

Doug McIntyre

From: Paul Stickney <stick@seanet.com>
Sent: Tuesday, July 28, 2020 3:44 PM
To: EIS
Subject: EIS Scoping Comment (Part 1 of 2)
Attachments: 1 of 2 Elegant Detailed Researched.pdf; A. Nutshell.pdf; B. One-Liners.pdf; C. Deep Dive into The Chew. Needs Analyses and Surveys.pdf; D. ED Shortage Gaps are 2-4 x's Greater than GT.pdf; E. 2003 Comp Plan Appendix D Housing Needs Assessment.pdf; F. 2014 Community Profile.pdf; G. 2015 Comp Plan Housing Background.pdf

[CAUTION - EXTERNAL EMAIL]

EIS Scoping Team,

As an EIS scoping comment, I am submitting the written public comments submitted to the City Council for their Special Meeting of 7.28.20.


These comments support having Enrich & Sustain be an alternative studied In the SEPA EIS.

This is Part 1 of 2 of this comment

Regards,

Paul Stickney
425-417-4556

Please be aware that email communications with members of the City Council, City Commissioners, or City staff are public records and are subject to disclosure upon request.

From: Paul Stickney stick@seanet.com 
Subject: Elegant. Detailed. Researched.
Date: July 28, 2020 at 3:18 PM
To: Sammamish City Council citycouncil@sammamish.us
Cc: Dave Rudat drudat@sammamish.us, David Pyle dpyle@sammamish.us, Kellye Hilde khilde@sammamish.us, Mike Sugg msugg@sammamish.us, Debbie Beadle dbeadle@sammamish.us, Lita Hachey lhachey@sammamish.us, Tammy Mueller tmueller@sammamish.us



Written Public Comment for the 7.28.20 City Council Special Meeting

Dear City of Sammamish Council Members,

[Enrich & Sustain](#) is ***Elegant***

About a 5 minute read for these both combined.

A. Nutshell

B. One-Liners – Added Community Benefits

[Enrich & Sustain](#) is ***Detailed***

Approximate reading time for these two is between 10-20 minutes.

C. Deep Dive into "The Chew". Needs Analyses and Surveys

This same document was sent to all seven council members individually on 7.19.20. The copy sent to Deputy Mayor Malchow is attached below.
(Context: Collegiate doctorate "Post Graduate" level analysis.)

D. ED Shortage Gaps are 2-4 x's Greater than GT

This information was provided to the City in June of 2016. It was the culmination of extensive research from January 2015 to June of 2016.
(Context: Collegiate senior year "Undergraduate" level analysis.)

[Enrich & Sustain](#) is ***Researched***

Depending on past familiarity with these six documents it will take from an hour to several hours to appropriately review this material.

Here are some of the key fundamental data sources and systematic examinations that support [Enrich & Sustain](#). This affirmative solution can alleviate past and present growth issues – and manage future growth within Sammamish in favorable, sustainable and holistic ways.

E. 2003 Comp Plan - Appendix D, Housing Needs Assessment

F. 2014 City of Sammamish Community Profile

G. 2015 Comp Plan Housing Background Info

H. "Common Cause - Housing Balance"

Provided to the City of Sammamish in October of 2017.

I. "Achieving Housing Affordability Through Balanced Sustainable Housing". Given to the City of Sammamish in June 2016.

J. "Making the Case for Supporting Housing Balance in Sammamish"

This is a combination of various materials that were presented to the City of Sammamish during 2015 and 2016.

Sincerely and Civically,

Paul Stickney
425-417-4556
stick@seanet.com

PS. This email is being sent in two parts
Part 1 - seven of the 10 document pdf's (A, B, C, D, E, F and G)
Part 2 - three of the 10 document pdf's (H, I and J)



E. 2003 Comp
Plan A...ent.pdf



F. 2014
Comm...file.pdf



G. 2015 Comp
Plan H...nd.pdf



D. ED Shortage
Gaps a...GT.pdf

Enrich & Sustain in a Nutshell

Alleviate Imbalances > Add Wealth, Strength & Resiliency > Benefit Factors.

- ✓ Alleviate long standing imbalances in housing supplies, economic amenities and transportation systems within Sammamish by optimizing land-uses.
- ✓ Enable vast additional multi-dimensional wealth, strength and resiliency for our residents, for those working here plus the City by making optimal land-use changes.
- ✓ The relationship of benefit factors form optimizing are about "1" for development concerns – as compared to "10-100+" for our residents, workforce and the City.
- ✓ No conflicts. Interests align. Elevate our community from better to best by optimizing – as outlined in the [Enrich & Sustain](#) growth solution platform.

Enrich & Sustain for Sammamish

Community ♦ Neighborhoods ♦ Lifestyles

Seven Generations ♦ Diverse Cultures ♦ Six-Sectors*

*The Environment – Transportation – People – Money – The Region – Community Character.

Nutshell – [Enrich & Sustain](#)

Paul Stickney – July 2020

One-Liners – Enrich & Sustain

Added Community Benefits - Short, Mid and Long-Term

- **Community** Alleviate many long-standing imbalances, deficiencies and current issues for sweeping civic benefits.
- **Neighborhoods** Reduce development pressures over time – meet our housing needs mainly in Centers.
- **Lifestyles** Modestly optimize diverse housing “choices for life” to enable vast additional community wealth.
- **Diverse Cultures** Ethnic preferences & multi-generational needs met; technologies; work from home;
- **7-Generations** Housing supplies are sustainably balanced to meet recurring cycle-of-life housing demands.
- **The Environment** Holistic ecosystem enrichments for preservation, conservation, stewardship and legacy.
- **Transportation** Reduce car use through internalization and strategic transit. Improve health, walkability.
- **Economics/Finance** Add multi-dimensional wealth; \$ saving housing options; service amenities; more \$ to the City.

- **People/Housing.** Thousands of our own can stay in town as different housing is needed or wanted over life.
- **The Region** Revered partner with political and monetary favor vs. seen as bad actor and costly lawsuits.
- **Community Character** Come for timeless beauty, with options to stay for life – if desired and/or when it becomes necessary.

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One-Liners – [Enrich & Sustain](#)

Paul Stickney – July 2020



C. Deep Dive
into Th...eys.pdf

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From: Paul Stickney stick@seanet.com 
Subject: Deep Dive into "The Chew". Housing Needs Analyses and Surveys.
Date: July 19, 2020 at 6:51 PM
To: Christie Malchow cmalchow@sammamish.us



Hello Christie,

Let's get into the weeds on what "The Chew" really means relative to doing thorough housing needs analyses and statistically valid surveys.

This information is crucial to inform you, and the city, what **all** surplus and shortage housing gap numbers are – and what the housing preferences are for those living and/or working within Sammamish

This foundational data is a must to obtain, to inform the City's decisions on which growth approach you support. It will impart the facts you need to make appropriate changes to achieve the City's knowledgeable aims.

Understanding the whole and holistic aspects and implications of "The Chew" is essential. For your edification:

>> Article 2 of Enrich & Sustain outlines "The Chew", see pdf 1 attached. I have highlighted and used red arrows to call attention to relevant copy.

>> At the heart of the missing information of "The Chew" (see pdf 1) are gaps. Definitions of how various state and regional policies describe "gaps" - pdf 2.

>> Our city has its own definition of a gap. See pdf 3.

State and regional gap definitions align ... do objective research and determine what the internal oversupplies and undersupplies of housing are for all segments of the population. (Economic groups and Demographic groups.) See pdf 2.

Our city essentially says ... gaps are capped by our policy and we only allow up to these self-imposed those limits. Our city has fought hard, and continues to fight, not to obtain this rigorous, factual information to inform housing decisions. See pdf 3,

*Our city has the discretion to set housing limits. But, it is outside that range of discretion to set limits on housing without knowing what **all** gaps are, and also not being aware of what housing preferences were, identified in statistically valid surveys.*

>> There are over 100 housing gaps to identify (see pdf 4). It is vital to inform housing policies with how housing supplies meet all economic and demographic housing demands within our City – past, present and projected - see pdf 4.

>> After actual shortage and surplus gaps are known for all economic and demographic groups (both current and projected) then conduct statistically valid surveys based on gap findings to determine housing preferences for life.

>> With Gap and Survey results in hand, then:

- Discuss pro's and con's of meeting various levels of housing needs and wants.
- Contrast the consequences and effects on virtually everything (see pdf 5).
- Hear what enlightened public opinions are, relative to optimizing housing supplies. to alleviate long-standing, harmful, housing imbalances in our City.

>> Since becoming a city in 1999, housing and land use policies have never been informed by "The Chew". Because of this, past legislative decisions on housing supply and growth target numbers have been based on insufficient information.

>> Get this missing information, then make wholly informed legislative decisions

that alleviate past, present and projected housing imbalances within Sammamish.

Do you support informing future land use, housing and numbers decisions with “The Chew”? What is holding you back from resolving to acquire “The Chew”?

Kind Regards,

Paul Stickney
425-417-4556



1. E&S Alpha on
Chew a...out.pdf



2. Gaps
Definiti...KC.pdf



3.
Remar...ap.pdf



4. 20.05.19 Civic
Web.pdf



5. Unbalanced
and Bal...gs.pdf

Article 2. "Enrich & Sustain" –

Nitty Gritty. Unknown Numbers. Known Numbers. Accruing Benefits.

Nitty Gritty

Our community hasn't been able to reach consensus on desired land uses (growth) chiefly because we've never had all the information necessary to do so.

That's it. We must get the missing information, then deliberate, negotiate and collaborate to reach a cohesive community vision and corresponding land use legislative decisions.

Many people have a strong bias about growth. There are different perspectives on growth that have shapely contrasting aims. Some people support no growth, some minimized growth, some optimized growth and a few may even want unfettered growth.

There is no shame in any of these positions.

There is however, a **100% certain ERROR** with ALL of these divergent growth positions.

NONE have been informed by complete information and enlightened public input.

Unknown Numbers and Factors.

What is the information that has been missing to inform growth policies and numbers ever since Sammamish incorporated in 1999?

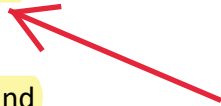
- - 120+ surplus and shortage housing gap "Needs" #'s for all economic and demographic groups.
- - Statistically valid survey housing "Wants" #'s, informed by all the housing need gap numbers.
- - Pro's and Con's of proportionally altering housing supplies informed by "Needs" and "Wants"
- - Consequences over time of the various growth options, after they have been fully informed.
- - Community input after being informed by "Needs", "Wants" "Pro's/Con's" and "Consequences".

This information is referred to as **"The Chew"**. This is the unbiased and objective data our City needs to reflect on, consider, mull over, weigh, ruminate on and carefully think about. (Heart)

Besides "The Chew", we **need to determine** near absolute build out of single family homes. There are fundamentally four buckets of additional single-family housing capacity in these categories:

- • Vacant lands zoned R4 and R6. (Zoned for 4 and 6 homes per acre)
- • Underdeveloped lands (tracts over 1 acre in size with a house) zoned R4 and R6.
- • Redevelopment subdivided lots (from 1/3 to 1 acre in size with a house) zoned R4 and R6.
- • R1 lands that do not have critical area impacts, (both vacant land and sites with homes) that are likely to seek R4/R6 upzone requests, as they are not impacted by sensitive areas.

Enrich and Sustain calls for an accurate analysis of the single-family build-out potential in each of these categories, and other appropriate categories. This information is referred to as **"SF Buildout"**. Single-family home buildout numbers are either not known, or have not been made public. (Heart)



"Enrich & Sustain" insists on obtaining both sets of these unknown numbers - "The Chew" and "SF Buildout". Then elected officials must reassess positions on growth and appropriately change land-uses in our Comprehensive Plan to make Sammamish better and stronger, than it is today. (Heart)

This missing information of both "The Chew" and "SF Buildout" is vital to have in order to reach fully informed legislative decisions on **growth, desired land uses, and infrastructure solutions.**

Known Numbers:

These known numbers have informed the [Enrich and Sustain](#) platform:
(The following numbers are close approximations.)

Housing Units In Sammamish as of 2019 (Heart)

22,500	Total number of housing units in Sammamish
20,300	Single Family homes. (90%)
2,200	Multifamily homes. (10%)
19,200	Homes permitted by King County (before 1999 + pipeline). (85%)
3,300	Homes permitted by Sammamish (from 1999 to present). (15%)

Housing Growth Rates in Sammamish 1970 to the present (Heart)

1970 to 1979 by King County.	2000 homes 200 per year average
1980 to 1999 by King County.	8500 homes 425 per year average
1999 King County Pipeline*	2300 homes (built 2000-2005) 380 per year average
1999 to 2017 by Sammamish	3300 homes and lots 185 per year average
2018 to 2019 by Sammamish	15 lots 7.5 per year average
Klananie Annexation in 2016	3900 homes (built mostly in the 80's & 90's)

(*When Sammamish incorporated in 1999 there were about 2300 pipeline homes permitted by King County)

ITE* Trip Generation PM Peak Vehicle Trip Rates based on types of housing (Heart)

.99 per unit.	Single Family Detached Housing
.56 per unit	Low Rise Multifamily (1-2 stories)
.44 per unit.	Mid Rise Multifamily (3-10 stories)
.26 per unit.	Senior Adult Attached Housing

(*ITE = Institute of Traffic Engineers, 10th Edition. PM Peak Factors for Suburban Settings)

- In the case of dwelling units for rent, housing that is affordable have rent and utility costs, as defined by the jurisdiction, that cost no more than thirty (30) percent of the tenant's gross annual household income.

Several different index exist that measure affordability. The following are some the more commonly used ways to measure affordability.

- **Affordable Housing Gap:** Refers to the difference between 30 percent of the median household income and the median sales price of a home. A negative number indicates a general shortage of affordable housing. Different housing affordable gaps are typically computed for households that earn 120%, 80% and 50% of median income.
- **Housing Cost Burden:** The extent to which gross housing costs exceed 30 percent of gross income. Separate indexes measure owner-occupied and rental housing costs. The index represents the percentage of households that pay more than 30 percent of their income for housing. Housing cost for homeowners include mortgage, insurance, taxes and utilities. Rental costs include rent and utilities.
- **Affordable Housing Index:** Measure whether a typical (median) family can qualify for a conventional mortgage to purchase a typical home or median sales price. The calculation assumes a down payment of 20 percent of the home price. It assumes that monthly principal and interest will exceed 25 percent of gross, family income. An index of 100 indicates the families that earn the median household income can qualify for a conventional mortgage to purchase housing at the median sales price. Higher index numbers indicate more choices of affordable housing in the area.
- **First-time Homebuyer Index:** Measures the ability of a first-time homebuyer to purchase a home at the median sales price. It assumes a five percent down payment, less expensive at 85 percent of the median sales price and 80 percent of the median family income. Given the low thresholds used to calculate this index, this index is considered the fundamental measurement for affordable home prices.

Jobs-To-Housing Balance

Jobs-to-Housing Balance refers to the approximate distribution of employment opportunities and workforce housing across a geographic area. It is a planning tool to promote some very general ideas regarding land use planning. Namely, it promotes the notion that jobs and housing should coexist in relatively close proximity.

Jobs-housing ratios illustrate the relationship between where people work and where they live. The jobs side of the ratio counts the number of people or jobs in a community. The housing side counts number of households in that community. These counts create the following measurements.

- **Jobs-Household Ratio:** The most commonly used ratio. It measures the balance between the total job count and the total number of occupied housing units.



HOUSING NEED: AFFORDABILITY GAP

An affordability gap analysis compares household size and income to housing units using a common definition of “affordability.” An affordable housing gap, put simply, is the difference between the number of households and the housing units that are affordable and available to them based on their income.

Understanding the level of affordability of the current housing supply is a critical component to understanding housing need. This method can identify problems within both owner and renter affordability levels and expose regional trends that may otherwise go unnoticed. This analysis also incorporates projected data, showing the anticipated deficiencies in the future housing supply.

The analysis in this chapter will determine:

- » The number of additional housing units that are needed to meet current need for affordable housing throughout the state
- » The availability of affordable housing for both renters and homeowners
- » The expected change in housing demand by income level by 2020

The following results represent the conclusions drawn from a multi-step process. The full analysis, including results for each county and urban area, is presented in *Appendix D* and the *Housing Need Geographic Profiles*.

Summary of Affordable Housing Gap

An affordable housing gap is the difference between the number of households earning a specific income and the housing units that are both affordable and available to them.

Housing is *affordable* if a household can pay for it with 30 percent or less of their income. Housing is *available* to a specific group if it is vacant and priced affordably, or if it is currently occupied by a household at or below the defined income threshold.

A gap between the supply of and need for affordable housing represents households in the state who are paying more for housing than they can reasonably afford.

Households were divided into categories based on how their incomes compare to a HUD-published median family income. Before comparing households to the housing supply, the income of each individual household was adjusted based on household size, and housing costs were adjusted based on housing unit size (i.e., number of bedrooms). For a detailed explanation of the gap analysis methodology, see *Appendix D*.

Figure 25: The gap analysis uses two income thresholds for comparison

% of Median Family Income	Annual Income Threshold	Maximum Affordable Monthly Housing Cost
30%	\$21,870	\$547
50%	\$36,450	\$911

NOTE: These ranges were calculated based on the family-adjusted median income for the entire state, which was \$72,900 in 2012. Calculations for specific geographic regions (including all maps) used the median family income for each specific region.

Like the county case, the PUMS data for urbanized areas covers two sets of PUMA geographies. The change in 2011 generally occurred to better reflect the urban areas these PUMAs cover. Additional PUMAs were added in 2011 in order to capture Washington's population increase and urbanization, making the newer PUMAs more reflective of newer data in the urban area. The newer urban PUMAs have less of their geographic area covering rural areas and are more accurate representations of the urbanized area.

The results from the pre- and post-2011 PUMA analysis were summed at the urbanized area level into a single final value.

Gap Calculations

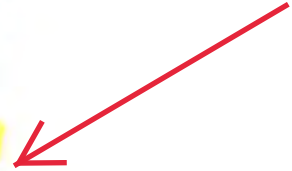
The "gap" for every PUMA by income threshold and tenure was finally calculated by subtracting the number of affordable and available units from the number of households for each income threshold and tenure. These values were then crosswalked into counties, urbanized areas and submarkets using the crosswalk methodology described earlier.

A negative number indicates a deficit of units, as there are more households below that income threshold than units affordable and available to them. A positive number indicated a housing surplus.

These figures were drawn from the raw numbers within the PUMS sample, which represents an estimated five percent of the population.

Conclusion of the Affordable Housing Gap Analysis

The final result of the affordable housing gap analysis is the number of units that are affordable and available at a given income threshold, commonly represented as a number of units per 100 households. This requires a simple ratio of the number affordable and available units to the number of households, multiplied by 100.



a measure of existing need. With a few simple assumptions, future need as well can be described based on the percent of households in each income category.

Data Needs:

- Survey data of rents: Publicly available data alone does not offer detail for housing that is available on the market. Proprietary data, such as from Dupre + Scott is another good source.
- Home price data may be available from Multiple Listing Service. The County Assessor also has home valuation, but that may not be a reliable reflection of prices of homes on the market.
- Regional AMI as a benchmark for addressing regional housing demand locally
- American Community Survey provides estimates on household and family income by quintile
- Decennial Census provides data on household and family income by quintile

How to do it: This method combines the demographic, economic, and housing data jurisdictions collect to determine the gaps between existing housing stock (what the market provides) and what existing and future households can afford. The first step in this analysis is to identify the most appropriate sources of data on rents and home prices within the jurisdiction. The results are compared with the number of households within each income bracket and the rent or home price that is affordable to them at 30% of household income.

An affordable housing gap is the difference between the number of households earning moderate, low, or very low incomes and the number of housing units that are affordable to households in each income bracket. A shortage in any category means the total number of affordable housing units is less than the total number of lower-income households and a surplus means the number of affordable housing units is greater than the number of lower-income households. Income distribution varies across the region. Jurisdictions with a smaller percentage of low and moderate-income households and a greater percentage of high-income households compared with the region, should consider planning more aggressively for the production of affordable housing to support a more equitable distribution of lower and higher-income households throughout the region.

This analysis should address several key data points. First, the cost of housing in the community currently; specifically the estimated number and percent of housing units that is affordable (at 30% of household income) at key income points, including 30% of AMI, 50% of AMI, 80% of AMI, and others. Second is the percent of households regionally within the income ranges defined by these thresholds. If the supply of housing affordable to any of these groups is below the local share of households in that income group, an existing affordable housing need exists and should be addressed in the comprehensive plan. If the supply of housing affordable to any of these groups is below the regional share of households in that income group, this indicates a future housing need based on the concept of fair share responsibility to address regional housing needs. This describes the analysis in its most simplistic form, but additional variables should be addressed where possible, to include household size, unit size, tenure, and age of units. ACS data is limited in this respect, so jurisdictions should look to additional data sources, including the sources for Figure 7.

Example: The example in Figure 7 highlights, in real world terms, the range of rental amounts that would be affordable for different sizes of housing units and, by implication, households.⁸ Here, the results are compared with the citywide average at each unit size. Depending on data availability, a more detailed proportional share assessment could focus in on specific housing supply gaps. For this example, it is important to note that HH

⁸ Translating AMI to unit sizes depends on assumptions regarding the number of people for the HH. Standard being 1 person for a studio, 1.5 for a 1BR, 3 for a 2BR, 4.5 for a 3BR, 6 for a 4BR, and 7.5 for a 5BR.

Figure 2. Affordable Rent by Income Level and Average Rent by Number of Bedrooms City of Seattle

King County Countywide Planning Policies - November 2012.

The purpose of this section of Appendix 4 is to provide further guidance to local jurisdictions on the subjects to be addressed in their housing analysis. Additional guidance on carrying out the housing analysis is found in the Puget Sound Regional Council's report, "Puget Sound Regional Council Guide to Developing an Effective Housing Element," and the Washington Administrative Code, particularly 365-196-410 (2)(b) and (c). The state Department of Commerce also provides useful information about housing requirements under the Growth Management Act.

Housing Supply

Understanding the mix and affordability of existing housing is the first step toward identifying gaps in meeting future housing needs. Combined with the results of the needs analysis, these data can provide direction on appropriate goals and policies for both the housing and land use elements of a jurisdiction's comprehensive plan. A jurisdiction's housing supply inventory should address the following:

- Total housing stock in the community;
- Types of structures in which units are located (e.g., single-family detached, duplex or other small multiplex, townhome, condominium, apartment, mobile home, accessory dwelling unit, group home, assisted living facility);
- Unit types and sizes (i.e., numbers of bedrooms per unit);
- Housing tenure (rental vs. ownership housing);
- Amount of housing at different price and rent levels, including rent-restricted and subsidized housing;
- Housing condition (e.g. age, general condition of housing, areas of community with higher proportion of homes with deferred maintenance);
- Vacancy rates;
- Statistics on occupancy and overcrowding;
- Neighborhoods with unique housing conditions or amenities;
- Location of affordable housing within the community, including proximity to transit;
- Transportation costs as a component of overall cost burden for housing;
- Housing supply, including affordable housing, within designated Urban Centers and local centers;
- Capacity for additional housing, by type, under current plans and zoning; and
- Trends in redevelopment and reuse that have an impact on the supply of affordable housing.

Housing Needs

The housing needs part of the housing analysis should include demographic data related to existing population and demographic trends that could impact future housing demand (e.g. aging of population). The identified need for future housing should be consistent with the jurisdiction's population growth and housing targets. The information on housing need should be evaluated in combination with the housing supply part of the housing analysis in order to assess housing gaps, both current and future. This information can then inform goals, policies, and strategies in the comprehensive plan update.

Housing Gaps

What Do We Mean?

Slide #10 from Staff presentation to the Sammamish Planning Commission and Human Services Commission on 4.5.18

The difference between the City's Housing Goals and Policies and current or projected conditions in the City.



Figure 12: Households (top bar) and Affordability of Existing Housing Units (bottom two bars)

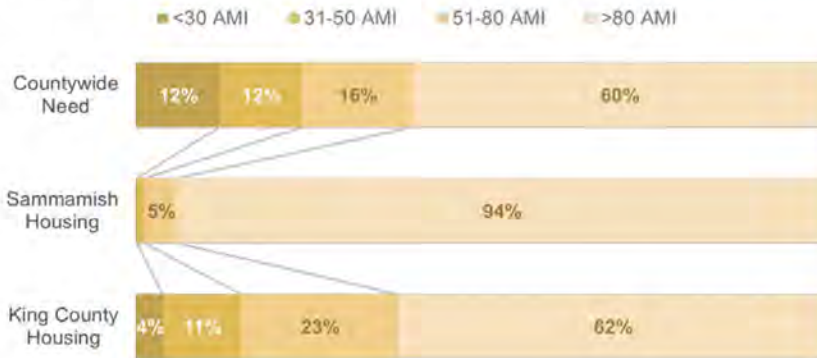
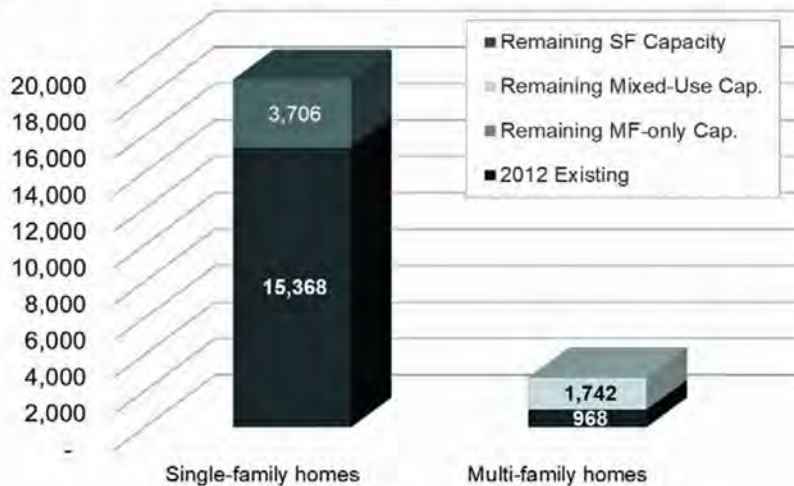


Figure 13: Affordability of Existing Housing Units

	Ownership				Rental			
	Under 50% AMI	51% to 80% AMI	81% to 100% AMI	Over 100% AMI	<30% AMI	31% to 50% AMI	51% to 80% AMI	Over 80% AMI
EKC Cities	3%	4%	6%	86%	6%	7%	39%	48%
Sammamish	1%	1%	3%	95%	1%	1%	32%	65%
King County	5%	8%	12%	74%	9%	20%	43%	27%

Figure 18: Sammamish Housing Development Capacity through 2035





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Sort - [Grid View] [List View] [Table View]

Name	Modified	Size
Agendas	Apr 20 2016	7.2 GB
Supplemental Materials for Packet Items	Apr 17 2018	860.8 MB
2020	Jan 13 2020	85.7 MB
Beaver Lake Management District Advisory Board	Feb 11 2020	26.5 MB
City Council	Jan 13 2020	59.3 MB
May 19, 2020	May 20 2020	10.4 MB
TIP - 20200519 2021-2026 draft TIP	May 20 2020	1.0 MB
2020 Pavement Management Presentation	May 20 2020	3.4 MB
Public Comments	May 20 2020	5.9 MB
Growth _2 - Stickney 2	May 20 2020	1.0 MB
Gaps, Needs and Wants. Chew. Continuum - Stickney	May 20 2020	985.7 KB
Conjunction Documents - Stickney	May 20 2020	1.1 MB
TMP Comment - Wictor	May 20 2020	190.8 KB
Sammamish Farmers Market - Johnson	May 20 2020	153.1 KB
Farmers Market Comment -Bird	May 20 2020	151.9 KB
TMP Public Comment - Horng	May 20 2020	138.2 KB
TMP Comment -Eugenio	May 20 2020	180.6 KB
Public Comments - Mark Cross	May 20 2020	148.3 KB
Public Comment Slide - Cross	May 20 2020	397.2 KB
Public Comment - Gerend	May 20 2020	172.8 KB
Growth Decisions - Stickney	May 20 2020	66.6 KB
Growth #2 - Stickney	May 20 2020	1.0 MB
Eastman 5-19 Comment - Photo	May 20 2020	315.5 KB
May 11, 2020	May 12 2020	326.3 KB



Partially Informed Growth Decisions - No Longer

Since Sammamish incorporated in 1999, City Council majorities have decided the vision and direction they wanted to take the city on housing supplies, economic amenities and transportation systems.

These City Council growth decisions have all been made **without** having sufficient information*.

(*What has been missing? “The Chew” and portions of “SF Buildout” – see Article 2, Alpha version [Enrich & Sustain.](#))

Going forward – City Council decisions on growth should carefully consider:

- How do internal housing supplies compare to internal housing needs over recurring cycles-of-life?
(Missing: Over 100 specific surplus or shortage housing gap #'s for all economic & demographic groups.)
- What are the housing wants for different and diverse housing within Sammamish to age in place?
(Missing: Statistically valid survey results for planned and unplanned housing demands over time.)
- What is the capacity for more single-family homes in our city based on zoning and other factors?
(Missing: Large single-family housing potential on vacant, redevelopment, underdevelopment, R-1 Lands.)
- What are the pro’s and con’s to alleviate varying levels of internal housing supply imbalances?
(Missing: Pro & Con lists for modestly optimizing internal housing supplies that increase diverse and smaller housing types and decrease additional large single-family homes – sustainably over time.)
- What are the short to long-term consequences of the varied growth approaches options for our community – minimize; little/none; optimize? (See Introduction article, Alpha version [Enrich & Sustain.](#))
(Missing: Contrasting the vastly different consequences of how housing, economic and transportation choices effect the environment, people, finance, transportation, region and community character.)
- What are informed public opinions on optimizing internal housing supplies, economic amenities and transportation systems – after acquiring all of the missing information listed above?
(Missing: Our city has never had enlightened public opinions from our residents on these matters.)

Making growth decisions without having adequate information, should **NO LONGER be tolerated.**

First, support our City Council in obtaining all the unaccounted for information, outlined herein.

Second, encourage the council to make legislative decisions to optimize internal housing supplies, economic services and transportation systems for our City. (Alpha Version [Enrich & Sustain](#) for Sammamish.)

Over the last 20 years, it has been inappropriate for 4 to 7 elected council members to make growth related decisions without having sufficient information or enlightened public opinions.

Obtain the missing data – then it’s appropriate for council majorities to make these decisions.

From: Paul Stickney stick@seanet.com 

Subject: Gaps. Needs and Wants. Chew. Continuum. (In conjunction with the "No Longer" written public comment for 5.19.20 CC Meeting)



Date: May 19, 2020 at 2:29 PM

To: Sammamish City Council citycouncil@sammamish.us

Cc: Dave Rudat drudat@sammamish.us, David Pyle dpyle@sammamish.us, Kellye Hilde khilde@sammamish.us, Mike Sugg msugg@sammamish.us, Debbie Beadle dbeadle@sammamish.us, Melonie Anderson manderson@sammamish.us, Lita Hachey lhachey@sammamish.us

****This email and pdf attachment, about a 7 minute read****

Sammamish City Council Members,

These four 1-page documents (pdf attached) are being sent in conjunction with the written "No Longer" public comment submitted for today's 5.19.20 council meeting.

Page 1. Gaps
Page 2. Needs & Wants
Page 3. Chew
Page 4. Continuum

Comments:

Page 1. Gaps.

This document speaks for itself relative to all the specific housing gap (surplus and shortage) numbers missing from informing our housing policies.

Page 2. Needs and Wants.

Note: near the top of this page it says "THREE kinds of numbers", these are:
> Regional Housing Growth Targets and Regional Job Growth Targets.
> Complete additional amounts of large single family homes in Sammamish.
> Numbers for all housing gaps and various statistically valid survey results.

Page 3. Chew.

Summary statements on the five parts of "The Chew". ("Chews", see below)

Page 4. Continuum.

In four presentations to City Council in the Fall of 2018. I outlined the concepts of "Nuts" and "Chews" pertaining to growth. The nuttiness continuum refers to the "Nuts" portion of my public comments. I explained that most of those in our community that have opinions on growth have two very strong positions:
> They are "nuts" (passionate about) about their perspective on growth.
> They feel that those who not agree with them, are "nuts".

The lower-medium optimal recommendation (position 4) includes:
> Reducing future amounts of additional, large single-family homes.
> Increasing the amounts of different, diverse and smaller housing.

Kind Regards,

Paul Stickney

stick@seanet.com
425-417-4556



To **rectify** out of balance Housing, we have to plan for *THREE* kinds of numbers in our Comprehensive Plan, so that it contemplates **past, present** and **projected** *Internal* Housing ‘Needs and Wants’.

Housing ‘Needs’ are determined from conducting Housing Needs Analyses that will determine about 120 specific Gaps within the community for all appropriate and suitable economic and demographic groups:

FORMULA: [*Existing Housing Supply – Existing Household Needs = “+” or “–” Gap*]

- > Surplus (+) Group Gap = Housing supply is greater than household need.
- > Deficient (–) Group Gap = Housing supply is less than household need.

Housing ‘Wants’ are determined by performing Statistically Valid Surveys within the community to refine ‘Needs’ findings:

Surveys will determine the extent to which ‘Wants’ modify ‘Needs’.

- > Some Groups will have Housing wants that are greater than their needs.
- > Some Groups will have Housing wants that are less than their needs.

The City Must Inform Itself with “The Chew”:

- > More than 120 economic and demographic housing need **GAPS** based on ownership and rental - presently and at build-out.
- > Statistically valid survey **WANTS** informed by 120+ gaps.
- > **Pro’s & Con’s** of meeting housing need gaps and wants.
- > **Community Consequences** – short, mid and long-term
- > **Informed Citizen Consensus** based on above need gaps, wants, pro’s & con’s and community consequences.

It's time to make constructive land use adjustments to our Comp Plan.

-- The Sammamish Housing "Nuttiness Continuum" --



1. 2. 3. 4. 5. 6. 7. 8. 9.

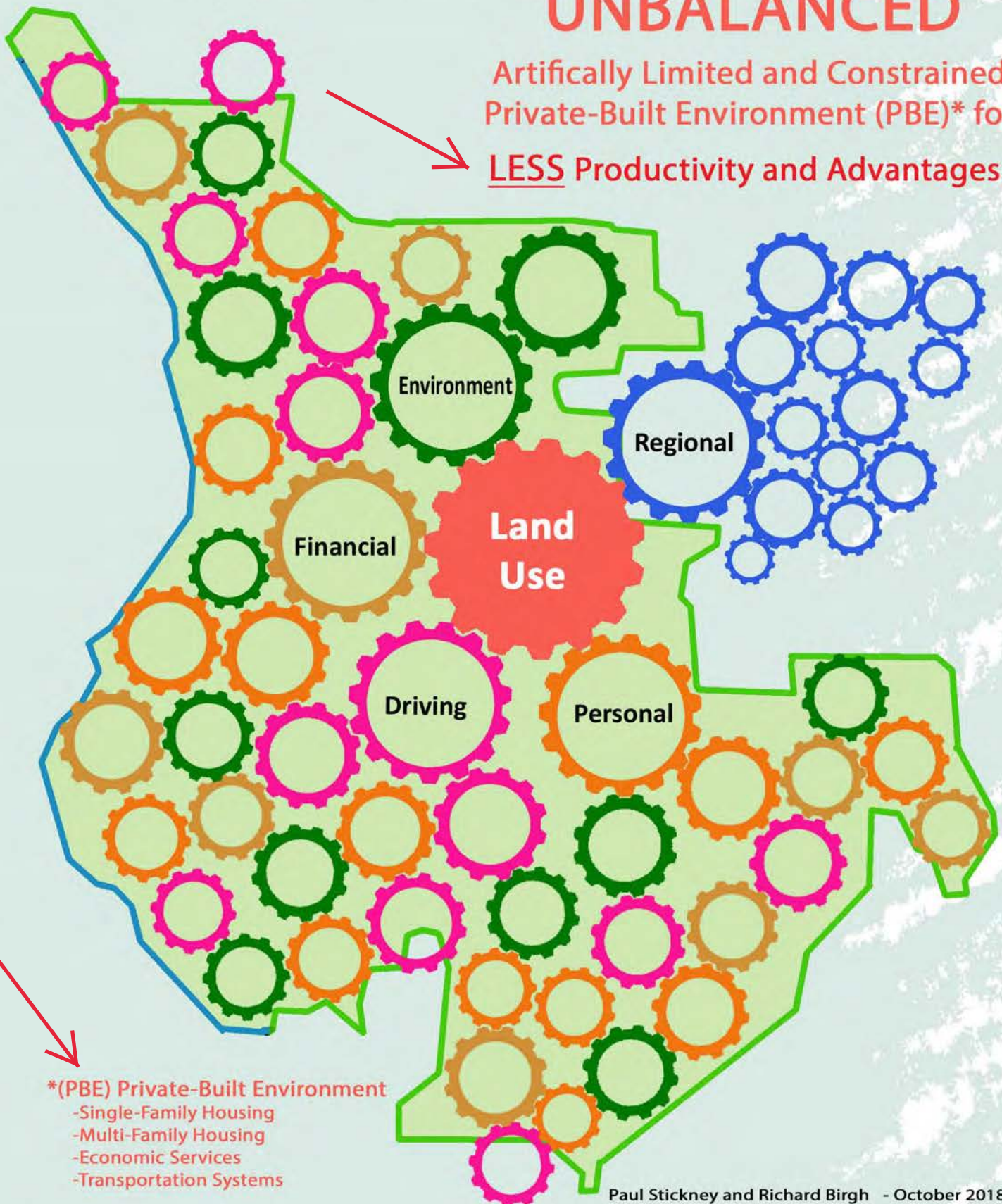
- From*
1. No Growth
 2. As Little as Possible
 3. Lower Optimal
 4. Lower-Medium Optimal
 5. Medium Optimal
 6. Medium-Upper Optimal
 7. Upper Optimal
 8. Unconstrained
 9. Induced Maximum Growth
- To*

Q. Why is **Land Use** so important in Sammamish?

A. Because it drives and/or influences virtually everything the City does!

UNBALANCED

Artificially Limited and Constrained Private-Built Environment (PBE)* for LESS Productivity and Advantages



*(PBE) Private-Built Environment
-Single-Family Housing
-Multi-Family Housing
-Economic Services
-Transportation Systems

Q. What are the consequences for our community
- in the short-term, mid-term and long-term -
by maintaining **Unbalanced* Land Use?**



A. *Holistically* - Far **LESS** Productive and/or Advantageous.



ENVIRONMENTAL EXPERIENCES

- o Environmental Quality
- o Critical Area Protections
- o 'WRIA 8' & Watersheds/Kokanee
- o Wildlife and Habitat Corridors
- o Stormwater & Sediment
- o Parks and Recreation
- o Sports Facilities
- o Open Space
- o Land Acquisition
- o Lake & Stream Water Quality
- o Urban Forestry Plan
- o Others ?!



