VI. HOUSING ELEMENT

VISION

The Vision Statement and Vision Ideals provided in the Introduction to this Comprehensive Plan specify several desired community attributes addressed in more detail in this Housing Element:

- A vision of Sammamish as a community of families,
- A family friendly, kid safe community,
- Quality neighborhoods with vibrant natural features and outstanding recreational opportunities,
- Respect for the character and integrity of existing neighborhoods,
- New development that maintains the small town atmosphere and suburban character to complement existing character as well as allow for diversity and creativity.

Additionally, the Housing Element responds to the Growth Management Act, the Washington Housing Policy Act, and the King County County-wide Planning Policies identified in the Growth Management Element of this Comprehensive Plan. The objectives of the Washington Housing Policy Act (RCW 43.185B.009) are to attain the state’s goal of a decent home in a healthy, safe environment for every resident of the State. The State’s goal for housing, [RCW 36.70A.020(4)], is to “Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.” The Sammamish housing vision, consistent with State goals, is to protect residential single family areas, to develop new opportunities for housing diversity and affordability, and to work cooperatively on a region wide housing plan.

The Sammamish Comprehensive Plan also includes a Housing Needs Assessment, Appendix D, providing an expanded inventory and analysis of the community’s current housing resources and housing needs. The Housing Needs Assessment provides background housing data for the City of Sammamish, East King County and King County. The Needs Assessment section on Community and Housing provides an overview of household composition, housing resources, housing access & tenure, housing costs, and housing conditions. The Housing Needs section is an overview of household incomes, and housing for low income, special needs and at risk populations. The Needs Assessment concludes with an overview of Population, Household and Employment Forecasts.

Throughout the Housing Element and the Housing Needs Assessment in Appendix D references to “Eastside” or “East King County” include the cities of Beaux Arts Village, Bellevue, Bothell, Clyde Hill, Hunts Point, Issaquah, Kenmore, Kirkland, Medina, Mercer Island, Newcastle, Redmond, Sammamish, Woodinville, and Yarrow Point.

PRIMARY ISSUES

Community & Housing

Sammamish is a young community, characterized by suburban, single family neighborhoods. The City’s primary land use is single-family residential. The Housing Plan does not propose to change this predominant land use, or the character of these neighborhoods, but rather strives to protect neighborhoods by directing new growth consistent with the community vision to appropriate sites. The Housing Plan works closely with the Land Use Element and land use map to allow some of the City’s future residential development to meet a need for additional housing choices. These choices allow Sammamish to develop and provide housing for a more diverse population. For example, as the City’s population grows over
time there will be a concomitant increase in the senior and young adult populations. Additionally, improved neighborhood services may create new jobs for employees who would like to live near their work. The land use decisions made in this plan may give the market the opportunity to respond to a increasing need for additional housing choices for smaller, more affordable starter home, homes suitable for empty nesters, as well as homes for those who work in the community.

**Coordinated Strategy**

The Housing Element supports the vision of the Land Use Element and land use map, allowing limited additional residential growth and housing diversity through a coordinated strategy. Additional housing choice is proposed by adopting revisions to the land use map that recognize the City's primary land use as single-family residential, while directing mixed-use and low to medium density multifamily residential growth to appropriate sites.

The Housing Element allows for creative, neighborhood compatible, single family housing alternatives throughout the City. Many of these single-family housing alternatives, such as cottages, accessory dwelling units, and attached single family homes, are design opportunities that are only recently being incorporated into community plans. Creative tools such as these allow for housing that is compatible with traditional neighborhood development, while providing more diverse and affordable housing choices.

