

**CITY OF SAMMAMISH  
WASHINGTON  
ORDINANCE NO. O2016-426**

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**AN ORDINANCE OF THE CITY OF SAMMAMISH,  
WASHINGTON, AMENDING THE HOUSING ELEMENT OF  
THE CITY OF SAMMAMISH COMPREHENSIVE PLAN.**

WHEREAS, the City of Sammamish plans under Chapter 36.70A RCW, the Growth Management Act (“GMA”), which requires cities to adopt a comprehensive plan that is consistent with the GMA and with county and regional planning policies;

WHEREAS, the City Council initially adopted the City’s Comprehensive Plan in 2003 by Ordinance O2003-130, and has adopted various subsequent revisions; and

WHEREAS, RCW 36.70A.130 requires each city and county planning under the GMA to periodically review and, if needed, revise its comprehensive plan and development regulations to ensure ongoing compliance with the GMA; and

WHEREAS, the City Council updated the Sammamish Comprehensive Plan in accordance with RCW 36.70A.130 on October 26, 2015 (“2015 Comprehensive Plan”) by adopting Ordinance O2015-396; and

WHEREAS, Ordinance O2015-396 was appealed to the Growth Management Hearings Board (the “GMHB”) on December 15, 2015, under the provisions of the GMA (the “Appeal”); and

WHEREAS, after a hearing on the merits of the Appeal, the GMHB issued a Final Decision and Order (“Order”) concluding that the Housing Element of the 2015 Comprehensive Plan does not “make adequate provisions for existing and projected needs for all economic segments of the community,” contrary to RCW 36.70A.070(2) and RCW 36.70A.020(4); and

WHEREAS, the GMHB also concluded that the Housing Element is inconsistent with the King County Countywide Planning Policies (CPPs) because it does not “address the City’s ‘share’ of countywide housing needs,” contrary to RCW 36.70A.100 and RCW 36.70A.210(1); and

WHEREAS, the GMHB remanded Ordinance O2015-396 to the City and gave the City a deadline of December 9, 2016 to bring the Housing Element in compliance with the cited provisions of the GMA; and

WHEREAS, RCW 36.70A.130(b) permits the City to revise its comprehensive plan outside of the annual docket cycle when necessary to comply with an order of the GMHB; and

WHEREAS, City staff has coordinated with planning and housing consultants to prepare amendments to the Housing Element to address the compliance issues found in the GMHB's Order (the "Housing Element Amendments"); and

WHEREAS, on September 27, 2016, the City submitted the Housing Element Amendments to the Washington State Department of Commerce in accordance with RCW 36.70A.106; and

WHEREAS, an environmental review of the 2015 Comprehensive Plan was conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), and the SEPA checklist for the 2015 Comprehensive Plan included Attachment B.3, *Housing Issue Paper*, which analyzed the potential environmental impacts associated with policy language in the Housing Element; and

WHEREAS, on January 22, 2015, a SEPA threshold determination of non-significance was issued for the 2015 Comprehensive Plan (the "2015 DNS"), and no appeals of the 2015 DNS were filed; and

WHEREAS, the City has performed a review of the 2015 DNS and determined that the Housing Element Amendments fall within the analysis provided therein; and

WHEREAS, on October 21, 2016, the City adopted the 2015 DNS for the Housing Element Amendments in accordance with WAC 197-11-600(2), and published a legal advertisement in the *Seattle Times* notifying the public of the opportunity to provide comment on such action; and

WHEREAS, on October 20, 2016, the Planning Commission conducted a work session to discuss the proposed Housing Element Amendments; and

WHEREAS, on October 27, 2016, the Planning Commission held a public hearing on the proposed Housing Element Amendments, considered public comment, and made a recommendation of approval to the City Council; and

WHEREAS, on November 8, 2016, the City Council conducted a work session to discuss the proposed Housing Element Amendments; and

WHEREAS, on November 15, 2016, the City Council held a public hearing on the proposed Housing Element Amendments in order to provide further opportunity for public comment and participation; and

WHEREAS, the City Council has considered the relevant provisions of the GMA and determined that the proposed Housing Element Amendments comply with said provisions and satisfy the GMHB Order;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:**

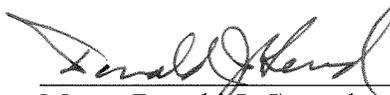
**Section 1. Sammamish Comprehensive Plan Housing Element, Amended.** The Housing Element of the Sammamish Comprehensive Plan is hereby amended as shown in **Attachment A**, which is attached hereto and incorporated by this reference.