DRIVER EXPERIENCES

- o Multi-modal Options
- o Internal & External Transit
- o In-City Congestion and Traffic
- o TMP & Concurrency
- o Working with Schools
- o Time of Travel
- o Land Use TDM's
- o Trails & Connectivity
- o Complete Streets
- o Choke-point Backups
- o Others ?!



FINANCIAL EXPERIENCES

- o Capital Infrastructure Deficiencies
- o Capital Infrastructure Maintenance
- o Community Desires (ie Emerald Necklace)
- o Economic Development
- o Staffing Levels
- o City Taxes & Other Revenue Sources
- o City Bi-Annual Budget
- o Residents Monthly Living Expenses
- o Others ?!



PERSONAL EXPERIENCES

- o Detached Single-Family Housing
- o Attached Multi-Family Housing
- o Special Needs Housing
- o Housing for Cycle-of-Life
- o Human Services
- o Public Safety
- o Chamber of Commerce
- o Housing Affordability for All
- o Historic Preservation
- o Culture & Arts.
- o Jobs, Services, Retail & Medical
- o Restaurants & Entertainment.
- o Others ?!



REGIONAL RELATIONSHIPS

- o School Districts
- o Water & Sewer Districts.
- o CWU Sammamish Campus
- o Police Department
- o Fire Department
- o Community Center / YMCA
- o ST2 / ST3 / Metro
- o Redmond & Issaquah
- o King County
- o Puget Sound Regional Council (PSRC)
- o GMA & Department of Commerce
- o Washington State Legislature.
- o Others ?!

***Artificial limitation and constraint of the Private-Built Environment (PBE) within Sammamish - that is outside its optimal sustainable range boundaries.**

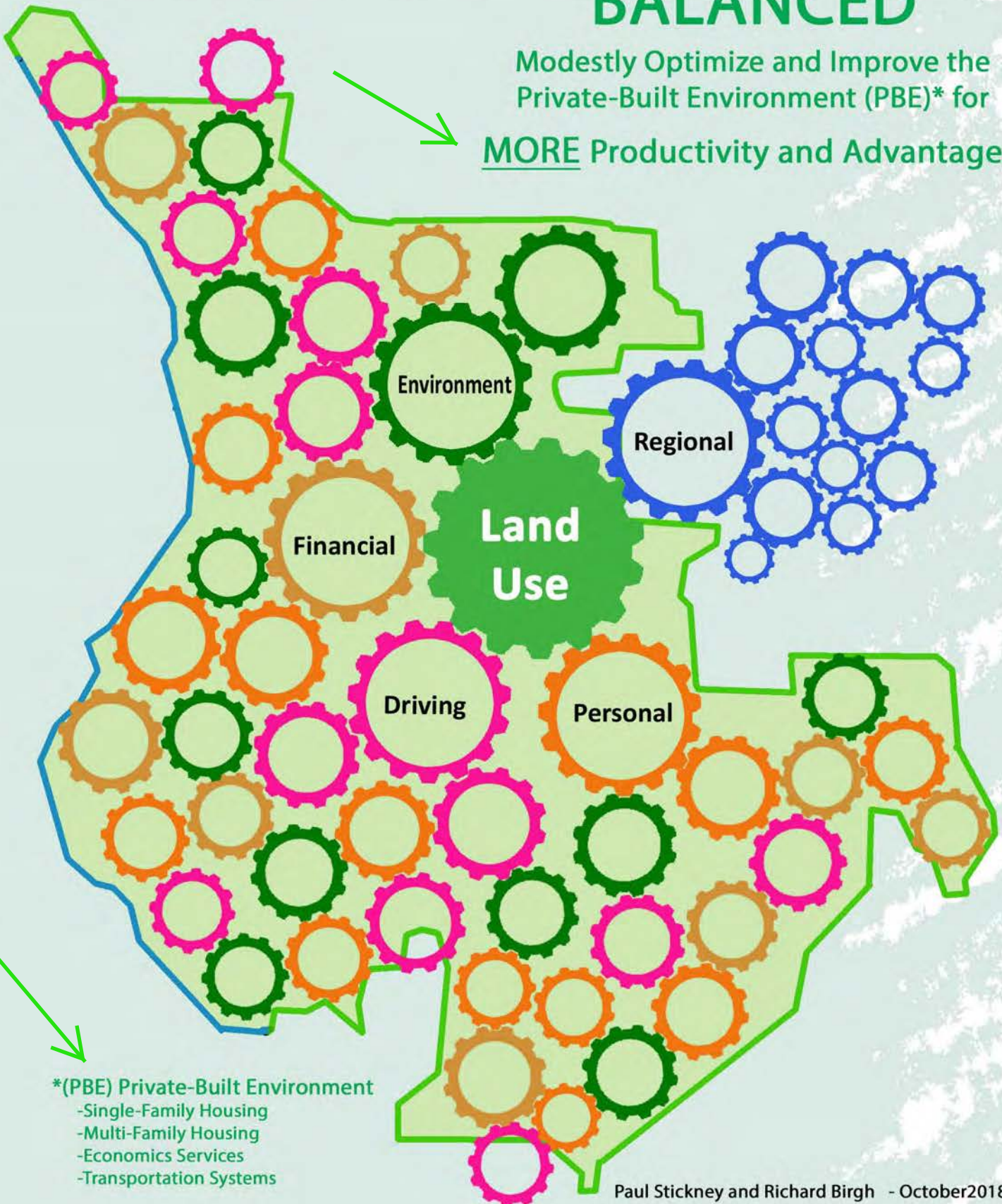
Q. Why is **Land Use** so important in Sammamish?

A. Because it drives and/or influences virtually everything the City does!

BALANCED

Modestly Optimize and Improve the Private-Built Environment (PBE)* for

MORE Productivity and Advantages



* (PBE) Private-Built Environment
-Single-Family Housing
-Multi-Family Housing
-Economics Services
-Transportation Systems

Q. What are the consequences for our community
- in the short-term, mid-term and long-term -
by changing to sustainably **Balanced* Land Use?**



A. *Holistically* - Far **MORE** Productive and/or Advantageous.



ENVIRONMENTAL EXPERIENCES

- o Environmental Quality
- o Critical Area Protections
- o 'WRIA 8' & Watersheds/Kokanee
- o Wildlife and Habitat Corridors
- o Stormwater & Sediment
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- o Others ?!



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PERSONAL EXPERIENCES

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- o School Districts
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- o GMA & Department of Commerce
- o Washington State Legislature
- o Others ?!

*Modestly optimize and improve the Private-Built Environment (PBE) within Sammamish that is inside its optimal sustainable range boundaries.

Our “E&D” Housing Needs are 2 to 4 times greater than our Growth Target

The size of our deficient, “Economic and Demographic Housing Needs and Wants from within the Community” number is 2 to 4 times - or more, than the size of our housing “Regional Growth Target” number.

Vital Background:

The City of Sammamish has about 21,000 single-family homes now, and is on course to a build out of about **25,000** single-family homes. The City has approximately 2,000 multi-family homes now, with an additional 2,000 such homes planned in Town Center, which puts the City on a path to **4,000** multi-family homes.

The question we are solving for:

In order to achieve the City Vision of “housing affordability through balanced sustainable housing” - what is the optimal number of smaller, rental and senior multi-family homes required to meet deficient, economic and demographic housing needs and wants from within the community - past, present, over the 20 year planning horizon of Comp Plan 2015 and for the reoccurring 80+ years cycle of life?

The following three categories:

- Part 1 – Contextual Facts and Statements,
 - Specific Calculations, Comments and Questions and
 - Part 2 – Contextual Facts and Statements,
- are of major significance in providing “reference points of view” while evaluating the answer to “the question we are solving for”.

Part 1 – Contextual Facts and Statements.

The Housing Needs Analyses that was prepared for Comp Plan 2015, was incomplete, in-conclusive and out-of-date.

“Supply”, “Need” and exact “Gap” results were not determined for any of the two dozen, or so, economic segments or demographic groups within our community.

Statistically valid surveys were not performed to determine our citizens’ housing wants and preferences currently, over the next 20 years, or for their long-term Cycle of Life.

The Klahanie Annexation was not a part of our Housing Needs Analyses.

Population and demographics data were primarily based on the years 2010 and 2011.
- Off by about 8,000 residents.

Numbers, pertaining to rental supply and need were completely missing.

Specific, forecasting trend-line numbers were not determined, based on past, present and future economic and demographic needs and wants from within the community.

Specific Calculations, Comments and Questions.

The Specific Calculations that follow, were discerned from my analysis and informed opinion. The information for the below calculations, was obtained from these three sources:

- *Background Information, HOUSING – Comp Plan 2015 (Pages H1 to H88).*
- *Appendix D. Housing Needs Assessment – Comp Plan 2003 (Pages D1 to D20).*
- *City of Sammamish Community Profile January 2014 – (Pages 1 to 33).*

Our “E&D” Housing Needs are 2 to 4 times greater than our Growth Target

Housing at 100% AMI and Below.

About 3% supply vs. 18% income-gap deficiency of about **2,200** units.

Jobs in Sammamish.

4600 Jobs, of which 700 live here.
Gap deficiency of about **3,900** Units.

With 69% Housing Rollover the last 15 Years.,

How many of those **8,000** households
wanted to stay?

With 50±% Housing Rollover during the 80 year cycle of life.

(Four more housing rollovers besides the next 15 years.)
How many of **50,000+** households will want to stay?

Cost Burdened and Severely Cost Burdened.

From 2000 to 2010, these numbers
have increased by nearly **2,000** households.
What are the 2015 numbers?

Special Needs and At Risk Population.

In the year 2000, there were about
2,400 persons with disabilities.
What are the numbers today?

Housing at 100% AMI and Above.

100-120 AMI; 120-180AMI; 180+ AMI.
Vast majority of Sammamish - info missing.
Gap deficiency likely over **4,000** Units.

1 to 2 Person Households.

As of 2010, there were 7,100± one to two
person households with a supply of about
1,800 homes. This is a Gap of over **5,000**.

With 50±% Housing Rollover the next 15 Years.

How many of **10,000**
households will want to stay?

Ethnic Needs.

Increasing from about 5,000 to
12,000 people from 2000 to 2010.
What are their demographic housing needs?

Population, 55 Years and Older.

People 55+ have grown
from 3,800± in 2010 to 7,800± in 2010.
An increase of over **3,000** persons.

Unplanned Household Changes.

Income adjustments; divorces; death;
health issues; extended families; etc.
Needs in the **Thousands**.

Our “E&D” Housing Needs are 2 to 4 times greater than our Growth Target

Part 2 – Contextual Facts and Statements.

The examples in the previous section do NOT include numbers, based on what was missing from the issues outlined in Part 1. After completing all information in Part 1, the overall numbers in the “Specific Calculations, Comments and Questions” section will **increase** significantly.

Q. What is the range of numbers necessary to achieve City-wide housing affordability through balanced sustainable housing and to remedy deficient past, present, future and “Cycle of Life” economic & demographic housing needs and wants from within the community for smaller, rental and senior multi-family housing to an optimized level?

A. The **optimized** range is from a low of 8,000 to a high of 20,000 multi-family units and that is **4,000 to 16,000 more multi-family units** than is presently planned for.

The Town Center can handle from 3,650 to 8,000 or more multi-family units than the 2,000 currently planned for, with no new traffic impacts. This totals 5,650 to 10,000 units.

Optimized changes should be appropriately phased in over four time frames:

- Immediately, before the end of July 2016.
- Between August and December 2016.
- During 2017 and 2018.
- Over the 20-year planning horizon of Comp Plan 2015.

The statement, that unmet economic and demographic needs are two to four times the growth target, is **LOW**, not high.

This information is right.

It is imperative, that the City Council acts with conviction and at “light speed” to make changes to multi-family housing policies and to add Centers policies. Sammamish, by attaining “housing affordability through balanced sustainable housing”, will provide the many benefits of housing legacy and stewardship for generations.

Sincerely and civic-mindedly,

Paul Stickney

APPENDIX D. HOUSING NEEDS ASSESSMENT

Community & Housing

1. Household Composition

Figure D-1 Household Types 2000: City, Eastside, County

Figure D-2 Persons by Age 2000: City, Eastside, County

Figure D-3 Persons per Unit 2000: City, Eastside, County

2. Housing Resources

Figure D-4 Housing Units by Type 1998 – 2000: City, Eastside, County

Figure D-5 Residential Unit Permit Activity 1995 – 2000: City

Figure D-6 Units in a Housing Structure 2000: City, County

Figure D-7 Single Family vs. Multiple Family 1991 & 2000: City, Eastside, County

3. Housing Access & Tenure

Figure D-8 Housing Occupancy 2000: City, Eastside, County

4. Housing Cost

Figure D-9 Average Rents 1990 – 2001: Sammamish Market Area, Eastside, County

Figure D-10 Rental Survey 2002: City

Figure D-11 Income Guidelines and Housing Affordability 2002: County

Figure D-12 Detached and Attached Home Sale Price 2001: City

Figure D-13 Average Home Prices 1996 – 2000: City by zip code, Eastside, County

4. Housing Conditions

Figure D-14 Year Housing Built: City, County

Housing Needs

1. Household Incomes

Figure D-15 Income in 1999: City, County

Figure D-16 Household Income Levels

Figure D-17 Percent of Affordable Housing Units 2000: City, Eastside, County

Figure D-18 Housing Affordable to Low & Mod Income Households 1999: City, County

Figure D-19 Poverty Status 1999: City, County

2. Special Needs and At Risk Populations

Figure D-20 Population with Disability 2000: City, County

Figure D-21 Fair Housing Areas & Protected Classes: US, Washington State, County

Figure D-22 Emergency and Transitional Housing Units 2002: Eastside

Population, Household & Employment Forecast

Figure D-23 PSRC Covered Employment Estimates 2000: City, County

Figure D-24 GMPC Job Growth to Housing Units Built 1993-2000: City, Eastside

Figure D-25 GMPC Job Targets to Household Targets 2001-2022: City, Eastside

Figure D-26 Existing (2000) & Potential Build-out Housing Supply 2002-2022: City

Figure D-27 Housing Unit Growth Targets 2022: City

Washington Housing Policy Act

HOUSING NEEDS ASSESSMENT

INTRODUCTION

The Housing Needs Assessment provides inventory and analysis of existing and projected housing needs for the City of Sammamish Housing Element, Housing Strategy Plan and associated development regulations.

The Housing Needs Assessment also fulfills the Growth Management Act requirement for a complete inventory and analysis of a community's current housing resources and housing needs. The GMA and the King County Countywide Planning Policies also require that communities' Comprehensive Plans address housing for all economic segments of the community as well as persons with special housing needs.

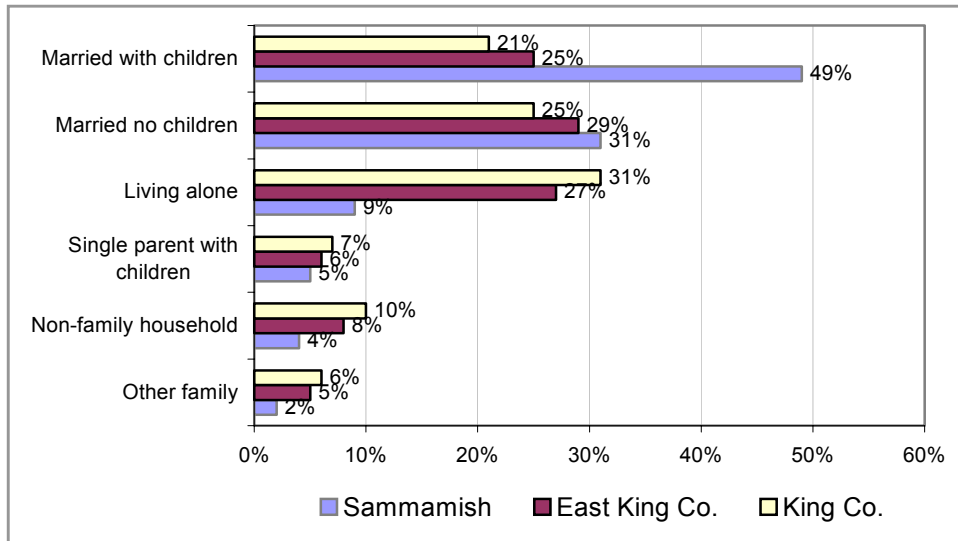
The planning area for this Housing Needs Assessment is the 2000 City of Sammamish boundary as shown in **Figure I-1** of **Chapter I**. Throughout the Housing Needs Assessment and Housing Element, references to "Eastside" or "East King County" include the cities of Beaux Arts Village, Bellevue, Bothell, Clyde Hill, Hunts Point, Issaquah, Kenmore, Kirkland, Medina, Mercer Island, Newcastle, Redmond, Sammamish, Woodinville, and Yarrow Point.

COMMUNITY & HOUSING

1. Household Composition

Household composition in Sammamish is closely divided between households with children (54%) and those with no children (46%). Sammamish has far more households with children and fewer one-person households than East King County or King County as a whole.

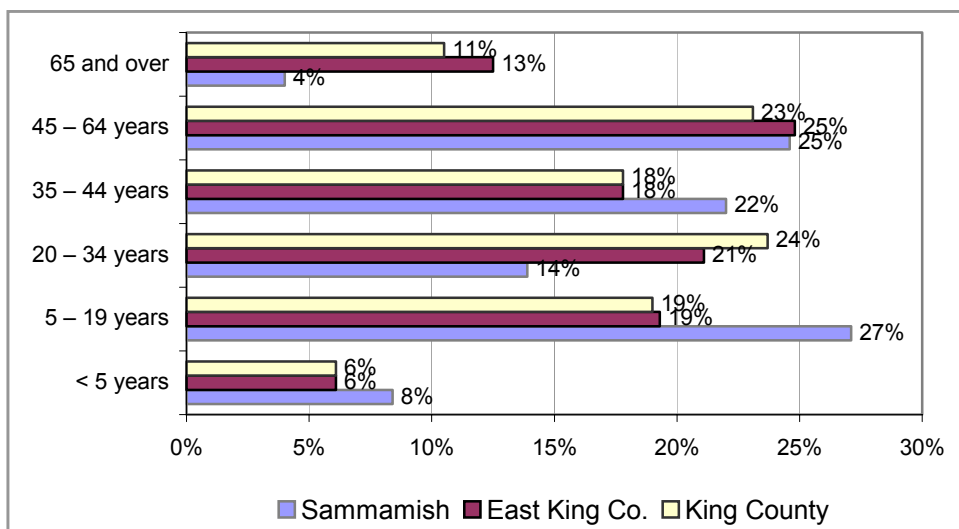
Figure D-1
Household Types 2000: City, Eastside, County



Source: U.S. Census Bureau, Census 2000

The 2000 Census reports the median age of Sammamish residents as 35.3 years. This is comparable to residents of King County at 35.7 years. A closer look at age data shows significantly more children and fewer elderly in Sammamish. Only 4 percent of the City's total households include individuals who are 65 years and over compared to 11% and 13% for the county and eastside respectively.

Figure D-2
Persons by Age 2000: City, Eastside, County



Source: U.S. Census Bureau, Census 2000

The average number of persons per household for the City of Sammamish in 2000 was 3.0, which is greater than the county-wide or East King County average of about 2.4 persons per household. Households in the City of Sammamish and Issaquah area are expected to decline to 2.6 persons per household by 2020 (PSRC Population & Employment Estimates 2001). As the average household size decreases, a greater number of housing units will be required to accommodate the population.

Figure D-3
Persons per Unit 2000: City, Eastside, County

	Sammamish		East King Co.		King Co.	
	Total units	%	Total units	%	Total units	%
1-person	1,051	9.4%	37,353	27.0%	217,163	30.5%
2-person	3,416	30.0%	49,456	35.6%	240,334	33.8%
3-person	2,298	20.6%	21,658	15.6%	106,579	15.0%
4-person	2,947	26.5%	20,005	14.4%	89,918	12.6%
5-person	1,104	9.9%	7,061	5.1%	35,842	5.0%
6-person	233	2.1%	2,101	1.5%	12,685	1.8%
7 or more person	82	.7%	1,048	0.7%	8,395	0.1%
Average Household Size	3.0		2.43		2.39	

Source: U.S. Census Bureau, Census 2000

2. Housing Resources

Figure D-4
Housing Units by Type 1998-2000: City, Eastside, County

	1998		1999		2000	
	Units	%	Units	%	Units	%
Sammamish Single Family	9,380	95%	9,495	95%	10,155	91%
Sammamish Multi-family	540	5%	547	5%	986	9%
Sammamish Total Units	9,920		10,042		11,141	
EKC Single Family	79,257	61%	81,102	60%	82,604	59%
EKC Multifamily	51,569	39%	56,875	39%	57,892	41%
East King County Total Units	130,826		137,977		140,496	
KC Single Family	437,312	62%	449,719	61%	454,274	61%
KC Multi family	273,141	38%	289,419	39%	295,931	39%
King County Total Units	710,453		739,138		750,205	

Source: 1999, 2000, & 2001 King County Annual Growth Reports.

Figure D-4 shows housing growth and existing housing supply for Sammamish East King County and King County. In 2000, single family detached housing accounts for more than 90 percent of the City's housing stock, compared with East King County's average of 59% percent and the County's average of 61 percent.

**Figure D-5
Residential Unit Permit Activity 1995-2000: City**

	Single Family	Multifamily	Total
1995	16	--	16
1996	68	--	68
1997	44	--	44
1998	50	--	50
1999	40	--	40
2000	86	195	281
TOTAL	317	195	512

Source: 2001 King County Annual Growth report (King County Office of Regional Policy and Planning building permit files)

Over 500 housing units were built between 1995 and 2000, nearly 5% of the City's housing stock. Nearly 75% of the city's housing stock was built in the 20 years between 1980 and 2000 (see **Figure D-14**). Although Sammamish has seen an increase in multifamily units from 5 percent in 1998 to 9 percent in 2000, this number is below East King County and King County percentages of multifamily units of about 40 percent.

**Figure D-6
Units in a Housing Structure 2000: City, County**

	Sammamish		King Co.	
	Number	%	Number	%
Total Housing units	11,682	100	742,237	100
Single unit, detached	10,792	92.4	423,328	57.0
Single unit, attached	115	1.0	23,838	3.2
2-unit housing structure	46	0.4	15,831	2.1
3 or 4 unit housing structure	43	0.4	31,428	4.2
5 to 9 unit housing structure	118	1.0	49,573	6.7
10 to 19 unit housing structure	340	2.9	57,782	7.8
20 or more unit housing structure	143	1.2	120,380	16.2
Mobile home	85	0.7	18,539	2.5
Boat, RV, van etc.	--		1,538	0.2

Source: U.S. Census Bureau, Census 2000

Multi-Family Housing

Figure D-6 shows the breakdown by unit size of the City's and County's multifamily housing. The City of Sammamish has a smaller proportion of multi-family housing in every size category compared to King County. In 2000, townhouse and multifamily homes comprised less than 8 percent of the City's housing units compared to about 40% in King County. **Figure D-7** shows the number and percent distribution of single family and multifamily units in Sammamish, East King County and King County. Note that 1991 Sammamish data is based on East Sammamish Community Planning Area.

Figure D-7
Single Family vs. Multiple Family 1991 & 2000: City, Eastside, County

	SF units	%	MF units	%	Total units
Sammamish*					
1991	10,500	87%	1,600	13%	12,100
2000	10,155	91%	986	9%	11,141
East King Co.					
1991	63,576	59%	43,373	41%	106,949
2000	82,604	59%	57,892	41%	140,496
King County					
1991	401,994	61%	260,984	39%	662,978
2000	454,274	61%	295,931	39%	750,283

Source: 1991 Housing Mix: 1992 King County Annual Growth Report, included in PAB Background Housing Data
2000 Housing Mix: 2001 King County Annual Growth Report
Notes: *Sammamish 1991 Data based on East Sammamish Community Planning Area
Mobile Home included with SF

3. Housing Access / Tenure

Owner Versus Renter Occupied Dwelling Units

Sammamish housing is primarily owner occupied. Of occupied dwellings, 90 percent are owner occupied and 10 percent are renter occupied. This percentage of owner occupied housing is higher than county-wide and East King County figures, where owner occupied housing units comprise 60 and 66 percent of the total housing stock, respectively.

Occupied Versus Vacant Dwelling Units

Of the total housing units in the City of Sammamish, the 2000 Census reported that 96 percent were occupied and only four percent were vacant. This is comparable to the vacancy rate in both the Eastside and King County. Vacancy rates below 5% are considered low, and an indication of a strong housing market.

Figure D-8
Housing Occupancy 2000: City, Eastside, County

	Sammamish		East King Co.		King Co.	
	Number	%	Number	%	Number	%
Total housing units	11,599	100%	145,593	100%	742,237	100%
Total occupied housing units	11,131	96%	138,682	95%	710,916	96%
Total vacant housing units	468	4%	6,911	5%	31,321	4%
Owner occupied units	10,029	90%	91,056	66%	425,436	60%
Renter occupied units	1,102	10%	47,626	34%	285,480	40%
Homeowner vacancy rate	--	2.1%	--	--	--	1.2%
Average household size of owner-occupied units	3.12 persons		--		2.60 persons	
Average household size of renter occupied units	2.52 persons				2.08 persons	

Source: U.S. Census Bureau, Census 2000

4. Housing Cost

Rental Units

In 1999, the median two-bedroom rental rate in Sammamish was \$825, up from \$640 in 1990, an increase of about 30 percent over nine years. Comparatively, King County's median two-bedroom rental in 1990 was \$457, which by 1999 had risen to \$740, an increase of about 60 percent. (source: 2001 King County Annual Growth Report; note: 1990 rental rates have not been adjusted to reflect inflation). Rent data compiled by the Central Puget Sound Real Estate Research Report (**Figure D-9**) shows rent increases of over 75% in the Sammamish Area for the ten year period between 1990 and 2001. In this period, the pricing gap between Eastside and Countywide rents has continually increased.

Figure D-9
Average Rents 1990 - 2001: Sammamish Market Area, Eastside, County

	Sammamish Market Area				King County	
	Redmond		Issaquah			
Percent of Rent Increase						
1990 - 2001	79.8%		75.1%		67.9%	
1990 - 1996	29.7%		21.1%		23.4%	
1996 - 2001	38.6%		44.6%		36.1%	
Average Rents & Vacancies	Avg. rent	Vacancy	Avg. rent	Vacancy	Avg. rent	Vacancy
1990	\$589.	5.2%	\$635.	5.6%	\$501.	4.4%
1995	\$764.	1.8%	\$769.	3.9%	\$618.	4.5%
1999	\$965.	4.3%	\$1,067.	4.0%	\$747.	3.9%
2000	\$1,010.	4.1 %	\$1,141.	5.6%	\$792.	3.7%
2001	\$1,059.	3.9%	\$1,112.	3.8%	\$841.	3.9%

Source for rents and vacancies: Central Puget Sound Real Estate Research Reports, Spring editions. (Seattle-Everett Real Estate Report prior to 1999) Included in PAB Background Housing Data.

Figure D-10
Rent Survey 2002: City

Property Name & Address	Units	Studio rent/mo	One Bedroom rent/mo.	Two Bedroom rent/mo	Three Bedroom rent/mo
Archstone NE Inglewood Hill Rd.	230		Starting at \$830.	Starting at \$895.	Starting at \$1,110
Boulder Creek Iss- Pine Lake Rd.	204		\$1,030 - \$1,375	\$1,260 - \$1,871	\$1,615 - \$2,217
Colina Square SE 29th St.	36			\$1,150 - \$1,255	\$1,295. - \$1,350
Connemara 230th Lane SE,	266		\$785 - \$910	\$985 - \$1,070	\$1,165 - \$1,290
Pelegrine Point SE 42nd Place	66			\$1,350 - \$1,710	\$1,760 - \$2,175
Saffron Sahalee	99	\$700 - \$775	\$925 - \$1,050	\$995 - \$1,600	
Saxony 225th Place NE	159	Starting at \$750.	\$800 - \$950	\$1,100 - \$1,200	
Total units surveyed:	1060				
Average rent/mo.		Starting at \$725.	Starting at \$874.	Starting at \$1,105.	Starting at \$1,389.

ARCH July 7, 2002

The rent survey (Figure D-10) shows the range of available rents in Sammamish and confirms the Real Estate Research Report data (**Figure D-9**) that most 2 bedroom apartments in Sammamish are renting for over \$1,000 month. The following table shows 2002 King County income guidelines for housing

affordability. A family would need to earn between \$40,000 and \$45,000 a year to afford a 2-bedroom apartment renting at \$1,000 month.

Figure D-11
Income Guidelines and Housing Affordability 2002: County

	Studio (1 person)	1-bedroom (2person)	2-bedroom (3 person)	3-bedroom (4 person)
Low Income				
50% of Median Income				
Household Income	\$27,265	\$31,160	\$35,055	\$38,950
Rental	\$651	\$733	\$815	\$897
Owner *	\$70,000	\$80,500	\$91,500	\$102,500
Moderate Income				
80% of Median Income				
Household Income	\$43,624	\$49,856	\$56,088	\$62,320
Rental	\$1,060	\$1,200	\$1,341	\$1,481
Owner *	\$120,500	\$139,000	\$157,000	\$175,000
Median Income				
100% of Median Income				
Household Income	\$54,530	\$62,320	\$70,110	\$77,900
Rental	\$1,332	\$1,512	\$1,692	\$1,871
Owner *	\$154,500	\$177,500	\$200,500	\$223,500

Source: 2002 HUD Income Guidelines for King County. Included in PAB Background Housing Data.

Note: *Owner estimate assuming 10% down payment, 30 year fixed mortgage at 8%, Property taxes and 1.25% mortgage insurance, homeowner dues/insurance \$120-\$160.

Single Family Detached and Attached (Condominium) Sales

Figure D-12
Detached and Attached Home Sale Price 2001: City

Housing Type	Number Sales	Average Sales Price
Resales: Detached	211	\$420,377
Resales: Attached	3	\$245,333
All Resales	214	\$417,923
New Sales: Detached	168	\$553,529
New Sales: Attached	70	\$200,092
All New Sales	238	\$449,577
All Sales	452	\$434,590

Source: Central Puget Sound Real Estate Research Reports, Fall, 2001
Included in PAB Background Housing Data.

Figure D-13
Average Home Prices 1996 - 2000: City by zip code, Eastside, County

	Samm. Area	East King Co.	King Co.
% Increase 1996 - 2000	35%	46%	43%
Average Home Price			
1st Quarter 1996	\$248,228	\$206,296	\$177,128
1st Quarter 1997	\$266,288	\$222,342	\$185,703
1st Quarter 1998	\$286,085	\$236,419	\$200,928
1st Quarter 1999	\$311,363	\$251,659	\$214,859
1st Quarter 2000	\$335,362	\$300,230	\$253,241

Central Puget Sound Real Estate Research Reports (Seattle-Everett Real Estate Report prior to 1999) Sammamish Data is based on Zip Codes: 98029 and 98053. Included in PAB Background Housing Data.

5. Housing Conditions

Figure D-14
Year Housing Built: City, County

	Sammamish		King Co.	
	Number	%	Number	%
1999 to March 2000	1,339	11.5	15,525	2.1
1995 to 1998	1,453	12.4	47,065	6.3
1990 to 1994	1,723	14.7	61,077	8.2
1980 to 1989	4,002	34.3	128,514	17.3
1970 to 1979	2,027	17.4	127,095	17.1
1960 to 1969	523	4.5	114,611	15.4
1940 to 1959	378	3.2	139,605	18.8
1939 or earlier	237	2.0	108,745	14.7

Source: U.S. Census Bureau, Census 2000

Almost 75% of Sammamish housing was built between 1980 and March 2000, indicating a relatively new community with housing stock in good condition.

HOUSING NEEDS

1. Household Incomes

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).

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.

Almost 12% of Sammamish households earn below median income, while only about 5% of the community's housing is affordable to these households.

In most Eastside cities housing affordable to moderate income households is provided through existing market rate multifamily (condominium or rental) and older single family homes. Housing affordable to low income households is provided through market rate housing alternatives such as accessory units or mobile homes, or below market rate, subsidized housing. As our housing data shows, the City of Sammamish is composed predominately of newer, single family detached homes, so fewer of these moderate and low income housing options are currently available.

Households in need refers to lower income households which are paying such a high proportion of their incomes for housing that they are likely to sacrifice other vital expenses. Housing and Urban Development's definition of households in need is households earning below 80 percent of the median income and paying more than 30 percent of their income for housing. In 1999 36.4 percent of Sammamish renter households spent more than 30% of household income on gross rent; and 27.5 percent of Sammamish owner households spent more than 30% of household income on mortgage and selected housing costs (U.S. Bureau of Census, Census 2000).