It is anticipated that the subarea planning process may impact the selected land use plan, development standards and regulations and housing policy. Periodic review and update of the Housing Element and Housing Needs Assessment provides the City an opportunity to monitor changes in the community and to evaluate new and/or revised housing strategies. Comprehensive Plan updates may include: further documentation of current housing trends, prioritizing of housing goals and policies, and establishing a Housing Strategy Plan outlining implementation strategies. Updates to the Housing Strategy Plan will be based on subsequent periodic review. Monitoring the status of the City’s housing market and the effectiveness of the City’s housing policies and regulations provides an opportunity to adjust the plan to a changing and growing community.

**Employment & Household Growth**

Sammamish is primarily a bedroom community with 34,104 residents but only 4,757 covered jobs in 2000 (covered employment is the number of jobs covered by state unemployment insurance, it excludes corporate officers, sole proprietors and some others). Despite this small employment base, it is important to consider employment type and employment growth when estimating the City’s housing need.
TABLE VI-A
PSRC COVERED EMPLOYMENT ESTIMATES 2000: CITY, COUNTY

<table>
<thead>
<tr>
<th></th>
<th>Sammamish</th>
<th>King Co.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>Construction &amp; Resources</td>
<td>472</td>
<td>10%</td>
</tr>
<tr>
<td>FIRES (Finance, Insurance, Real Estate, Services)</td>
<td>1,079</td>
<td>23%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>43</td>
<td>1%</td>
</tr>
<tr>
<td>Retail</td>
<td>1,819</td>
<td>38%</td>
</tr>
<tr>
<td>WTCU (Wholesale, Transportation, Communications &amp; Utilities)</td>
<td>332</td>
<td>7%</td>
</tr>
<tr>
<td>Education</td>
<td>928</td>
<td>19%</td>
</tr>
<tr>
<td>Government</td>
<td>84</td>
<td>2%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>4,757</td>
<td></td>
</tr>
</tbody>
</table>

Source: Puget Sound Regional Council. Employment data are suppressed according to EESD confidentiality agreements. The data represents all employees “covered” under the State’s unemployment insurance act. This excludes proprietors, self-employed individuals and others. Sammamish employment update per Chandler Felt 07/15/02.

Most employees in Sammamish are those who provide community services such as teachers, police and city workers, and those working in retail shops and restaurants. Typically retail represents the lower wage jobs, education and government represent middle wage jobs and the other categories include higher wage jobs. In Sammamish, 57% of community based workers are from the three lower paying categories: retail, education and government. The King County Countywide Planning Policies include an employment target of 1,230 potential new jobs within the City during the 20-year planning period. With no planned increase in higher wage employment centers, lower wage jobs will continue to dominate as the community based employment in Sammamish.

County and regional employment growth will also affect Sammamish housing need. Between 1993 and 2000 the ratio of new jobs to new housing in East King County has averaged 4 new jobs/1 housing unit (Table VI-B). By comparison, a ratio of 1.7 jobs to each housing unit is considered optimally correlated under GMA guidelines. Employment outpacing household growth in East King County is projected to continue through the 20-year planning period, with 2.3 new jobs new jobs for every new household (Table VI-C).

TABLE VI-B
GMPC JOB GROWTH TO HOUSING UNITS BUILT 1993-2000: CITY, EASTSIDE

<table>
<thead>
<tr>
<th></th>
<th>Job Growth Covered Jobs</th>
<th>Housing Units Built</th>
<th>Job/Housing Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sammamish</td>
<td>2,299</td>
<td>4,494</td>
<td>.5</td>
</tr>
<tr>
<td>East King County (cities)</td>
<td>93,253</td>
<td>22,808</td>
<td>4.0</td>
</tr>
</tbody>
</table>


TABLE VI-C
GMPC JOB TARGETS TO HOUSEHOLD TARGETS 2001-2022: CITY, EASTSIDE

<table>
<thead>
<tr>
<th></th>
<th>JobTarget</th>
<th>Household Target</th>
<th>Job/Housing Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sammamish</td>
<td>1,230</td>
<td>3,842</td>
<td>.3</td>
</tr>
<tr>
<td>East King County (cities)</td>
<td>93,890</td>
<td>40,844</td>
<td>2.3</td>
</tr>
</tbody>
</table>

