



# 2016 Housing Element Amendments

CITY OF SAMMAMISH CITY COUNCIL

DECEMBER 6, 2016

# Growth Management Hearings Board Final Decision and Order

- ▶ Comprehensive Plan as adopted on October 13, 2015, fails to make adequate provisions for existing and projected needs for all economic segments of the community.
  - ▶ RCW 36.70A.070(2) and RCW 36.70A.020(4)
- ▶ Housing Element is inconsistent with the Countywide Planning Policies for King County because it fails to address City's "share" of countywide housing needs.
  - ▶ RCW 36.70A.100 and RCW 36.70A.210(1)

# Compliance Approach

- ▶ Hearings Board decision focuses on Housing Element only. Policy amendments are targeted in nature.
  - ▶ Amend goals and policies to clarify the City's commitment to meeting its responsibilities in helping to meet countywide affordable housing needs (i.e households at 80%, 50%, and 30% of AMI).
  - ▶ Expand on the existing housing affordability standards discussion in the Housing Element to include a summary of the 2012 KCCPPs guidance regarding the role of cities in helping to meet the countywide need for affordable housing and an estimate of countywide affordable housing need proportionate to City of Sammamish growth targets.

# Policy Guidance for Housing Affordability

- ▶ Emphasis on housing for moderate- and low-income households.
- ▶ City developed a customized approach tailored to meet local needs and circumstances.
- ▶ Housing Element
  - ▶ Explicit commitment to working toward countywide need for affordable housing
  - ▶ Range of options for increased housing diversity and affordability
  - ▶ Monitor, reassess and adjust
  - ▶ Housing Strategy Plan

# Consistency with King County CPPs



- ▶ City utilized Housing Needs Analysis (Part II of the Housing Element Background) to address housing needs, housing supply, and strategies to achieve goals.
- ▶ Methodology prepared in consultation with PSRC and approved by Commerce
- ▶ Housing Element
  - ▶ Identifies Sammamish's proportionate share of countywide affordable housing need resulting from new growth (CPP H-1)
    - ▶ Shows work in identifying affordable housing needs.
  - ▶ Identifies range of strategies for achieving housing affordability tailored to Sammamish based on local circumstances and conditions.

Thank you

# Policy Revisions

Goal H.2: Ensure that Sammamish has a sufficient quantity and variety of housing to meet projected needs, preferences, and growth of the community.

Policy Number	Original	Amended	Rationale
H.2.1	Explore feasible options to accommodate the city's housing growth targets	<del>Explore Feasible options</del> <b>Maintain an adequate supply of appropriately zoned land</b> to accommodate the city's housing growth targets	Establishes a stronger commitment to providing capacity for housing growth targets.
H.2.5	Support smaller housing types (e.g) cottages, duplexes, efficiency studios, and townhouses) where appropriate, with sensitivity to the quality, design, intensity and character of surrounding land uses.	<del>Support</del> <b>Permit and promote</b> smaller housing types (e.g)cottages, duplexes, efficiency studios, and townhouses) <del>where appropriate, with sensitivity to the quality, design, intensity and character of surrounding land uses.</del>	Provides a stronger commitment to housing diversity. In addition, Goal H.1 and Policy H.1.1. already address the deleted language.

# Policy Revisions

Goal H.2: Ensure that Sammamish has a sufficient quantity and variety of housing to meet projected needs, preferences, and growth of the community.

Policy Number	Original	Amended	Rationale
H.2.6	Support the development of accessory dwelling units (ADUs) in a context-sensitive manner, with specific attention to tree preservation.	<del>Support</del> Promote the development of accessory dwelling units (ADUs) <del>in a context-sensitive manner, with specific attention to tree preservation.</del>	Provides a stronger commitment to housing diversity. In addition, Goal H.1 and policies H.1.1. and LU 6.2 already address the deleted language.

# Policy Revisions

Goal H.2: Ensure that Sammamish has a sufficient quantity and variety of housing to meet projected needs, preferences, and growth of the community.

Policy Number	Original	Amended	Rationale
H.2.8	<p>Adopt regulations and procedures consistent with the goal of minimizing unnecessary costs and time delays. This objective should be balanced with maintaining opportunities for public involvement and review, public safety, protection of the environment and other explicitly stated city policies consistent with other Comprehensive Plan direction.</p>	<p><del>Adopt regulations and procedures consistent with the goal of minimizing unnecessary costs and time delays. This objective should be balanced with maintaining opportunities for public involvement and review, public safety, protection of the environment and other explicitly stated city policies consistent with other Comprehensive Plan direction.</del></p> <p>Avoid creating regulations and procedures that discourage the housing industry's ability to respond to market needs or unnecessarily increase the costs of developing housing.</p>	<p>Provides a stronger commitment to reducing barriers to affordable housing.</p> <p>In addition, deleted language is addressed in multiple other Comprehensive Plan policies.</p>

# Policy Revisions

Goal H.3: Provide for a range of housing opportunities to address the needs and preferences of all economic segments of the community.



