VI. HOUSING ELEMENT

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.

HP-5 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.

HP-6 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.

HP-7 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

HP-8 Clustering of new residential development compatible with community character should be encouraged as a means of protecting environmentally sensitive areas.

HP-9 The City should consider revisions to the zoning code to further support well-designed mixed-use residential developments.

HP-10 Accessory Dwelling Units (ADUs) shall be allowed in all single-family residential zones. Regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility.

HP-11 The City should consider providing regulatory flexibility to promote independent living.

HP-12 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.

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

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

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.

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.

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

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.

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.

The City should consider requiring affordable housing on or off site when evaluating rezone requests.

The City should consider strategies for providing financial and/or technical assistance to establish affordable housing for low and moderate income households.

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.

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.

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

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.

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.

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.

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

The City should work to increase the availability of both public and private dollars on a regional level for affordable and special needs housing.

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.

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

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.

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.