GMPC Amendments to the Countywide Planning Policies July 2002.
Local employers report the impact of the area’s lack of housing for community based workers. For example, Lake Washington School District loses one third of new hires within five years. Many of these exiting teachers report their decision to leave is based on housing costs and long commutes. Affordable housing is one of the 8 strategic goals for the Lake Washington School District. Issaquah School District’s 850 teachers and equal number of support staff struggle with affordable housing. Only one third of the district’s 1,500 employees live within the Issaquah School District, lessening their community connection to the schools and families where they work.

**Neighborhood Quality**

The new City of Sammamish has strong, community-wide values for quality neighborhoods and protected natural features. These values are expressed in the Comprehensive Plan Vision Statement and Vision Ideals. The **Neighborhood Quality** Housing Plan section establishes goals and policies to protect neighborhood quality and fragile environments from incompatible land uses.

Within Sammamish, residential growth will be constrained by both infrastructure inadequacies and the amount of sensitive lands. Consistent with the Housing Vision, neighborhood quality policies focus on preserving existing residential single family neighborhoods. Policies emphasize compatibility with existing neighborhood character for adjacent and infill development. Policies also seek to involve neighbors and community groups in neighborhood actions and improvements.

**Types, Variety and Amount of Housing**

Housing Plan section **Types, Variety and Amount of Housing** establishes goals and policies to match housing choices with existing and future community needs and preferences. The Housing Plan also seeks innovative and creative ways to develop additional housing that is compatible with existing neighborhoods and the environment. A variety of housing types are considered by the Plan, including small and large lot single family residences, attached single family residences and cottages, town homes, duplexes, multiplexes, multifamily, accessory dwelling units, and manufactured housing.

Existing housing in Sammamish reflects the characteristics of the area’s larger households. The Year 2000 US Census estimated an average Sammamish household size of 3.0 persons, while the average King County or East King County households is about 2.4 persons. Census 2000 also shows that of the 11,599 dwelling units in the City of Sammamish, over 90% of housing units are detached single family housing (**Figure VI-1**). This compares to about 40% for other parts of East King County. Housing ownership is also much higher in Sammamish (90%) than in King County (60%) or even for East King County (66%). Sammamish housing is relatively new with nearly 75% of the City’s housing stock built in the 20-year period between 1980 and March 2000.
Sammamish has far more households with children (54%) and far fewer one-person households (9%) than East King County or King County as a whole. The median age of Sammamish residents (35.3 years) is comparable to the median age in King County (35.7 years), however, a closer look at age data shows significantly more children and fewer elderly in Sammamish. This may be a result of the lack of housing choice in Sammamish. (Refer to Figures VI-2 and VI-3). At least it clarifies the need for more housing choices. More housing opportunities now and in the future for smaller households such as; community based workers, senior populations, single parents and young people hoping to live in the same community where they grew up, is consistent with the essence of the City’s vision of community.

Several proposed strategies for increased housing variety are included in this section. These include establishing rezone criteria that considers community housing needs; clustering new residential development; minimum density requirements for certain zoning districts, and regulatory flexibility to support mixed-use residential, manufactured housing, and accessory dwelling units as well as increased housing choices for independent living.
**FIGURE VI-2. HOUSEHOLD TYPE 2000: CITY, EASTSIDE, COUNTY**

![Household Type Chart]

Source: U.S. Census Bureau, Census 2000

**FIGURE VI-3. PERSONS BY AGE 2000: CITY, EASTSIDE, COUNTY**

![Persons by Age Chart]

U.S. Census Bureau, Census 2000

**Housing Targets**

Through local and regional population projections, in accordance with the provisions of the GMA, 20-year population growth estimates are established. Based on these population projections, future development “targets”, expressed in the number of housing units, are determined through an interactive, multi-jurisdictional process between King County and the cities located within. Through this ongoing regional process, the City’s preliminary growth target for the years 2001 to 2022 is currently estimated to be 3,842 net new housing units.

