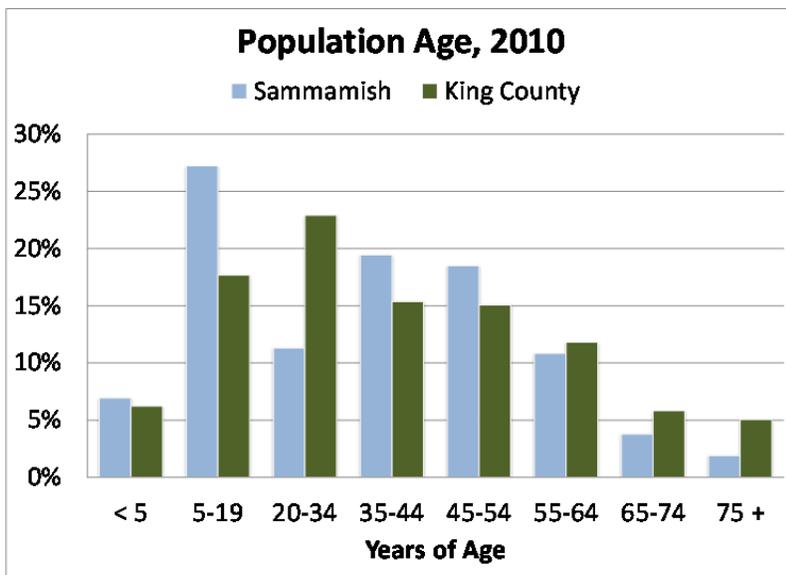


## II. NEEDS ANALYSIS SUPPLEMENT: SAMMAMISH

This report supplements information provided in the East King County Needs Analysis. Its purpose is to: highlight demographic and housing data for Sammamish that varies from the material presented in the East King County Needs Analysis; describe potential housing issues in different neighborhoods; and summarize housing programs utilized by the City.

### LOCAL DEMOGRAPHIC-HOUSING DATA

Sammamish has experienced strong **population growth** compared to other King County cities—34% from 2000 to 2010—greater, in fact, than any East King County city other than Newcastle and Issaquah (see Appendix, **Exhibit A**).<sup>1</sup>



**CHART S-1**

Source: U.S. Census Bureau (2011)

*households.* In fact, Sammamish has the highest proportion of married households of any ARCH-member city. (See Appendix, **Exhibit B**.) Related to this fact is that Sammamish has relatively few one-person households (11% versus all East King County cities at 27%) and a higher percentage of larger families—38% with four or more people, compared to 22% in all East King County cities (Appendix, **Exhibit C-1**).

**Population age** data is another demographic where Sammamish varies from the rest of the county (**Chart S-1**). *Sammamish has a larger proportion of school-age children* (26% versus 18%), and lower proportions of younger (age 20 to 34) and older (over age 55) adults.

**The mix of household types** in Sammamish is quite different from countywide averages (**Chart S-2**). *The largest number of households are married couples with children, which make up 47% of all*

<sup>1</sup> Minus annexations, Issaquah's population growth was 116% and Sammamish's 33%.