Policy Number	Original	Amended	Rationale
H.3.1	<i>New Policy</i>	Develop and implement plans and strategies that promote a proportionate amount of the countywide need for housing affordable to households with moderate, low and very low incomes, including those with special needs.	Provides explicit commitment to plans and strategies for a proportionate share of countywide need for affordable housing
H.3.2	Encourage modifications to existing housing in order to preserve or increase affordable housing opportunities.	<del>Encourage modifications to existing housing in order to preserve or increase affordable housing opportunities</del> Promote the preservation of existing housing in order to preserve or increase affordable housing opportunities which may provide for affordable forms of rental and ownership housing.	Emphasizes preservation rather than modification and clarifies intent.

# Policy Revisions

Goal H.3: Provide for a range of housing opportunities to address the needs and preferences of all economic segments of the community.



Policy Number	Original	Amended	Rationale
H.3.3	Consider incentivizing affordable housing when evaluating rezones and other land use regulation modifications, especially when resulting in increases in development capacity.	Consider <b>requiring or</b> incentivizing affordable housing when evaluating rezones and other land use regulation modifications, especially when resulting in increases in development capacity.	Establishes stronger policy language, consistent with existing regulations for the Town Center.

# Policy Revisions

Goal H.3: Provide for a range of housing opportunities to address the needs and preferences of all economic segments of the community.

Policy Number	Original	Amended	Rationale
H.3.6	Support efforts to provide on a region-wide basis social services and housing affordable to households at less than 30% of area median income (very low-income), including collaboration with other jurisdictions and funders.	<p>All Existing Language Removed</p> <p>Encourage and support non-profit agencies, public-private partnerships, and housing authorities to preserve or build new, sustainable housing affordable for very low-, low- and moderate-income households.</p> <p>Address the need for housing affordable to households at less than 30% AMI (very low-income), and given the unique challenges of serving this need, local efforts will require collaboration with other jurisdictions and funders.</p>	Clarifies policy intent on two different points. The first is to support efforts by non-profits to create affordable housing and the second is to acknowledge the challenges and need for collaboration in order to serve very low-income households.

# Policy Revisions

Goal H.3: Provide for a range of housing opportunities to address the needs and preferences of all economic segments of the community.

Policy Number	Original	Amended	Rationale
H.3.7	Support affordable rental and ownership housing that is context-sensitive throughout the city especially in areas with good access to transit, employment, education and shopping.	Support affordable rental and ownership housing <del>that is context-sensitive</del> throughout the city especially in areas with good access to transit, employment, education and shopping.	Clearer statement of policy intent. Goal H.1 and policy H.1.1. already address the deleted language.
H.3.9	Maintain a record of publicly owned land, and if land is determined to be surplus for public purposes and is suitable for housing, consider its use for to affordable housing along with other alternative public benefit uses.	Maintain a record of publicly owned land, and if land is determined to be surplus for public purposes and is suitable for housing, consider its use for to affordable housing <del>along with other alternative public benefit uses</del> <b>with a preference for housing for low-income and very-low income households.</b>	Stronger commitment, specifically addresses low- and very-low income household needs

# Policy Revisions



Policy Number	Original	Amended	Rationale
H.4.5	<i>New Policy</i>	Support public and private housing and services for people who are homeless.	Explicitly address the needs of the homeless.

# Policy Revisions

Goal H.6: Implement Housing element goals in a manner that is **effective**, efficient and transparent

Rationale: Strengthens emphasis of goal on implementation.

Policy Number	Original	Amended	Rationale
H.6.1	<i>New Policy</i>	Adopt a Housing Strategy Plan to outline benchmarks, steps and milestones toward implementation of this Housing Element	Commitment to strategies and actions for affordable housing.

# Policy Revisions

Goal H.6: Implement Housing element goals in a manner that is **effective**, efficient and transparent

Rationale: Strengthens emphasis of goal on implementation.

Policy Number	Original	Amended	Rationale
H.6.3	Monitor regional housing supply and type with an eye toward affordability and availability for all income levels, age categories, seniors and special needs populations.	Monitor <del>regional</del> <b>the City's</b> housing supply and type <del>with an eye toward</del> <b>and</b> affordability <del>and availability for all income levels, age categories, seniors and special needs populations</del> <b>including measurable progress toward meeting a significant share of the countywide need for affordable housing for very low-, low-, and moderate-income households.</b>	Commitment to progress toward meeting share of countywide need for affordable housing.

# Policy Revisions

Goal H.6: Implement Housing element goals in a manner that is **effective**, efficient and transparent

Rationale: Strengthens emphasis of goal on implementation.

Policy Number	Original	Amended	Rationale
H.6.5	As needed, reassess and adjust policies and strategies to meet local housing needs.	<del>As needed</del> On a regular basis, based on results of monitoring local data and effectiveness of local regulations and programs, reassess and adjust policies and strategies to meet local housing needs.	Stronger commitment to assessment and adjustment of policies and strategies.