Figure D-15
Income in 1999: City, County

	Sammamish		King Co.	
	Number	%	Number	%
Households	11,172	100	711,235	100
Less than \$10,000	151	1.4	45,534	6.4
\$10,000 to \$14,999	106	0.9	30,146	4.2
\$15,000 to \$24,999	258	2.3	66,414	9.3
\$25,000 to \$34,999	407	3.6	77,320	10.9
\$35,000 to \$49,999	761	6.8	111,224	15.6
\$50,000 to \$74,999	1,701	15.2	150,548	21.2
\$75,000 to \$99,999	2,056	18.4	96,885	13.6
\$100,000 to \$149,999	2,880	25.8	81,613	11.5
\$150,000 to \$199,999	1,434	12.8	24,479	3.4
\$200,000 or more	1,418	12.7	27,072	3.8
Median household income (dollars)	\$101,592		\$53,157	

Source: U.S. Census Bureau, Census 2000, based on a sample

The King County County-wide Planning Policies define income groups as a percentage of the County median income as follows:

Figure D-16
Household Income Levels

Low	Moderate	Median	High
Below 50%	50 to 80%	80 to 120%	Above 120%

Source: King County countywide Planning Policies

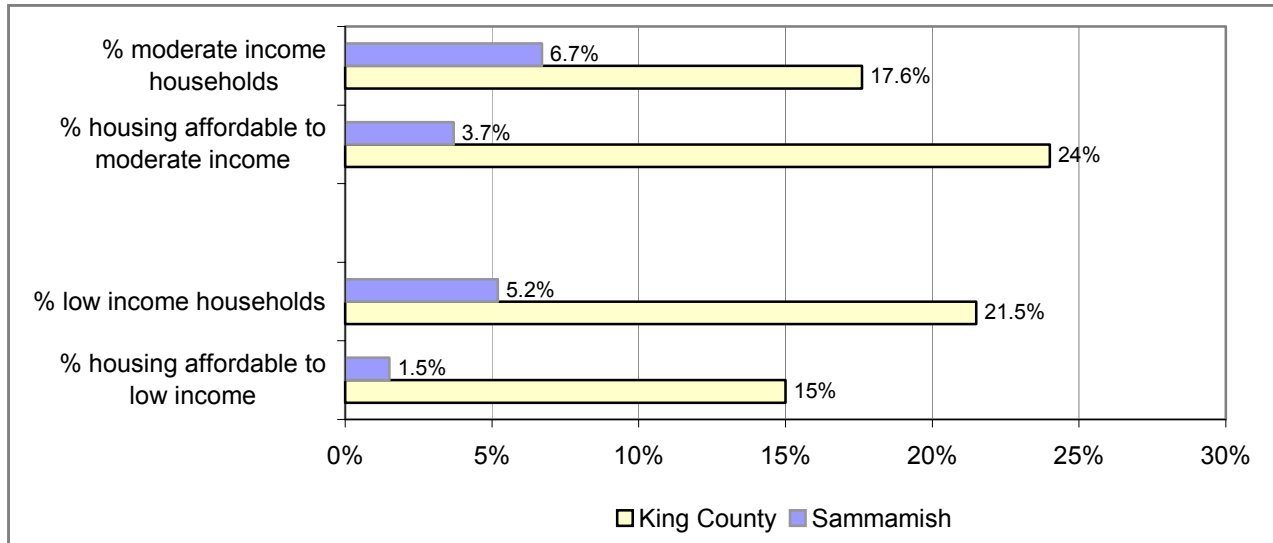
In King County, approximately 21% of the population earns less than 50% of the median income, and another 17% earns 50% to 80% median income. The following table shows the percentage of housing units that are affordable to low and moderate income groups:

Figure D-17
Percent of All Affordable Housing Units 2000: City, Eastside, County

		Sammamish	Eastside	King County
Low Income	0 – 50% of Median Income	0.5%	2.1%	14.9%
Moderate Income	50% - 80% of Median Income	5.7%	20.2%	30.2%
Low & Moderate Income	0 - 80% of Median Income	6.2%	22.3%	45.1%

Source: 2001 King County Benchmark Report

Figure D-18
Housing Affordable to Low & Moderate Income Households 1999: City, County



Note: 1999 80% median income for a 4-person household: \$50,080
 Source: U.S. Census Bureau, Census 2000, Value, Gross Rent and Income in 1999, based on a sample.
 Low, moderate, and Median income 1999 for King County as established by HUD

Figure D-18 shows the percent of all units, both rental and ownership, that are affordable to low income households earning below 50% of median income and moderate income households earning 50 to 80% of median income. In 2000 the King County median income was \$53,157. Approximately 5% of Sammamish households earned less than 50% of the County median income and 6.7% earned between 50% and 80% of the County median income. **Figure D-18** shows the existing gap between what families can afford and the available housing for Sammamish and King County families that earn less than 80% of median income.

One household type which can often be categorized as a household in need is the single female-headed household with children. Single female-headed households with children under 5 years represents 37.5 percent of the 152 Sammamish families living in poverty¹.

¹ The U.S. Census Bureau determines poverty (per the Office of Financial Management definition) by using 48 thresholds that vary by family size and number of children within the family and age of the householder. To determine whether a person is poor, one compares the total income of that person’s family with the threshold appropriate for that family. If the total family income is less than the threshold, then the person is considered poor, together with every member of his or her family. Not every person is included in the poverty universe: institutionalized people, people in military group quarters, people living in college dormitories, and unrelated individuals under 15 years old are considered neither as “poor” nor as “nonpoor,” and are excluded when calculating poverty rates.

Figure D-19
Poverty Status 1999: City, County

	Sammamish		King Co.	
	Number	%	Number	%
Families below poverty level	152	1.6	22,597	5.3
With related children under 18 years	110	1.8	17,362	8.0
With related children under 5 years	46	2.1	8,740	10.3
Families with female householder, no husband present	38	6.3	10,831	17.4
With related children under 18 years	30	6.3	9,768	23.4
With related children under 5 years	30	37.5	4,713	36.7
Individuals	674	2.0	142,546	8.4

Source: U.S. Census Bureau, Census 2000

2. Special Needs and At Risk Populations

Every community includes persons with special housing needs facing either temporary or permanent challenges. The Housing Element supports equal and fair housing access for all members of the community, including individuals with disabilities. Census 2000 reports 100 Sammamish residents (0.9%) that receive Supplemental Security Income providing financial assistance for individuals who are aged, blind, or disabled and have limited income or resources. The census also reports 152 Sammamish families (1.6%) with incomes below the poverty level. Nearly 75% of those families include children below the age of 18. The population in Sammamish with a disability (Census 2000) includes 5% of children (under age 20), 7% of the adult population (age 21-64), and 23% of seniors (age 65+).

Figure D-20
Population with Disability 2000: City, County

	Sammamish		King County	
	Number	%	Number	%
Population age 5-20	9,513	100	349,496	100
Disability age 5-20	522	5.5	25,048	7.2
Population age 21-64	20,697	100	1,092,800	100
Disability age 21-64	1,581	7.6	165,148	15.1
Population age 65+	1,231	100	175,083	100
Disability age 65+	285	23.2	69,647	39.8

Source: Disability status of the civilian noninstitutionalized population, U.S. Bureau of the Census, Census 2000.

Fair Housing Rights for Individuals with Disabilities: The Sammamish Housing Element supports the mandates of federal and state fair housing law. The Federal Housing Amendments Act of 1988 (“FHAA”) amended the federal Fair Housing Act (Title VIII) to include individuals with disabilities as a protected class. “The FHAA clearly prohibits the use of stereotypes and prejudice to deny critically needed housing to handicapped persons. The right to be free from housing discrimination is essential to the goal of independent living.” *Id.* Furthermore, the objectives of the Washington housing policy act shall be 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

The FHAA uses a three part definition found in Chapter 151B to define an individual with a handicap, as being a person who has:

- (a) a physical or mental impairment which substantially limits one or more of such person's major life activities;
- (b) a record of having such an impairment; or
- (c) being regarded as having such an impairment. (44 U.S.C 3602(h))

The Social Security Administration defines disability as "The inability to do any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or which has lasted or can be expected to last for a least twelve months."

Figure D-21

Fair Housing Areas & Protected Classes: US, Washington State, County

United States

- race
- color
- religion
- sex
- familial status
- national origin
- disability

HUD Fair Housing Enforcement Center

<http://www.hud.gov/complaints/housediscrim.cfm> (206) 220-5172 TDD: 1-800-927-9275

State of Washington

- race
- color
- national origin
- creed
- sex
- marital status
- disability
- use of guide dog

Washington State Human Rights Commission --<http://www.wa.gov/hrc/> Seattle: (206) 464-6500

Unincorporated King County

- race
- color
- national origin
- religion
- age
- sex
- marital status
- parental status
- participation in the Section 8 program
- sexual orientation
- disability
- use of guide dog

King County Office of Civil Rights Enforcement --<http://www.metrokc.gov/dias/ocre/> (206) 296-7592

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 following is a list of appropriate Continuum of Care Services or Programs:

Intensive Case Management; Home Based Treatment Services; Day Treatment Programs For Children and Adolescents; Adult Day Health Programs; Emergency/Crisis services; Respite Care; Therapeutic Group Homes for Children and Adolescents; Adult Family Homes; Assisted Living; Residential Treatment Facility for Children and Adolescents; and Skilled Nursing Facilities.

Needs of Homeless

There is no reliable way to estimate the numbers of homeless people within East King County or the City of Sammamish. The 2001 King County Benchmark Report of Affordable Housing Indicators (Indicator 23 – Homelessness) estimates the total persons homeless in King County are in the range of 6,500 on any given night. This is equal to nearly .4 percent of the County’s population or 4 persons out of every 1,000 persons. This number includes approximately 4,500 persons in shelters or transitional housing, unsheltered persons in Seattle, and unsheltered persons outside of Seattle.

The County Community Information Line (The Crisis Clinic) is a key referral source for homeless people and is often the first point of contact for homeless persons seeking assistance. This service received nearly 12,000 calls in 2000 from callers identified as homeless. Ten percent of those calls were from East King County. From 1996 – 2000, the Clinic experienced a 20% increase in callers seeking emergency shelter.

The King County Benchmark Report notes that a major obstacle for finding permanent housing for the homeless is the high cost of moving into a rental unit. An \$840 apartment (average rent of all units in the county) typically requires the first and last month’s rent plus a security deposit to move in. Without financial assistance, a homeless person or family would need to save roughly \$2,000 to move into this apartment.

Emergency and Transitional Housing Services

Numerous emergency shelters operate in East King County. They house individuals or families in dormitories or smaller rooms. Emergency and transitional shelter capacity is measured in household or family units. The Seattle/King County Safe Harbors Project Spring 2002 Inventory of Homeless Units reports that there are 84 existing and planned emergency household units and 126 transitional units in East King County.

Figure D-22
Emergency and Transitional Housing Units 2002: Eastside

	Single Adults	Families Women w/ Children	Young Parents	Youth/ Young Adults	Total
Emergency Shelter Housing Units					
East King County	37	29*		18	84
Transitional Shelter Housing Units					
East King County	16	104	6	0	126

** Includes 15 units under development: 7 units "Momma's Hands House of Hope" late 2002, and 8 units Eastside Housing Assoc. 2004.
Source: Seattle/King County Safe Harbors Project Inventory of Homeless Units Spring 2002.*

One of the larger human services agencies serving Sammamish residents is Hopelink, formerly the Multi-Service Centers of North and East King County. Hopelink assists Sammamish residents with emergency and transitional housing, rental assistance, motel vouchers, foodbanks and energy assistance. Hopelink also administers two longer term transitional housing facilities: Hopelink Place in Bellevue with 20 units and Avondale Park in Redmond with 12 units. These facilities provide up to two years of housing for homeless families with children. A shorter term service is provided at Hopelink's Kenmore Family Emergency Shelter. This shelter provides nine units of emergency housing, for stays of 3 to 4 weeks, for families with children under 18. This shelter served four families from Sammamish in 2001. The Kenmore Family Emergency Shelter typically receives about 225 calls per month for housing services, 75 of these calls from families.

POPULATION HOUSEHOLD & EMPLOYMENT FORECAST

Employment Estimates

Sammamish is primarily a bedroom community with 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.

Figure D-23

PSRC Covered Employment Estimates 2000: City, County

	Sammamish		King Co.	
	Number	%	Number	%
Construction & Resources	472	10%	69,949	6%
FIRES (Finance, Insurance., Real Estate, Services)	1,079	23%	440,364	38%
Manufacturing	43	1%	147,933	13%
Retail	1,819	38%	189,457	16%
WTCU (Wholesale, Transportation., Communications & Utilities)	332	7%	158,307	14%
Education	928	19%	64,454	6%
Government	84	2%	80,542	7%
Total	4,757		1,151,006	

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 (**Table LU-1**) 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 employees will continue to predominate as the community based workers 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. By comparison, a ratio of 1.7 jobs to each housing unit is considered balanced. 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.

Figure D-24

GMPC Job Growth to Housing Units Built 1993-2000: City, Eastside

	Job Growth covered jobs	Housing Units Built	Job/Housing ratio
Sammamish	2,299	4,494	.5
East King County (cities)	93,253	22,808	4.0

*GMPC Buildable Lands and Targets Subcommittee,
Prepared by Michael Hubner, Suburban Cities Association of KC 3/22/02*

Figure D-25
GMPC Job Targets to Household Targets 2001-2022: City, Eastside

	Job Target	Household Target	Job/Housing ratio
Sammamish	1,230	3,842	.3
East King County (cities)	93,890	40,844	2.3

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 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.

Figure D-26
Existing (2000) and Potential Build-out Housing Supply 2002-Buildout: City

	Existing Housing Supply ¹	2002 Approximation of Existing Housing Supply (May 31, 2002) ²	Additional Units based on Proposed Comp Plan Build-out ³ (My 31, 2002 base)	Total Housing (2002 Base + Additional) at Build-out based on Proposed Final Comp Plan
Total Housing	11,141	14,350	5,564	19,915
Single Family (Approx. % of Total)	91%	88%	92%	89%

¹Existing Housing Supply: Census 2000, U.S. Census Bureau

²Utilizes a different methodology than Census. Based on City **approximation** of single-family development using GIS and a multifamily inventory for purposes of transportation modeling. Includes recorded plats of lots greater than 2,000 s.f. and recently permitted multifamily. See Appendix E for additional information.

³Potential build-out housing: Comprehensive Plan Land Use Map. Includes vacant and underdeveloped land capacity and unissued permits in development pipeline, based on disaggregated TAZ information, which does include some rounding. See Appendix E for additional information. See Appendix E, page E-4 for data based on May 31, 2003 information.

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

Figure D-27 compares the Sammamish existing and target low and moderate priced housing units to the existing low and moderate households. Low and moderate income Sammamish households in 1999 (1,329) plus projected increases considering target increase in community based workers (1,230) point to a need from **within the community** for targeted amounts of housing affordable to low and moderate households (2,134).

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.

Figure D-27
Housing Growth: City

	King County Housing Units 1999		Sammamish Housing Units Existing 1999		Sammamish Target Housing Units		Sammamish Housing Units (Exist + Target)		Sammamish Households by Income 1999	
	Number	%	Number	%	Number	%	Number	%	Number	%
Total	640,355	100%	10,717	100%	3,842	100%	14,559	100%	11,172	100%
Low (0-50%)	93,264	15%	158	1.5%	922	24%	1,080	7.4%	576	5.2%
Moderate (50-80%)	153,134	24%	401	3.7%	653	17%	1,054	7.2%	753	6.7%
Median (80-100%)	62,800	9.8%	253	2.3%	--	--	--	--	374	3.3%

Housing Units Affordable to those earning below 100% Median Income: based on U.S. Census Bureau, Census 2000, Value & Gross Rent in 1999, based on a sample.

Low & Moderate Income Households based on U.S. Census Bureau, Census 2000 Income in 1999, based on a sample.

Low, Moderate, & Median income 1999 for King County as established by HUD

Sammamish Housing Targets King County Countywide Planning Policies Targets August 2002

Affordable Home Price: low=\$75,000; moderate=\$125,000; median=\$160,000

Affordable Rent: low=\$619; moderate=\$1,018; median=\$1,284.

WASHINGTON STATE HOUSING POLICY ACT

Chapter 43.185B RCW

Washington Housing Policy Act

RCW 43.185B.009

Objectives.

The objectives of the Washington housing policy act shall be to attain the state's goal of a decent home in a healthy, safe environment for every resident of the state by strengthening public and private institutions that are able to:

- (1) Develop an adequate and affordable supply of housing for all economic segments of the population;
- (2) Assist very low-income and special needs households who cannot obtain affordable, safe, and adequate housing in the private market;
- (3) Encourage and maintain home ownership opportunities;
- (4) Reduce life-cycle housing costs while preserving public health and safety;
- (5) Preserve the supply of existing affordable housing;
- (6) Provide housing for special needs populations;
- (7) Ensure fair and equal access to the housing market;
- (8) Increase the availability of mortgage credit at low interest rates; and
- (9) Coordinate and be consistent with the goals, objectives, and required housing element of the comprehensive plan in the state's growth management act in RCW 36.70A.070.

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City of Sammamish

Community

PROFILE



January 2014



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chapter 1

INTRODUCTION



Since the 1999 incorporation, the City of Sammamish has developed and adopted several vision statements to describe our desired future. The City's Comprehensive Plan vision, which considers the City as a whole, was adopted about 10 years ago as part of the 2003 comprehensive planning process. More recently, the City has approved vision statements for specific functions or locations, such as parks and recreation, sustainability, economic development and Town Center. Now, in 2014, the City is reviewing and refining the Comprehensive Plan vision to ensure it still accurately describes the City's desired future and provides pertinent guidance for policy development.

To support this process, this Community Profile provides a picture of Sammamish in 2014. It describes ways in which the city has changed or remained constant since 2003, current trends that might be a preview of change to come, and preferences that city residents have reported. The profile draws from comprehensive sources of information, such as the US Census and state, regional and county sources, to distill the key characteristics that will help frame the City's vision and policies to support that vision.

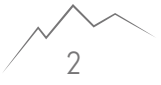
WHAT IS INCLUDED IN THE PROFILE?

This report is organized into several sections, summarized below.

Findings and Observations. Lists several broad themes drawn from the findings in this document and describes how these findings may influence the City's future.

People. Describes key population characteristics, including demographic characteristics, a health profile, and employment characteristics.

Places. Describes key features of the natural and built environment, including sensitive areas, land use and development patterns.



Mobility. Describes regional and local trends in transportation patterns.

Vision Statements. Lists the existing vision statements that have been reviewed or adopted by the City.

Public Comments. Summarizes public comments received through the 2012 citywide survey and solicited through recent comprehensive planning outreach.

chapter 2



FINDINGS & OBSERVATIONS

This Community Profile provides an overview of the demographic, land use and transportation characteristics and trends of the City of Sammamish. It also provides a summary of public comment received through January 2014 in response to questions about concerns, hopes and priorities for Sammamish's future. This information is provided primarily to help inform thoughts on the long-term vision for Sammamish, but also to provide a basis for policy recommendations in the City's Comprehensive Plan Rewrite project.

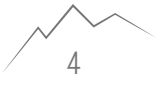
Early findings distilled from this input are summarized below for your consideration. We look forward to additional observations and future discussions as the City proceeds through the visioning and comprehensive planning process.

Findings and Observations

A. Sammamish will likely continue to be a city of families. Characteristics that are often identified as making cities friendly to families include affordable housing, high public safety, available job opportunities, good schools and good access to parks and recreation activities. Easy multi-modal connectivity to daily needs is also often mentioned.

In the future, if demographic change in Sammamish tracks with regional and national trends, there may be increasing demand for housing stock and services to meet the needs of smaller families, including single parent families and single person head of households, such as seniors or millennials.

B. Sammamish has a small but growing population of older residents. Over the past 20 years, the proportion of City population between ages 55 and 75 is increasing faster in Sammamish than in east King County as a whole. The proportion of older residents can be expected to continue over the next 10 – 20 years.



C. Sammamish is growing more ethnically diverse. Sammamish has the third highest proportion of foreign-born residents in east King County and, since 2000, has had the largest proportional increase of cities in east King County.

A city can welcome ethnic diversity through flexible housing standards that recognize diverse housing needs, multi-lingual provision of information, provision of adequate space for commercial, religious and cultural services, support for multi-cultural sports and recreation and other measures.

D. Sammamish has adequate residential capacity to meet Growth Management Act targets. The City does not need to increase residential densities in order to meet GMA housing targets and the majority of the 2035 housing growth target can be accommodated outside of Town Center. There may be other reasons to consider increasing the form, concentration or numbers of housing units.

E. Town Center will play a significant role in the City's future. Town Center is the only significant area in Sammamish for future commercial and employment growth. Town Center has the capacity to provide the cultural, shopping and dining options that are a priority for many residents, including youth. Town Center also provides significant capacity for residential development and would provide alternative housing options for those who are not well-served by the traditional single family residence, such as older residents, younger residents, single person households and others.

F. Transportation priorities have shifted in Sammamish. Although Sammamish continues to be a city for which mobility is provided primarily through the private automobile, general visioning preference surveys and youth visioning exercises did not rate more roads and connections as a high priority. This is consistent with a 2012 citywide survey, which showed that concern over traffic had decreased significantly. Non-motorized projects have been in demand as a result of increased active travel. It is also consistent with local and regional trends that show that growth in daily vehicle miles traveled has slowed significantly over time and per capita daily vehicle miles traveled is decreasing as commuters choose flexible work schedules, telecommuting, and transit to reduce peak hour and daily auto trips. In the future, alternative approaches to promoting mobility, such as management of demand, rather than expansion of facilities, may be more in line with transportation priorities expressed by residents.

chapter 3

PEOPLE



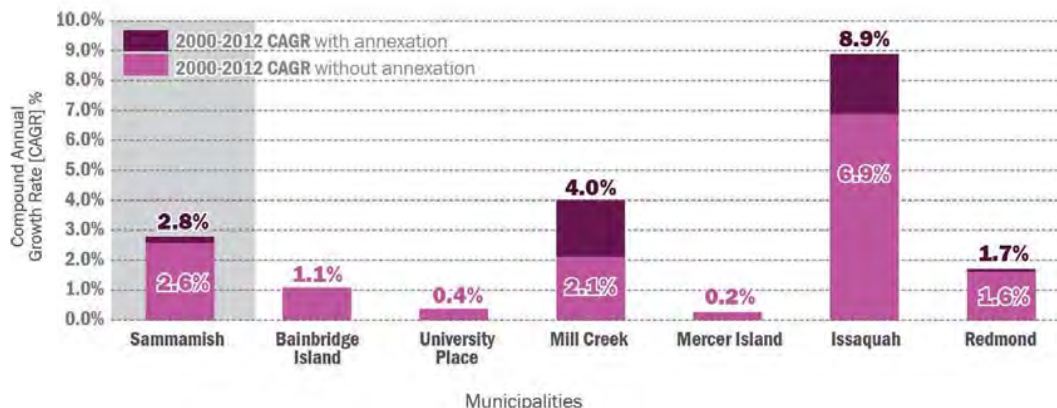
This chapter provides data on a range of topics to describe who lives and works in Sammamish. Data are divided into three broad topics: demographics, employment, and community health. Unless otherwise noted, data in this section is based on US Census data or the American Community Survey, an ongoing annual statistical survey conducted by the US Census Bureau to provide communities with updated information. Numbers and percentages are rounded to the nearest whole number.

Overview

In 2013, Sammamish had an estimated population of about 48,060 people, an increase of about 2,300 since 2010 and 14,000 since 2000. Overall, our rate of growth is within the range of growth experienced by comparable cities in the region.

POPULATION GROWTH RATE WITH ANNEXATIONS SAMMAMISH AND COMPARISON CITIES, 2000-2012

Washington Office of Financial Management, 2012; Puget Sound Regional Council



Age Composition

2012 SAMMAMISH POPULATION:

47,420

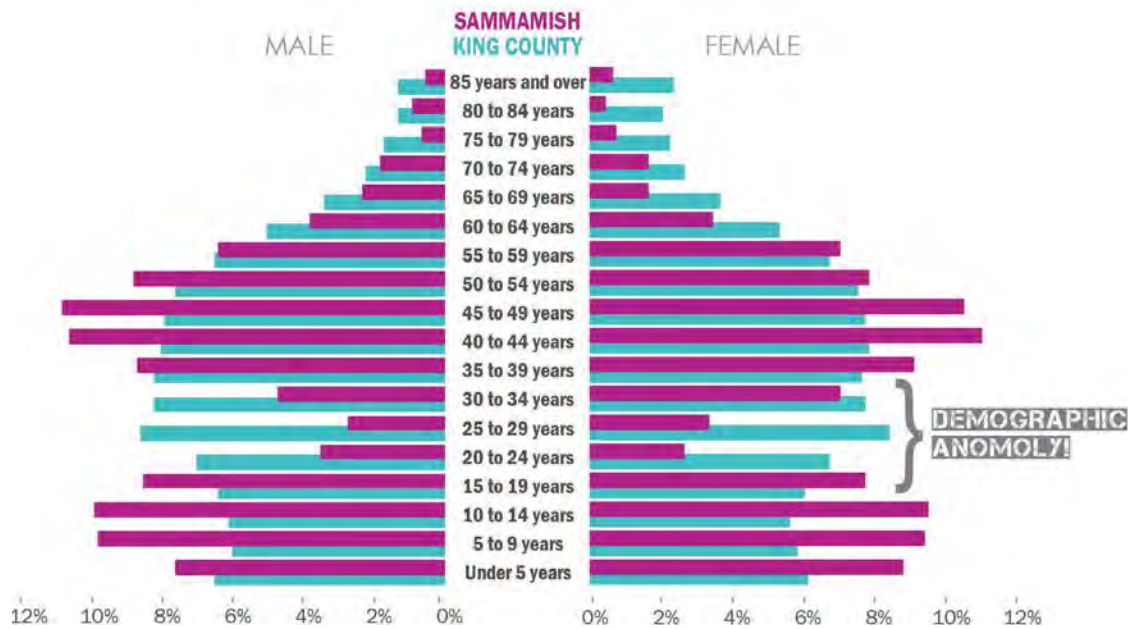
BETWEEN 2012 AND 2040 THE POPULATION OF SAMMAMISH IS FORECAST TO GROW BY

34% TO 63,529

- The median age of Sammamish residents was 37.5 in 2012 up from 35.3 in 2000.
- We have a large population of children. Roughly one-third of our population is under the age of 18.
- Relatively few young adults live in Sammamish. About 7% of our population is between the ages of 18 – 29.
- Although our over age 65 population is relatively small, this population is rapidly growing; single person households over age 65 grew from 172 in 2000 to 419 in 2012.

POPULATION PYRAMID OF SAMMAMISH

U.S. Census American Community Survey 2011 (ACS), CAI



Household Composition

- Compared to the surrounding region, our household size is relatively large and our percentage of households with children is relatively large. This is a consistent trend in Sammamish. Between 2000 and 2012, family households have accounted for most of the City's growth and non-family households and single person households have declined as a proportion of all households. In 2012, we had about 15,500 households and an average household size of 3.05 persons. As comparison, the household size in the Puget Sound region has remained stable at about 2.4 persons since 2000, slowing a declining household size trend dating back to 1960. In the 2000 – 2010 time period, the composition of Puget Sound households has changed, with fewer children and more persons 65 years and older.¹

¹ Puget Sound Regional Council. Puget Sound Trends, No. D11. December 2012.

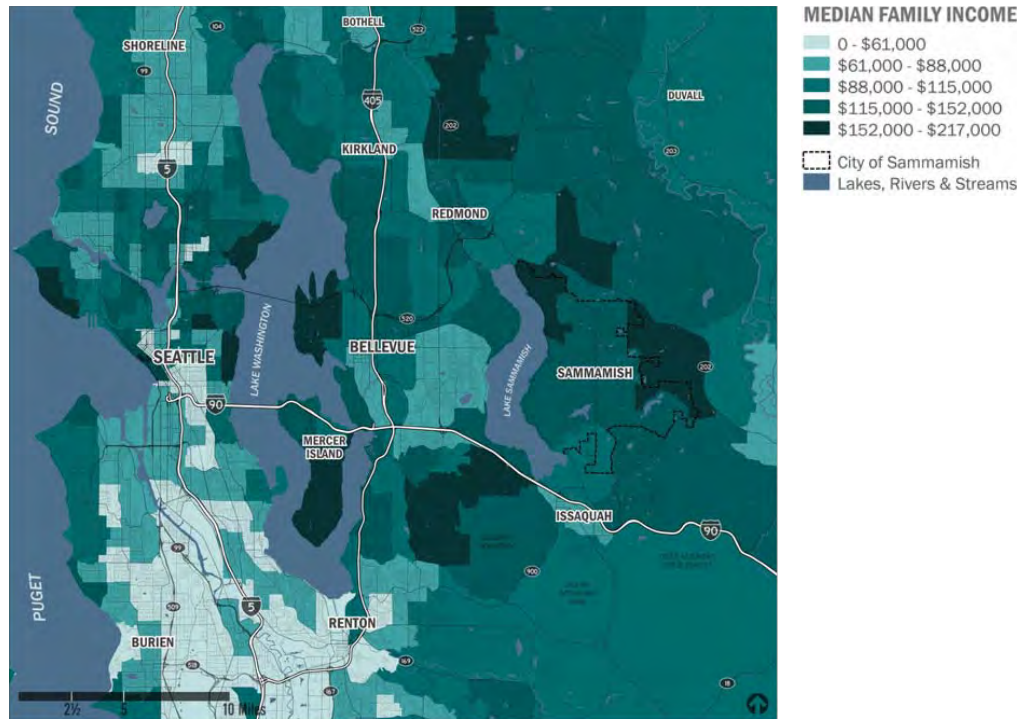
HOUSEHOLD COMPOSITION SAMMAMISH VS. KING COUNTY

U.S. Census ACS, CAI



Income

- We are an affluent community, with a median family income of about \$144,900, or about 60% higher than King County’s overall median income of \$89,700. Per capita income was \$53,800 compared with \$38,600 countywide.
- Sammamish also has a small portion of the population that is dealing with economic hardship. The city’s poverty level is 2.4%; about 2% of households (302 households) received SNAP (food stamp) benefits in the past 12 months, and 2.6% of the population (1,271 people) have no health insurance coverage.

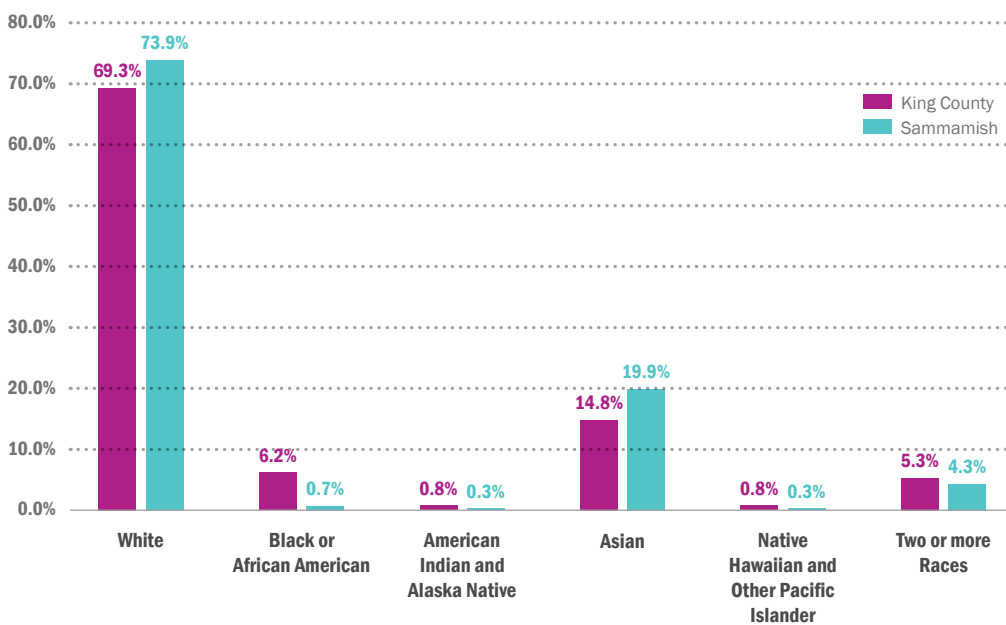


MEDIAN FAMILY INCOME
IN SAMMAMISH (\$143,632) IS NEARLY
60% HIGHER
THAN KING COUNTY OVERALL

Race and National Origin

- About three quarters (74%) of Sammamish residents identify as white. Asians are the largest nonwhite race represented in Sammamish, making up about 20% of the population, compared with 15% countywide. In 2000, 8% of Sammamish’s population was Asian.
- Sammamish is home to a relatively large proportion of foreign born persons—9% are foreign-born naturalized citizens, and 14% are foreign-born non-citizens. The total foreign-born population is 24%, slightly more than the county average of 21%. 26% of Sammamish residents speak a language other than English at home, and 6% speak English less than “very well”.

RACIAL MAKEUP OF SAMMAMISH



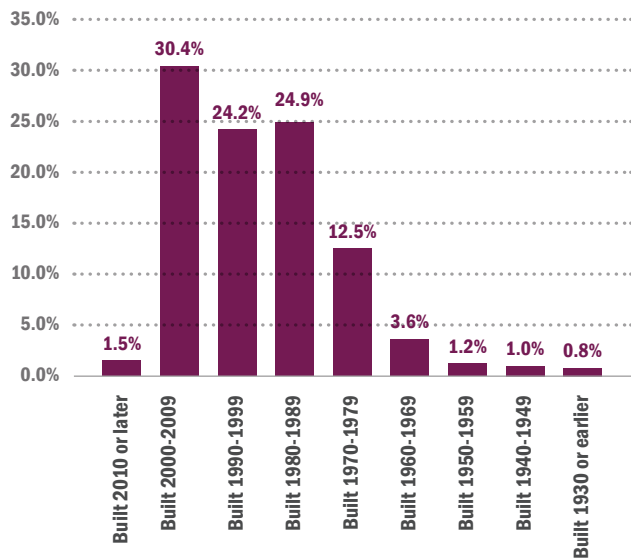
Education

We are a well-educated community. About 43% of residents 25 years and over have a bachelor’s degree and 27% have graduate or professional degrees, for a total of 70% of the population with a bachelor’s degree or higher. Comparatively, 46% have a bachelor’s degree or higher countywide.

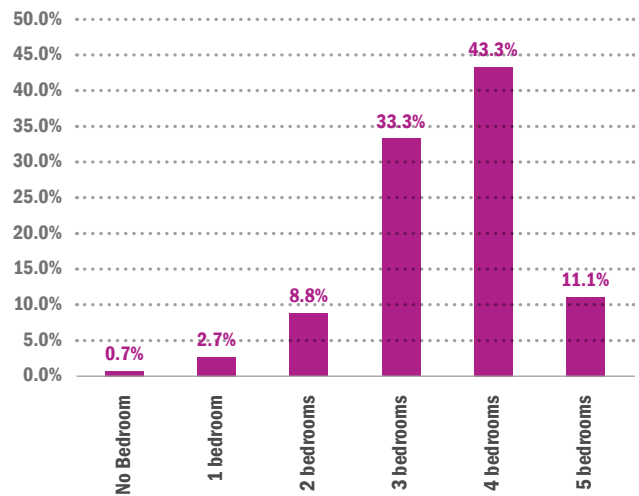
Housing

- The housing stock on Sammamish is nearly uniformly large single-family residences built in the past 30 years. Overall, housing units are relatively large, with over half having four or more bedrooms and a little over 10% having two bedrooms or less.
- The proportion of owner-occupied units to renter-occupied is higher than elsewhere in the county. 88% of homes are owner-occupied compared with 57% for King County.

YEAR STRUCTURE BUILT

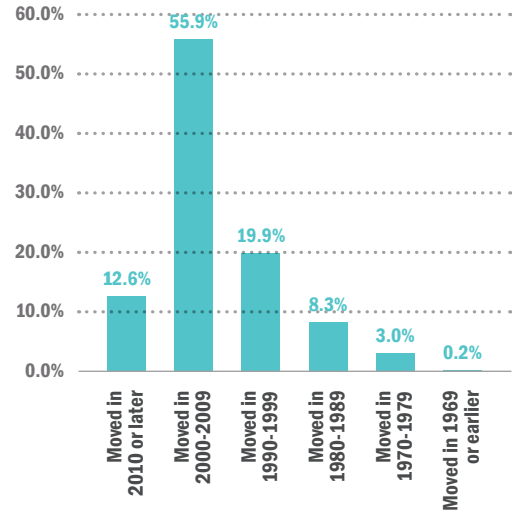


NUMBER OF BEDROOMS IN SAMMAMISH DWELLING UNITS

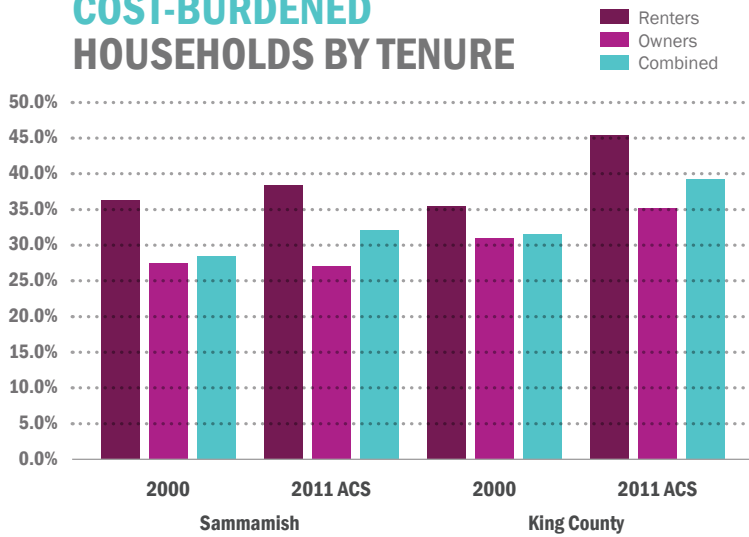


- Most residents are relatively recent arrivals, with 69% having moved in since 2000.
- Housing values are generally high, with an estimated 2010 median value of \$615,000 for owner occupied homes in Sammamish, an increase from an estimated median value of \$362,900 in 2000. Comparatively, median values in the neighboring cities of Redmond and Issaquah are estimated at \$457,000 and \$458,000, respectively.
- Roughly a third of households in Sammamish are cost-burdened (defined as paying more than 30% of income for housing). In general, more renters than owners are cost-burdened.