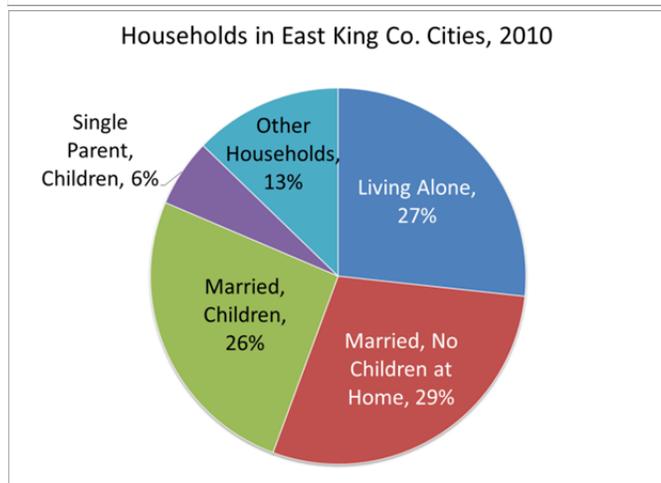
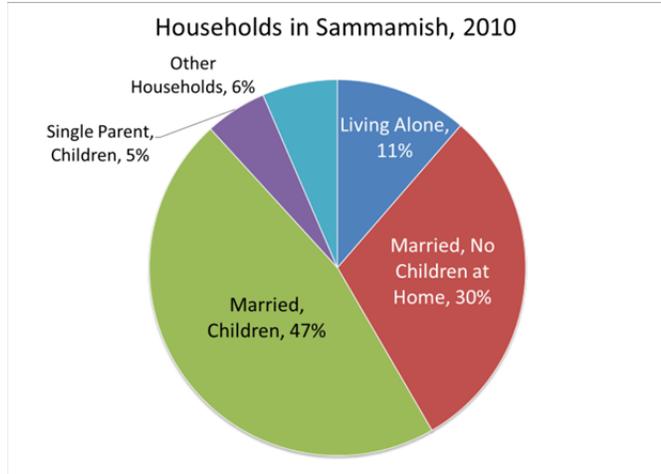
**Housing/Building Types.** Corresponding to the family types found in Sammamish, the community’s housing types are also considerably different from others of the Eastside—greater proportions of single-family detached homes and lower percentages of apartments (although there appears to be some movement toward the rest of East King County in this regard; see **Chart S-3**). The Land Use and Housing Elements should make it possible for housing developers to meet the demand for a range of housing types and densities.

**New Group Homes.** Sammamish added 99 residents of group homes between 2000 and 2010. In 2000, no group home population was recorded. (See Appendix, **Exhibit K-2**.)

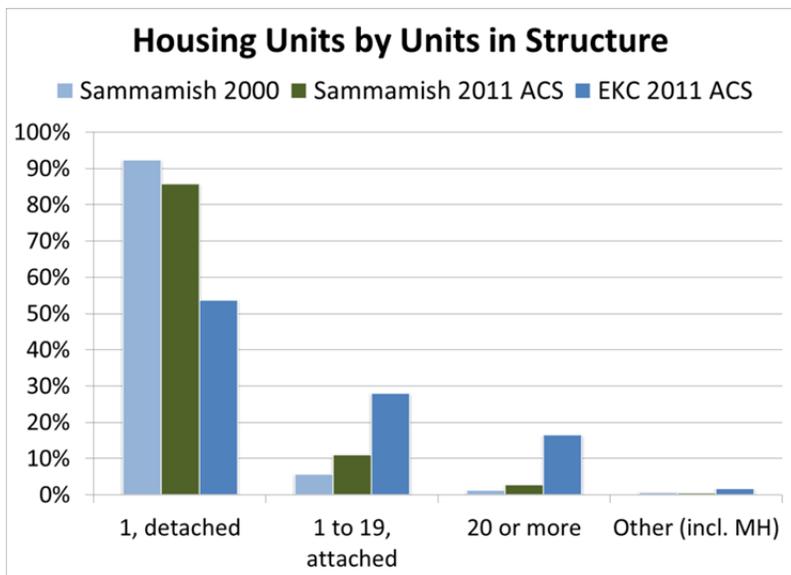
**Building Activity.** From 2000 to 2011, 81% of Sammamish’s housing permits went to single-family homes. (See Appendix, **Exhibit L-2**.) For comparison, Newcastle has a similar proportion (76%),

Issaquah issued 46% single-family permits, and Redmond’s permits were 35% single-family. Overall, EKC cities’ permits were roughly 43% single-family from 1992–2011.

Sammamish has maintained **home ownership figures** consistently higher than countywide averages and those of other East King County cities. While homeownership has been approximately 60% countywide and over 60% in East King County cities,



**CHART S-2**  
Source: U.S. Census Bureau (2010)



**CHART S-3**  
Source: U.S. Census Bureau (2010)

Sammamish’s ownership is nearly 90%, as it was in 2000 (Appendix, **Exhibit L-3**).

