles related to permitting processess and code requirements.

Data Analysis: Gathered & analyzed current demographic and economic data along with survey responses to compile a single, cohesive report.

KEY FINDINGS

Demographic & Economic Character

- Portion of the population 65 years & older is increasing
- Economic disparities are growing
- Some residents are at increased risk of being displaced

Current Housing Supply

- 87% of housing units are single-family homes
- 12% of housing units have less than 3 bedrooms
- Median sale price of a home in 2021 exceeded $1.8M

Transportation & Regional Commuter Patterns

- 86% of the workers of jobs in Sammamish come from outside the City
- 60% of Sammamish residents commute to Seattle, Bellevue, or Redmond for work.

Future Housing Needs

- Plan for & accommodate housing affordable to all income ranges
- Promote a variety of housing types
- Encourage preservation of existing housing stock

Housing Planning & Policy Context

Planning for future housing means navigating conflicting priorities, and finding balancing points. The City has to address the requirements of:

- Provide housing units to meet state-wide projections
- Demonstrate how local policy links to adjacent city, county, regional and statewide housing efforts.

Read the full Housing Needs Assessment: https://www.envisionsammamish2044.org/housing