YEAR HOUSEHOLDER MOVED INTO UNIT

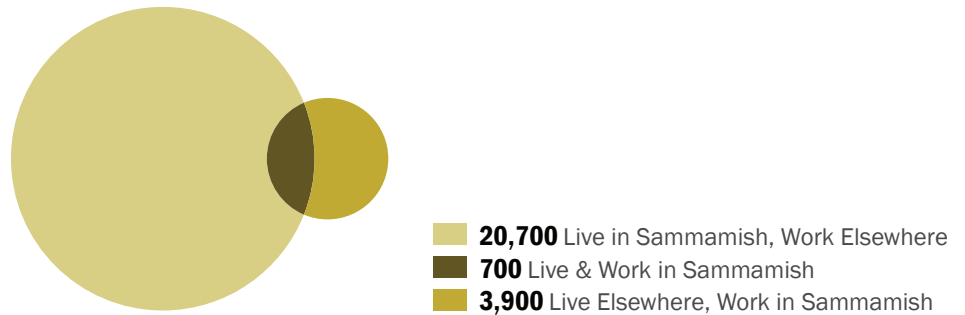


COST-BURDENED HOUSEHOLDS BY TENURE



Employment

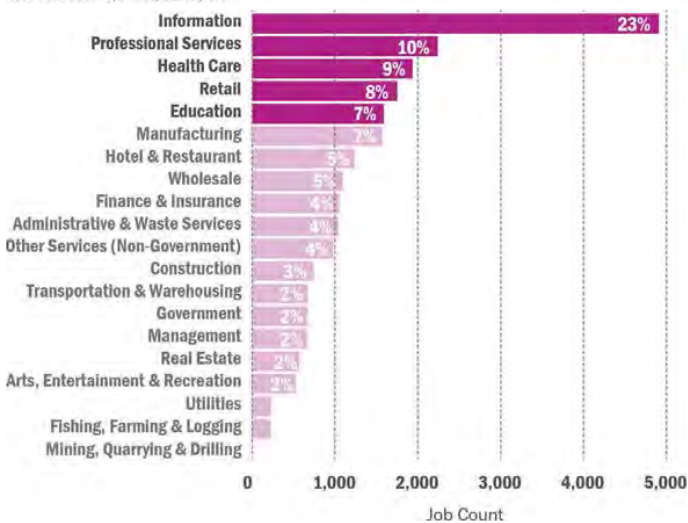
- There are 21,400 workers in Sammamish. 20,700 of these workers commute to jobs outside the City.
- There are about 4,600 jobs in the City of Sammamish. 700 of these jobs are filled by City residents and 3,900 are filled by those who live elsewhere.



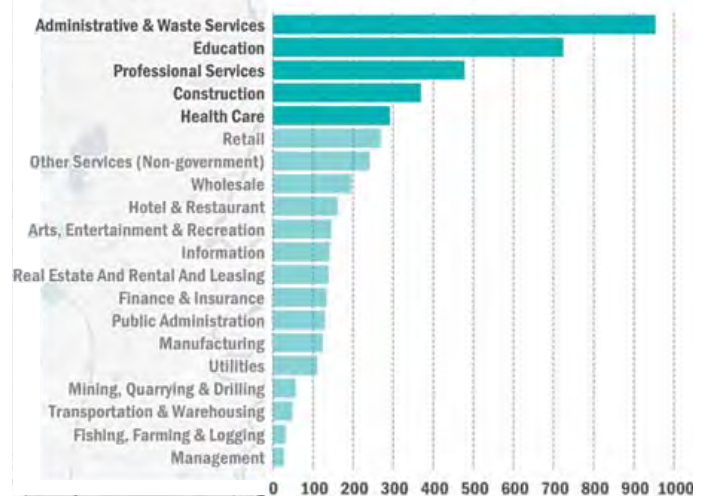
- The top employment sectors for all Sammamish workers are information and professional services. Together these two categories comprise about one-third of all jobs for Sammamish workers.
- The top employment sectors for jobs in Sammamish are administrative and waste services, and education, comprising roughly one-third of all jobs in the City.

TOP 5 EMPLOYMENT SECTORS FOR ALL SAMMAMISH WORKERS

U.S. Census ACS, PSRC, LEHD, CAI

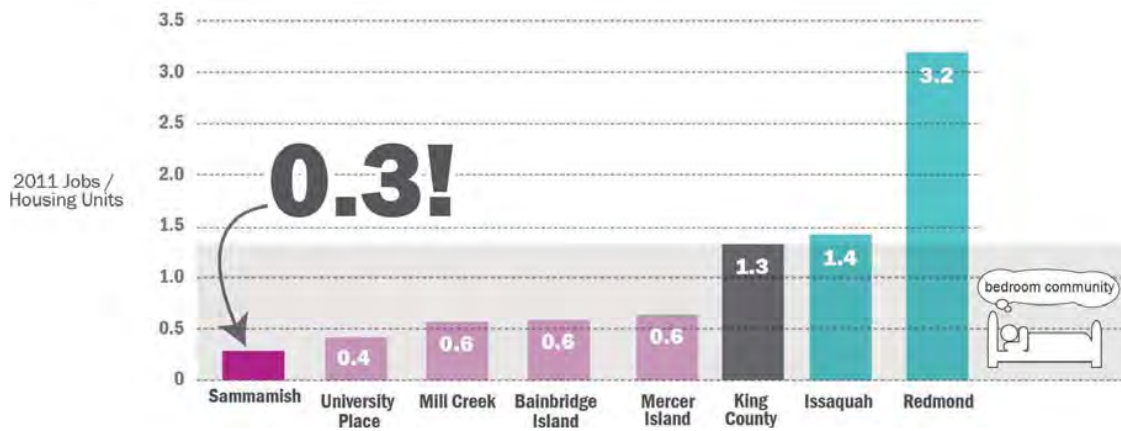


TOP 5 EMPLOYMENT SECTORS FOR SAMMAMISH JOBS



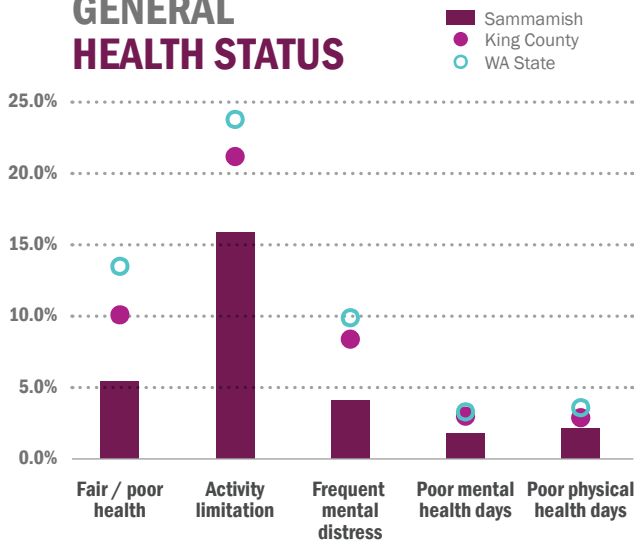
JOBS TO HOUSING RATIO SAMMAMISH AND COMPARISON CITIES, 2011

Washington Office of Financial Management, 2012



- We have a relatively low jobs to housing ratio (0.3) compared to neighboring cities.
- About 4,400 of Sammamish workers have children under the age of 6, and 10,202 have children between the ages of 6 and 17. Of those with children under age 6, about 46% have all parents in the labor force. For those with children ages 6-17, about 66% have all parents in the family in the labor force.

GENERAL HEALTH STATUS



Community Health

Overall, Sammamish residents enjoy comparatively good health. By nearly all health metrics reported by Seattle & King County Public Health, Sammamish is as healthy as or healthier than King County and the State of Washington as a whole.

Additional factors that influence the health of our community are found in other chapters of this Profile. For example, Chapter 3, People, describes our demographic characteristics, poverty status, housing affordability and employment profile; Chapter 5, Mobility, describes our opportunities for active transportation.

Of the 25 King County cities, Sammamish has among the best health outcomes in:

- Education and income levels
- Life expectancy and cause of death
- Risk factors and chronic disease

Sammamish also has:

- 3% of the population who are below the federal poverty level
- About 1/2 of all renters paying more than 30% of their income for rent

Youth Health Survey

The Issaquah School District recently conducted a healthy youth survey at its schools, including Skyline High, Pine Lake Middle School and Beaver Lake Middle School in Sammamish. At Skyline High School, only 10th graders were surveyed and most findings were similar to statewide averages. Some key findings are summarized below.

- About 24% report current alcohol use and 11% report binge drinking.
- 13% report current marijuana use.
- Most students reported feeling safe at school, with 27% of 10th graders reporting feeling bullied in the past 30 days.
- About 23% report 60 minutes of physical activity each day.
- About one-quarter report experiencing depressive feelings in the past year and 20% report having seriously considered suicide in the past year.

The trends reported at the high school level are generally mirrored at the middle schools.

chapter 4

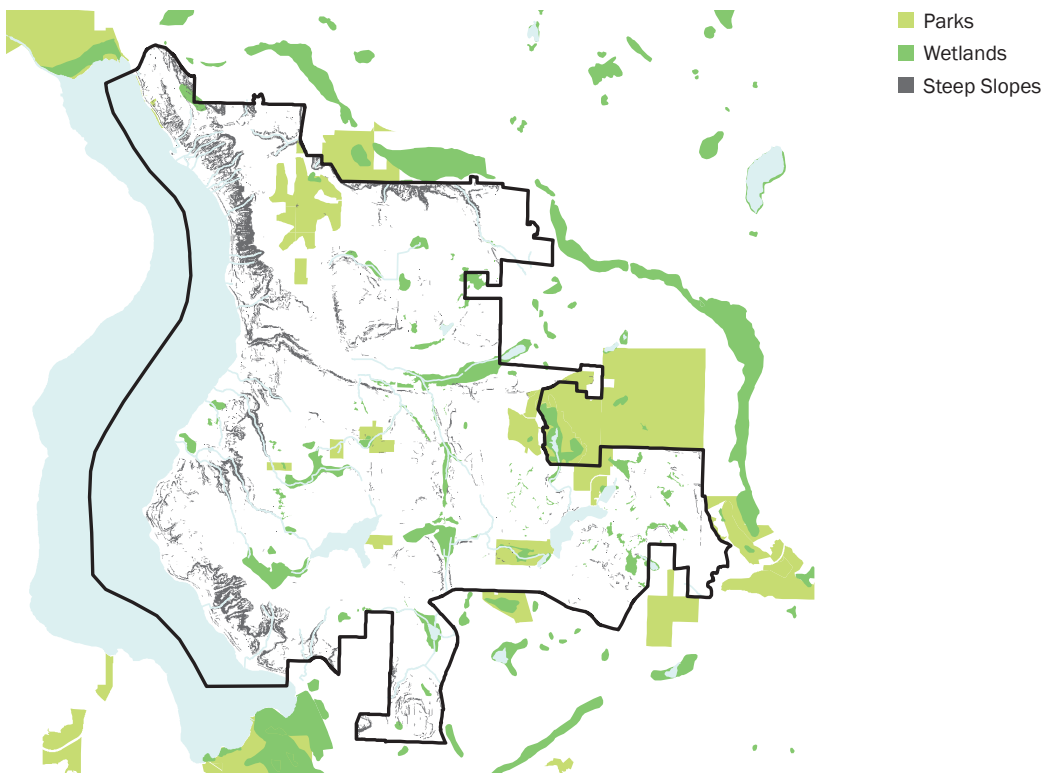
PLACES



This chapter describes important features of the natural and built environment that define the City of Sammamish. The description of the natural environment includes maps of critical natural features. The built environment discussion includes information on existing land use patterns, development trends, growth targets and land use capacity.

Natural Environment

The map below depicts critical natural features in Sammamish, including parks, wetlands, and steep slopes.



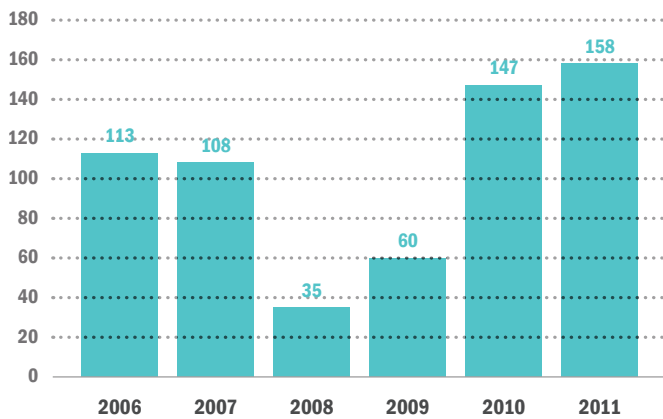
Built Environment

- Overall Sammamish is developed as a low density residential city, with over one-half of the area developed with single family residences.
- Primary land uses in the city are single family residences, vacant land, roads, and open water. Together, these categories comprise over 90% of the city’s land area.
- Commercial/mixed uses and multifamily development are the smallest land uses in the City, occupying about 1% of land area, combined.

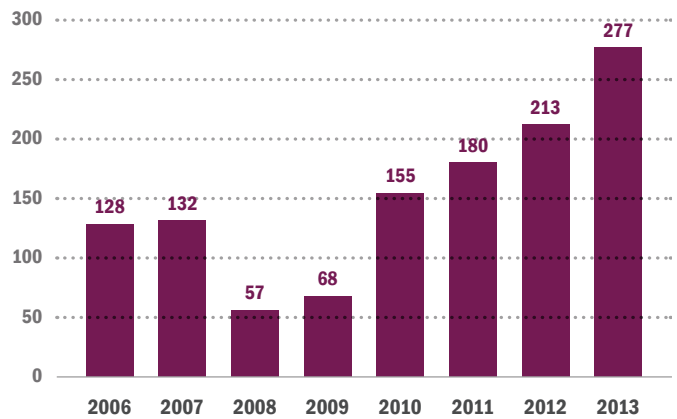
Development Trends

- Due in part to the recession, Sammamish development activity from 2006 to 2012 was limited. No major commercial construction took place. Residential construction consisted of single family and townhouse development.
- The pace of construction slowed during 2008 and 2009 but picked up substantially in 2010 and 2011. This increased pace of construction has continued through 2013.

NET NEW RESIDENTIAL LOTS



BUILDING PERMITS ISSUED



Growth Targets

Growth targets adopted for the City of Sammamish are established for two time frames. The 2006-2031 growth targets adopted as part of the King County Countywide Planning Policies will be used for the current King County Buildable Lands Report. The extended 2035 targets will be used for the 2015 Sammamish Comprehensive Plan.

GROWTH TARGETS

SAMMAMISH, 2006-2035

Sammamish Target	Measure
	Housing Units
2006-2031 Housing Target	4,000
2015-2035 Housing Target	4,640
	Employment
2006-2031 Job Target	1,800
2015-2035 Job Target	2,088

Source: King County, 2013; City of Sammamish, 2014.

Summary

Residential Capacity. In 2013, the City has available capacity for 5,120 housing units. Of this total, Town Center provides 2,000 residential units via zoning for higher density multifamily housing. The City of Sammamish has adequate residential capacity to meet the 2035 residential growth target of 4,640 units.

RESIDENTIAL CAPACITY FOR POPULATION

SAMMAMISH, 2013

City	2006-2031 GMA Target Housing Units	2006 Residential Capacity	Residential Units Developed	Added Capacity 2006-2012	NET 2013 Capacity
Sammamish	4,000	3,740	620	2,000	5,120

Source: Community Attributes, Inc., 2014.

Commercial Capacity. The following table summarizes the City’s commercial growth targets, development activity and remaining commercial capacity. Prior to the adoption of Town Center the City had no remaining commercial capacity. Town Center allows for a total of 600,000 sq ft of commercial square footage concentrated in Town Center-A Zones. The City of Sammamish has adequate commercial capacity, assuming existing Town Center zoning, to meet the 2035 job target of 2,088 jobs

COMMERCIAL CAPACITY AND JOBS

SAMMAMISH, 2013

City	2006-2031 GMA Target Jobs	2006 Job Capacity	Jobs Developed	Added Capacity 2006-2012	NET 2013 Capacity
Sammamish	1,800	0	200	2,400	2,200

Source: Community Attributes, Inc., 2014.

chapter 5

MOBILITY

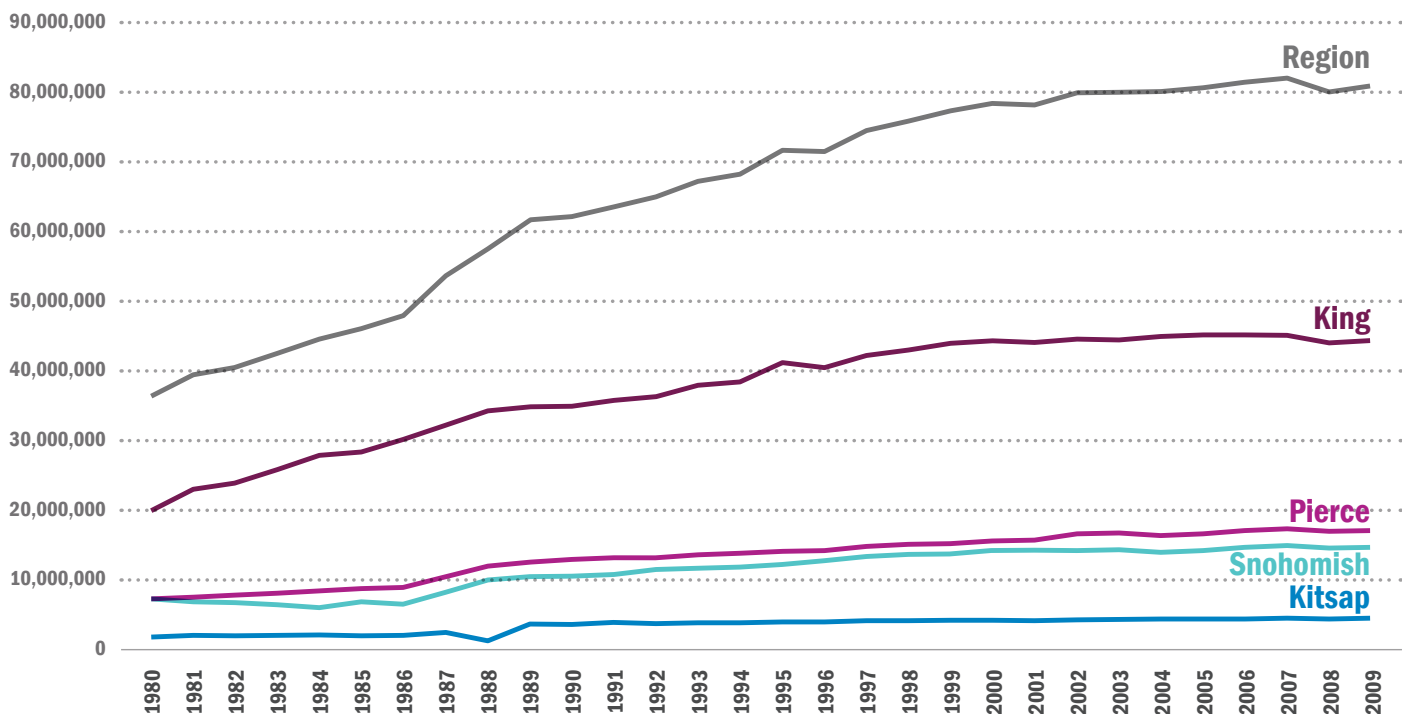


Overview

- Sammamish’s land use patterns and transportation network cause it to be a place where a car is needed for routine travel. Commuting is largely by car—83.2% of residents drove, and 72.1% drove alone.
- The Washington State Department of Transportation tracks vehicle miles traveled (VMT) as part of the highway performance monitoring system. Following years of growing VMT, this number has stabilized over the past several years. This trend is consistent with declining average traffic counts on some local arterials in Sammamish.

DAILY VMT BY COUNTY

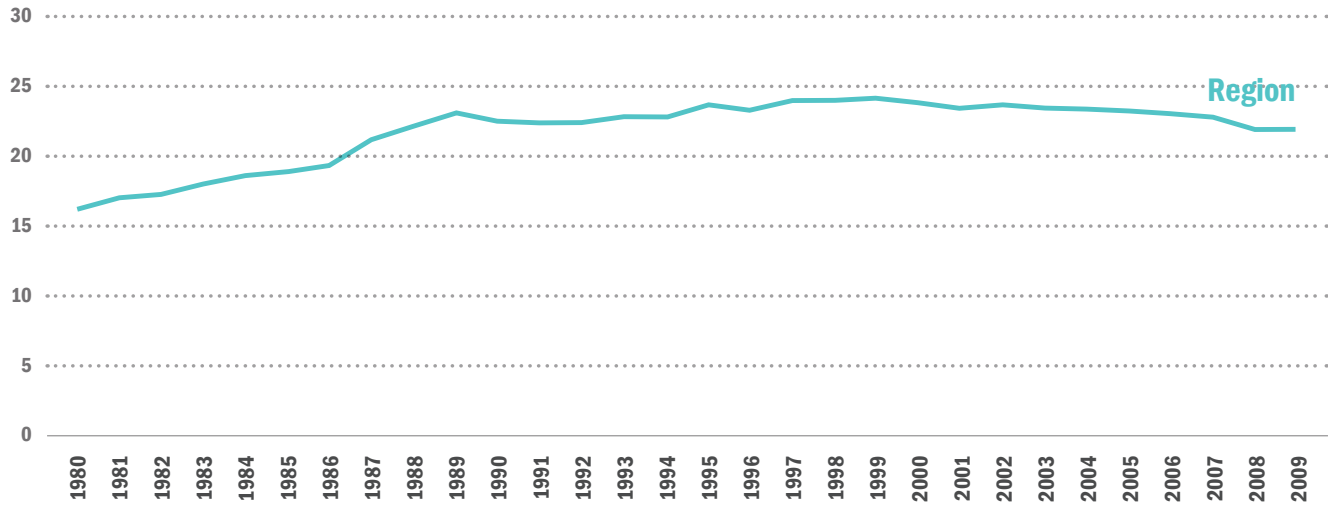
Source: Puget Sound Regional Council



- Similarly, VMT per person has been decreasing over the last decade or so. The Puget Sound Regional Council notes that this may be partially attributable to increased transit usage on a regional basis and rising fuel prices.

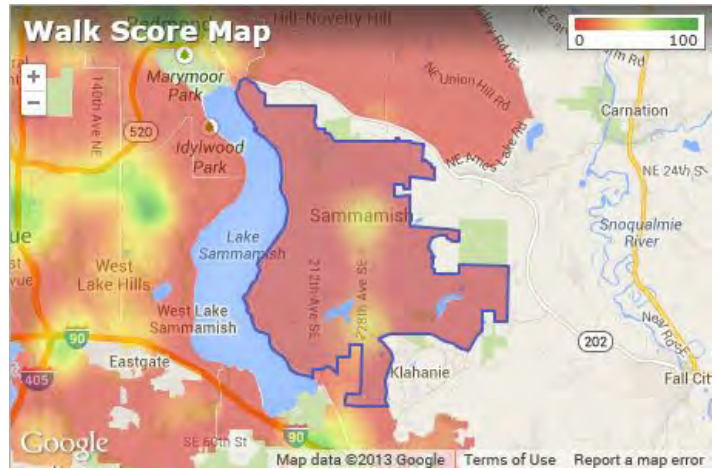
DAILY VMT PER CAPITA

Source: Puget Sound Regional Council



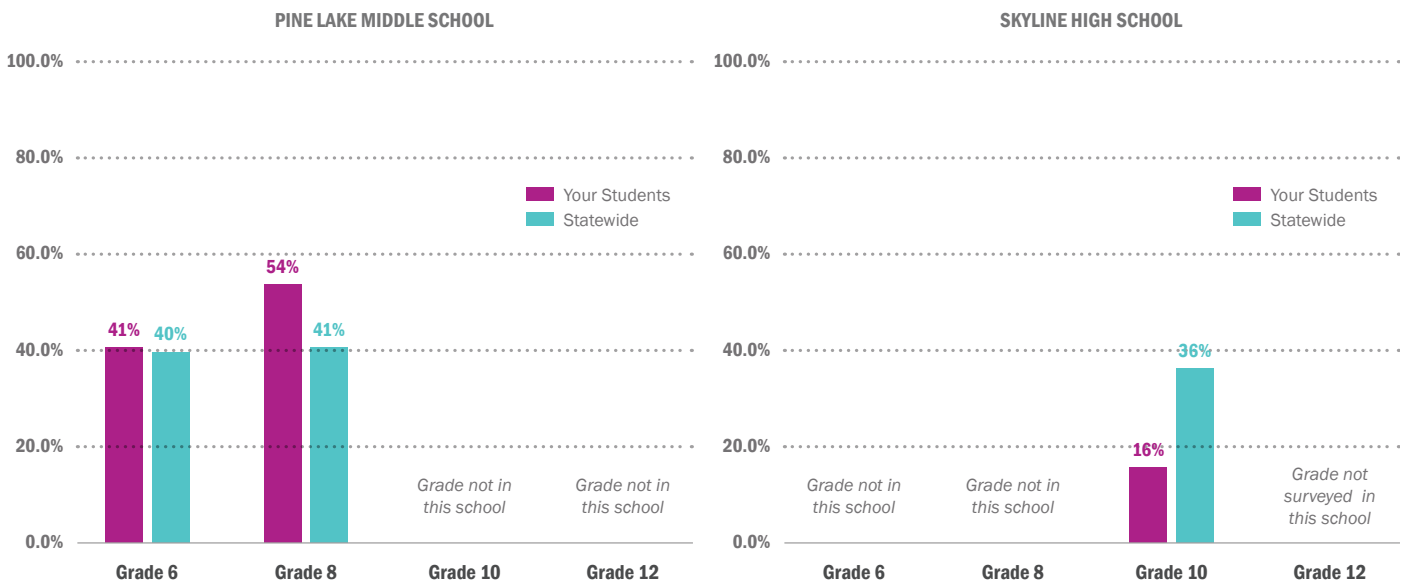
Walkability

- Walk Score assigns a numeric score for walkability based on proximity to pedestrian amenities and characteristics of the street network. Based on these attributes, a score of 1 – 100 is assigned, with higher scores indicating greater walkability. Sammamish as a whole has a score of 12, which indicates that a car is needed for most activities. By comparison, our neighbors Redmond and Issaquah have Walk Scores of 34 and 26 (Source: www.walkscore.com).
- Consistent with this rating, a survey of students at two schools in Sammamish found that most students commute to school via car or bus. Roughly half of middle school students and 16% of high school students walked or biked to school. Note that students in the 6th and 8th grade walk or bike to school at a rate equal or greater to the statewide average.



WALKING/BIKING TO OR FROM SCHOOL

PERCENT OF STUDENTS WHO REPORT WALKING OR RIDING A BICYCLE TO OR FROM SCHOOL DURING AN AVERAGE WEEK





chapter 6

VISION STATEMENTS



This chapter provides the vision statements that the City has created for its different plan and policy documents, including the following

- Comprehensive Plan
- Draft Economic Development
- Parks Recreation and Open Space
- Sustainability
- Town Center

The Comprehensive Plan vision, adopted in 2003, is listed first. The remaining statements are listed in order of approval, starting with the most recent.

Comprehensive Plan

Sammamish Comprehensive Plan, 2003

The vision of Sammamish is a community of families. A blend of small-town atmosphere with a suburban character, the City also enjoys a unique core of urban lifestyles and conveniences. It is characterized by quality neighborhoods, vibrant natural features, and outstanding recreational opportunities. A variety of community gathering places provide numerous civic, cultural, and educational opportunities. Residents are actively involved in the decisions that shape the community and ensure a special sense of place.

Economic Development

Final Draft Economic Development Vision Statement, October 2013

The City of Sammamish is a vibrant bedroom community that values, respects and enjoys a high quality of life, supporting a local economy that provides economic growth opportunities.

Parks, Recreation and Open Space

Parks, Recreation and Open Space Plan, 2012

- Maintain safe places to play and recreate.
- Develop a parks and recreation system that meets diverse community needs.
- Provide recreational opportunities that promote healthy lifestyles and a sense of community.
- Serve as a steward of the environment to preserve and protect our natural resources.

Sustainability Strategy

City of Sammamish Sustainability Strategy, 2011

Sammamish's vision is to become an environmentally and economically sustainable community by crafting and implementing an achievable, multi-faceted and measurable strategy that maximizes opportunity and efficiency while minimizing cost. Undertaking this work will help Sammamish contribute toward larger regional and global goals, such as mitigating the effects of climate change, and will make our community an even better place to live, work and play.

Town Center

Sammamish Town Center Plan, June 2008

The Sammamish Town Center is a vibrant, urban, family- friendly gathering place in a healthy natural setting. The city's sense of community reflects a balance between its natural and urban characteristics.

The Town Center is urban in that it:

- Welcomes city residents and visitors seeking a unique place to live, work, learn, create, and play.
- Offers a unique sense of place reflected on its building forms, development patterns, and public realm which are oriented to take advantage of the city's topography and natural assets, preserve scenic views and enhance view sheds.
- Is fully integrated and synergistically complements the public parks and open spaces being developed as part of the Sammamish Commons.
- Is a central gathering place that increases social interaction and enhances art and cultural opportunities by providing for those functions, open spaces, and facilities such as a performing arts center and theaters, that bring people together.

- Offers the range of commercial, recreational, cultural, educational, and personal services and activities that provide local citizens what they need for a full life, and that reflects and incorporates the increasingly rich mixture of cultures of Sammamish's residents.
- Fosters education for all community members, and supports knowledge workers and businesses as well as a lively arts community.
- Features well-designed mixed-use development, compatible with surrounding neighborhoods.
- Offers a variety of housing types integrated throughout the Center.
- Is linked to the region with excellent transit service and bikeways and to the rest of the city with pedestrian trails.
- Offers an economically vibrantly center providing opportunities for activities and interactions during the evening and no matter what the weather.
- Is eminently walkable, with accessible sidewalks, trails, and pathways.

The Town Center's natural setting is preserved and enhanced by:

- Focusing new development away from natural resources and critical areas.
- Incorporating natural resources, view corridors, and sensitive site characteristics as amenities and design elements that reflect the distinctive character of the Town Center.
- Featuring a hierarchy of interconnected public and private open spaces, ranging from an active centralized plaza or town square to less formal gathering areas, quiet residential courts, and natural open spaces with native vegetation.
- Employing a variety of environmental enhancement and low-impact development techniques to improve ecological functions, such as protections for ground water and surface water hydrology and wildlife habitat.
- Featuring new buildings and structures that, while urban in their function, reflect a "Northwest character," human scale, and welcoming aspect.



chapter 7

PUBLIC OUTREACH



To kick off the comprehensive plan rewrite, City staff focused on a theme of “listen and connect” in our outreach. Instead of inviting people to City Hall, we went out into the community, met with people one-on-one and sought to build awareness of the comprehensive plan process. Between September 2013 and January 2014, we engaged in almost 20 activities and connected with over 500 people.

We selected popular events and other natural gathering places such as the Sammamish Farmer’s Market, Nightmare at Beaver Lake, Starbucks, Safeway, the Arts Fair and the South Sammamish Park & Ride. We also went to schools and conducted visioning exercises with over 200 students. We encouraged people to sign up for the email alert notification system to receive information about the project and have built the list to over 500 contacts. The table below summarizes the events we participated in, and numbers of people reached.

OUTREACH ACTIVITIES AND ESTIMATED HOUSEHOLDS REACHED

Date	Activity	Venue	Est. # of HH Reached	Date	Activity	Venue	Est. # of HH Reached
18-Sep	Staffed/display	Farmers Market	32	3-Nov	Staffed display	Library	10
25-Sep	Staffed/display	Farmers Market	30	14-Nov	Visioning exercise	Beaver Lake MS	40
9-Oct	Staffed/display	Library	20	18-Nov	Visioning exercise	Inglewood MS	36
12-Oct	Staffed/display	Arts Fair	40	20-Nov	Visioning exercise	City Hall-Youth Board	50
13-Oct	Staffed/display	Arts Fair	36	3-Dec	Visioning exercise	Eastside Catholic	78
24-Oct	Staff/survey	Nightmare at BL	20	4-Dec	Staff/survey	Safeway	18
25-Oct	Staff/survey	Nightmare at BL	15	5-Dec	Visioning exercise	Pine Lake MS	16
30-Oct	Staff/survey	Nightmare at BL	36	12-Dec	Coffee w/Comm. Collins	Starbucks	33
1-Nov	Staffed display	Library	3	14-Jan	Staff/survey	S. Sammamish P&R	33

Total: 546



In general, we focused on four different types of activities:

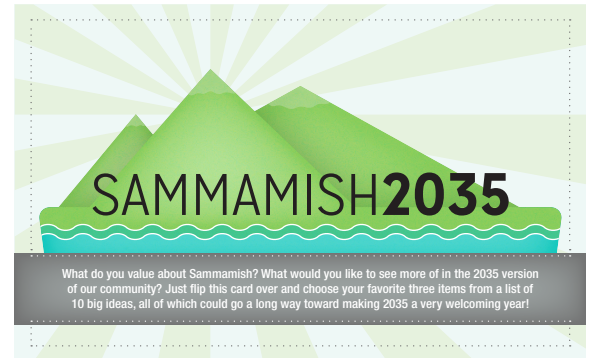
- Preference surveys (Nightmare at Beaver Lake, Safeway, Pine Lake Starbucks, South Sammamish Park & Ride)
- Youth visioning exercise (Beaver Lake, Pine Lake and Inglewood Middle Schools, Eastside Catholic High School and the Sammamish Youth Board)
- Community awareness (Farmer's Market, Arts Fair, Library)
- Electronic submissions (City website and notification through the comp plan e-alert)

Findings from these activities are summarized below. Following that discussion, we have summarized other recent citywide outreach conducted as part of other efforts.

Preference Surveys

We went to popular events and conspicuous locations, including Nightmare at Beaver Lake, Starbucks, Safeway and the South Sammamish Park and Ride. All together we collected input from 154 people. We provided people with a postcard that posed questions about potential future priorities and asked them to select their top three priorities.

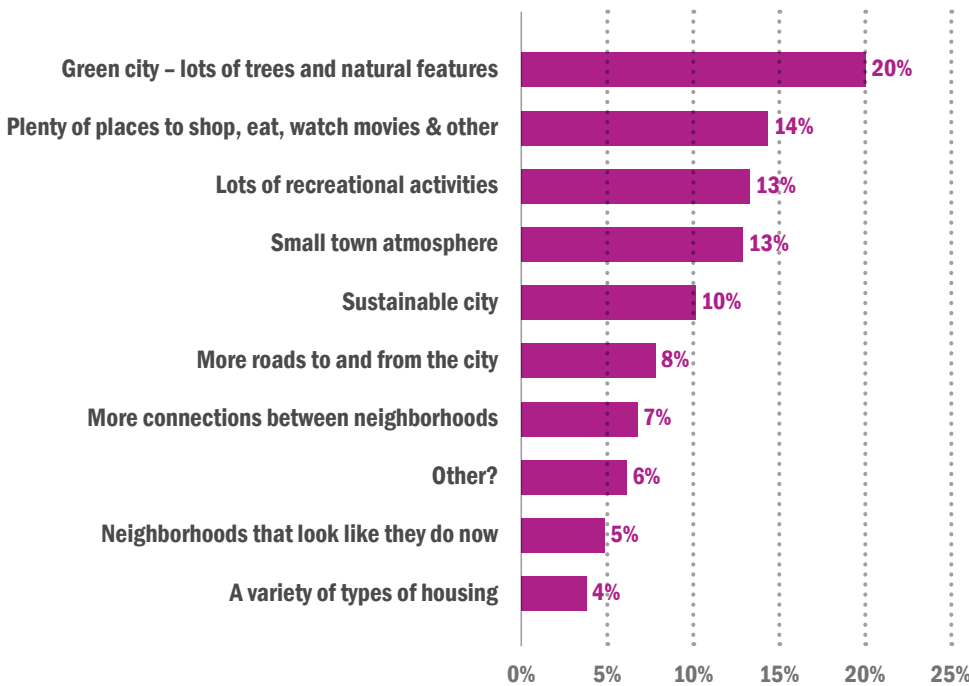
- The most frequent selection was “green city – lots of trees and natural features.” This emerged as a common theme across all outreach activities.
- Other notable priorities were the preference for amenities: “provide plenty of places to eat, shop and watch movies.” Often the same respondent would prioritize both “trees and natural features” and providing amenities.
- Transportation issues were not cited as being a high priority.



PICK THE TOP THREE MOST IMPORTANT IDEAS FOR SAMMAMISH IN 2035

<input type="checkbox"/> Lots of recreational opportunities	<input type="checkbox"/> More connections between our neighborhoods
<input type="checkbox"/> Small town atmosphere	<input type="checkbox"/> A sustainable city
<input type="checkbox"/> Plenty of places to shop, eat out at, watch movies and other recreational activities	<input type="checkbox"/> A green city – lots of trees and natural features
<input type="checkbox"/> More roads to and from the City	<input type="checkbox"/> Neighborhoods that look mostly like they do right now
<input type="checkbox"/> A variety of types of housing	<input type="checkbox"/> What did we miss?