While average **home sales prices** in East King County are generally higher than countywide averages (30% higher), those in Sammamish were more than 55% higher than countywide averages in 2010 (Appendix, **Exhibit O-1**). Likewise, the median income of Sammamish households is significantly higher than the King County median (Appendix, **Exhibit F-1**). About 6% of the city’s households are lower-income and about 7% moderate-income, compared to 16% and 13%, respectively, for East King County overall. Consequently, the city’s housing affordability does not approach the countywide need, indicating the need to adopt policies and strategies to plan for and promote the expansion in the availability of housing affordable at these income levels (**Table S-1** and **Appendix, Exhibit M-1**).

**TABLE S-1: AFFORDABLE HOUSING AND COUNTYWIDE HOUSING NEEDS, 2010**

HOUSEHOLD INCOME LEVEL		PCT OF TOTAL HOUSING UNITS AFFORDABLE AT INCOME LEVEL	COUNTY-WIDE HOUSING NEED
Pct of Area Median		Sammamish	Based on Household Incomes
< 30%:	Very Low-Income	0%	12%
30% to 50%:	Low-Income	1%	12%
50% to 80%:	Moderate-Income	4%	16%
80% to 100%:	Middle-Income	8%	10%
> 100%:	Higher-Income	86%	50%

Source: 2006-2010 CHAS (Comprehensive Housing Affordability Strategy; U.S. Housing and Urban Development).

Despite higher overall household incomes, a number of *Sammamish residents have moderate and low income levels. Sammamish households are housing cost burdened at about the same rate as other cities in East King County.*<sup>2</sup> Thirty-six percent (36%) of renters and 31% of homeowners in Sammamish are considered “housing cost-burdened” (Appendix, **Exhibit H-1**). Most cities, including Sammamish, saw two- to four-percentage point increases in cost-burdened households since 2000, among homeowners. “Severely cost-burdened” renters (those paying more than 50% of income for housing) were also found in proportions close to those of the Eastside overall (Appendix, **Exhibit H-4**). As in other East King County cities, cost-burdened

<sup>2</sup> The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care (HUD, <http://www.hud.gov/offices/cpd/affordablehousing/>, accessed 10/4/2011).

households are primarily lower-income and relatively young (under 25 years of age) or relatively old (65 or over), suggesting the need for more affordable housing opportunities for seniors as well as for younger households entering the market.

**Jobs-housing balance** is a figure developed to indicate the ratio of housing demand from local workforce to the local supply of housing. A ratio of 1.0 means there is an amount of housing equal to the demand for housing from the local workforce. A ratio higher than 1.0 means there is a greater demand for housing from the workforce than there is available housing. **Chart 5** (Section I) shows that East King County’s jobs-housing ratio has increased from well below 1.0 in 1970 to 1.3 in 2006. Sammamish’s ratio, meanwhile, has remained under 0.30. *Looking forward to the year 2031, the jobs-housing ratio for Sammamish, including existing levels and planned growth, is expected to remain essentially the same* (See Appendix, **Exhibit I**). Planned growth for employment and housing in East King County as a whole would result in a jobs-housing “imbalance” of 1.4, a small increase from 2006.

**Employment and Wages by Job Type (Sector).** Certain employment-related information about Sammamish’s work force could have housing implications. First, Sammamish has an unusual employment mix compared to other cities its size in King County. *In 2010, 26% of its workforce works in public education; Sammamish is the only mid-sized East King County city where that percentage is greater than 15%* (see Appendix, **Exhibit J-1**). Second, apart from school and government jobs, average private-sector wages in Sammamish in 2008 (\$37,506) were the fourth lowest among East King County cities, mainly because the vast majority of occupations are lower-paying, service-sector jobs (see Appendix, **Exhibit J-2**).<sup>3</sup> A household at this income (\$37,506) in 2008 would be able to afford housing costs up to \$938 per month, significantly less than average rents in Sammamish and nearby communities. This implies households are either cost burdened, commuting long distances, or have more than one job.

In summary, Sammamish is predominately higher-income families (homeowners) with children and relatively expensive single-family homes, with few local jobs, most of which pay entry-level wages. While indications are that the community has developed as planned in 2012, the next 20-year planning horizon raises necessary questions for future housing supplies and demands, including:

- If the city’s demographics become more like those of the rest of King County, will the housing market be able to accommodate them? Older householders and smaller households typify trends in other East King County communities (e.g. Bellevue, Redmond) over the past 20 years.