Affordable housing targets are then established, based on a percent of the City’s growth target. The affordable housing targets are not absolute targets but are planning goals. A City’s Comprehensive Plan includes policies, incentives, regulations and programs appropriate to local housing conditions to
accommodate their share of housing affordable to low and moderate-income households. The GMPC Countywide Planning Policies more specifically state an affordability target for moderate income equal to 17% of the City’s growth target and an affordability target for low income equal to 20% or 24% of the City’s growth target. Similar to other cities in East King County, the preliminary low income target for Sammamish is 24%, but will be recalculated by the County based on updated census data.

In determining housing affordability targets for Sammamish, a complicating factor is that the City of Sammamish has over 2,300 new residential units that were vested under King County development regulations prior to Sammamish’s incorporation in August 1999. Therefore, the City is unable to impose new development standards or expectations on these units. If the City’s full growth target is used to calculate affordability targets, the affordability targets would not reflect the current limited range of policy options available to the City and would be particularly challenging to address. Based on this, a more appropriate approach for determining affordable housing targets would be based on net new growth after deducting the vested residential units. Table VI-D summarizes the housing affordability targets under both approaches.

### TABLE VI-D

<table>
<thead>
<tr>
<th>HOUSING UNIT GROWTH TARGETS: CITY</th>
<th>Low Income Housing Target Affordable to households earning 50% median income (24% of Total Units)</th>
<th>Moderate Income Housing Target Affordable to households earning 50–80% median income (17% of Total Units)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>22 Year Total</td>
<td>Annual Average</td>
</tr>
<tr>
<td>Growth Target (2001 – 2022)</td>
<td>3,842</td>
<td>922</td>
</tr>
<tr>
<td>County Vested Housing Units*</td>
<td>2,300 – 2,800</td>
<td></td>
</tr>
<tr>
<td>Net New Growth (Growth Target – Vested Units)</td>
<td>1,042 – 1,542</td>
<td>250 – 370</td>
</tr>
</tbody>
</table>

* Estimated Range
Source: King County Countywide Planning Policies

Affordability targets can be achieved in a variety of ways including new construction, preservation of existing housing and accessory dwelling units. Each jurisdiction develops and applies strategies which are determined to be most appropriate to the local housing market. The Comprehensive Plan for the City recognizes the importance of affordable housing opportunities within the city and the region. Therefore, the City will develop a multi-faceted approach to increase diversity of housing. Significant features of the City’s affordable housing strategy include:

- Goals and policies supportive of accessory dwelling units,
- Participation in regional housing coalitions,
- Support of innovative public-private partnership developments that are consistent with land use policies,
- Seek opportunities to preserve affordability within existing housing, and
- Prepare and implement a Housing Strategy Plan.

The preparation and implementation of the Housing Strategy Plan is a critical tool to facilitate this process and maximize the goals of the housing element. For more information on the City’s housing strategies refer to the Housing Goals and Policies.
Housing Affordability

The Housing Affordability section of the Housing Plan presents goals and policies to address the City’s affordable housing targets. Establishing the community’s affordable housing need requires an assessment of local and regional household incomes, employment growth, and household size and types, as shown in the Housing Needs Assessment (Appendix D). Policies proposed in the Housing Affordability section include design and review processes with the objective of providing affordable housing options while protecting neighborhood character.

Housing diversity to accommodate a range of family incomes can take many forms: preservation of older housing; modification of existing housing for accessory units; smaller housing compatible with traditional neighborhoods such as cottages and attached housing; and low- and medium-density multifamily housing. Also, housing diversity can be facilitated by the dissemination of pertinent information to the community about affordable housing options through such organizations as the Washington State Housing Finance Commission. Providing housing for persons with special needs or lower income families often requires regional partnerships, such as Sammamish’s participation with the King County Consortium and A Regional Coalition for Housing (ARCH). ARCH funds East King County housing projects including low and moderate income family housing, senior housing, homeless and transitional housing, and special needs housing. Local ARCH funding leverages County, State, Federal and private resources. Combined, these sources have provided over $100 million to fund local affordable housing.