YOUR OPINION MATTERS!
To be notified about surveys on important topics, print your email address here.



COMPREHENSIVE PLAN PREFERENCE SURVEY SUMMARY

Data collected Oct, Dec 2013 and Jan 2014

Youth Visioning Activities



We visited several middle schools, a high school and the City's Youth Board to get feedback about their vision for Sammamish in the future. Students were highly engaged and articulate, and provided thoughtful feedback. All together, we met with over 200 students.

When asked to prioritize a number of different vision concepts, the highest rated topics were:

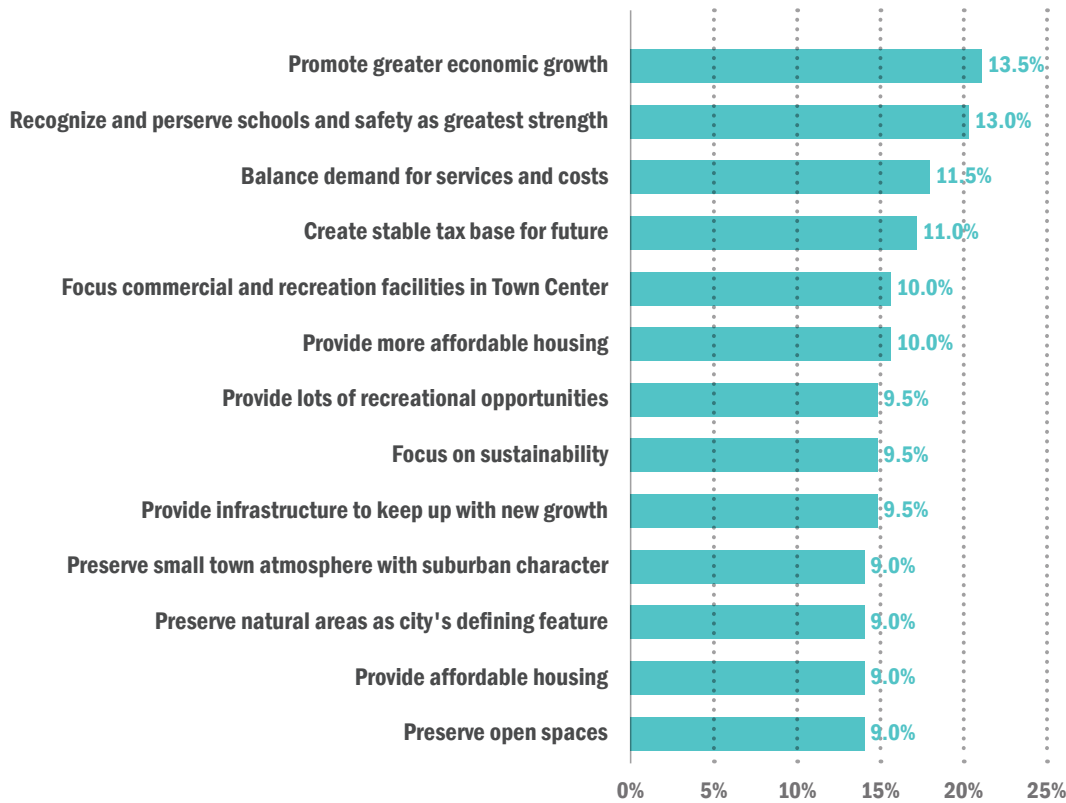
- Promote greater economic growth
- Recognize schools as greatest strength

Other topics that trended high were related to developing the City:

- Stable tax base
- Developing Town Center
- Balancing costs and services

Affordable housing ranked moderately high, and students discussed this more extensively than any other topic. Preserving natural areas was also ranked moderately high. The general sentiment on natural areas was that although they were important, the City was already doing a pretty good job preserving them.

In the least important column, students put “provide more roads off the plateau,” “encourage single family homes”, and “stay as a place to raise a family and then leave.” While not universal, participants commonly expressed the sentiment that the City already has plenty of single family housing, and that diversity was preferred over more of the same.



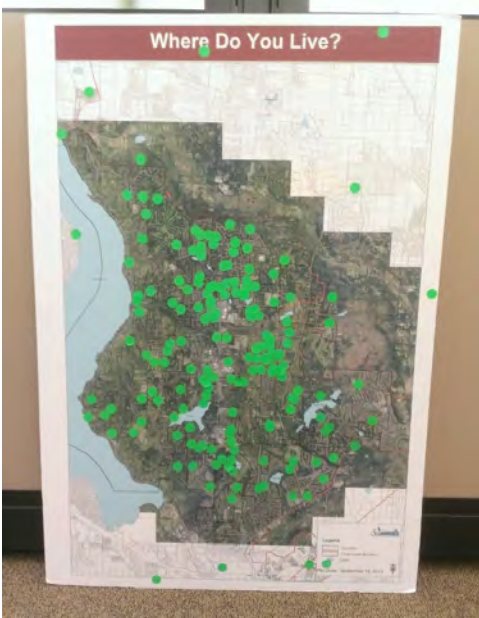
YOUTH VISIONING EXERCISES

FREQUENCY OF RESPONSES: "HIGHEST" PRIORITY

Data collected Oct, Dec 2013 and Jan 2014

Some common features of both the youth outreach and general outreach include:

- Sustainability, small town character, and more recreational opportunities are recognized as moderately high priorities in both surveys.
- More or expanded roads are generally a lower priority in both surveys.
- Youth expressed explicit interest in economic growth and a stable tax base.



Community Visioning Input: Farmer’s Market, Library and Arts Fair

To build awareness of the comprehensive plan and encourage community engagement, we set up booths at popular public venues, including the Farmer’s Market, the Arts Fair and the library. We displayed a large map of the city and invited passers-by to find their home on the map. We engaged people in a discussion about the Comprehensive Plan and the rewrite process. We reached about 170 people at these locations. Key findings include:

- Most people were not familiar with the comprehensive plan.
- There was some general feedback about concern that the City is developing too fast without regard for the people.
- Many expressed a general satisfaction with City governance and management.
- Many expressed appreciation for the City’s amenities, such as parks and libraries.



Electronically Collected Public Comment

The home page on the City’s website has a tab for the Comprehensive Plan with questions about specific topics. Between September 15, 2013 and January 15, 2014, 85 comments were received electronically. Key findings include:

- Feedback on the vision statement was generally broad and non-specific.
- Questions about housing elicited many responses expressing both support for and opposition to affordable housing. Many mentioned the need for more housing choice: for example, “It’s tougher to find small, quality homes.”
- Most respondents cited existing commercial areas as good locations for accommodating new development.

Other Community Research

2012 Citywide Survey

In May of 2012, a community research study¹ was conducted to gauge citizens' overall satisfaction with the City of Sammamish and quality of life. The study included a longitudinal component for comparison to a benchmark completed in 2008. The findings of the Hebert research were consistent with the findings of the preference surveys and the youth visioning, but less so with the public comments received electronically.

The Hebert study showed traffic is still a top concern, but it decreased significantly as a concern between 2008 (37%) and 2012 (12%). The relative lack of concern over traffic expressed in the Comprehensive Plan outreach is consistent with the findings in the Hebert study that most (over 80%) either somewhat or strongly agreed with the statement that "the City is making good progress on improving City roads." The students groups expressed almost no concern for traffic issues and respondents in the preference surveys prioritized natural areas more than twice as frequently as traffic-related issues. The public comment submitted electronically was the exception. Traffic was cited as an issue in the vision questions, with some expressing desire for more roads while some desired more transit, walkability and biking.

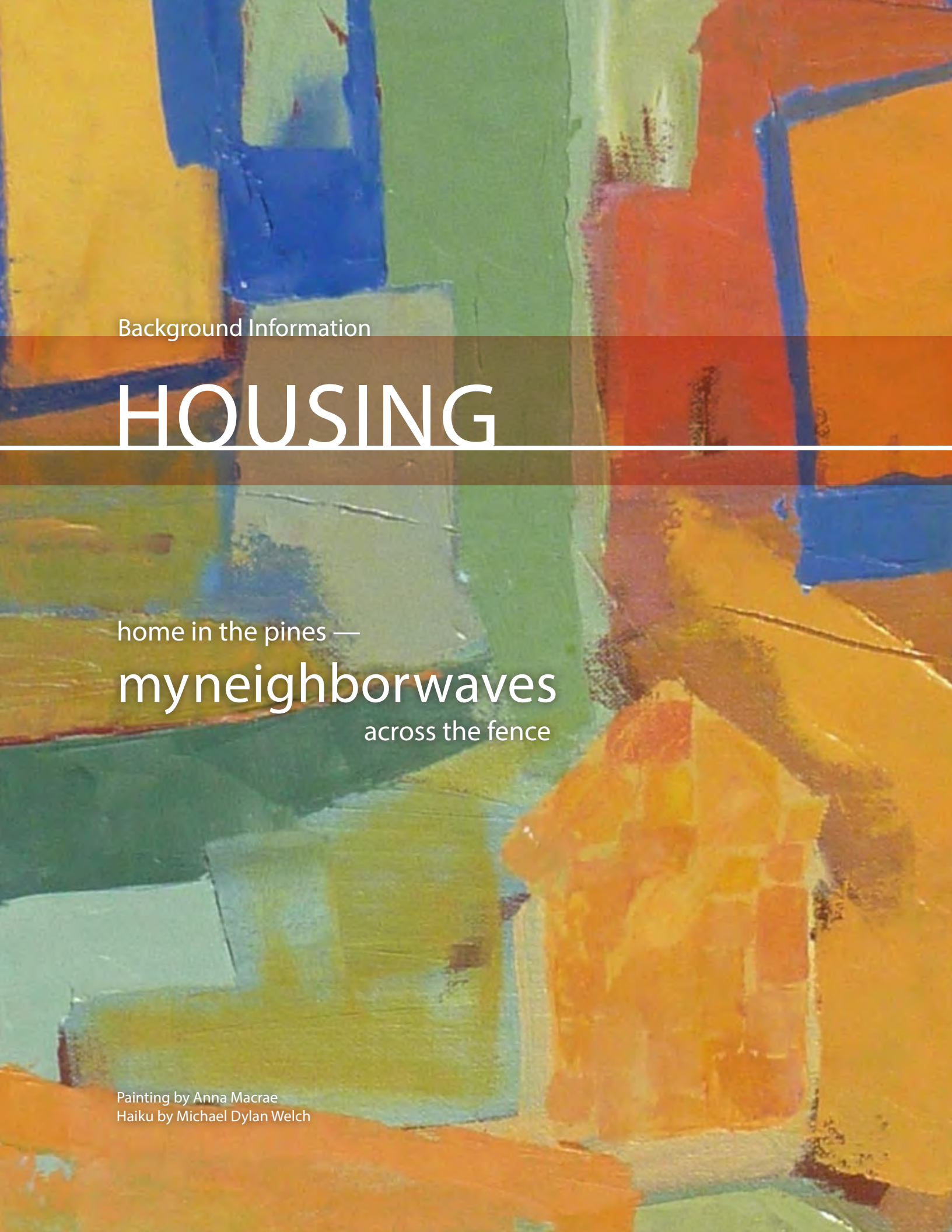
¹ Hebert Research, "City of Sammamish 2012 Community Research Survey." Bellevue, WA. July 11, 2012.

2011 Sustainability Strategy Public Outreach

Over the summer of 2010, more than 850 residents and businesses provided comments on possible sustainable goals and priorities via surveys on the City's website and at nearly 20 community venues including the weekly farmers' market, the Fourth of July Celebration, the City's summer concert series, and the City's second annual Sustainable Sammamish fair. This input was used to develop the five sustainability goals which were presented at a community meeting and workshop on September 30, 2010. Notes from the meeting group reports have been used to prepare the final set of goals:

Top 5 Sustainability Goals

- Goal 1: Reducing, Reusing, Recycling
- Goal 2: Creating & Protecting Natural Habitats
- Goal 3: Conserving Energy
- Goal 4: Conserving Water
- Goal 5: Fostering Healthy Neighborhoods

An abstract painting featuring bold, thick brushstrokes in a variety of colors including yellow, blue, green, red, and orange. The composition is non-representational, with large blocks of color and visible texture from the paint application.

Background Information

HOUSING

home in the pines —

myneighborwaves

across the fence

Painting by Anna Macrae
Haiku by Michael Dylan Welch

home in the pines -
my neighbor waves
across the fence

Background Information

HOUSING

Complete information about the City of Sammamish 2018 Housing Strategy, Sammamish Home Grown - A Plan for People, Housing, and Community, can be found on the City of Sammamish website at <http://www.sammamish.us>

Sammamish Home Grown is a plan to guide the implementation of the goals and policies of the Housing Element. It serves as a work plan that assists the City with transforming policies into near-term actions and determine priorities for the preferred housing strategies.



Neighborhood near
Allen Lake

East King County

Housing Analysis

Pursuant to RCW 36.70A.070(2), Growth Management Act of Washington.



1/27/2015

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I. EAST KING COUNTY NEEDS ANALYSIS

INTRODUCTION

Under the provisions of the Growth Management Act, each housing element is to “include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth.” Further guidance on preparing a “needs analysis” is provided in the Countywide Planning Policies.¹ The goal of this East King County Needs Analysis is to provide all ARCH (A Regional Coalition for Housing) member cities with consistent data and analysis which will inform and assist in the updates of local comprehensive plans. The housing needs analysis should inform readers as to the specific needs that they can expect to exist within the forecast population. It is also intended to help understand who lives and works in East King County in order to inform our individual cities and overall sub-region’s existing and projected housing needs.

Cities in East King County have created a partnership through ARCH to help them better address local housing needs. This partnership of cities has acknowledged that they are all part of a larger contiguous housing market with common issues facing many member cities. This needs analysis has been organized to reflect this partnership and recognize the many common housing market conditions and needs. Along those lines this document is organized into three sections:

- East King County Report. This report highlights the key demographic and housing information for East King County. Much of the discussion in this section focuses on the sub-regional level, with some mention of significant variations or similarities between cities and East King County averages.
- City Summary Report. A separate report is also provided for each city that is a member of ARCH. This report highlights where an individual city’s conditions vary significantly from the results reported in the East King County report, unique characteristics of the city that impact local housing conditions, and local efforts made in the past to address local housing needs.
- Housing Needs Analysis Appendix. The appendix includes a wider range of demographic and housing related data, including more detailed tables for all the information provided in the sub-regional and city summary reports. Most data is provided at the city, sub-regional and countywide level.

There are several elements of the East King County needs analysis. The first part, Planning Context, focuses on the regional and county-level planning policies that guide the city’s comprehensive planning. The second part, Housing Needs, provides demographic and other information for local residents. It also includes information regarding the local workforce. This information helps to define the demand for housing in a community. The third part, Housing Supply, looks at the type and affordability of existing housing in the community. The fourth

¹ CPP H-3.

H.11

part, Summary Findings, identifies areas of needs by comparing *demand*—for various housing types and affordability levels for existing residents and employees and projected growth—with existing and projected housing *supply*.

PLANNING CONTEXT

Supplementing the state’s Growth Management Act is a system of regional (county-wide and multi-county) planning policies. The purpose of the following discussion is not to describe the entire context of these regional policies, but to focus on those related to the analysis of housing demand and supply—particularly housing types and affordability.

Housing Diversity

In the regional planning context, “housing diversity” means that the housing needs of all economic and demographic groups are addressed within all jurisdictions.² The Housing Element needs to show how a city will accommodate a variety of housing types at a variety of densities.³ Specifically, cities should address housing for rental and ownership and for a range of household types and sizes, including housing suitable and affordable for households with special needs.⁴

Housing Affordability

The Growth Management Act states that the Housing Element must show how a city will provide opportunities for affordable housing for all economic segments of the community.⁵ The Multicounty Planning Policies in *VISION 2040* call for policies that provide for a “sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.”⁶ This is furthered in the King County Countywide Planning Policies (CPPs) which require each city to adopt policies, strategies, actions, and regulations that promote housing affordability, especially to address the countywide need for housing affordable to very low-, low-, and moderate-income households.⁷ The county-wide need for housing by income is defined as follows (“AMI” stands for King County Area Median Income):⁸

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

While a city cannot guarantee that a given number of units at each affordability level will be created, establishing the countywide need clarifies the scope of the effort for each jurisdiction.

² MPP-H-1 and CPP Overarching Goal, Housing.

³ Growth Management Act: RCW 36.70A.070(2) and WAC 365-196-410. MPP-H-1. CPP H-4.

⁴ CPP H-5 and MPP H-3.

⁵ Growth Management Act: RCW 36.70A.070(2) and WAC 365-196-410.

⁶ MPP-H-2.

⁷ CPP H-5.

⁸ CPP H-1.

Cities are encouraged to employ a range of housing tools to ensure the countywide need is addressed and should tailor their housing policies, strategies, regulations, and programs “to local needs, conditions, and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions.”⁹ Where the supply of affordable housing is significantly less than a city’s proportional share of the countywide need, the city may need to undertake a range of strategies addressing needs at multiple income levels, including strategies to create new affordable housing. Planning should include housing “that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work.”¹⁰

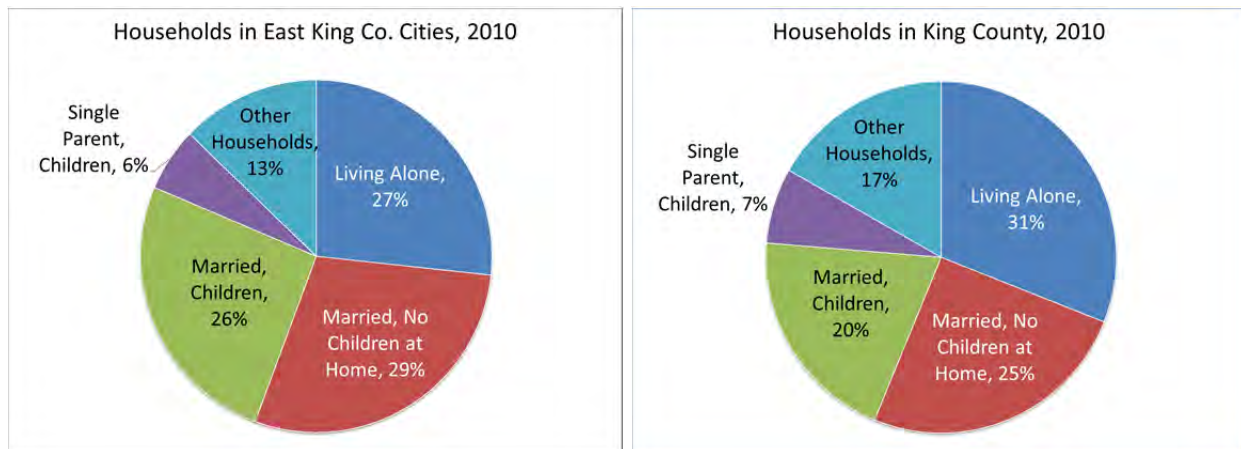
In addition, cities are expected to “work cooperatively ... to provide mutual support in meeting countywide housing growth targets and affordable housing needs,”¹¹ Finally, cities also need to monitor the results of their efforts, and as needed reassess and adjust their policies and strategies.¹²

The analysis that follows addresses current and trending housing needs and supply.

HOUSING NEEDS

Population Growth

CHART 1: Household Types



Source: 2010 U.S. Census

East King County cities grew 30% in population between 2000 and 2010, if two large annexations to Kirkland (which became official in 2011) are included. (See **Exhibit A** in the Appendix.) Without the Kirkland annexations, that growth is 19%, still half again greater than the rate of Seattle (13%), more than one and a half times that of the King County average (11%),

⁹ CPP H-8.

¹⁰ CPP H-9.

¹¹ CPP H-14.

¹² CPPs H-17 and H-18.

H.13

and greater than the state population growth rate of 14%. The cities in East King County with the highest proportion of population increase included Issaquah, Redmond, Sammamish and Newcastle, while the population of Mercer Island and the “Point Cities” (Medina, Clyde Hill, Yarrow Point, Hunts Point, Beaux Arts Village) remained essentially unchanged.

Household Types

The mix of household types in East King County are not strikingly different from King County overall (**Chart 1**). Compared to countywide, East King County has a larger proportion of married-couple households.

By and large, Eastside cities have not seen a significant change in their mix of household types from 2000 levels. (See Appendix, **Exhibits B-1 and B-2**.) Most East King County cities have similar blends of household types, with the notable exceptions that Sammamish and the Point Cities have higher proportions of married with children households, and Kirkland and Redmond have higher proportions of one-person households.

One-person households and married couples without children compose 57% of East King County households. Sammamish, at just over 40%, is the only Eastside city with less than 50% of households in these two categories.

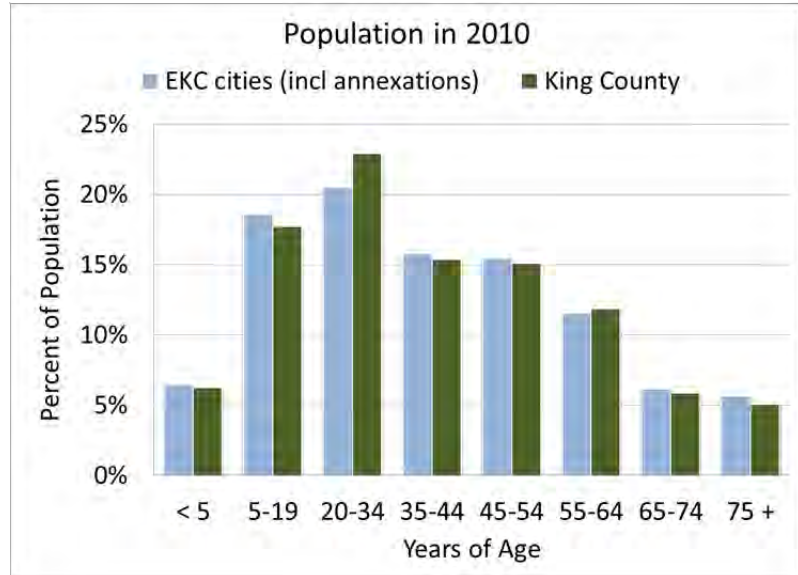
Household Sizes

Based on the household mix, it is not surprising that *61% of Eastside households have one or two people*. Thirty-one percent (31%) have household sizes of three or four-persons and only 7% are larger than four people. (See Appendix, **Exhibit C-1 or C-2**.) One-person households are more likely to be seniors, or living below the poverty level.

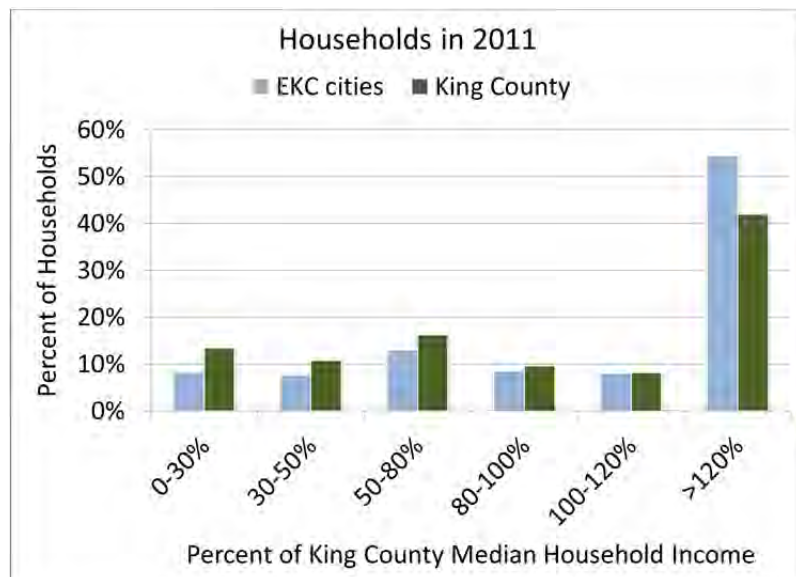
Senior Population

Unlike 1990s which saw a percentage increase in seniors (especially over the age of 75), *the percentage of senior residents has remained relatively stable since 2000* (about 12%). (See Appendix, **Exhibit D-2**.) Relative to the East King County average, Bellevue, Mercer Island and the Point Cities have high proportions of seniors, while Sammamish, Newcastle and Redmond have relatively low proportions of seniors.

CHART 2: Population Age



Source: 2010 U.S. Census

CHART 3: Household Incomes

Source: 2011 American Community Survey (ACS) 5-Year Estimates¹⁴

Seniors remain about equally split between seniors aged 65 to 75, and those over age 75. This suggests that the increasing senior population resulting from longer life spans may be beginning to flatten out. However, as shown in **Chart 2**, the ‘Baby Boom’ will be entering the 65- to 75-year age group in the next decade. The *Area Plan on Aging (Aging and Disability Services, 2007)* predicts that residents over age 60 could make up almost a quarter of East King County’s population by 2025.

Ethnicity/Immigration

Ethnic mix in East King County has seen significant shifts over the past 20 years. Minority populations have increased from just over 10% in 1990 to 32% in 2011 (Appendix, **Exhibit E-1**). A large portion of this increase has been due to increases in Asian population. Since the early 2000s there has also been a large proportional increase in Hispanic population, though the percentage of Hispanics is significantly less than Asian population. By comparison, the African-American population has remained proportionately stable countywide, and in East King County has remained at a relatively low proportion of 2% of the population.

A high proportion of the increase in minority population correlates to a large increase in foreign-born residents (Appendix, **Exhibit E-2**). This can lead to a higher number of households with limited English proficiency¹³ (Appendix, **Exhibit E-3**), who often earn less, are at a higher risk of becoming homeless, and can experience difficulties finding and obtaining affordable housing and information about affordable housing opportunities.

Household Incomes and Cost-burdened Households

Household Income. Overall, household median incomes are higher in East King County cities than the countywide average. In terms of understanding housing demand, it is more relevant to look at the cross section of household incomes (**Chart 3**). This evaluation shows that

¹³ “Limited English proficiency” is defined as a household in which no one 14 years old or older speaks only English or speaks a non-English language and speaks English “very well.” Until 2010, the Census Bureau used the term “linguistically isolated household.”

H.15

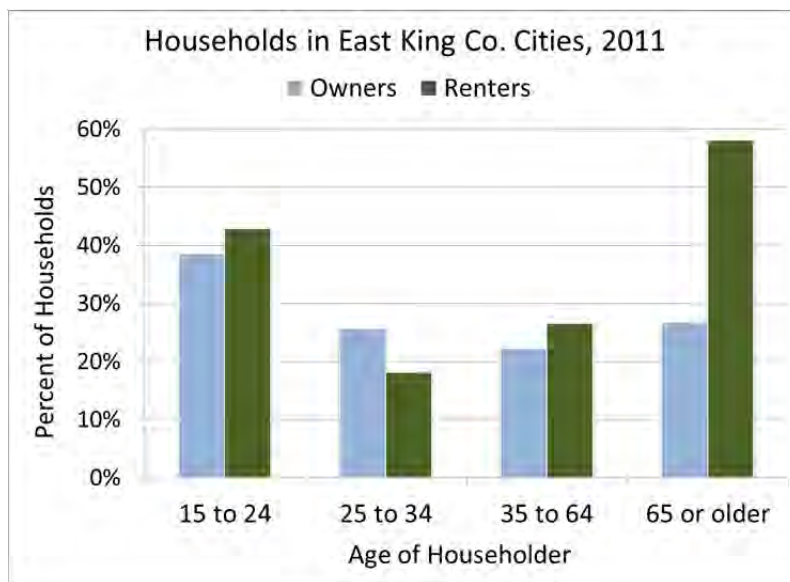
approximately 16% of all East King County households earn under 50% of median income (“low-income,” \$35,300 for all households in 2011. See Appendix, **Exhibit F** for more detail). Of those, about half earn less than 30% of median income. An additional 13% earn between 50% and 80% of median income (“moderate-income,” \$56,500 for all households in 2011). While significant levels, both of these figures are lower than countywide figures. Middle-income households (80% to 120% median income) make up another 16% of households, which is similar to countywide figures. *Compared to 2000, there has been an increase in the proportion of low-income households, and a small decrease in the proportion of moderate- and middle-income households* (Appendix, **Exhibit F-2**). Lower income households¹⁵ are more likely to be households headed by persons under 25 years of age, or to a lesser extent, above 65 years of age.

Poverty Level.¹⁶ Approximately 6% of households in East King County have incomes below the poverty level, compared to 13% in Seattle and 10% countywide. (See Appendix, **Exhibit G-3**.) Poverty levels have increased from about 4% in 2000, a similar level of increase as countywide. Poverty levels range from as low as 3% in Issaquah, Sammamish, and the Point Cities, to as high as 9% in Kenmore. These households live predominantly in rental housing, are less likely to be families versus other types of households, and slightly more likely to be seniors (Appendix, **Exhibits G-1 and G-2**).

Cost-Burdened Households.

Cost-burdened households are those that pay more than 30% of their incomes for housing. Overall, about 34% of all households in East King County are cost-burdened. This is slightly less than countywide figures. (See Appendix, **Exhibit H-1**.) In East King County, rates have increased somewhat since 2000, especially for homeowners, which could be explained by the large increase in home prices relative to median income. Percentages of

CHART 4: Cost-Burdened (35%) Households by Tenure and Householder Age



Source: 2011 ACS 5-Year Estimates

¹⁵ Household incomes under \$50,000 in 2011 dollars.

¹⁶ Households are classified as poor when the total income of the householder’s family is below the applicable poverty threshold. The poverty thresholds vary depending on three criteria: size of family, number of related children, and, for 1- and 2-person families, age of householder (U.S. Census Bureau).

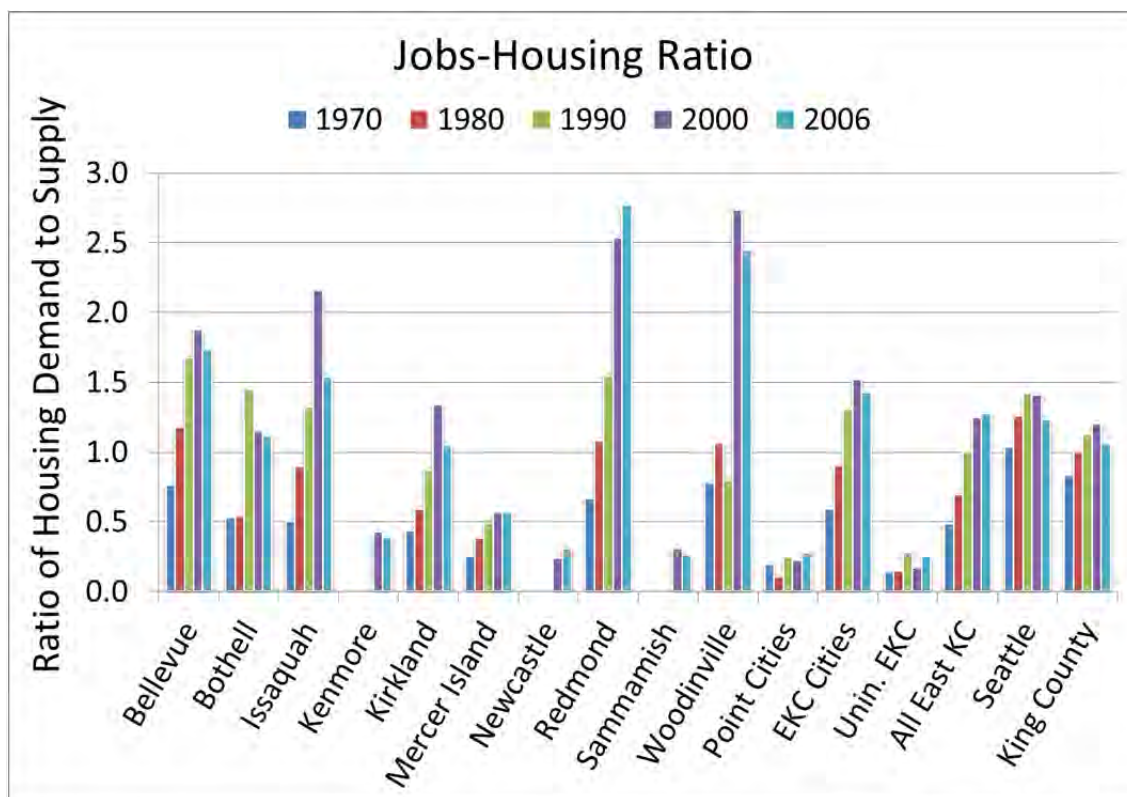
cost-burdened households increased at a greater rate countywide. A somewhat higher proportion of renter versus owner households (37% versus 32%) are cost-burdened. Most significantly, *a much higher proportion of lower income households—75%—are cost-burdened, compared to 13% of higher income households. (See Appendix, Exhibit H-2.) Though the number of cost-burdened households is spread throughout all age groups, a higher proportion of young households and senior households are cost-burdened (Chart 4).*

Severely Cost-Burdened Households. Households who pay over 50% of their income for housing are considered severely cost-burdened. About 14% of all East King County households are severely cost-burdened. (See Appendix, **Exhibit H-4.**) About one-third of cost-burdened homeowners are severely cost-burdened, while about one-half of cost-burdened renter households are severely cost-burdened.

Local Employment

Jobs-Housing Balance. A primary driver of the demand for housing is the local workforce. Many of the cities in East King County and East King County as a whole over the last 30 years

CHART 5: Jobs-Housing Balance



A ratio greater than 1.0 means that local employment generates a demand for housing greater than the number of housing units. Housing demand is estimated by 1.4 jobs per household.

Source: ARCH.

H.17

have transformed from suburban “bedroom” communities to employment centers. This workforce can impact the local housing market in several ways. First is the overall demand for housing.

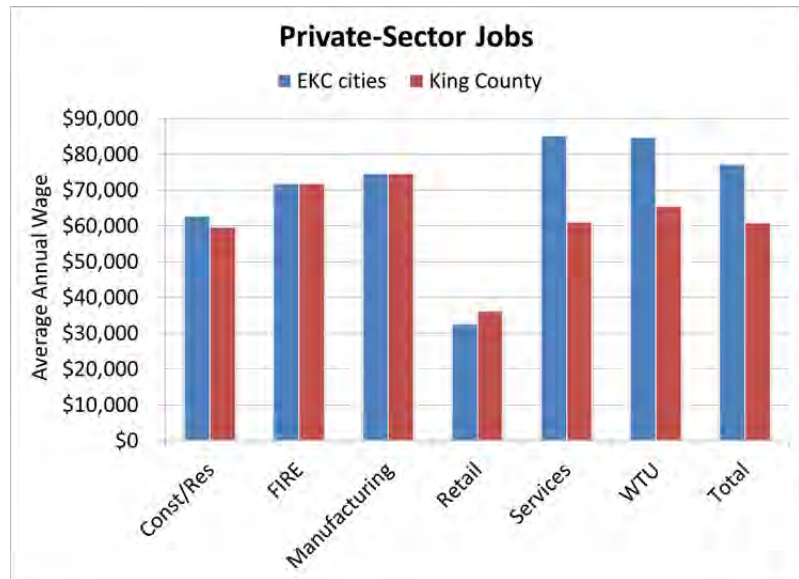
Chart 5 shows that *East King County and many of its cities have a greater demand for housing resulting from employment than there is housing available (“jobs-housing balance”)*. While the last eight years has seen some stabilization in this ratio of demand for housing from

employment, it is still relatively high. When planned for employment and housing growth is added to existing levels, the cumulative impact could further increase the imbalance of housing to employment in East King County (Appendix, **Exhibit I**).