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<sup>3</sup> The average does not include public-sector wages. The “services” sector includes jobs in Information, Professional, Scientific and Technical Services Management of Companies and Enterprises, Administrative and Support and Waste Management and Remediation Services, Educational Services (private-sector), Health Care and Social Assistance, Arts, Entertainment and Recreation, Accommodation and Food Services, and Other Services (except Public Administration).

- If more Sammamish workers want to live in the community will they be able to find housing they can afford in suitable locations?

## SUMMARY OF LOCAL HOUSING STRATEGIES

Over the last eight years the City of Sammamish has initiated a range of strategies to increase the diversity and affordability of housing in the city.

### Amount and Diversity of Housing: Creating “Additional Housing Choices”

- **Town Center.** The City’s 2008 Town Center Plan calls for up to 2,000 dwelling units to promote development of housing that may not otherwise be built in the city, through a mixture of multi-family units in mixed-use and stand-alone structures, townhouses, cottages, and detached single-family dwellings. New code amendments allow more homes and a wider variety of housing types in the Town Center. Moreover, these homes will have convenient walking access to shopping, open space, and transit.
- **Transfer of Development Rights (TDR) incentives.** As another catalyzing mechanism in the Town Center, the city amended its code to enable developers to build more housing units by purchasing development rights from property owners in low-density zones of the city.
- **Low-impact development (LID) incentives.** The city now rewards developments that use one or more of the preferred techniques for reducing the environmental impacts of new residential development. The incentives include density and height bonuses and attached housing.
- **Accessory dwelling units (ADUs).** The city has adopted regulations allowing ADUs, and in 2011 amended the code to allow attached ADUs on any sized lot and to revise off-street parking requirements.
- **Townhomes and apartments** are allowed in all zones. (And to improve proximity of housing to shopping and services, limited commercial uses are allowed in multi-family zones.)
- **Duplex homes.** Duplexes are now allowed in all residential zones except R-1 (subject to design standards).
- **Cottage housing.** The city has established a pilot program for cottage housing in R-4 through R-18 zones.
- **Manufactured housing.** Consistent with state law, the city allows manufactured (i.e., factory-built) homes in all residential zones and otherwise regulates them in the same manner as other housing.

## Housing Affordability

- **Town Center.** The new code ensures that at least ten percent of new housing units in the Center will be affordable to moderate-income households<sup>4</sup> (or fewer, if the units are even more affordable). In exchange, developers have more options with respect to building types, height, and density. In addition, developments may receive three bonus units for each affordable unit provided above the required ten percent.
- **Surplus land.** In 2011, the City Council approved transfer of city property (the former Lamb house) to Habitat to provide long-term affordable home ownership for low- and moderate-income families.
- **Duplex homes.** Duplexes that satisfy conditions for affordable housing will count as one-half of a dwelling unit for purposes of density regulation.
- **Impact fee waivers.** City impact fee provisions include waivers of school impact fees for low- and moderate-income housing, and partial waivers for road and park impact fees (depending on levels of affordability and size of project).
- **ARCH Trust Fund.** The city has provided approximately \$300,000 to support a variety of low- and moderate-income housing projects throughout East King County.

## Housing for People with Special Needs.

- Group homes are allowed as-of-right in medium-density residential zones and as part of mixed-use development in commercial zones, as well as a conditional use in low-density residential zones.

## OVERALL RESULTS

Through 2009, Sammamish was ahead of the pace indicated to achieve its *overall* housing target for 2001–2022 (291 units per year, compared to 192; Appendix, **Exhibit Q-2**). In terms of achieving its affordable housing goals, the city had seen no new moderate-income housing through 2010, and 3% of its low-income housing target (Section I, **Chart 11**); but keep in mind that the strategies enacted recently (described above), have not had time to take effect.

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<sup>4</sup> Households with incomes of 80% of King County’s median household income, adjusted for household size.