Housing Affordability

Year 2000 U.S. Census sample data indicates median household income in Sammamish ($101,592 for 1999) was nearly twice that of King County ($53,157 for 1999). However, many Sammamish households face housing affordability concerns. Housing affordability, regardless of income, relates to the balance between a family’s resources and their desire for acceptable housing and amenities. Housing costs are considered “affordable” when no more than 30 percent of a household’s income is spent on housing. In 1999 36.4 percent of Sammamish renter households spent more than 30% of household income on gross rent. In the same year, 27.5 percent of Sammamish owner households spent more than 30% of household income on mortgage and other selected housing costs (U.S. Bureau of Census, Census 2000).

It is known that as households overpay for housing to this extent, they may be forced to forgo other necessities, be unable to save a down payment to buy their own home, and be at an increased risk for homelessness due to a economic catastrophic event such as unemployment, death or illness, or other medical emergency. Even the birth of a child can tip the scale for low-income families. Rising regional unemployment since the 2000 Census may result in more local families facing short or long term housing crises.

Affordable Housing

Housing is considered “affordable” when housing costs consume less than 30 percent of household income for households earning less than 80% median income. Family income levels in Sammamish are distributed across defined income groups: about 5% are low income earning less than 50% of King County median income; about 7% are moderate income earning between 50 and 80% of King County median income; about 15% are median income earning between 80 and 120% of King County median income; and about 70% are high income earning more than 120% of King County median income (U.S. Census, Income in 1999).
Figure VI-4 compares the percentage of Sammamish and County households earning low and moderate income to the amount of housing affordable to them. In Sammamish, about 5.2% of housing is affordable to the almost 12% of households earning less than 80% KC median income.

FIGURE VI-4. HOUSING AFFORDABLE TO LOW, MODERATE & MEDIAN INCOME HOUSEHOLDS 1999: CITY, COUNTY

The need for moderate- and low-income housing is based on several factors in the community that are projected to increase: community based workers earning moderate and lower wages; seniors and young adults who would like to continue to live in their community; and a certain percentage of persons with special housing needs requiring different levels in the continuum of care. In order to meet current and future affordable housing needs the Housing Plan proposes a multi-part strategy which may include more affordable housing alternatives such as cottages, attached single family homes and townhomes. Proposed land use regulations may allow the modification of existing housing for affordable housing alternatives such as accessory dwelling units.

Cottages and attached housing are considered compatible strategies to increase housing choice in traditional neighborhoods. Cottages and attached units are often smaller than detached units, which can result in reduced land and infrastructure costs, lower building cost and, potentially, lower cost housing.

Accessory Dwelling Units (ADUs) can have two forms of benefit. First, ADUs can help the homeowner by increasing the homeowner’s cash flow, financial stability, and housing options. Second, ADUs can offer a relatively affordable form of housing (many ADUs are affordable to low and moderate income families).

It is recognized that under current market conditions subsidies are usually required to produce new housing affordable to low-income households. Subsidization can take many forms, including direct contributions of money and land and indirect subsidies involving coordination, partnerships, and regulatory modifications. The City of Sammamish supports regional efforts to expand and preserve affordable housing, including its support of ARCH and the King County Housing Consortium.
Housing for Persons with Special Needs

The goals and policies of Housing for Persons with Special Needs section of the Housing Element support community services and housing for those who need extra living assistance. Every community includes persons with special housing needs facing either temporary or permanent challenges and disability. The Housing Element supports equal and fair housing access for all members of the community, including individuals with special needs. Consistent with federal and state law, it also supports the least restrictive care option to maximize independent living. The appropriate living options and social services is referred to as the Continuum of Care and include: emergency housing, transitional housing, assisted living, independent living with services, family based living, group homes for adults, adolescents, and children, family group homes and institutions.