Local Salaries. A second important driver of housing demand is how well the supply of housing matches the profile of the local workforce, both in terms of the type and affordability of housing. A common perception is that local employment is skewed toward higher paying, technology-related jobs. East King County does have a relatively high proportion of service sector (including tech) jobs¹⁷—60% versus 49% countywide—and represents the sector with the highest employment growth over the last 10 years in East King County. Notably, 74% of Redmond’s jobs are service sector jobs and have an average salary twice the countywide average. But for the other two-thirds of service sector jobs in the rest of East King County, average salaries are comparable to countywide salaries (**Chart 6**). In addition, other than the WTU sector (wholesale, transportation and utilities), average salaries in cities for the balance of jobs are at, or in many cases, less than countywide salaries for similar sector jobs (Appendix, **Exhibit J-2**). In other words, *while the average salary for 25% of the jobs in East King County is higher than the countywide average, 75% of jobs have similar or lower salaries than countywide averages.*

Relationship to Commuting. The balance between the local workforce and housing supply may have impacts on local transportation systems and economic development. Commute

CHART 6: Average Wages in 2010

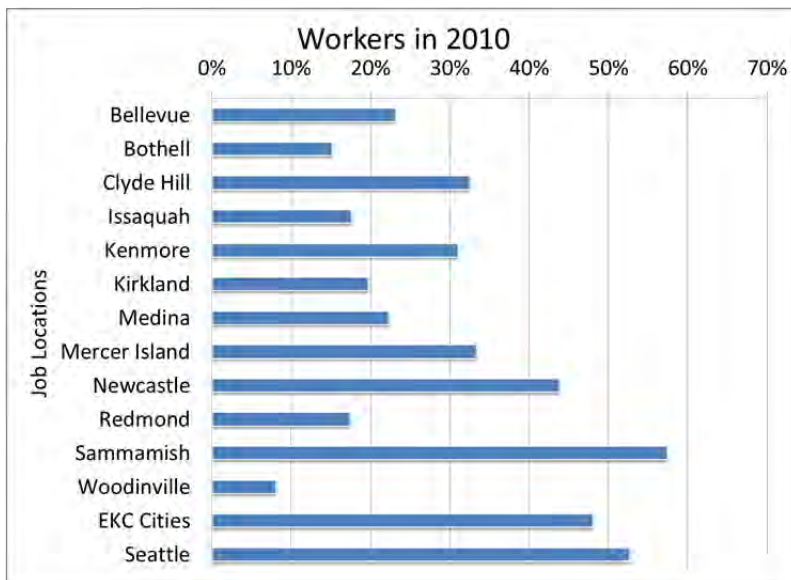


Source: Puget Sound Regional Council

¹⁷ 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).

patterns in East King County appear to support the data on jobs-housing balance described above. In 2010, fewer than half of the people that worked in East King County lived within East King County (**Chart 7**). One question this leads to is who is commuting and why? How much is it a choice versus an economic decision? Overall housing costs and resident median income are relatively high in East King County, but many jobs have similar salaries as countywide averages. Considering local housing costs and the number of cost-burdened households in East King County, it is fair to surmise that a large number of employees find it difficult financially to live in East King County.

CHART 7: Employees Who Live Where They Work



Source: AASHTO

This type of situation where workers may “drive to qualify” has led to increased interest in accounting for both housing and transportation expenses when considering overall housing affordability. There have been attempts to develop an index that measure these combined costs. Time and money spent on commuting have financial and quality of life impacts on households, as well as potentially impacting the ability to recruit qualified workers. This could be particularly true for employers

such as hospitals and school districts being able to recruit or retain employees for positions that have similar pay in different regions.

People with Special Housing Needs

Within any population there are smaller sub-groups that have additional needs, especially related to housing with appropriate services, affordability, or both. This includes seniors, persons with disabilities, and the homeless. Given the size of these populations, their needs are typically described on a more regional level, but needs to some degree exist in all communities.

Following is some information to give perspective on these needs in East King County.

Supplemental Security Income (SSI). One indicator of persons with special needs are persons receiving Supplemental Security Income (SSI), which provides a minimum level of income for needy aged, blind, or disabled individuals. Overall, about 3,200 households in East King County receive SSI (Appendix, **Exhibit K-1**). At 2% of total households, East King County’s rate is

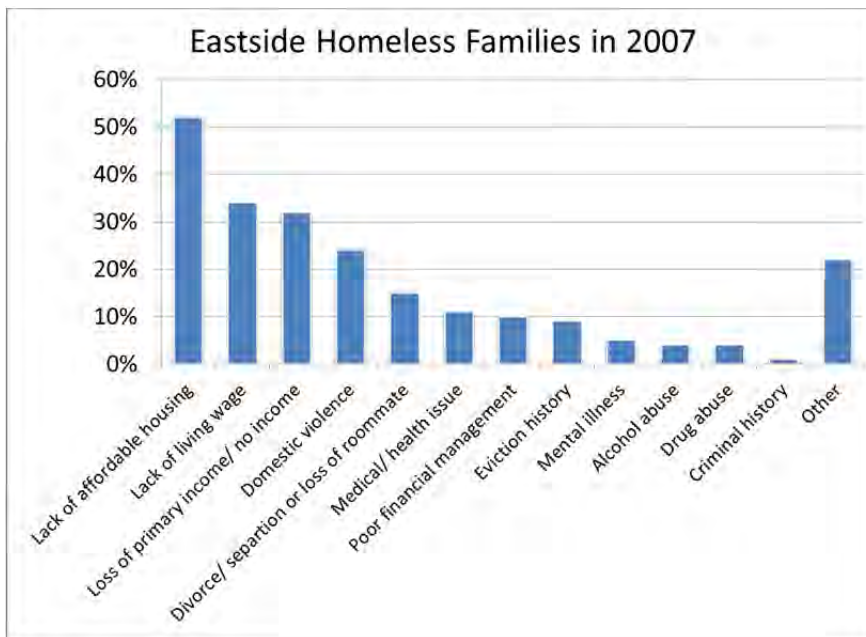
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lower than the 3% countywide average; Kenmore is highest at 3%. Communities with lower proportions of seniors typically have lower SSI participation.

Group Quarters. Another indicator of residents with special needs is persons who live in group quarters.¹⁸ This is consistently less than one percent of the population of Eastside cities. The percentages are slightly higher in the rest of King County and Washington (2%). (See Appendix, Exhibit K-2.)

Homelessness. In 2005, government officials, funders, homeless people, and housing and service providers initiated the Committee to End Homelessness (CEH) with a plan to end homelessness in King County in ten years. The plan included a goal of creating 8,800 additional units and beds countywide for homeless individuals and families. CEH has galvanized efforts to improve housing and services for homeless people, resulting in significant increases in housing targeted to the homeless. Through 2012, a total of 5,424 new units or beds were open or in the pipeline (CEH, 2012). As part of this countywide effort, the Eastside Human Services Forum and

CHART 8: Causes of Homelessness



Causes identified by case managers at Sound Families intake. Families could list more than one cause of homelessness.

Source: Eastside Human Services Forum

Eastside Homeless Advisory Committee created a plan targeting the needs of homeless in East King County. The plan estimates a need for 820 units to serve single adults, 930 units for families, including 75 for victims of domestic violence, and 96 for youth and young adults. Each of these populations can have different needs, so different types of housing and services are appropriate. Since 2005, approximately 380 new units and beds have been made available on the Eastside, more than

¹⁸ A group quarters is a place where people, usually unrelated to one another, live or stay in a (home) that is owned or managed by an entity or organization providing housing and/or services for the residents... These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories (U.S. Census Bureau).

doubling the 231 that existed prior to the *10-Year Plan to End Homelessness*. (See Appendix, **Exhibit Q-4**.)

Data collected through Family Housing Connection, the new coordinated screening system for homeless families, provides insights regarding homelessness. **Chart 8** summarizes causes of homelessness, with 52% indicating the primary cause is the lack of affordable housing. Homeless families cope in a variety of ways, from doubling up (or “couch surfing”), to using shelter, to being in places not meant for habitation (e.g., cars, abandoned buildings). Many are experiencing homelessness for the first time, have high school or higher education, or have been employed (Appendix, **Exhibit K-3**).

Data prepared by school districts (homeless students) and the One-Night Count help to track results of local circumstances. The state Superintendent of Public Instruction’s report for the 2011-2012 school year showed a 43% increase in homeless students in East King County schools from the 2007-08 school year (from 487 students to 696; Appendix, **Exhibit K-5**).

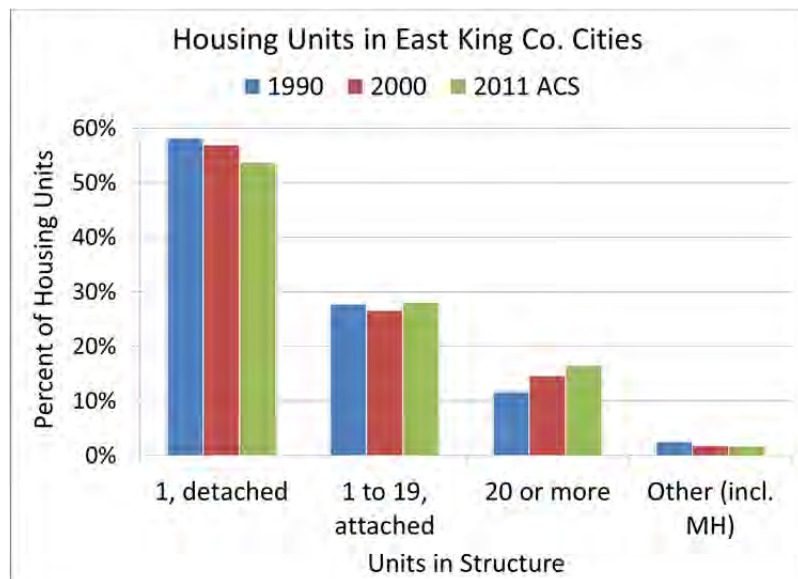
The One-Night Count of 2013 showed a marked increase in unsheltered, homeless persons on the Eastside, after decreasing from 2011 to 2012 (Appendix, **Exhibit K-4**).

These reports show that *while considerable efforts have been made, homelessness persists in our cities*.

HOUSING SUPPLY

This section discusses the existing housing supply in East King County and how the supply of residential housing has changed over time. It includes information on the type and cost of

CHART 9: Housing Units by Units in Structure



Source: 1990 and 2000 U.S. Censuses and 2011 ACS 5-Year Estimates

existing housing, capacity for new housing, and targets for new and affordable housing.

General Housing Stock

Type and Cost. The most basic distinction in housing is if it is single-family, multi-family or manufactured housing.

Chart 9 shows that the proportion of single-family homes in East King County has decreased about 5 percentage points over the last 20 years, with a proportional increase in multi-family housing, primarily

H.21

in developments with more than 20 units. This trend is fairly consistent among ARCH cities, and is consistent with local policies to encourage new development in their centers and preserving existing single-family areas.

Homeownership. Over time, the rate of homeownership in East King County (64% in 2011) has generally been higher than the countywide average (59%), and has followed trends similar to countywide/national trends. (See Appendix, **Exhibit L-3.**) Homeownership rates decreased in the 1980s, followed by increases into the early 2000s, and then decreases in recent years, the overall result being a slight decrease in ownership rates from 1980 to present. This overall trend appears to be as much due to national financial policy as local policies or housing supply. Among East King County cities, the two cities that buck this trend are Issaquah, which saw its ownership rate go from less than the countywide average to more than the countywide average, and Redmond, which experienced the opposite.

Condominiums. The continued strong ownership rates in the midst of shifting housing type are explained by another shift in the past 20 years. In the past, multi-family housing was synonymous with rental housing. Increasingly over the last ten to 20 years, however, multi-family housing includes ownership housing, both through new construction, as well as conversion of existing rental housing. ARCH has surveyed new multi-family housing over the last 15 years, and approximately 37% of new multi-family housing surveyed were condominiums, ranging from 25% in Woodinville to 43% in Issaquah (Appendix, **Exhibit L-3**). Condo conversions were very popular in the mid-2000s but essentially stopped after 2008. While they generally provide one of the most affordable types of ownership housing, they also result in the loss of rental housing that is typically affordable at lower incomes. Because they often do not require permits, it can be difficult to track the exact amount of conversion. A Dupre+Scott Apartment Advisors publication (2008) reported that conversions hitting the King County market grew from 900 in 2003 to 1,800 in 2004, 3,600 in 2005, and more than 6,000 in 2006. But conversions fell to 2,800 in 2007 and just 168 units had converted or were scheduled to convert at the report's publication date in 2008.

***Housing Age and Condition.** Overall, the housing stock in East King County is relatively new compared to Seattle. Fifty-seven percent (57%) of housing in East King County was built since 1980, compared to 43% countywide and 29% in Seattle. The only East King County cities with a lower proportion of housing built since 1980 are Bellevue, Mercer Island, Kenmore and the Point Cities (Appendix, **Exhibit O**). *More important in terms of local housing issues, however, is the condition of existing housing and the likelihood of redevelopment. Is reinvestment occurring as homes age? This is becoming a more important question in East King County because a larger proportion of homes is reaching an age (over 30 years old) where ongoing maintenance is more important and costly.**

Another increasing phenomenon in East King County is redevelopment of property. This can range from major remodels or rebuilding of single-family homes, to redevelopment of central areas with more intensive development. This type of reinvestment within communities is

important to maintain the stability of the community as well as for cities to achieve their long term goals. In East King County, this issue seems to occur primarily in scattered locations or smaller localized areas, and not in large contiguous areas. Each of the city chapters of this document will include a section identifying particular areas of the community where general building condition or other factors suggest that redevelopment is likely to occur. Areas where this is occurring include older neighborhood shopping areas and existing manufactured housing communities. *As cities plan to address these areas, another consideration is to what extent these areas currently provide relatively affordable housing, and will this housing be lost, or if efforts can be taken to preserve or replace affordable housing in these areas.*

Specialized Types of Housing. Of special note are a handful of housing types that increase housing options, meet a specialized housing need, or provide services to meet the needs of residents.

Accessory Dwelling Units (ADUs). Over 500 accessory dwelling units have been permitted in East King County Cities since 1994, with the vast majority being permitted in Mercer Island, Kirkland and Bellevue (Appendix, **Exhibit Q-1**). ADUs provide a relatively affordable form of housing for smaller households, which can also benefit existing homeowners and can be created at relatively low cost.

Manufactured Housing. Manufactured housing is mentioned here because it provides one of the most affordable forms of ownership housing, in many cases owned by senior households (Appendix, **Exhibit L-1**). In East King County it is a relatively small amount of the overall housing, with most located in the northern half of the area. Typically they are located in manufactured housing communities, and often on leased land which can be threatened with redevelopment. In addition, much of the manufactured housing stock is aged and can be challenging to maintain. In the last ten years, no new communities have been created, several smaller communities and one larger community (located in downtown Woodinville) have closed, and other closures have threatened. (ARCH members assisted preservation of one community in Redmond through the ARCH trust fund.)

Adult Family Homes. Adult family homes (AFHs) are state-licensed facilities to provide housing and care services for up to six adults in a regular house located in a residential neighborhood. All AFHs provide housing and meals; some provide specialized care for a range of needs including dementia, developmental disabilities and mental health. While many primarily serve seniors, they can serve other populations with special needs. In 2010, there were over 350 licensed adult family homes in East King County serving over 2,000 persons, with over 70% in Bellevue, Kirkland and Bothell (Appendix, **Exhibit Q-2**).

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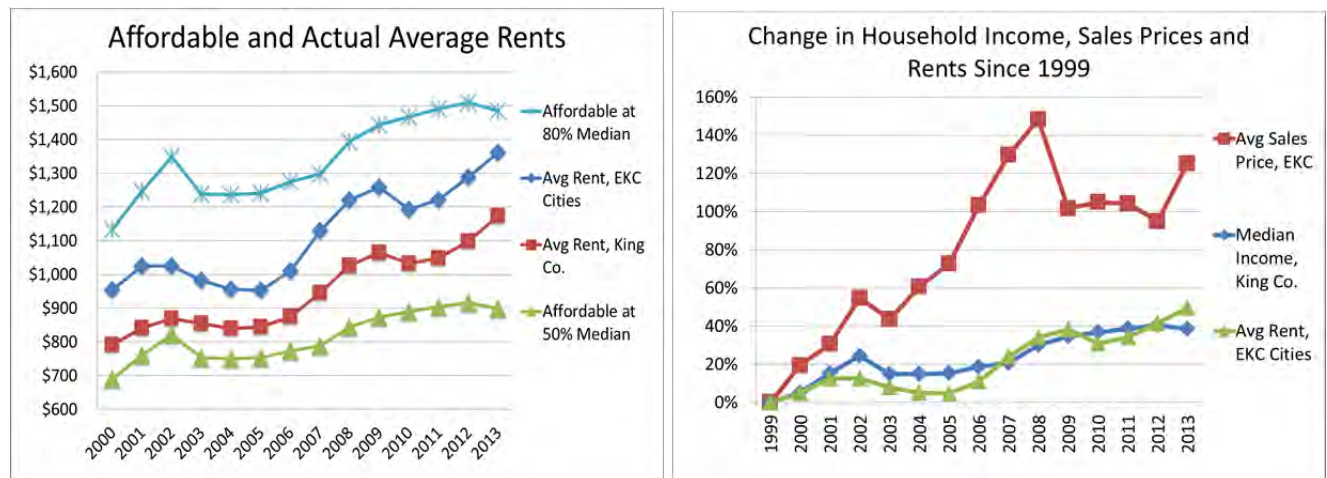
Senior Housing with Services. There are a variety of facilities providing services to seniors including independent living, assisted living¹⁹ and nursing homes, with many facilities providing a variety of services. (This combination is known as “continuum of care.” For more information, see ARCH’s website at <http://www.archhousing.org/current-residents/senior-housing.html>.)

Nearly 60 licensed nursing homes and assisted living facilities exist in East King County. All forms of senior housing in East King County have capacity to serve over 8,800 residents (Appendix, **Exhibit Q-2**). Based on survey information of new multifamily housing collected by ARCH, over 4,000 new units of housing oriented for seniors were permitted from 1995 to 2009.

Housing Affordability

Housing Costs. Historically, costs of both rental and ownership housing have been higher in East King County than the countywide average, with the exceptions of sales prices in Kenmore and Bothell being somewhat below the countywide average (Appendix, **Exhibit P-1**). **Charts 10A, 10B, 10C and 10D** show changes in rents and sales prices since 2000 for East King County. Fluctuations notwithstanding, rents rose about the same as median income across the entire period from 2000 to 2010, and sale prices increased more than median income. In general, price increases in individual cities have been similar, though with stronger than average increases in rents and home prices occurring in Mercer Island, Bellevue and Kirkland.

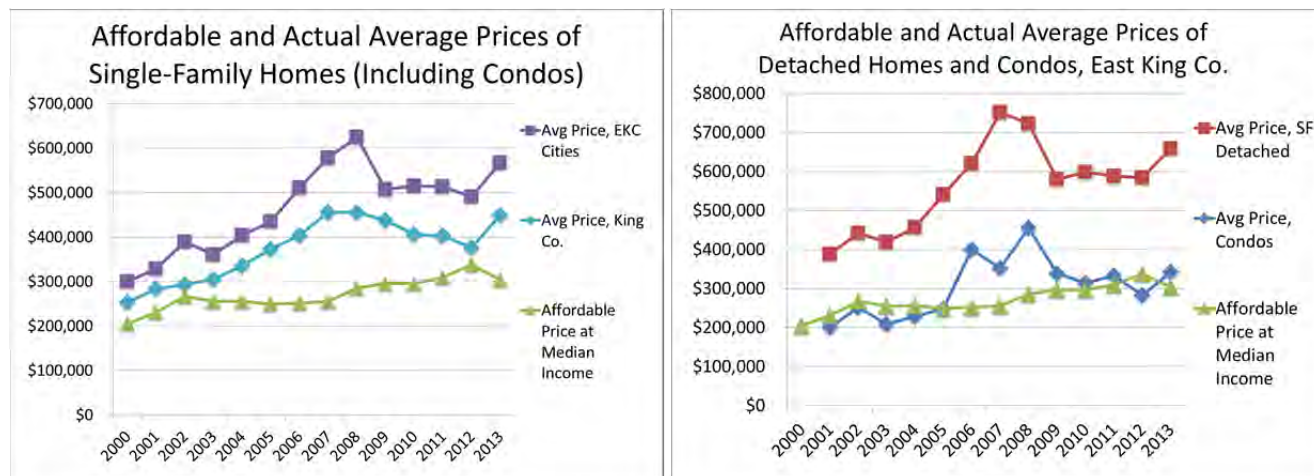
CHARTS 10 A, B



Source: *Central Puget Sound Real Estate Research Committee*

¹⁹ An assisted living facility (ALF) is licensed to provide housing and care services to seven or more people in a home or facility located in a residential neighborhood. All ALFs provide housing and meals and may also provide specialized care to people living with developmental disabilities, dementia, or mental illness.

CHARTS 10 C, D



Source: *Central Puget Sound Real Estate Research Committee*

Overall Housing Affordability. Under the updated Countywide Planning Policies, cities' local housing efforts are guided by all cities working to achieve housing affordability proportional to countywide needs. As stated earlier, countywide housing needs are 12% affordable at 30% of median income, 12% affordable between 30% and 50% of median income (a total of 24% affordable at 50% of median income), and 16% affordable between 50% and 80% of median income. In East King County, about 7% of the existing overall housing supply is affordable at 50% of median income (about \$43,000 for a family of four), with individual cities ranging from 1% to 13% and with most of that housing affordable in the 30% to 50% affordability range. Housing affordable between 50% and 80% of median income (about \$69,000 for a family of four) is 17% throughout East King County, with affordable units ranging from 2% or less in the Point Cities to 26% in Bothell (Appendix, **Exhibit M-1**). This information is further broken down between affordability of rental and ownership housing in the Appendix, **Exhibit M-2**. Most of the housing affordable to low and moderate incomes is rental housing, with only about 4% of ownership housing affordable to households earning less than 80% of median income. These proportions are much lower than statewide and national figures for ownership housing.

New Market-Rate Housing Affordability. ARCH's multi-family survey also evaluates the affordability of new multi-family housing.²⁰ *Of surveyed units, about 14% (2,790) were affordable at 80% of median income, another 22% affordable at 100%, and another 18% at 120% of median income* (Appendix, **Exhibit N-2**). *Of the units affordable at 80% of median, the majority were smaller (studio or one-bedroom) rental units.* For individual cities, the percentage of new multi-family housing affordable at 80% of median ranged from 1% in Mercer Island, to approximately 39% in Bothell.

²⁰ New single-family housing has not been surveyed because virtually all new single-family homes are affordable only to households having incomes greater than 120% of the median.

H.25

CHART 11: Progress Toward 1992-2012 Affordable Housing Targets

	Affordable Housing Units Created, 1993–2012					
	Low-Income Housing (50% of Median Income)			Moderate-Income Housing (80% of Median Income)		
	Annual Averages		Actual Total Since 1993	Annual Averages		Actual Total Since 1993
Actual	2012 Goal	Actual		2012 Goal		
Beaux Arts	0.0	0.0	0.1	0.1	0.0	2
Bellevue	47	105	947	105	74	2,095
Bothell	6	23	126	37	17	731
Clyde Hill	0.4	0.1	8	0.2	0.1	5
Hunts Point	2.9	0.0	58	0.0	0.0	0.1
Issaquah	9	41	188	24	29	477
Kenmore	7	19	95	11	13	160
Kirkland	16	70	319	26	50	526
Medina	0.2	0.2	4	0.1	0.1	2
Mercer Island	3	13	59	12	10	232
Newcastle	1	11	22	1	8	26
Redmond	14	139	271	49	99	979
Sammamish	0.5	n/a	6	0.6	n/a	7
Woodinville	3	23	61	10	16	186
Yarrow Point	0.1	0.2	2	0.0	0.2	0.1
TOTAL	108	445	2,166	271	315	5,428
Pct of Goal		24%			86%	

Reflects supporting jurisdiction, not necessarily location.

Source: ARCH

Affordable Housing. Cities have created affordable housing through a variety of means, including direct assistance (e.g., ARCH Trust Fund, land donation, fee waivers), development incentives (e.g., density bonuses, rezones, ADUs), and the private market. These activities can involve building new units or preserving existing housing with explicit long-term affordability. Local resources are leveraged with other county, state and federal programs and target a range of incomes up to 80% of median income. In East King County there are a total of about 8,000 publicly assisted housing units with long term affordability restrictions (Appendix, **Exhibit Q-3**). This represents about 4.5% of the overall housing stock and is spread throughout East King County. Almost 50% is either owned or administered by the King County Housing Authority (KCHA). Of these almost 1,700 are Section 8 vouchers which are used by individuals in privately owned housing. This is just under 20% of the total vouchers administered by KCHA countywide outside Seattle and Renton. *One reason that a low proportion of vouchers are used in East King County is relatively high rents. A priority of ARCH and its members has been to preserve privately owned Section 8 “project-based” housing.* Over the last 15-plus years, 485

units of privately owned, federally assisted housing have been preserved long-term as affordable housing, with 140 units remaining in private ownership.

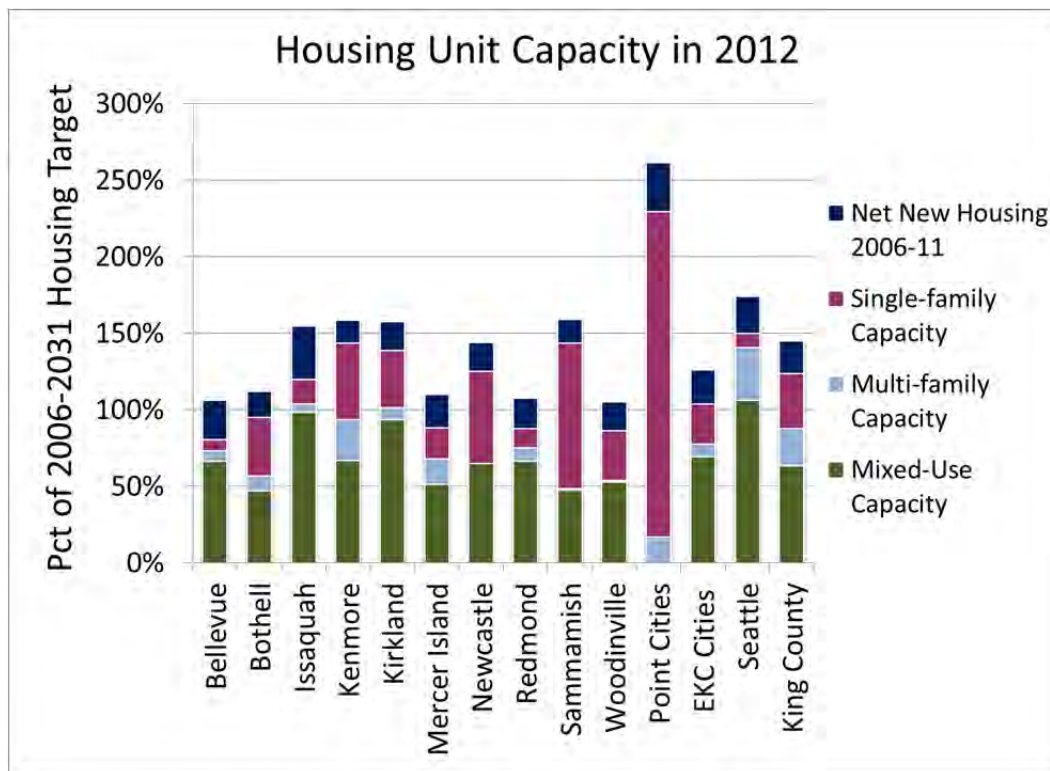
HOUSING TARGETS AND CAPACITY

Housing Targets. Each city has planning targets for overall housing and employment, which are updated every five years (Appendix, **Exhibit R-1**). The most recently updated targets are for the 2006–2031 planning period. Several cities have kept pace with their new housing goals and, even after four or five years of slower development, East King County is close to the pace of housing production expected for the 25-year period (Appendix, **Exhibit R-2**).

In the Countywide Planning Policies before 2012, every jurisdiction in King County also had affordable housing targets. Each city’s affordable housing targets were set as a percent of their overall housing target (24% for low-income and 18% for moderate-income). These percentages corresponded to the amount of additional low- and moderate-income households that will result from planned growth throughout the county. **Chart 11** summarizes progress toward affordable housing goals of 1992. (See Appendix, **Exhibit R-1** for more detail.) *The data* (see Appendix, **Exhibit S-1**) *show that communities have been somewhat successful at using a wide range of approaches to create housing affordable at moderate-income.* Individual cities that have seen more moderate-income housing include those with active incentive programs, or where the market has managed to provide moderately priced units, which typically have been smaller (studio or one-bedroom) rental units.

Progress toward low-income goals has been more elusive. Cumulatively, cities have achieved 25% of their low-income goals. Almost all of this housing has required some type of direct assistance. While progress toward goals has varied significantly from year to year, one trend appears to be achieving a lower proportion of the affordable housing goals over time. Possible explanations include the ARCH Trust Fund being relatively flat for the last ten years, while housing costs have increased; and newer multi-family housing being relatively more expensive than in the past. (See Capacity, below.)

CHART 12: Housing Capacity as Percent of 2006-2031 Housing Targets



Source: King County

Capacity for Housing. Having sufficient land capacity for growth is the first step in being able to achieve future housing goals. Developable land should be sufficient to handle expected growth in each of a number of housing types, which meet a range of needs in the community, including affordable housing. Based on information from the 2006 Buildable Lands report (King County, 2007b), **Chart 12** summarizes each city’s housing capacity relative to their overall housing target, and also by type of housing (single-family, multi-family, mixed-use), with the following observations:

- *All cities have sufficient land capacity to meet their housing targets.*
- *Given costs of single-family housing, it is important to have sufficient zoning capacity for multi-family housing and other less expensive forms of housing (e.g., ADUs) to plan for affordable housing needs.* When accounting for several recent actions to update town center plans (Sammamish, Issaquah, Woodinville, Bel-Red in Bellevue), cities seem to have achieved that objective.
- Over the past decade, almost all cities in East King County have taken action to increase housing opportunities in their centers. As a result *over 50% of future housing growth is planned for mixed-use zones.* While this can be a way to create forms of housing not currently available in the community and create more sustainable development, the reliance

on this development makes it imperative that these areas provide housing for a wide range of household types (including families), and affordability. Of note is that to date, new housing in these zones has been relatively more expensive than new housing in more traditional, lower density multi-family zones (e.g., wood frame, surface parking). This places greater importance on cities being more proactive in these mixed-use areas to ensure that housing is developed, and to create affordable housing opportunities. Several cities have taken steps along those lines by actions such as using FAR (floor-to-area ratio) instead of unit density (encouraging smaller units), linking affordability to rezones or height increases, and offering incentives such as fee waivers and exempting property taxes for a period of time in exchange for affordability.

SUMMARY FINDINGS

Stabilizing/Maturing Communities. Demographically, we may be seeing signs of maturing or stabilizing communities. Demographic patterns in East King County cities are becoming more similar to countywide figures. Also, there were less significant shifts in items such as household type and senior population as there have been in previous decades.

Senior Population. The proportion of seniors did not change over the last decade; however, seniors can be expected to increase in proportion over the next ten to 20 years. The potential relevance to housing is twofold. First, some portion of seniors have specialized housing needs, especially older seniors (over age 75), which are half of the senior population. Second, for seniors that rent, a relatively high proportion are cost-burdened.

Increasing Low-Income Population. The percentage of the population that is very low-income (under 30% of median income) and low-income (30% to 50%) has increased both in East King County and countywide.

Jobs-Housing Balance. The jobs-housing “imbalance” creates an excess demand for housing relative to local supply. Based on future employment and housing targets, the relative demand for housing from employment could become even proportionately higher. The demand for housing from local employment not only puts pressure on the overall supply of housing, but also the diversity and affordability of housing to match the needs of the workforce.

Rental Housing and Cost-Burdened Households. On the surface, data on rental housing can look encouraging. Average rents are affordable to moderate-income households, and over the past ten years rent increases have essentially matched increases in median income. However, a significant portion of renter households are very low-income or low-income, for whom the affordable supply is lower. This is reflected in the large portion of lower-income households that are cost-burdened. Also, relatively high rents in East King County may contribute to the relatively low portion of the East King County workforce that lives in East King County.

Housing Capacity in Mixed-Use Zones. Much of the capacity for future housing growth is in areas zoned for mixed use. This can provide opportunities for creating more sustainable

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communities. But the first generation of housing in our urban centers has been relatively expensive compared to multi-family housing built in the past. These factors could place more emphasis on communities being more proactive in developing strategies to increase a range of types and affordability of housing in these centers.

Single-Person Households. The high proportion of one-person households presents opportunities to explore less conventional housing types as a way to increase diversity and affordability. More efficient forms could range from ADUs to multiplexes and more innovative forms of housing, especially near transit (e.g., smaller spaces, prefabricated housing).

Ethnic Diversity. Increased ethnic diversity should lead to sensitivity in designing housing programs, especially for non-English speaking households.

Homelessness. Prior to a large increase in 2013, one-night counts suggested that the *10-Year Plan to End Homelessness*, a “housing-first” approach, and additional shelter capacity may have helped arrest growth in the number of unsheltered families and individuals countywide. Surveys indicate that homelessness is still a significant problem across Eastside communities, but working together has more than doubled the emergency shelter beds and service-supported housing units in just five years.

Progress against Affordable Housing Targets. East King County cities together have kept pace with their collective moderate-income housing target, but achieved only 22% of the pro-rated low-income target. Individual cities achieving more moderate-income housing are those with active incentive programs, or where the market has managed to provide smaller, moderately priced units. Almost all of the lower-income housing has required some type of direct assistance. Another concern is an apparent trend toward achieving lower proportions of the affordable housing goals over time. Possible explanations include the ARCH Trust Fund and several other public funding sources being relatively flat for the last ten years, and newer multi-family housing being relatively more expensive than in the past.

Planning to house more local workers, seniors, young families, and people with disabilities in East King County (and throughout the region) is a real challenge because of long-standing market conditions; but Housing Element policies, existing programs, and new strategies can help meet the community’s future needs for housing diversity and affordability.

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**).¹

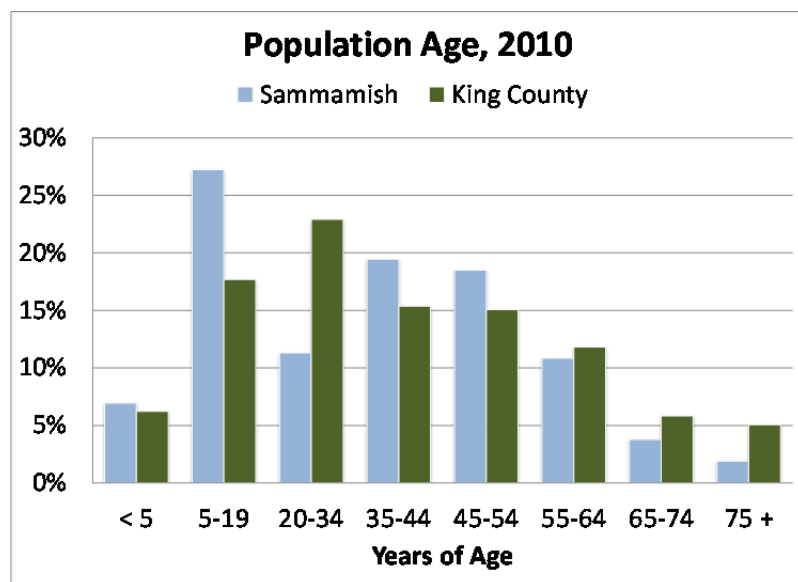


CHART S-1

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*

¹ 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,

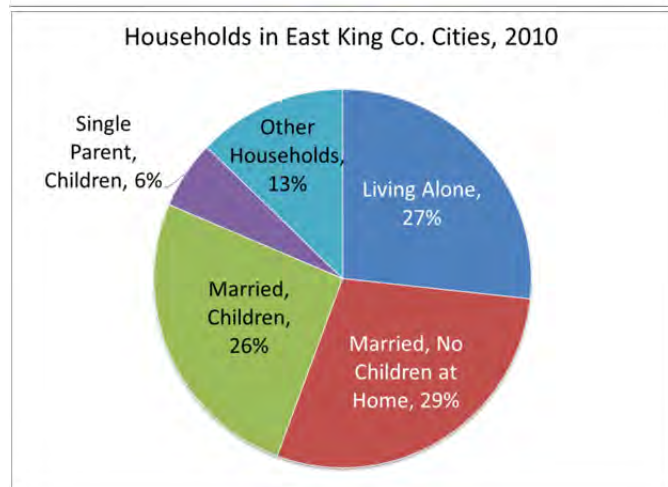
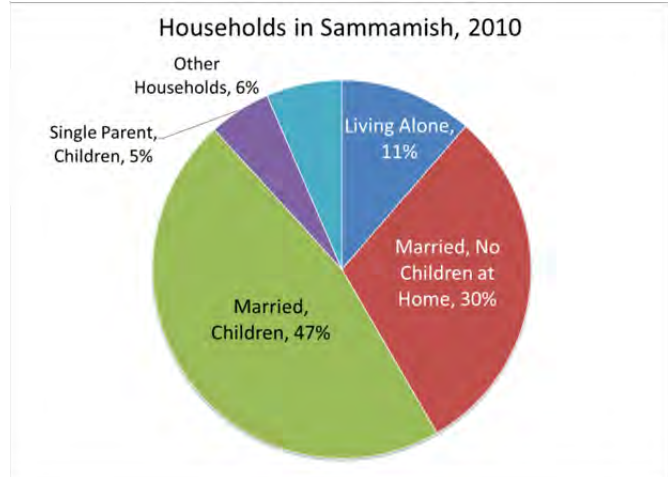


CHART S-2
Source: U.S. Census Bureau (2010)

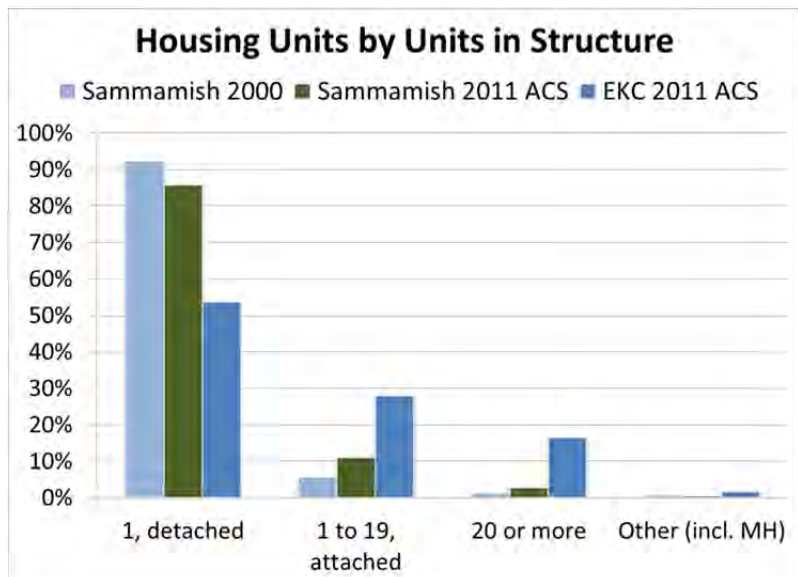


CHART S-3
Source: U.S. Census Bureau (2010)

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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.*² 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

² 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**).³ 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.