**Section 2. Severability.** Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

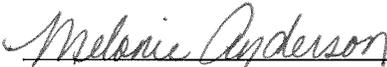
**Section 3. Effective Date.** This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 6<sup>TH</sup> DAY OF DECEMBER, 2016.**

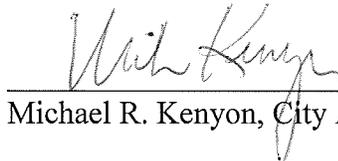
CITY OF SAMMAMISH

  
\_\_\_\_\_  
Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:

  
\_\_\_\_\_  
Melonie Anderson, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Michael R. Kenyon, City Attorney

Filed with the City Clerk:	November 9, 2016
Public Hearing:	November 9, 2016
First Reading:	November 15, 2016
Passed by the City Council:	December 6, 2016
Date of Publication:	December 9, 2016
Effective Date:	December 14, 2016



# HOUSING

home in the pines —  
*my neighbor waves*  
across the fence

Painting by Anna Macrae  
Haiku by Michael Dylan Welch

## Housing Goals

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- 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.

home in the pines —  
*my neighbor waves*  
across the fence

# HOUSING

## Introduction

The Housing Element addresses 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 is supported by a housing needs analysis, which quantifies existing and projected housing needs and identifies the number of housing units necessary to accommodate projected growth. This analysis prompts the City to consider what current and future residents will need, and this in turn informs policies that shape the zoning and development standards in place today and planned for the future. This is an element in which multiple interests need to be balanced, including community character, demographic characteristics, affordability, and others. This analysis is contained in the Housing Element Background Information. Specifically, the



*Lancaster Ridge*



*Multifamily housing*

Housing Element Background Information contains the *East King County Housing Needs Analysis*, beginning on page H.3, prepared by ARCH (A Regional Coalition for Housing), in collaboration with the participating cities. The Housing Needs Analysis, dated January 27, 2015, includes a review of demographics, household characteristics, housing supply and summary findings for both the East King County area and the City of Sammamish. The Housing Element Background Information also includes the February 2, 2006 Planning Commission Recommended Draft City of Sammamish Housing Strategy Plan, which identifies recommended actions to implement the Housing Element of the 2003 Comprehensive Plan.

To accomplish aims of this Element, the City will develop a shorter range Strategy Plan that lists potential strategies to implement various goals and policies and their relative priority for consideration. In addition, the results of activities undertaken through the Strategy Plan will facilitate performance monitoring, evaluation, and future planning updates.

Goals and policies that support housing sustainability and healthy communities address energy efficiency.



Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.

## Goals and Policies



Single family homes



Townhomes

### 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.

*Policy H.1.1 Ensure new development and redevelopment is sensitive to the context of existing and planned neighborhood character.*

- Policy H.1.2 Support investment in existing neighborhoods and housing in order to preserve the character and condition of neighborhoods and housing.*
- Policy H.1.3 Support the preservation of the city’s historically significant housing.*
- Policy H.1.4 Provide notification and foster public awareness and participation in decisions affecting 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.

- Policy H.2.1 Maintain an adequate supply of appropriately zoned land to accommodate the city’s housing growth targets.*
- Policy H.2.2 Support a variety of residential densities and housing types to meet the needs and preferences of all Sammamish residents.*
- Policy H.2.3 Consider the impacts on citywide housing capacity and diversity when making land use policy decisions or code amendments.*
- Policy H.2.4 Support residential and mixed use development in Town Center and other commercial areas where combining such uses would promote the vitality and economic viability of the area.*
- Policy H.2.5 Permit and promote smaller housing types (e.g. cottages, duplexes, efficiency studios, and townhouses).*
- Policy H.2.6 Promote the development of accessory dwelling units (ADUs).*
- Policy H.2.7 Permit manufactured homes in residential zones in accordance with the provisions of state and federal law.*

*Based on the assumptions described in the Land Use Element, the City has development capacity to meet the adopted 2035 targets of 4,640 houses and 2,088 jobs.*



Multifamily housing



Neighborhood within easy walking distance of Eastlake High School, local transit and Sammamish Highlands

**Urban infill** is defined as new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development. The term “urban infill” itself implies that existing land is mostly built-out and what is being built is in effect “filling in” the gaps. The term most commonly refers to building single-family homes in existing neighborhoods but may also be used to describe new development in commercial, office or mixed-use areas.