Fair Housing

The objectives of the Washington Housing Policy Act are to attain the state’s goal of a decent home in a healthy, safe environment for every resident of the State (RCW 43.185B.009). Federal and State Fair Housing law includes individuals with disabilities as a protected class. The Federal Housing Amendments Act of 1988 (FHAA) uses a three-part definition (Chapter 151B) to define an individual with a handicap, as being a person who has:

1. A physical or mental impairment which substantially limits one or more of such person’s major life activities,
2. A record of having such an impairment, or
3. Being regarded as having such an impairment. (44 U.S.C 3602(h))

Continuum of Care

The concept of the continuum of care is designed to help communities develop the capacity to envision, organize, and plan comprehensive and long-term solutions to addressing the goals of fair and safe housing opportunities, providing social and medical services without duplication, and maximizing self sufficiency and independence. An effective continuum of care system is coordinated within the region to provide necessary linkages and referral mechanisms among the components to facilitate the movement of individuals and families towards stable housing and maximum independence.

The City of Sammamish addresses special needs housing through their participation in regional efforts. For example the City is a member of the King County Housing Consortium and A Regional Coalition for Housing (ARCH), which both provide local and federal funds to human service agencies that provide special needs housing and services. Also, the City’s codes and ordinances provide the necessary flexibility for group homes, home based care or other housing options for persons with special needs. As the diversity of the population grows, the need for appropriate citywide social services to coordinate and manage the continuum of care will increase.

Regional Efforts

The Countywide Planning Policies direct cities to work in cooperation with other jurisdictions, the private sector and non-profit housing agencies in order to address housing issues. The Housing Plan recognizes that every community’s housing need is affected by regional conditions, including economic, employment, human service, and transportation factors. The goals and policies of the Regional Efforts section of the Housing Plan establish the City’s commitment to work with other jurisdiction or entities to develop a coordinated, regional approach to address local and regional housing needs.
Implementation

For the 20-year Housing Plan to be a useful guide for Sammamish’s future, the plan must remain current with a changing and growing community. The Implementation section of the Housing Plan includes goals and policies to keep the plan coordinated and updated. Actions include developing and implementing a Preferred Land Use Alternative plan, a housing strategy plan, regulatory amendments, growth controls and other amendments to development permit processes that are participatory, timely, predictable, and fair to all affected parties.

Periodic review and update of the Housing Element and Housing Needs Assessment should occur at the time of the Comprehensive Plan update. This provides the City an opportunity to monitor changes in the community and to evaluate the need for new or revised housing strategies. This review may include: further documentation of current housing trends, prioritization of housing goals and policies, and establishing a Housing Strategy Plan which will outline implementation strategies. Updates to the Housing Strategy Plan will be based on subsequent periodic review.

Implementation of the Housing Plan will require residential development growth management tools to appropriately control City growth. Growth management tools will guide the location and timing of residential growth, recognizing environmental capacities, and water, sewer, surface water, transportation and other critical and service infrastructure capacity.

Monitoring the status of the City’s housing market and the effectiveness of the City’s housing policies and regulations provides an opportunity to adjust the plan to a changing and growing community.

GOALS

Neighborhood Quality

GOAL HG-1 Promote the preservation and enhancement of safe and accessible residential neighborhoods that create an attractive living environment.

GOAL HG-2 Encourage housing design that is sensitive to quality, design, and intensity within neighborhoods and with surrounding land uses.

Types, Variety and Amount of Housing

GOAL HG-3 City policies and regulations should allow for a diversity of housing types and densities in order to accommodate housing alternatives that meet changing population needs and preferences.