³ 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).

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- 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 households⁴ (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.

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

III. APPENDIX

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Exhibit A: Population

2000, 2010 U.S. Census; Washington Office of Financial Management

	2000	2010	Pct Change	Change from Annexation, 2000-2010	Population Growth, 2000- 2010
Beaux Arts Village	307	299	-3%	-	(8)
Bellevue	109,827	122,363	11%	2,764	9,772
Bothell	30,150	33,505	11%	12	3,343
Clyde Hill	2,890	2,984	3%	-	94
Hunts Point	443	394	-11%	-	(49)
Issaquah	11,212	30,434	171%	6,210	13,012
Kenmore	18,678	20,460	10%	-	1,782
Kirkland (incl 2011 annexations)	n/a	84,559	n/a	n/a	n/a
Kirkland (before 2011 annex.)	45,054	48,787	8%	170	3,563
Inglewood-Finn Hill CDP	22,661	22,707	0%	n/a	46
Kingsgate CDP	12,222	13,065	7%	n/a	843
Medina	3,011	2,969	-1%	-	(42)
Mercer Island	22,036	22,699	3%	-	663
Newcastle	7,737	10,380	34%	-	2,643
Redmond	45,256	54,144	20%	482	8,406
Sammamish	34,104	45,780	34%	345	11,331
Woodinville	9,194	10,938	19%	19	1,725
Yarrow Point	1,008	1,001	-1%	-	(7)
EKC Cities (incl 2011 annexations)	340,907	442,909	30%	9,832	52,665
Seattle	536,376	608,660	13%	-	72,284
King County	1,737,046	1,931,249	11%	n/a	n/a
Washington	5,894,121	6,724,540	14%	n/a	n/a

U.S. Census Bureau, PL 94-171 Redistricting data, 2000 and 2010 and WA Office of Financial Management.

Exhibit B: Household Types

2000, 2010 U.S. Census

	Total Households	Percent of Total Households				
		Living Alone	Married, No Children at Home	Married, Children	Single Parent, Children	Other Households
Beaux Arts Village, 2010	113	20%	38%	33%	6%	3%
2000	121	17%	41%	29%	4%	9%
Bellevue, 2010	50,355	28%	30%	23%	5%	14%
2000	45,836	28%	31%	22%	5%	13%
Bothell, 2010	13,497	27%	29%	23%	7%	14%
2000	11,923	26%	27%	26%	7%	13%
Clyde Hill, 2010	1,028	12%	41%	38%	4%	5%
2000	1,054	13%	47%	31%	3%	6%
Hunts Point, 2010	151	17%	47%	28%	2%	7%
2000	165	15%	45%	28%	4%	8%
Issaquah, 2010	12,841	30%	26%	26%	6%	12%
2000	4,840	31%	26%	21%	8%	14%
Kenmore, 2010	7,984	23%	31%	25%	7%	14%
2000	7,307	24%	30%	26%	7%	13%
Kirkland, 2010 (incl annexations)	36,074	30%	28%	20%	6%	15%
2000	n/a	n/a	n/a	n/a	n/a	n/a
Kirkland, 2010 (before annex.)	22,445	36%	25%	18%	6%	16%
2000	20,736	36%	25%	17%	6%	16%
Inglewood-Finn Hill CDP, 2010	8,751	20%	33%	25%	6%	15%
2000	n/a	n/a	n/a	n/a	n/a	n/a
Kingsgate CDP, 2010	4,878	23%	30%	25%	7%	14%
2000	n/a	n/a	n/a	n/a	n/a	n/a
Medina, 2010	1,061	16%	39%	34%	5%	6%
2000	1,111	15%	40%	34%	4%	7%
Mercer Island, 2010	9,109	24%	35%	27%	6%	8%
2000	8,437	22%	35%	30%	5%	7%
Newcastle, 2010	4,021	22%	32%	29%	5%	12%
2000	3,028	20%	34%	30%	4%	12%
Redmond, 2010	22,550	30%	26%	25%	6%	13%
2000	19,102	30%	27%	22%	6%	15%
Sammamish, 2010	15,154	11%	30%	47%	5%	6%
2000	11,131	9%	31%	49%	5%	6%
Woodinville, 2010	4,478	30%	28%	24%	6%	12%
2000	3,512	26%	27%	30%	7%	10%
Yarrow Point, 2010	374	17%	38%	34%	5%	5%
2000	379	15%	45%	33%	1%	5%
EKC Cities, 2010 (incl annexations)	178,790	27%	29%	26%	6%	13%
2000	138,682	27%	29%	25%	6%	13%
Seattle, 2010	283,510	41%	20%	13%	5%	21%
2000	258,499	41%	20%	13%	5%	21%
King County, 2010	789,232	31%	25%	20%	7%	17%
2000	710,916	31%	25%	21%	7%	16%
Washington, 2010	2,620,076	27%	29%	20%	9%	15%
2000	2,271,398	26%	28%	24%	9%	13%

Exhibit C-1: Households by Number of People

1990, 2000, 2010 U.S. Census

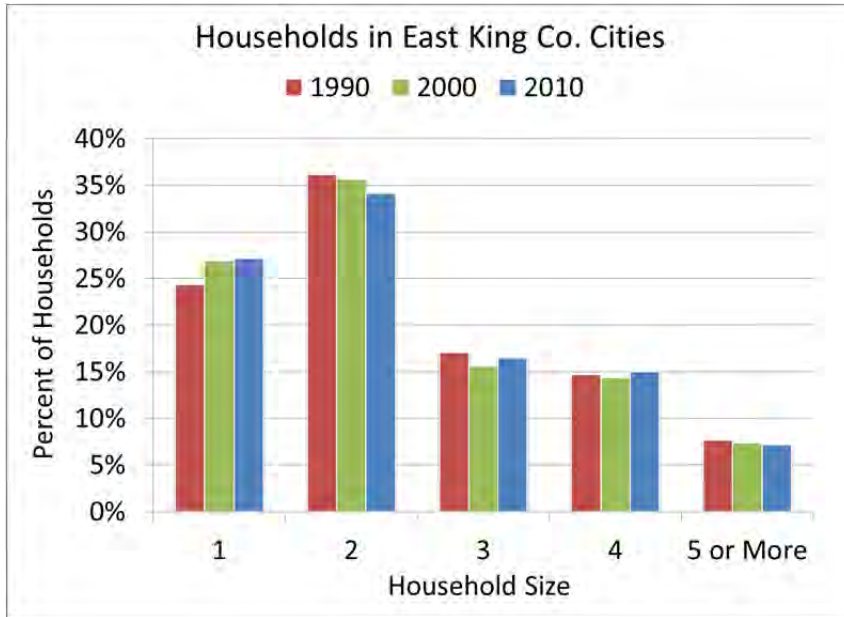


Exhibit C-2: Households by Number of People

2000, 2010 U.S. Census

	Total	1	2	3	4	5 or More
Beaux Arts Village, 2010	113	20%	37%	12%	20%	10%
2000	121	17%	45%	13%	21%	5%
Bellevue, 2010	50,355	28%	35%	16%	14%	7%
2000	45,836	28%	37%	15%	13%	7%
Bothell, 2010	13,497	27%	34%	17%	14%	8%
2000	11,923	26%	34%	16%	16%	8%
Clyde Hill, 2010	1,028	12%	36%	17%	21%	13%
2000	1,054	13%	44%	15%	17%	11%
Hunts Point, 2010	151	17%	44%	15%	15%	10%
2000	165	15%	44%	17%	12%	13%
Issaquah, 2010	12,841	30%	34%	16%	14%	6%
2000	4,840	31%	36%	15%	13%	5%
Kenmore, 2010	7,984	23%	35%	18%	16%	8%
2000	7,307	24%	35%	17%	16%	8%
Kirkland (2010, incl annex.)	36,074	30%	35%	16%	13%	6%
2000	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Kirkland (2010, before annex.)	22,445	36%	35%	14%	11%	4%
2000	20,736	36%	36%	14%	10%	4%
Inglewood-Finn Hill CDP, 2010	8,751	20%	37%	19%	16%	8%
2000	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Kingsgate CDP, 2010	4,878	23%	33%	18%	15%	10%
2000	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Medina, 2010	1,061	16%	38%	14%	18%	14%
2000	1,111	15%	41%	16%	18%	10%
Mercer Island, 2010	9,109	24%	37%	15%	16%	8%
2000	8,437	22%	36%	15%	18%	9%
Newcastle, 2010	4,021	22%	35%	18%	18%	8%
2000	3,028	20%	37%	19%	17%	7%
Redmond, 2010	22,550	30%	33%	17%	14%	6%
2000	19,102	30%	36%	15%	12%	7%
Sammamish, 2010	15,154	11%	29%	21%	27%	11%
2000	11,131	9%	31%	21%	26%	13%
Woodinville, 2010	4,478	30%	32%	16%	14%	8%
2000	3,512	26%	31%	16%	17%	10%
Yarrow Point, 2010	374	17%	37%	16%	22%	8%
2000	379	15%	42%	15%	20%	8%
EKC cities (2010, incl annex.)	178,790	27%	34%	17%	15%	7%
2000	138,682	27%	36%	16%	14%	7%
Seattle, 2010	283,510	41%	33%	12%	9%	5%
2000	258,499	41%	34%	12%	8%	5%
King County, 2010	789,232	31%	33%	15%	13%	8%
2000	710,916	31%	34%	15%	13%	8%
Washington, 2010	2,620,076	27%	35%	16%	13%	10%
2000	2,271,398	26%	34%	16%	14%	10%

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Exhibit D-1: Population Age

2000, 2010 U.S. Census

	Total	Under 5 yrs	5 to 19 yrs	20 to 34 yrs	35 to 44 yrs	45 to 54 yrs	55 to 64 yrs	65 to 74 yrs	75 yrs or older
Beaux Arts Village, 2010	299	4%	27%	3%	16%	15%	14%	11%	10%
2000	307	4%	20%	10%	12%	19%	16%	11%	8%
Bellevue, 2010	122,363	6%	17%	22%	14%	15%	11%	7%	7%
2000	109,569	6%	17%	22%	17%	15%	10%	7%	6%
Bothell, 2010	33,505	6%	18%	21%	15%	16%	12%	6%	6%
2000	30,150	6%	22%	20%	18%	16%	8%	5%	5%
Clyde Hill, 2010	2,984	5%	26%	6%	13%	18%	14%	10%	8%
2000	2,890	6%	22%	7%	16%	16%	15%	11%	8%
Hunts Point, 2010	394	5%	21%	6%	12%	16%	15%	15%	9%
2000	443	6%	23%	8%	14%	18%	16%	6%	10%
Issaquah, 2010	30,434	8%	17%	21%	18%	13%	9%	5%	8%
2000	11,212	6%	18%	22%	20%	16%	8%	5%	5%
Kenmore, 2010	20,460	7%	18%	18%	15%	16%	13%	6%	6%
2000	18,678	6%	21%	19%	18%	17%	9%	6%	5%
Kirkland, 2010 (incl 2011 annex.)	84,559	6%	16%	23%	16%	15%	12%	6%	4%
Kirkland (before annex.), 2010	48,787	6%	15%	25%	16%	15%	12%	6%	5%
2000	45,054	5%	15%	27%	18%	15%	9%	5%	5%
Inglewood-Finn Hill CDP, 2010	22,707	6%	18%	20%	16%	17%	14%	6%	3%
2000	22,661	7%	22%	20%	19%	17%	9%	4%	2%
Kingsgate CDP, 2010	13,065	7%	19%	22%	16%	15%	12%	7%	4%
2000	12,222	7%	24%	21%	18%	15%	9%	4%	2%
Medina, 2010	2,969	4%	27%	6%	12%	19%	14%	10%	8%
2000	3,011	7%	22%	9%	17%	17%	13%	9%	8%
Mercer Island, 2010	22,699	4%	22%	10%	12%	18%	15%	9%	11%
2000	22,036	5%	23%	9%	15%	18%	12%	9%	10%
Newcastle, 2010	10,380	7%	18%	19%	17%	18%	12%	6%	3%
2000	7,737	8%	17%	22%	21%	16%	9%	4%	2%
Redmond, 2010	54,144	8%	16%	28%	17%	12%	9%	5%	5%
2000	45,256	6%	17%	28%	17%	14%	8%	4%	5%
Sammamish, 2010	45,780	7%	27%	11%	19%	19%	11%	4%	2%
2000	34,104	8%	27%	14%	22%	18%	7%	2%	2%
Woodinville, 2010	10,938	6%	20%	18%	16%	16%	12%	5%	6%
2000	9,194	7%	22%	20%	19%	16%	8%	3%	6%
Yarrow Point, 2010	1,001	4%	26%	6%	11%	20%	13%	11%	8%
2000	1,008	5%	22%	8%	16%	15%	16%	11%	8%
EKC cities, 2010 (incl 2011 annex.)	442,909	6%	19%	20%	16%	15%	12%	6%	6%
2000	340,649	6%	19%	21%	18%	16%	9%	6%	5%
Seattle, 2010	608,660	5%	13%	30%	16%	13%	12%	5%	5%
2000	563,374	5%	14%	31%	17%	14%	7%	5%	7%
King County, 2010	1,931,249	6%	18%	23%	15%	15%	12%	6%	5%
2000	1,737,034	6%	19%	24%	18%	15%	8%	5%	5%
Washington, 2010	6,724,540	7%	20%	21%	14%	15%	12%	7%	6%
2000	5,894,121	7%	22%	21%	17%	14%	8%	6%	6%

Exhibit D-2: Population Age, 55 Years and Older

1990, 2000, 2010 U.S. Census

	55 to 64 yrs	65 to 74 yrs	75 yrs and over
Beaux Arts, 1990	16%	10%	2%
2000	16%	11%	8%
2010	14%	11%	10%
Bellevue, 1990	10%	7%	4%
2000	10%	7%	6%
2010	11%	7%	7%
Bothell, 1990	7%	7%	5%
2000	8%	5%	5%
2010	12%	6%	6%
Clyde Hill, 1990	14%	11%	4%
2000	15%	11%	8%
2010	14%	10%	8%
Hunts Point, 1990	13%	11%	4%
2000	16%	6%	10%
2010	15%	15%	9%
Issaquah, 1990	7%	6%	6%
2000	8%	5%	5%
2010	9%	5%	8%
Kenmore, 1990	8%	6%	4%
2000	9%	6%	5%
2010	13%	6%	6%
Kirkland, 1990	7%	6%	4%
2000	9%	5%	5%
2010 (before annex.)	12%	6%	5%
2010 (incl annexations)	12%	6%	4%
Inglewood-Finn Hill, 1990	6%	4%	2%
2000	9%	4%	2%
2010	14%	6%	3%
Kingsgate CDP, 1990	6%	3%	1%
2000	9%	5%	2%
2010	12%	7%	4%

	55 to 64 yrs	65 to 74 yrs	75 yrs and over
Medina, 1990	14%	11%	4%
2000	13%	9%	8%
2010	14%	10%	8%
Mercer Island, 1990	12%	9%	5%
2000	12%	9%	10%
2010	15%	9%	11%
Newcastle, 1990	n/a	n/a	n/a
2000	9%	4%	2%
2010	12%	6%	3%
Redmond, 1990	6%	4%	3%
2000	8%	4%	5%
2010	9%	5%	5%
Sammamish, 1990	n/a	n/a	n/a
2000	7%	2%	2%
2010	11%	4%	2%
Woodinville, 1990	4%	3%	1%
2000	8%	3%	6%
2010	12%	5%	6%
Yarrow Point, 1990	15%	11%	4%
2000	16%	11%	8%
2010	13%	11%	8%
EKC cities, 1990	8%	6%	4%
2000	9%	6%	5%
2010 (incl annexations)	12%	6%	6%
Seattle, 1990	7%	8%	7%
2000	7%	5%	7%
2010	12%	5%	5%
King County, 1990	8%	6%	5%
2000	8%	5%	5%
2010	12%	6%	5%
Washington, 1990	8%	7%	5%
2000	8%	6%	6%
2010	12%	7%	6%

H.45

Exhibit E-1: Race and Ethnicity

2000, 2010 U.S. Census

	Total	Not Hispanic or Latino							Hispanic or Latino, any Race
		White alone	Black or African American alone	American Indian & Alaska Native alone	Asian alone	Hawaiian & Other Pacific Islander alone	Some Other Race alone	2 or more	
Beaux Arts, 2000	307	97%	0%	0%	2%	0%	0%	0%	0%
2010	299	95%	0%	0%	4%	0%	0%	0%	1%
Bellevue, 2000	109,569	72%	2%	0%	17%	0%	0%	3%	5%
2010	122,363	59%	2%	0%	28%	0%	0%	3%	7%
Bothell, 2000	30,150	85%	1%	1%	6%	0%	0%	3%	4%
2010	33,505	75%	1%	0%	10%	0%	0%	4%	9%
Clyde Hill, 2000	2,890	89%	1%	0%	7%	0%	0%	2%	1%
2010	2,984	83%	1%	0%	12%	0%	0%	2%	2%
Hunts Point, 2000	443	93%	0%	0%	3%	0%	0%	1%	2%
2010	394	80%	1%	1%	11%	0%	0%	7%	1%
Issaquah, 2000	11,212	85%	1%	1%	6%	0%	0%	2%	5%
2010	30,434	71%	1%	0%	17%	0%	0%	3%	6%
Kenmore, 2000	18,678	85%	1%	0%	7%	0%	0%	3%	4%
2010	20,460	76%	2%	0%	10%	0%	0%	4%	7%
Kirkland, 2000	45,054	83%	2%	0%	8%	0%	0%	3%	4%
2010	48,787	76%	2%	0%	11%	0%	0%	4%	6%
2010 (incl 2011 annex.)	84,559	75%	2%	0%	11%	0%	0%	4%	7%
Inglewood-Finn Hill, 2000	22,661	85%	1%	0%	6%	0%	0%	3%	4%
2010	22,707	79%	2%	0%	9%	0%	0%	4%	6%
Kingsgate, 2000	12,222	77%	2%	1%	12%	0%	0%	4%	6%
2010	13,065	68%	2%	0%	16%	0%	0%	4%	9%
Medina, 2000	3,011	92%	0%	0%	5%	0%	0%	2%	1%
2010	2,969	82%	0%	0%	12%	0%	0%	3%	3%
Mercer Island, 2000	22,036	83%	1%	0%	12%	0%	0%	2%	2%
2010	22,699	76%	1%	0%	16%	0%	0%	4%	3%
Newcastle, 2000	7,737	74%	2%	0%	18%	0%	0%	3%	3%
2010	10,380	63%	2%	0%	25%	0%	0%	5%	4%
Redmond, 2000	45,256	76%	1%	0%	13%	0%	0%	3%	6%
2010	54,144	61%	2%	0%	25%	0%	1%	3%	8%
Sammamish, 2000	34,104	86%	1%	0%	8%	0%	0%	2%	3%
2010	45,780	72%	1%	0%	19%	0%	0%	3%	4%
Woodinville, 2000	9,194	81%	1%	0%	7%	0%	0%	3%	7%
2010	10,938	76%	1%	0%	11%	0%	0%	3%	7%
Yarrow Point, 2000	1,008	92%	1%	0%	3%	0%	0%	1%	2%
2010	1,001	85%	0%	0%	9%	0%	1%	4%	2%
EKC cities, 2000	340,649	79%	1%	0%	12%	0%	0%	3%	4%
2010 (incl 2011 annex.)	442,909	68%	2%	0%	19%	0%	0%	4%	6%
Seattle, 2000	563,374	68%	8%	1%	13%	0%	0%	4%	5%
2010	608,660	66%	8%	1%	14%	0%	0%	4%	7%
King Co., 2000	1,737,034	73%	5%	1%	11%	1%	0%	3%	5%
2010	1,931,249	65%	6%	1%	14%	1%	0%	4%	9%
Washington, 2000	5,894,121	79%	3%	1%	5%	0%	0%	3%	7%
2010	6,724,540	73%	3%	1%	7%	1%	0%	4%	11%

Exhibit E-2: Foreign-born Population 2000 U.S. Census, 2011 ACS 5-Year Estimates*

	2000	2011 ACS
Beaux Arts Village	9%	8%
Bellevue	25%	32%
Bothell	11%	14%
Clyde Hill	12%	15%
Hunts Point	8%	18%
Issaquah	12%	21%
Kenmore	10%	19%
Kirkland (incl annexations)	n/a	19%
Kirkland (before annex.)	14%	19%
Inglewood-Finn Hill CDP	12%	17%
Kingsgate CDP	17%	23%
Medina	9%	15%
Mercer Island	14%	17%
Newcastle	21%	25%
Redmond	21%	30%
Sammamish	10%	24%
Woodinville	14%	15%
Yarrow Point	6%	16%
EKC Cities	17%	25%
Seattle	17%	17%
King County	15%	20%
Washington	10%	13%

“2011 ACS” refers to the American Community Survey (ACS), five-year averages of 2007-2011. The ACS is the latest dataset from the Census Bureau that reports this data for city geographies, but it is sample data and sometimes carries high margins of error. Wherever available, we report 2010 Census data, which is a 100% count, not a sample, of population and housing units.

H.47

Exhibit E-3: Limited English Proficiency*

2000 U.S. Census, 2011 ACS 5-Year Estimates

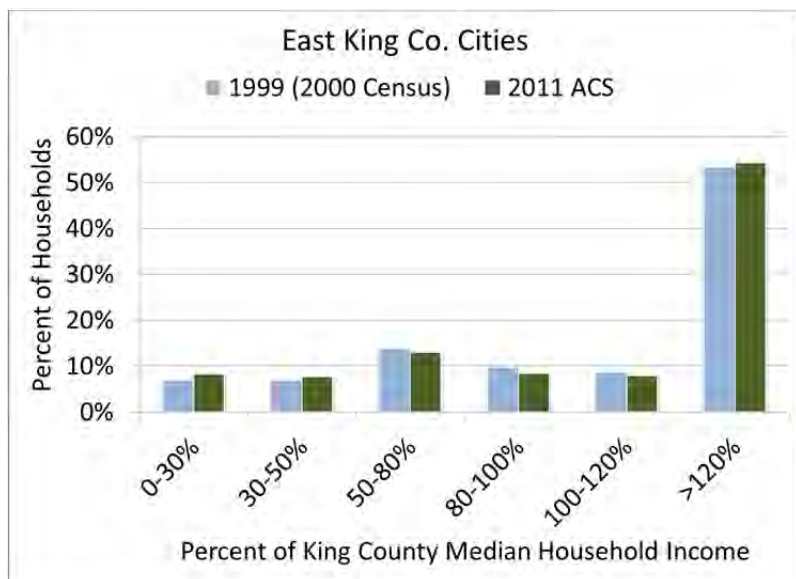
	Percent of Households	
	2000	2011
Beaux Arts Village	0%	0%
Bellevue	7%	9%
Bothell	2%	3%
Clyde Hill	1%	3%
Hunts Point	0%	5%
Issaquah	3%	6%
Kenmore	2%	5%
Kirkland (incl 2011 annexations)	n/a	4%
Kirkland (before annexations)	3%	4%
Inglewood-Finn Hill CDP	2%	2%
Kingsgate CDP	4%	7%
Medina	1%	3%
Mercer Island	3%	3%
Newcastle	6%	7%
Redmond	5%	7%
Sammamish	1%	3%
Woodinville	4%	1%
Yarrow Point	0%	0%
<i>EKC cities (incl 2011 annexations)</i>	4%	6%
Seattle	5%	6%
King County	5%	6%
Washington	3%	4%

*Limited English Proficiency means no one in the home 14 years or older speaks English only or speaks English "very well." "Linguistic isolation" was the term used in the 2000 Census for the same measure.

Exhibit F-1: Household Income Distribution, 2011 2011 ACS 5-Year Estimates

Income category:	Less than \$21,200	\$21,200 to \$35,299	\$35,300 to \$56,499	\$56,500 to \$70,599	\$70,600 to \$84,699	\$84,700 and greater		
Pct of County's median HH income:	Very Low Income <30%	Low Income 30-50%	Moderate Income 50-80%	80-100% of Median	100-120% of Median	Over 120% of Median	Median income	
Beaux Arts Village	134	3%	2%	8%	6%	5%	76%	\$131,250
Bellevue	50,255	10%	8%	14%	9%	8%	51%	\$84,503
Bothell	13,569	9%	11%	18%	11%	8%	43%	\$70,935
Clyde Hill	952	4%	6%	4%	4%	5%	77%	\$197,917
Hunts Point	155	10%	1%	6%	3%	3%	77%	\$205,625
Issaquah	12,461	9%	6%	15%	9%	9%	51%	\$87,038
Kenmore	7,914	11%	9%	15%	9%	8%	48%	\$81,097
Kirkland (incl annexations)	37,684	8%	8%	14%	9%	9%	52%	n/a
Kirkland (before annex.)	22,624	8%	8%	14%	9%	9%	52%	\$88,756
Inglewood-Finn Hill CDP	9,559	7%	9%	13%	8%	9%	54%	\$91,839
Kingsgate CDP	5,501	10%	8%	15%	9%	8%	50%	\$82,210
Medina	1,037	6%	6%	4%	5%	4%	75%	\$176,354
Mercer Island	9,253	6%	7%	11%	6%	6%	64%	\$123,328
Newcastle	3,932	6%	6%	11%	8%	8%	61%	\$106,339
Redmond	23,048	9%	8%	11%	8%	9%	55%	\$92,851
Sammamish	14,583	3%	3%	7%	5%	5%	75%	\$135,432
Woodinville	4,350	7%	9%	15%	8%	8%	54%	\$91,049
Yarrow Point	364	5%	3%	7%	6%	7%	72%	\$153,056
EKC cities	179,691	8%	8%	13%	8%	8%	54%	n/a
Seattle	282,480	17%	12%	17%	9%	7%	37%	\$61,856
King County	790,070	13%	11%	16%	10%	8%	42%	\$70,567
Washington	2,602,568	17%	16%	13%	15%	11%	28%	\$58,890

Exhibit F-2: Household Incomes 2000 U.S. Census, 2011 ACS 5-Year Estimates



Note: Neither F-1 nor F-2 take household size into account when classifying by percent of median income.

H.49

Exhibit G-1: Households below Poverty Level

1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

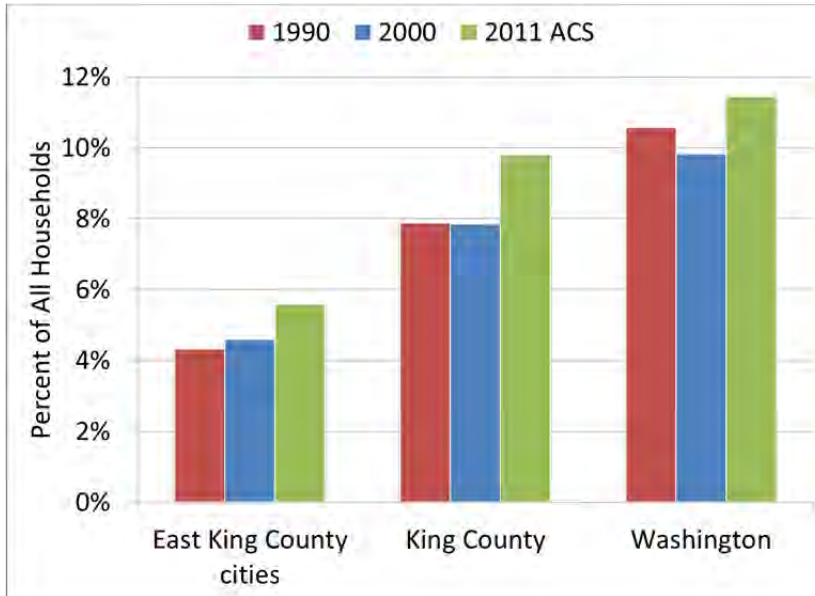


Exhibit G-2: Elderly Householders below Poverty Level

1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

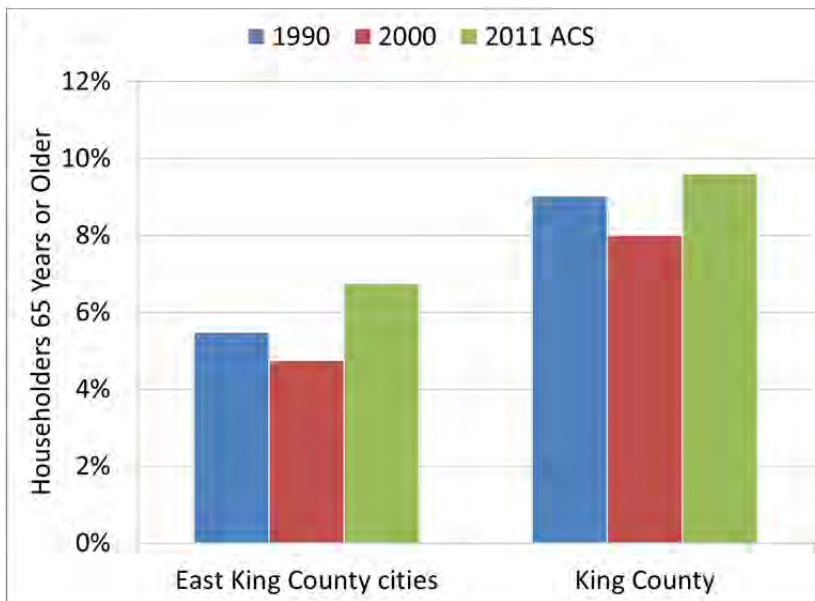


Exhibit G-3: Households below Poverty Level,* 2011

2011 ACS 5-Year Estimates

	All Households		Family Households		Other Households	
	Total	Below Poverty Income	Total	Below Poverty Income	Total	Below Poverty Income
Beaux Arts Village	134	1%	105	0%	29	3%
Bellevue	50,255	6%	32,153	4%	18,102	10%
Bothell	13,569	6%	8,700	4%	4,869	10%
Clyde Hill	952	3%	850	2%	102	10%
Hunts Point	155	10%	138	9%	17	12%
Issaquah	12,461	3%	7,824	1%	4,637	6%
Kenmore	7,914	9%	5,270	7%	2,644	13%
Kirkland (incl annexations)	37,684	6%	22,806	4%	14,878	8%
Kirkland (before annex.)	22,624	6%	12,317	4%	10,307	8%
Inglewood-Finn Hill CDP	9,559	5%	6,819	2%	2,740	12%
Kingsgate CDP	5,501	7%	3,670	8%	1,831	5%
Medina	1,037	3%	853	2%	184	9%
Mercer Island	9,253	4%	6,444	1%	2,809	11%
Newcastle	3,932	6%	2,851	5%	1,081	8%
Redmond	23,048	6%	13,471	4%	9,577	10%
Sammamish	14,583	3%	12,522	3%	2,061	5%
Woodinville	4,350	6%	2,740	3%	1,610	10%
Yarrow Point	364	3%	291	2%	73	8%
EKC Cities	179,691	6%	117,018	4%	62,673	9%
Seattle	282,480	13%	123,811	7%	158,669	17%
King County	790,070	10%	463,619	7%	326,451	14%
Washington	2,602,568	11%	1,683,102	8%	919,466	17%

*The Census Bureau defines poverty levels for households of different sizes, ages of householders, and number of children. In 2011, the poverty threshold for a single adult under 65 years of age was \$11,848; for two adults and no children, \$14,657; for two adults and one child, \$17,916; and for two adults and two children \$23,021.

H.51

Exhibit H-1: Cost-Burdened* Households

1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

	Renter households			Owner households			Renters & Owners Combined		
	1990	2000	2011 ACS	1990	2000	2011 ACS	1990	2000	2011 ACS
Beaux Arts	0%	0%	43%	14%	23%	30%	13%	23%	31%
Bellevue	41%	39%	36%	18%	25%	31%	28%	31%	34%
Bothell	36%	36%	47%	21%	27%	31%	27%	30%	37%
Clyde Hill	47%	44%	18%	18%	23%	30%	20%	24%	29%
Hunts Point	0%	48%	7%	32%	21%	49%	28%	25%	45%
Issaquah	40%	39%	41%	19%	25%	36%	31%	32%	38%
Kenmore	29%	36%	42%	23%	25%	37%	25%	29%	38%
Kirkland (incl annexations)	n/a	n/a	36%	n/a	n/a	38%	n/a	n/a	37%
Kirkland (before annex.)	35%	33%	33%	20%	26%	36%	27%	30%	35%
Inglewood-Finn Hill	32%	31%	42%	19%	28%	40%	22%	29%	40%
Kingsgate CDP	43%	29%	41%	23%	27%	38%	29%	27%	39%
Medina	34%	26%	36%	21%	27%	29%	22%	27%	30%
Mercer Island	36%	35%	40%	18%	27%	26%	22%	29%	29%
Newcastle	n/a	32%	35%	n/a	26%	34%	n/a	27%	34%
Redmond	34%	35%	31%	18%	24%	30%	25%	29%	31%
Sammamish	n/a	36%	36%	n/a	27%	31%	n/a	28%	32%
Woodinville	37%	46%	52%	27%	28%	31%	29%	33%	39%
Yarrow Point	24%	50%	50%	22%	30%	39%	22%	31%	40%
EKC cities (incl annexations)	37%	36%	37%	20%	26%	33%	27%	30%	34%
Seattle	41%	40%	45%	17%	27%	34%	30%	34%	40%
King County	38%	38%	45%	18%	27%	35%	27%	32%	39%
Washington	37%	39%	47%	16%	26%	33%	25%	31%	38%

* "Housing cost-burdened" means a household spending more than 30 percent of its income on housing costs.