**Fair Housing** is the ability for all people to choose where they live without discrimination based on race, color, national origin, sex, family status, or disability—these are the “protected classes” under state and federal law. (Some places also protect age, sexual orientation, or having a Section 8 voucher). Cities may not make zoning or land use decisions or implement policies that exclude or otherwise discriminate against protected persons, including individuals with disabilities. Sammamish’s fair housing practices are evaluated periodically by King County as part of a countywide report to the federal government.

**Location-efficient Housing** refers to homes that have easy or inexpensive access to workplaces, schools, shopping, and other necessary destinations. Housing locations are efficient to the most people when the ways to these destinations are easily walkable, don’t require the resident to own an automobile, and can be reached in 20 minutes or less.

**Policy H.2.8** 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.



**Policy H.2.9** Permit context-sensitive residential clustering, where appropriate, as a means of protecting environmentally sensitive areas and providing more open space.



New housing development under construction

**Policy H.2.10** Promote minimum densities in commercial zones that allow housing to achieve mixed-use development.

**Policy H.2.11** Ensure fair and legal housing practices throughout the city.



**Policy H.2.12** Promote location-efficient and energy-efficient housing choices through incentives and other means.

**Goal H.3 Housing Affordability**

Provide for a range of housing opportunities to address the needs of all economic segments of the community.

*Policy H.3.1 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.*

*Policy H.3.2 Promote the preservation of existing housing which may provide for affordable forms of rental and ownership housing.*

*Policy H.3.3 Consider requiring or incentivizing affordable housing when evaluating rezones and other land use regulation modifications, especially when resulting in increases in development capacity.*

*Policy H.3.4 Offer regulatory incentives such as priority processing of permits, fee waivers or reductions, and/or property tax relief for builders who provide very low-, low- or moderate-income housing or buildings/developers providing housing for demographics needs, such as seniors, singles and two person households.*

*Policy H.3.5 Consider offering financial aid and/or technical assistance to organizations that provide affordable housing for very low-, low- and moderate-income households.*

*Policy H.3.6 Encourage and support non-profit agencies, public-private partnerships, and housing authorities to preserve or build new, sustainable housing affordable to very low-, low- and moderate-income households.*

Given the unique challenges of providing housing affordable to households at less than 30% AMI (very low-income), local efforts will require collaboration with other jurisdictions and funders.



Multifamily housing



Single family homes



Multifamily housing



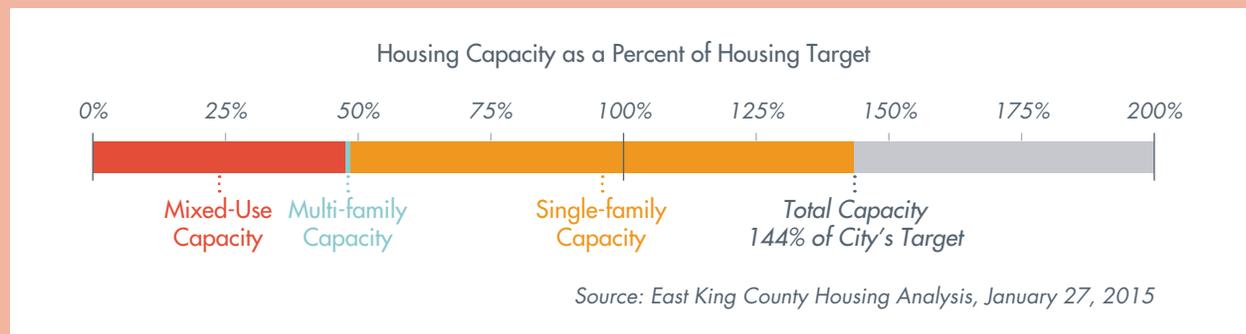
Low-density development

Area Median Income (AMI)

## Housing Affordability

### Growth Management Act Context

**Comprehensive Plan Requirements.** The Growth Management Act requires that comprehensive plan housing elements contain an inventory and analysis of projected housing needs to manage projected growth, provide a statement of goals and policies for the preservation, improvement and development of housing, identify sufficient land for housing, and make adequate provisions for existing and projected needs of all economic segments of the community.