# Policy Revisions

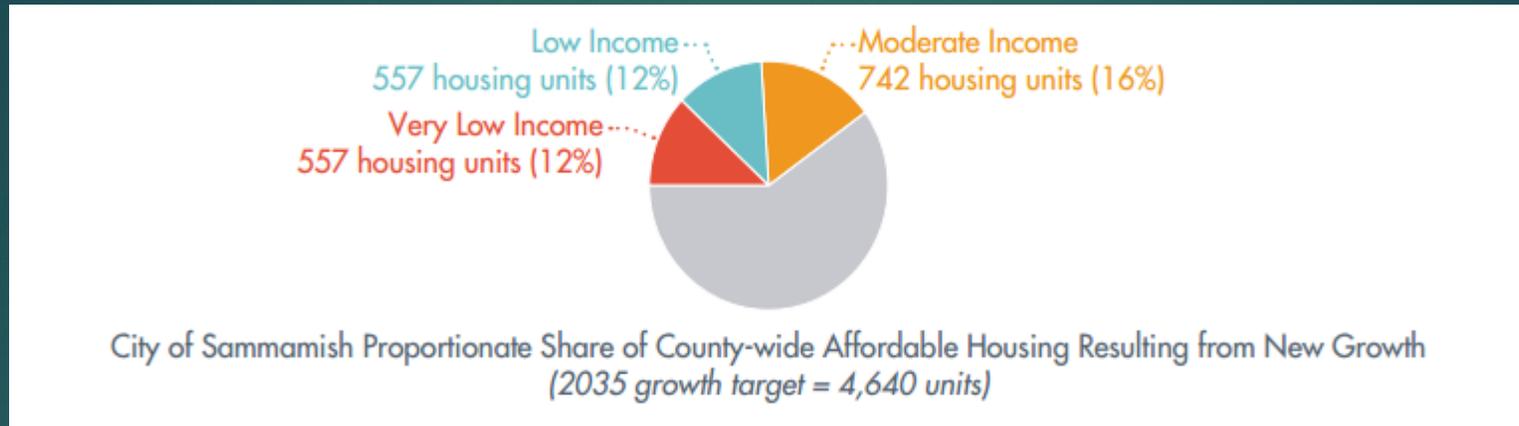


Figure 1: The amount of affordable housing needed at each income level to meet a proportionate share of countywide affordable housing demand.

- ▶ King County Countywide Planning Policies (CPPs) require cities to share the responsibility for equitable distribution of affordable housing in King County.
- ▶ CPPs encourage cities to employ a range of housing tools to address countywide need

# Potential Revisions to Policy H.2.8

## Existing Proposed Language:

*“Avoid creating regulations and procedures that discourage the housing industry’s ability to respond to market needs or unnecessarily increase the costs of developing housing.”*

## Consider:

- ▶ “Support the housing industry’s ability to respond to evolving housing needs, including housing affordability, by ensuring that regulations to not create unreasonable barriers to development.”
- ▶ “Identify and eliminate unreasonable regulatory barriers that negatively impact the diversity and affordability of the city’s housing supply.”
- ▶ “Evaluate the housing cost and supply implications of proposed regulations and procedures.”

# Failure to Comply

## RCW 36.70A.340 Noncompliance and sanctions.

- ▶ Upon receipt from the board of a finding that a state agency, county, or city is in noncompliance under RCW [36.70A.330](#), or as a result of failure to meet the requirements of RCW [36.70A.210](#), the governor may either:
- ▶ (1) Notify and direct the director of the office of financial management to revise allotments in appropriation levels;
- ▶ (2) Notify and direct the state treasurer to withhold the portion of revenues to which the county or city is entitled under one or more of the following: The motor vehicle fuel tax, as provided in chapter [82.38](#) RCW; the transportation improvement account, as provided in RCW [47.26.084](#); the rural arterial trust account, as provided in RCW [36.79.150](#); the sales and use tax, as provided in chapter [82.14](#) RCW; the liquor profit tax, as provided in RCW [66.08.190](#); and the liquor excise tax, as provided in RCW [82.08.170](#); or
- ▶ (3) File a notice of noncompliance with the secretary of state and the county or city, which temporarily rescinds the county or city's authority to collect the real estate excise tax under RCW [82.46.030](#) until the governor files a notice rescinding the notice of noncompliance.

*From the latest FMR, the 2016 budgeted numbers are as follows:*

*"One or more of the following:"*

Motor vehicle fuel tax =	\$1,255,000
Sales and use tax =	\$4,364,444
Liquor profits =	\$418,650
Liquor excise tax =	\$104,800
Budgeted REET collected under 82.14.030 =	\$3,440,000

Total potential from this grouping  
= **\$9.58 Million per year**