GOAL HG-4 Avoid creating regulations that have an unnecessary impact on the cost or supply of housing.

GOAL HG-5 Provide a range of home ownership opportunities consistent with housing need.

Housing Affordability

GOAL HG-6 Support opportunities to preserve and develop housing in the City and region to meet the needs of all economic segments of the community.

GOAL HG-7 The City shall address targets for housing affordable to low and moderate
income households which should be consistent with targets in the King County Countywide Planning Policies.

GOAL HG-8 Encourage using existing housing to provide opportunities for more affordable and diverse forms of housing.

Housing for persons with special needs
GOAL HG-9 Support the availability of housing that provides a continuum of care for persons with special needs.

Regional efforts
GOAL HG-10 Work with other jurisdictions or entities to develop a coordinated, regional approach to meeting housing needs.

Implementation
GOAL HG-11 Establish processes for measuring the effectiveness of policies and regulations in meeting the housing needs of Sammamish residents.

POLICIES

Neighborhood Quality
GOAL HG-1 Promote the preservation and enhancement of safe and accessible residential neighborhoods that create an attractive living environment.
GOAL HG-2 Encourage housing design that is sensitive to quality, design, and intensity within neighborhoods and with surrounding land uses.

HP-1 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.

HP-2 Land use policies and regulations should provide for a compatible mix of land uses and housing types in and around residential neighborhoods.

HP-3 The City should foster public notification and participation in decisions affecting neighborhoods.

HP-4 In-fill residential development may be encouraged in existing residential neighborhoods on vacant or underutilized land suitable for development provided it is consistent with the existing neighborhood.
The City should encourage individual and neighborhood beautification programs and public art using garden clubs, schools and other community groups.

Types, Variety and Amount of Housing

GOAL HG-3 City policies and regulations should allow for a diversity of housing types and densities in order to accommodate housing alternatives that meet changing population needs and preferences.

GOAL HG-4 Avoid creating regulations that have an unnecessary impact on the cost or supply of housing.

GOAL HG-5 Provide a range of home ownership opportunities consistent with housing need.

The City should allow for a variety of housing types and lot sizes consistent with land use designation through small and large lot single family residences, attached single family residences and cottages, town homes, duplexes, multiplexes, multifamily, and manufactured housing.

The City should establish criteria to evaluate rezone requests. This criteria should include, but not be limited to:

- Addressing community needs such as affordable housing, senior housing, or special needs housing,
- Compliance with City development regulations and design standards,
- Protection of environmentally sensitive areas,
- Public-private partnerships

Clustering of new residential development compatible with community character should be encouraged as a means of protecting environmentally sensitive areas.

The City should consider revisions to the zoning code to further support well-designed mixed-use residential developments.

Accessory Dwelling Units (ADUs) shall be allowed in all single-family residential zones. Regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility.

The City should consider providing regulatory flexibility to promote independent living.

Manufactured homes shall be permitted on individual lots in residential zones in accordance with the provisions of state and federal law. Development and design standards should apply equally to manufactured housing and other residences.
a. The City should apply minimum density requirements to the R-8 to R-18 and NB, CB, and O zones consistent with King County Countywide Planning Policies.

b. The City should monitor and assess the density and nature of new development on a periodic basis to determine if the community vision and Growth Management Goals are met for community character and efficient use of land.

**Housing Affordability**

**GOAL HG-6** Support opportunities to preserve and develop housing in the City and region to meet the needs of all economic segments of the community.

**GOAL HG-7** The City shall address targets for housing affordable to low and moderate income households which should be consistent with targets in the King County Countywide Planning Policies.

**GOAL HG-8** Encourage using existing housing to provide opportunities for more affordable and diverse forms of housing.

HP-13 The City shall develop plans and strategies to address targets for low and moderate income housing which should be consistent with the Countywide policies.

HP-14 The City should support the design of affordable housing that is compatible with neighborhood character and is dispersed throughout the community.