As shown in the bar chart above, the City of Sammamish has demonstrated sufficient land for housing, with a housing capacity of 144% of the City's housing target. Given the cost of single family housing, and because mixed use and multifamily housing types are typically more affordable than single-family, detached housing, the City recognizes the importance of having sufficient zoned capacity for multi-family and Town Center mixed use residential development in order to meet affordability needs. As shown above, approximately 50 percent of the City's capacity was in either multi-family or mixed use residentially zoned land. This is an important element in the City's overall approach to providing for affordable housing in Sammamish.

**Countywide Planning Requirements.** The King County Countywide Planning Policies (CPPs), in addition to reaffirming the GMA housing goals, require all cities to share the responsibility for achieving the goal of an equitable distribution of affordable housing in King County. Through the CPPs, cities in King County have agreed that housing in each community should reflect the existing countywide mix of household income. The CPPs define the county-wide need for housing by income as follows:

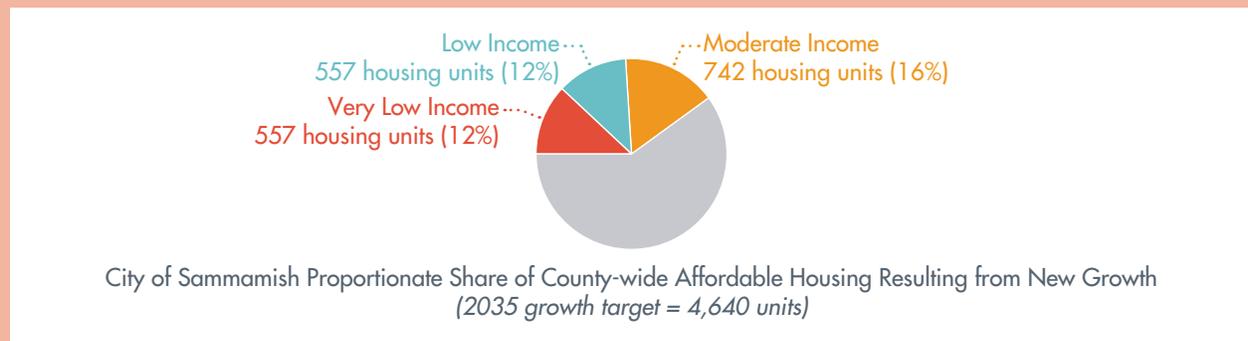
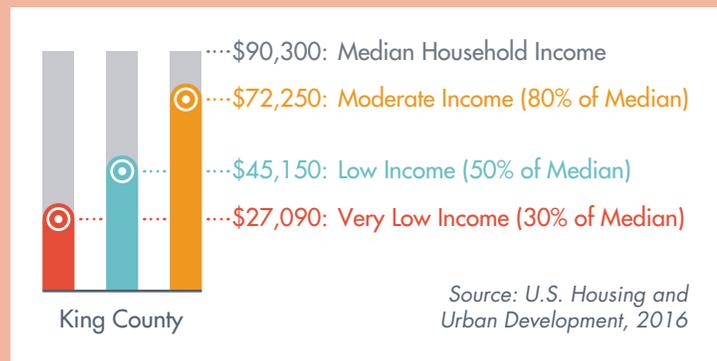
- 50–80% of AMI (moderate) 16% of total housing supply
- 30–50% of AMI (low) 12% of total housing supply
- 30% and below AMI (very low) 12% of total housing supply

Currently the supply of existing affordable housing for lower income households is less than existing needs both countywide and in many cities, especially for very low income households. Sammamish has only about 2 percent of the City's existing housing stock affordable at up to 50 percent of median income, and about 5 percent affordable between 50 percent and 80 percent of median income. This is a much lower proportion than most other cities countywide and in East King County.

The CPPs encourage cities to employ a range of housing tools to address the countywide need and recognize that local jurisdictions should tailor their housing policies based on local circumstances and conditions. Cities are also expected to work collaboratively to meet the regional affordable housing need and to monitor and measure results.

### Measuring Countywide Affordable Housing Need

These charts help to illustrate the estimated City of Sammamish proportionate share of the countywide affordable housing need resulting from new growth. The chart at right summarizes King County household income levels corresponding to 80, 50, and 30 percent of the 2016 HUD estimate of King County median household income. Based on the City's housing target of 4,640 units, the pie chart below shows the amount of affordable housing needed at each income level to meet a proportionate share of countywide affordable housing demand.



Recognizing that Sammamish has a lower proportion of affordable housing than other cities in East King County, the City will continue to work toward fulfilling its role in meeting the countywide need for affordable housing in King County. The goals and policies in this Housing Element specifically identify the policies, strategies and actions identified by the City to address this goal.

### **Special needs**

**housing** in this plan includes homes suitable for and occupied by people with one or more self-help limitations, such as physical or mental disability, long-term illness, or alcohol or drug issues. The housing may or may not incorporate supportive services, and may be permanent or transitional. Examples include adult family homes, assisted living facilities, and group homes for people with developmental disabilities.

### **Universal design**

refers to a broad spectrum of ideas meant to produce products, buildings, or other built environments that are usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life. Wheelchair ramps, essential for people in wheelchairs but also used by all, are a common example. There are also cabinets with pull-out shelves, kitchen counters at several heights to accommodate different tasks and postures, and low-floor buses that “kneel” (bring their front end to ground level, rather than on-board lifts).

- Policy H.3.7 Support affordable rental and ownership housing throughout the city especially in areas with good access to transit, employment, education and shopping.*
- Policy H.3.8 Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.*
- Policy 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 affordable housing with a preference for housing for low-income and very-low income households.*

## **Goal H.4 Housing for People with Special Needs**

Support a variety of housing opportunities to serve those with special needs.

- Policy H.4.1 Support ways for older adults and people with disabilities to remain in the community as their housing needs change by encouraging universal design or retrofitting homes for lifetime use.*
- Policy H.4.2 Support a range of housing types for seniors; e.g., adult family homes, skilled nursing facilities, assisted living and independent living communities.*
- Policy H.4.3 Ensure development regulations allow for and have suitable provisions to accommodate housing opportunities for special needs populations in Sammamish.*
- Policy H.4.4 Encourage the geographic distribution of special needs housing throughout the city, understanding that some clustering of such housing may be appropriate if proximity to public transportation, employment opportunities, medical facilities or other services is necessary.*
- Policy H.4.5 Support public and private housing and services for people who are homeless.*

**Goal H.5 Regional Collaboration**

Actively participate and coordinate with other agencies in efforts to meet regional housing needs.

- Policy H.5.1 Support the development of region-wide plans for housing affordable to households with moderate, low and very low incomes, including those with special needs.*
- Policy H.5.2 Support a coordinated regional approach to homelessness by supporting public and private housing and services for people who are homeless and work with other jurisdictions and health and social service organizations, including faith-based and other non-profit organizations, to develop a coordinated, regional approach to homelessness.*
- Policy H.5.3 Maintain membership in inter-jurisdictional agencies to promote affordable housing on the Eastside.*
- Policy H.5.4 Support and encourage housing legislation at the county, state, and federal levels that promotes the City's and region's housing goals and policies, including support for affordable and sustainable housing for all residents in the City and region.*

*Single family homes  
near Allen Lake*



For more information, see  
the recommended 2006  
Housing Strategy Plan,  
Exhibit A in Volume.II.H,  
beginning on page H.77.

**Goal H.6    Monitoring**

Implement Housing Element goals in a manner that is effective, efficient and transparent.

- Policy H.6.1    Adopt a Housing Strategy Plan to outline benchmarks, steps and milestones toward implementation of this Housing Element.*
- Policy H.6.2    Support regional housing strategies.*
- Policy H.6.3    Monitor the city's housing supply, type and affordability including measurable progress toward meeting a significant share of the countywide need for affordable housing for very low-, low-, and moderate-income households.*
- Policy H.6.4    Evaluate and report on how the goals and policies of this Housing Element are being achieved.*
- Policy H.6.5    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.*