HP-15 The City should support public-private partnerships to develop and maintain an adequate supply of single family and multifamily housing for all economic segments of the population.

HP-16 The City should adopt regulations and procedures consistent with the goal to minimize unnecessary costs and time delays. This objective should be balanced with maintaining opportunities for public involvement and review, public safety, and other explicitly stated City policies.

HP-17 The City should promote the preservation of existing housing which may provide for affordable forms of rental and ownership housing.

HP-18 The City should consider land use regulations that will allow for the modification of existing housing in order to preserve and/or increase lower/moderate cost housing opportunities.

HP-19 The City should consider providing regulatory incentives when builders provide low or moderate income housing, such as priority processing of permits, fee waivers or reductions, and/or strategic capital investment decisions.

HP-20 The City should consider requiring affordable housing on or off site when evaluating rezone requests.
HP-22 The City should consider strategies for providing financial and/or technical assistance to establish affordable housing for low and moderate income households.

HP-23 The City should encourage and assist home ownership opportunities, which may apply to low, moderate and middle income households, such as cottages, co-housing, and land trusts.

HP-24 The City should support applications by developers to County, State and Federal funding sources to build new or rehabilitate existing housing, in compliance with City development regulations, that meet local low and moderate income needs.

### Housing for Persons with Special Needs

GOAL HG-9 Support the availability of housing that provides a continuum of care for persons with special needs.

HP-25 The City should support efforts to disperse special needs housing throughout the city and region.

HP-26 The City should promote partnerships between public and private sector organizations that provide social services and/or funding to increase housing opportunities for persons with special needs.

HP-27 The City should assure that codes and ordinances do not unnecessarily restrict development of housing opportunities for special needs populations and that reflects a continuum of care. This should include emergency housing, transitional housing, assisted living, independent living, family based living and institutions.

### Regional Efforts

GOAL HG-10 Work with other jurisdictions or entities to develop a coordinated, regional approach to meeting housing needs.

HP-28 The City should work through regional housing agencies and bodies, or with individual jurisdictions to ensure adequate capacity exists in the region to accommodate expected residential growth.

HP-29 The City should work cooperatively with King County, inter-jurisdictional agencies, and private groups to develop a regional strategy to promote affordable housing for low and moderate income households and housing for persons with special needs.

HP-30 The City should coordinate City housing goals, policies, and strategies with regional growth, transportation and employment policies.

HP-31 The City should work to increase the availability of both public and private dollars on a regional level for affordable and special needs housing.
HP-32  The City should support and encourage housing legislation at the county, state, and federal levels, which would promote the City’s housing goals and policies.

HP-33  The City should participate in regional discussions to learn of programs and policies that could address the needs of the City’s residents.

HP-34  The City should continue membership in inter-jurisdictional agencies to assist in the provision of affordable housing on the Eastside.

Implementation

GOAL HG-11  Establish processes for measuring the effectiveness of policies and regulations in meeting the housing needs of Sammamish residents.

HP-35  a. The City should review and update the Housing Element at the time the Comprehensive Plan is updated to:
   - Further document current housing needs, and
   - Prioritize housing goals and policies.

   b. The City should establish a Housing Strategy Plan which will outline implementation strategies, and periodically assess implementation progress.

HP-36  The City should maintain a housing data base to inform City officials and the public on the status of the City’s housing market and the effectiveness of the City’s housing policies and regulations.

HP-37  The City should conduct a periodic survey of housing conditions.

HP-38  The City shall update and maintain the City’s inventory of surplus or underutilized publicly owned land. If land is determined to be surplus or underutilized for public purposes, and is suitable for housing, it should first be considered for achieving the City’s objectives of encouraging a range of types of housing, with special priority given to encouraging housing for low and/or moderate income and/or special needs households.

HP-39  The City should program into the City’s Capital Facilities Plan regular infrastructure maintenance for the City’s residential neighborhoods.