Exhibit H-2: Housing Cost Burden by Income

2011 ACS 5-Year Estimates

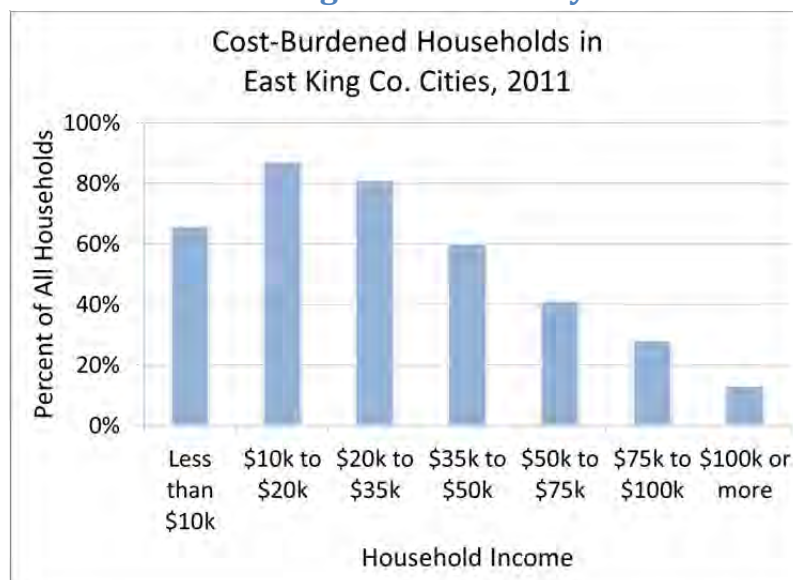
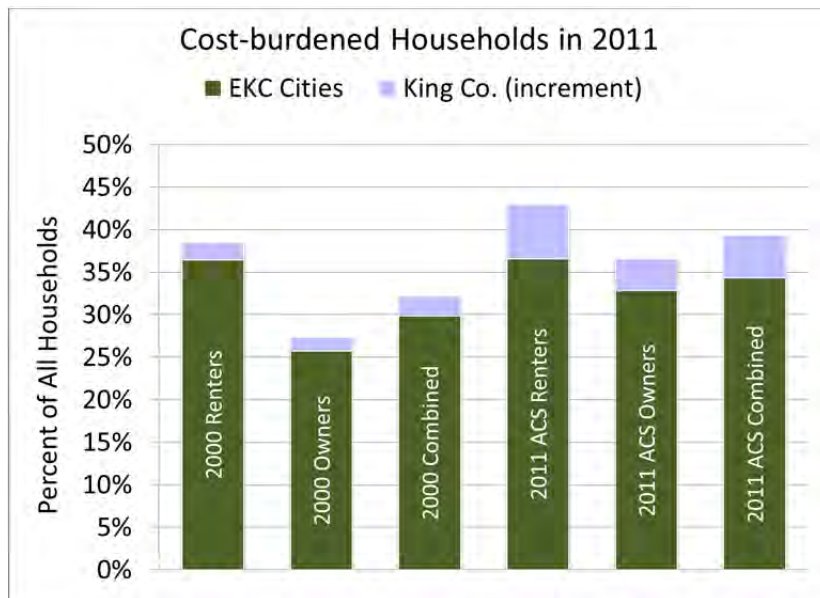


Exhibit H-3: Housing Cost Burden by Tenure

2000 U.S. Census; 2011 ACS 5-Year Estimates



H.53

Exhibit H-4: Severely Cost-Burdened* Households

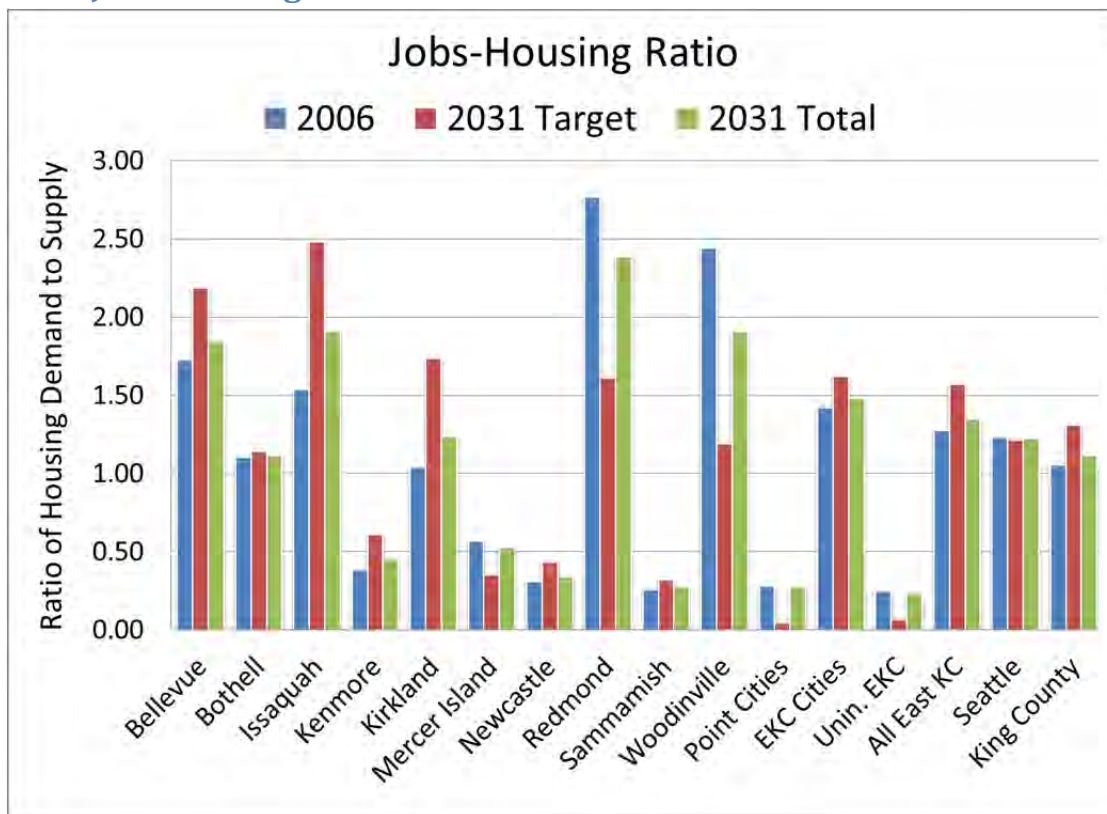
2000 U.S. Census; 2011 ACS 5-Year Estimates

	Renter Households		Owner Households		Renter and Owners Combined	
	2000	2011 ACS	2000	2011 ACS	2000	2011 ACS
	Beaux Arts Village	0%	43%	10%	8%	10%
Bellevue	17%	17%	9%	13%	12%	15%
Bothell	14%	23%	7%	9%	9%	14%
Clyde Hill	26%	7%	8%	15%	9%	14%
Hunts Point	9%	0%	8%	21%	8%	19%
Issaquah	13%	21%	9%	11%	11%	15%
Kenmore	15%	22%	8%	15%	10%	17%
Kirkland (incl annexations)	n/a	15%	n/a	14%	n/a	14%
Kirkland (before annex.)	15%	13%	9%	15%	12%	14%
Inglewood-Finn Hill CDP	12%	20%	9%	14%	10%	16%
Kingsgate CDP	9%	19%	7%	12%	7%	13%
Medina	11%	19%	13%	13%	13%	13%
Mercer Island	18%	24%	9%	10%	11%	13%
Newcastle	14%	18%	8%	11%	10%	13%
Redmond	13%	17%	7%	11%	10%	14%
Sammamish	15%	17%	8%	8%	9%	9%
Woodinville	27%	28%	7%	8%	13%	15%
Yarrow Point	0%	45%	13%	28%	12%	29%
<i>EKC cities (incl annexations)</i>	16%	18%	8%	12%	11%	14%
Seattle	17%	22%	9%	13%	14%	17%
King County	17%	22%	8%	13%	12%	17%
Washington	18%	23%	8%	12%	12%	16%

*“Severely cost-burdened” means a household spending more than 50 percent of its income on housing costs.

Exhibit I: Jobs-Housing Balance*

ARCH



*“Jobs-housing balance” indicates 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 greater than 1.0 means that local employment generates a demand for housing greater than the number of housing units. Housing demand is estimated by 1.4 jobs per household.

	1970	1980	1990	2000	2006	2031 Target	2031 Total
Bellevue	0.77	1.18	1.67	1.87	1.73	2.19	1.85
Bothell	0.53	0.54	1.45	1.15	1.11	1.14	1.12
Issaquah	0.50	0.89	1.32	2.16	1.54	2.48	1.91
Kenmore				0.43	0.39	0.61	0.46
Kirkland	0.43	0.59	0.86	1.34	1.04	1.74	1.24
Mercer Island	0.25	0.38	0.49	0.57	0.57	0.36	0.53
Newcastle				0.24	0.31	0.44	0.34
Redmond	0.66	1.08	1.54	2.53	2.77	1.61	2.39
Sammamish				0.31	0.26	0.32	0.28
Woodinville	0.78	1.06	0.80	2.74	2.45	1.19	1.91
Point Cities	0.19	0.11	0.24	0.22	0.28	0.05	0.28
EKC Cities	0.59	0.90	1.31	1.52	1.42	1.62	1.48
Unin. EKC	0.14	0.15	0.28	0.17	0.25	0.07	0.24
All East KC	0.48	0.69	1.00	1.25	1.27	1.57	1.35
Seattle	1.04	1.26	1.42	1.41	1.23	1.22	1.23
King County	0.83	1.00	1.13	1.20	1.06	1.31	1.12

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Exhibit J-1: Employment by Sector, 2012

Puget Sound Regional Council

City	Const/Res	FIRE	Manufac- turing	Retail	Services	WTU	Govern- ment	Education	Total
Beaux Arts	*	0	0	0	*	0	2	0	13
<i>Pct of total</i>	*	0%	0%	0%	*	0%	15%	0%	100%
Bellevue	4,318	10,379	5,827	12,694	73,872	7,811	4,030	4,090	123,022
<i>Pct of total</i>	4%	8%	5%	10%	60%	6%	3%	3%	100%
Bothell	466	1,608	786	760	5,984	1,442	463	1,275	12,784
<i>Pct of total</i>	4%	13%	6%	6%	47%	11%	4%	10%	100%
Clyde Hill	12	6	0	0	351	19	14	197	599
<i>Pct of total</i>	2%	1%	0%	0%	59%	3%	2%	33%	100%
Hunts Point	0	*	0	0	21	*	4	0	29
<i>Pct of total</i>	0%	*	0%	0%	72%	*	14%	0%	100%
Issaquah	507	683	1,114	2,997	12,505	1,540	778	638	20,761
<i>Pct of total</i>	2%	3%	5%	14%	60%	7%	4%	3%	100%
Kenmore	300	127	32	375	1,634	314	120	492	3,392
<i>Pct of total</i>	9%	4%	1%	11%	48%	9%	4%	15%	100%
Kirkland	2,176	2,584	1,422	4,172	20,256	2,077	4,136	1,890	38,712
<i>Pct of total</i>	6%	7%	4%	11%	52%	5%	11%	5%	100%
Medina	*	18	*	28	193	6	26	0	282
<i>Pct of total</i>	*	6%	*	10%	68%	2%	9%	0%	100%
Mercer Island	257	1,289	32	504	3,374	200	294	631	6,580
<i>Pct of total</i>	4%	20%	0%	8%	51%	3%	4%	10%	100%
Newcastle	53	73	34	225	1,337	89	42	178	2,030
<i>Pct of total</i>	3%	4%	2%	11%	66%	4%	2%	9%	100%
Redmond	2,193	1,592	7,239	4,029	56,724	3,908	1,010	919	77,615
<i>Pct of total</i>	3%	2%	9%	5%	73%	5%	1%	1%	100%
Sammamish	156	130	11	418	2,577	245	234	1,241	5,012
<i>Pct of total</i>	3%	3%	0%	8%	51%	5%	5%	25%	100%
Woodinville	1,622	307	2,479	1,490	4,261	1,146	193	349	11,848
<i>Pct of total</i>	14%	3%	21%	13%	36%	10%	2%	3%	100%
Yarrow Point	0	*	*	*	34	*	5	0	91
<i>Pct of total</i>	*	*	*	*	37%	*	5%	0%	100%
EKC Cities	12,060	18,796	18,976	27,692	183,123	18,797	11,351	11,900	302,770
<i>Pct of total</i>	4%	6%	6%	9%	60%	6%	4%	4%	100%
Seattle	16,485	31,615	25,644	41,497	257,398	28,794	46,681	35,204	483,318
<i>Pct of total</i>	3%	7%	5%	9%	53%	6%	10%	7%	100%
King County	47,474	62,648	101,121	107,890	567,264	100,053	86,212	70,971	1,143,633
<i>Pct of total</i>	4%	5%	9%	9%	50%	9%	8%	6%	100%

* suppressed for confidentiality.

“Const/Res:” construction and resource industries; “FIRE:” finance, insurance, and real estate industries; “WTU:” wholesale, transportation, and utilities industries.

The dataset for March of each year is presented here as a representative month when seasonal fluctuations are minimized. The unit of measurement is jobs, rather than working persons or proportional full-time employment (FTE) equivalents; part-time and temporary positions are included. To provide more accurate workplace reporting, PSRC gathers supplemental data from the Boeing Company, the Office of Washington Superintendent of Public Instruction (OSPI), and governmental units throughout the central Puget Sound region (PSRC).

Exhibit J-2: Average Wages by Sector, 2010

Puget Sound Regional Council

	Const/Res	FIRE	Manufacturing	Retail	Services	WTU	All Private Sectors	Total Private Jobs
Beaux Arts	*	-	-	-	\$51,761	-	\$52,385	12
Bellevue	\$68,619	\$77,679	\$83,884	\$34,403	\$74,166	\$86,844	\$71,321	111,804
Bothell	\$55,635	\$54,088	\$75,867	\$36,061	\$54,817	\$112,821	\$62,618	10,751
Clyde Hill	*	*	*	*	\$43,966	\$94,703	\$45,579	402
Hunts Point	-	\$67,947	-	-	\$50,655	-	\$53,067	30
Issaquah	\$57,941	\$60,614	\$78,130	\$30,687	\$78,999	\$80,378	\$69,981	18,091
Kenmore	\$50,889	\$30,601	\$45,256	\$27,686	\$30,302	\$49,893	\$35,468	2,893
Kirkland	\$64,309	\$71,926	\$70,529	\$35,756	\$55,826	\$101,496	\$59,059	25,551
Medina	*	\$59,032	-	\$33,880	\$54,442	\$125,156	\$53,851	265
Mercer Island	\$58,581	\$80,880	\$45,512	\$30,277	\$39,722	\$86,168	\$51,629	5,721
Newcastle	\$34,641	\$30,932	\$37,813	\$30,142	\$31,575	\$64,493	\$34,717	1,418
Redmond	\$59,772	\$52,902	\$77,627	\$27,648	\$122,362	\$76,778	\$107,075	74,937
Sammamish	\$42,682	\$42,437	\$28,486	\$26,152	\$36,600	\$112,491	\$40,005	3,222
Woodinville	\$58,758	\$45,449	\$43,753	\$27,630	\$36,749	\$58,351	\$43,132	10,869
Yarrow Point	\$33,142	*	*	*	\$32,333	*	\$33,148	73
EKC cities	\$62,679	\$71,845	\$74,534	\$32,486	\$85,248	\$84,743	\$77,268	266,009
Seattle	\$68,862	\$80,557	\$67,803	\$45,707	\$56,341	\$67,004	\$59,450	379,142
King County	\$59,672	\$71,746	\$74,576	\$36,188	\$61,071	\$65,402	\$60,830	942,055
Region	\$53,939	\$65,986	\$73,586	\$32,675	\$53,627	\$61,510	\$54,931	1,390,343

* suppressed for confidentiality.

“Const/Res:” construction and resource industries; “FIRE:” finance, insurance, and real estate industries;

“WTU:” wholesale, transportation, and utilities industries.

H.57**Exhibit K-1: Households Receiving Supplemental Security Income***

2000 U.S. Census; 2011 ACS 5-Year Estimates

	2000		2011 ACS	
	Households	Pct	Households	Pct
Beaux Arts Village	-	0%	2	1%
Bellevue	958	2%	1,189	2%
Bothell	248	2%	286	2%
Clyde Hill	12	1%	16	2%
Hunts Point	3	2%	-	0%
Issaquah	91	2%	184	1%
Kenmore	147	2%	224	3%
Kirkland (incl annexations)	n/a	n/a	727	2%
Kirkland (before annex.)	333	2%	385	2%
Inglewood-Finn Hill CDP	98	1%	200	2%
Kingsgate CDP	121	3%	142	3%
Medina	14	1%	-	0%
Mercer Island	127	2%	140	2%
Newcastle	32	1%	68	2%
Redmond	283	1%	444	2%
Sammamish	100	1%	145	1%
Woodinville	51	1%	103	2%
Yarrow Point	4	1%	4	1%
EKC Cities	2,403	2%	3,917	2%
Seattle	9,428	4%	8,847	3%
King County	21,426	3%	23,811	3%
Washington	84,750	4%	101,364	4%

*Supplemental Security Income (SSI) is a nationwide federal assistance program administered by the Social Security Administration that guarantees a minimum level of income for needy aged, blind, or disabled individuals. Although administered by the Social Security Administration, SSI is funded from the U.S. Treasury general funds, not the Social Security trust fund.

Exhibit K-2: Population in Group Quarters

1990, 2000, 2010 U.S. Census

	1990	2000	2010	
			Per 1,000	Pop.
Beaux Arts Village	-	-	-	-
Bellevue	569	791	1,110	9.1
Bothell	127	216	321	9.6
Clyde Hill	-	-	-	-
Hunts Point	-	-	-	-
Issaquah	193	227	443	14.6
Kenmore	40	87	123	6.0
Kirkland (incl annexations)	n/a	n/a	998	11.8
Kirkland (before annex.)	794	848	630	12.9
Inglewood-Finn Hill CDP	181	140	177	7.8
Kingsgate CDP	24	24	191	14.6
Medina	-	-	-	-
Mercer Island	83	279	68	3.0
Newcastle		15	33	3.2
Redmond	379	833	274	5.1
Sammamish		-	99	2.2
Woodinville	-	23	47	4.3
Yarrow Point	-	-	-	-
<i>EKC cities (incl annexations)</i>	2,185	3,319	3,148	7.7
Seattle	21,199	26,655	24,925	41.0
King County	30,512	37,619	37,131	19.2
Washington	120,531	136,382	139,375	20.7

Exhibit K-3: Characteristics of Homeless Families, King County, 2012

Committee to End Homelessness

Families interviewed and assessed	3,788
Families placed into shelter or housing	757
Interpreter needed at assessment interview	539
Languages spoken to interpreters	34
Stayed in places not meant for human habitation	7%
Couch surfed or double-up	56%
Emergency housing with a shelter or hotel voucher	14%
Rented housing with no subsidy	10%
Stayed in a hotel without a voucher	4%
Homeless for the first time	69%
Recent positive work history	53%
Never been evicted	67%
High school diploma or more	72%
No criminal history	86%

Exhibit K-4: One-Night Count Summary, King County, 2012

Seattle-King County Coalition on Homelessness

Street Count	2,594	29%
Emergency Shelter	2,682	30%
Transitional Housing	3,554	40%
Total	8,830	100%

Exhibit K-5: One-Night Count of Unsheltered Homeless Individuals, 2014

Seattle-King County Coalition on Homelessness

	Seattle	Kent	North End	Eastside	White Center	Federal Way	Renton	Night Owl Buses	Auburn	Total
Men	683	30	6	70	14	28	16	92	6	945
Women	168	3	-	25	1	3	2	11	-	213
Gender unknown	1,527	30	20	83	29	81	72	2	91	1,935
Minor (under 18)	14	-	-	-	2	1	-	7	-	24
Total, 2014	2,392	63	26	178	46	113	90	112	97	3,117
Benches	51	2	-	-	1	-	2	-	-	56
Parking garages	14	-	-	-	-	1	-	-	-	15
Cars/trucks	730	19	16	65	12	55	38	-	49	984
Structures	357	8	-	10	21	4	10	-	2	412
Under roadways	228	1	-	6	-	3	6	-	5	249
Doorways	206	10	-	3	-	2	7	-	-	228
City parks	54	3	-	-	2	-	2	-	27	88
Bushes/undergrowth	64	3	5	2	2	19	19	-	4	118
Bus stops	22	2	-	-	1	1	-	-	-	26
Alleys	43	2	-	-	-	2	-	-	-	47
Walking around	244	12	5	2	7	18	5	-	9	302
Other	379	1	-	90	-	8	1	112	1	592
Total, 2014	2,392	63	26	178	46	113	90	112	97	3,117
Total, 2013	1,989	53	106	197	51	118	83	82	57	2,736
Total, 2012	1,898	104	31	138	55	77	73	174	44	2,594
Total, 2011	1,753	108	35	146	54	124	71	106	45	2,442
Total, 2010	1,986	60	45	141	47	181	84	165	50	2,759
Total, 2009	1,977	193	23	158	39	116	90	171	60	2,827

Exhibit K-6: School-reported Homeless Children

Office of Superintendent of Public Instruction

District Name	2012-2013 School Year								
	Pre-K and K	Grades 1-6	Grades 7-8	Grades 9-12	Shelters	Doubled Up	Un- sheltered	Hotel Motel	Total
Bellevue	17	85	30	59	84	91	8	8	191
Issaquah	11	67	20	26	49	74	-	1	124
Lake Washington	49	120	37	53	90	136	22	11	259
Mercer Island	1	4	-	4	1	7	-	1	9
Northshore	12	101	27	65	54	124	17	10	205
EKC schools	90	377	114	207	278	432	47	31	788
Seattle	163	860	313	1,034	1,678	587	31	74	2,370
King County	551	2,742	854	2,041	2,476	3,143	180	389	6,188
Washington	3,322	13,747	4,053	9,487	6,527	21,153	1,254	1,675	30,609
<i>EKC schools, 2011-12</i>	<i>86</i>	<i>338</i>	<i>94</i>	<i>178</i>	<i>273</i>	<i>372</i>	<i>42</i>	<i>9</i>	<i>696</i>
<i>EKC schools, 2010-11</i>	<i>89</i>	<i>340</i>	<i>74</i>	<i>191</i>	<i>337</i>	<i>336</i>	<i>16</i>	<i>5</i>	<i>694</i>
<i>EKC schools, 2009-10</i>	<i>66</i>	<i>285</i>	<i>85</i>	<i>178</i>	<i>254</i>	<i>331</i>	<i>14</i>	<i>15</i>	<i>614</i>
<i>EKC schools, 2008-09</i>	<i>56</i>	<i>252</i>	<i>74</i>	<i>123</i>	<i>258</i>	<i>227</i>	<i>5</i>	<i>15</i>	<i>505</i>
<i>EKC schools, 2007-08</i>	<i>60</i>	<i>255</i>	<i>60</i>	<i>112</i>	<i>210</i>	<i>248</i>	<i>7</i>	<i>22</i>	<i>487</i>

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Exhibit L-1: Housing Types

1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

	Total	1, detached	1 to 19, attached	20 or more	Other (incl. MH)
Beaux Arts, 1990	117	100%	0%	0%	0%
2000	123	97%	3%	0%	0%
2011 ACS	136	100%	0%	0%	0%
Bellevue, 1990	37,430	55%	30%	14%	1%
2000	48,303	54%	28%	19%	0%
2011 ACS	53,978	50%	29%	21%	0%
Bothell, 1990	5,158	48%	26%	7%	19%
2000	12,362	54%	24%	10%	12%
2011 ACS	14,195	55%	24%	10%	11%
Clyde Hill, 1990	1,081	100%	0%	0%	0%
2000	1,074	100%	0%	0%	0%
2011 ACS	991	98%	1%	1%	0%
Hunts Point, 1990	204	99%	1%	0%	0%
2000	186	97%	3%	0%	0%
2011 ACS	204	100%	0%	0%	0%
Issaquah, 1990	3,311	50%	34%	13%	3%
2000	5,086	45%	42%	12%	1%
2011 ACS	13,511	41%	43%	16%	0%
Kenmore, 1990	3,781	60%	11%	18%	11%
2000	7,488	67%	15%	14%	5%
2011 ACS	8,400	66%	16%	13%	6%
Kirkland, 1990	18,061	49%	37%	13%	1%
2000	21,939	44%	37%	18%	0%
2011 ACS	24,267	43%	37%	19%	0%
2011 ACS (incl annex.)	39,820	54%	32%	13%	0%
Inglewood-Finn Hill CDP	10,361	82%	16%	2%	0%
2000	8,511	79%	16%	5%	0%
2011 ACS	9,868	77%	20%	3%	0%
Kingsgate CDP, 1990	4,852	70%	24%	5%	1%
2000	4,373	68%	25%	6%	0%
2011 ACS	5,685	61%	32%	6%	1%
Medina, 1990	1,172	99%	1%	0%	0%
2000	1,160	100%	0%	0%	0%
2011 ACS	1,102	98%	1%	0%	1%

Exhibit L-1: Housing Types [continued]

	Total	1, detached	1 to 19, attached	20 or more	Other (incl. MH)
Mercer Island, 1990	8,321	79%	13%	7%	0%
2000	8,806	78%	11%	11%	0%
2011 ACS	9,850	72%	11%	17%	0%
Newcastle, 1990	n/a	n/a	n/a	n/a	n/a
2000	3,169	74%	12%	13%	1%
2011 ACS	4,061	67%	16%	16%	1%
Redmond, 1990	14,972	49%	37%	12%	2%
2000	20,296	41%	39%	18%	2%
2011 ACS	24,689	40%	40%	18%	2%
Sammamish, 1990	n/a	n/a	n/a	n/a	n/a
2000	11,682	92%	6%	1%	1%
2011 ACS	15,396	86%	11%	3%	0%
Woodinville, 1990	7,750	84%	8%	5%	3%
2000	3,494	61%	22%	13%	4%
2011 ACS	4,646	54%	23%	21%	2%
Yarrow Point, 1990	385	98%	1%	0%	1%
2000	395	97%	3%	0%	0%
2011 ACS	423	99%	1%	0%	0%
EKC Cities, 1990	101,743	58%	28%	12%	2%
2000	145,563	57%	27%	15%	2%
2011 ACS	175,849	54%	28%	16%	2%
Seattle, 1990	249,032	52%	27%	20%	1%
2000	270,536	49%	26%	24%	1%
2011 ACS	304,164	45%	26%	28%	0%
King County, 1990	647,343	58%	24%	14%	4%
2000	742,237	57%	24%	16%	3%
2011 ACS	844,169	56%	25%	17%	2%
Washington, 1990	2,032,378	62%	20%	8%	10%
2000	2,451,075	62%	19%	9%	9%
2011 ACS	2,861,985	63%	20%	9%	7%

Exhibit L-2: Single-family and Multi-family Permit Activity

King County, PSRC, and ARCH



Units are net of demolitions.

Exhibit L-3: Tenure of New Attached Housing

ARCH

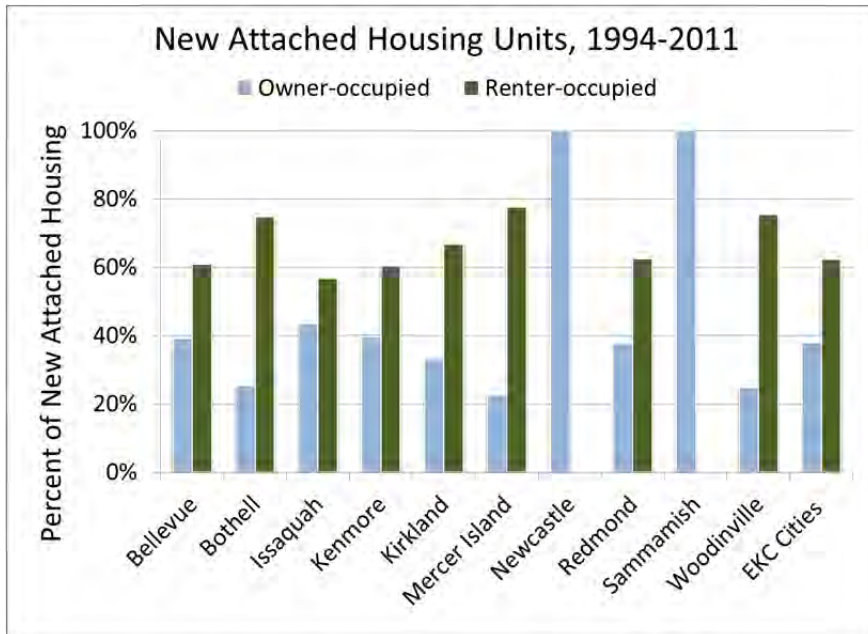


Exhibit L-4: Homeownership

1990, 2000, 2010 U.S. Census

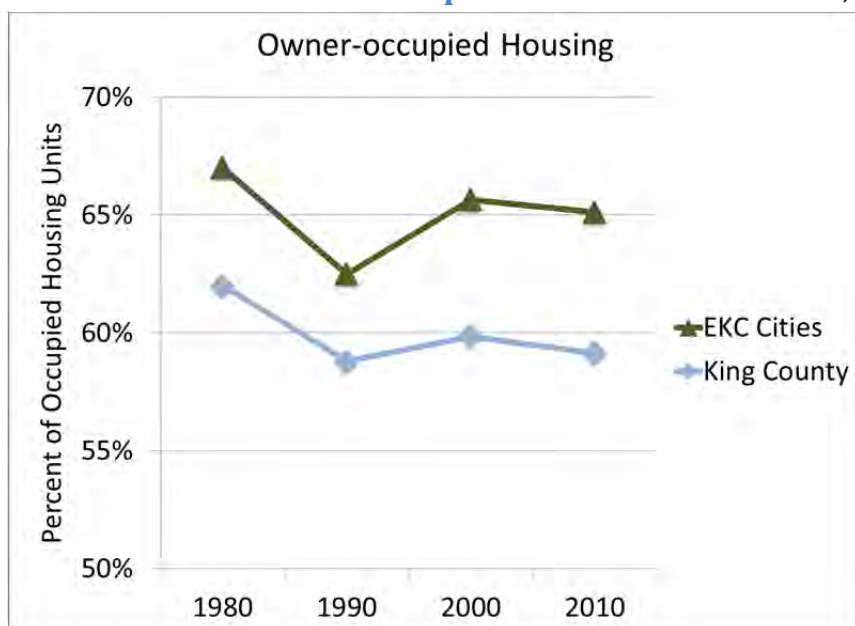
	Occupied Housing Units		
	1990	2000	2010
Beaux Arts Village	119	121	113
Owner-occupied	97%	96%	92%
Bellevue	35,756	45,836	50,355
Owner-occupied	58%	61%	59%
Bothell	4,919	11,923	13,497
Owner-occupied	65%	68%	66%
Clyde Hill	1,063	1,054	1,028
Owner-occupied	95%	96%	92%
Hunts Point	187	165	151
Owner-occupied	88%	87%	90%
Issaquah	3,170	4,840	12,841
Owner-occupied	48%	59%	66%
Kenmore	3,519	7,307	7,984
Owner-occupied	67%	72%	74%
Kirkland (incl annexations)	n/a	n/a	36,074
Owner-occupied			64%
Kirkland (before annex.)	17,211	20,736	22,445
Owner-occupied	55%	57%	57%
Inglewood-Finn Hill CDP	10,074	8,306	8,751
Owner-occupied	76%	77%	76%
Kingsgate CDP	4,729	4,314	4,878
Owner-occupied	74%	77%	77%

	Occupied Housing Units		
	1990	2000	2010
Medina	1,129	1,111	1,061
Owner-occupied	91%	92%	89%
Mercer Island	8,007	8,437	9,109
Owner-occupied	79%	80%	72%
Newcastle	n/a	3,028	4,021
Owner-occupied	n/a	76%	74%
Redmond	14,153	19,102	22,550
Owner-occupied	58%	55%	54%
Sammamish	n/a	11,131	15,154
Owner-occupied	n/a	90%	88%
Woodinville*	7,479	3,512	4,478
Owner-occupied	82%	73%	65%
Yarrow Point	371	379	374
Owner-occupied	90%	94%	93%
EKC cities (incl annexations)	97,083	138,682	178,790
Owner-occupied	63%	66%	65%
Seattle	236,702	258,499	283,510
Owner-occupied	49%	48%	48%
King County	615,792	710,916	789,232
Owner-occupied	63%	60%	59%
Washington State	1,872,431	2,271,398	2,620,076
Owner-occupied	63%	65%	64%

*Woodinville figures for 1990 comprise an area called the "Woodinville Census-Defined Place" (CDP), before the city of Woodinville incorporated. The CDP was larger than the incorporated city; hence, the 1990 figures are usually larger than the 2000 figures.

Exhibit L-5: Homeownership

1980, 1990, 2000, 2010 U.S. Census



H.65

Exhibit M-1: Affordable Housing Stock, 2010

2010 CHAS 5-Year Estimates*

	Occupied Housing Units	<30% AMI (all rental)	31 - 50% AMI (combo)	All Units under 50% AMI (combo)	51 - 80% AMI (combo)	81 - 100% AMI (combo)	Over 100% AMI (all owner)
Beaux Arts Village	136	0%	0%	0%	0%	10%	90%
Bellevue	49,965	2%	5%	7%	20%	19%	54%
Bothell	13,379	1%	10%	12%	21%	17%	50%
Clyde Hill	895	2%	0%	3%	1%	7%	89%
Hunts Point	166	7%	5%	12%	2%	2%	83%
Issaquah	11,889	3%	3%	6%	15%	24%	56%
Kenmore	7,853	3%	10%	13%	15%	7%	65%
Kirkland (incl 2011 annexations)	36,165	2%	4%	7%	16%	19%	59%
Kirkland	21,983	2%	4%	7%	18%	23%	53%
Inglewood-Finn Hill CDP	8,860	1%	3%	4%	14%	11%	71%
Kingsgate CDP	5,322	4%	6%	10%	11%	17%	61%
Medina	1,041	3%	0%	3%	2%	10%	85%
Mercer Island	9,154	2%	2%	5%	6%	15%	74%
Newcastle	3,853	0%	2%	2%	15%	14%	69%
Redmond	22,329	2%	5%	7%	21%	26%	45%
Sammamish	14,160	0%	1%	2%	4%	8%	86%
Woodinville	4,314	2%	4%	5%	25%	13%	56%
Yarrow Point	333	0%	4%	4%	2%	2%	91%
EKC cities (incl 2011 annexations)	175,632	2%	5%	7%	17%	18%	59%
Seattle	275,929	6%	12%	18%	22%	14%	45%
King County	773,260	4%	11%	15%	20%	15%	50%
Washington state	2,549,365	4%	14%	18%	25%	16%	41%
United States	114,139,849	5%	22%	27%	30%	15%	29%

* “CHAS Data” are a special tabulation of estimates from the American Community Survey (ACS) produced by the U.S. Census Bureau for the U.S. Department of Housing and Urban Development (HUD). Originally created for local governments to use in their Consolidated Planning processes, HUD also uses some of these data in allocation formulas for distributing funds to local jurisdictions. This dataset represents the five-year averages of 2006-2010.

“Affordability” means the percentage of rented units having gross rents (contract rents plus utilities, adjusted for number of bedrooms) within the means of a household’s income at the given level of Area Median Income (AMI); or in the case of ownership housing, the percentage of units having value (estimated by the owner and adjusted for number of bedrooms) within the means of a household’s income at the given level of AMI.

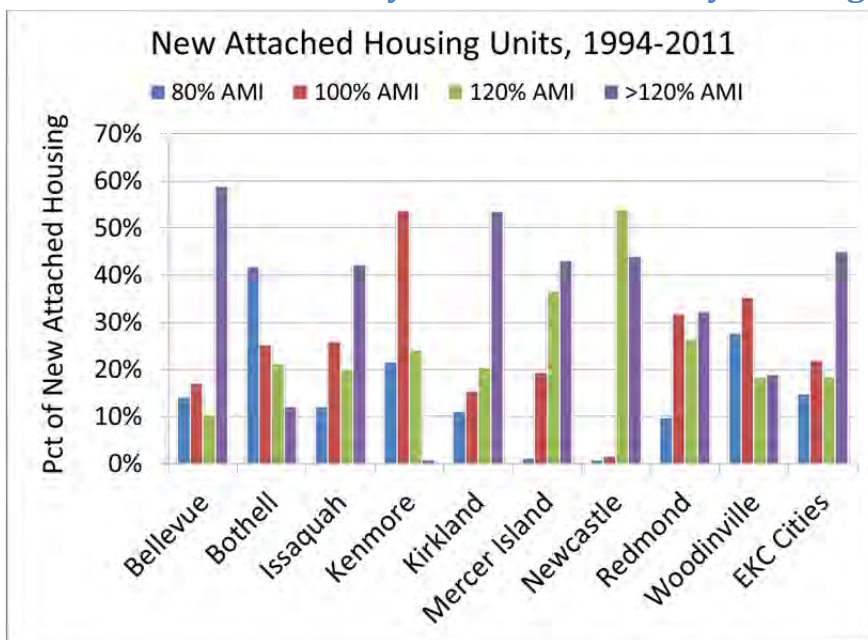
Exhibit M-2: Affordable Housing Stock by Tenure, 2010

2010 CHAS 5-Year Estimates

	Owner-occupied					Renter-occupied				
	Total	Less than 50% AMI	50% to 80% AMI	80% to 100% AMI	Greater than 100% AMI	Total	Less than 30% AMI	30% to 50% AMI	50% to 80% AMI	Greater than 80% AMI
Beaux Arts Village	122	0%	0%	0%	100%	14	0%	0%	0%	100%
Bellevue	29,145	2%	1%	5%	92%	20,820	6%	8%	47%	39%
Bothell	8,740	8%	5%	10%	77%	4,639	4%	14%	52%	31%
Clyde Hill	820	0%	1%	1%	98%	75	27%	0%	0%	73%
Hunts Point	146	5%	0%	0%	95%	20	60%	0%	20%	20%
Issaquah	7,630	1%	2%	10%	87%	4,259	9%	5%	39%	48%
Kenmore	5,769	5%	2%	4%	88%	2,084	11%	24%	52%	14%
Kirkland (incl 2011 annexations)	24,157	2%	2%	8%	88%	12,008	7%	9%	43%	41%
Kirkland	13,144	2%	1%	8%	89%	8,839	6%	8%	42%	44%
Inglewood-Finn Hill CDP	6,885	1%	2%	5%	91%	1,975	6%	7%	55%	31%
Kingsgate CDP	4,128	3%	4%	14%	79%	1,194	19%	17%	35%	29%
Medina	890	0%	0%	0%	99%	151	19%	0%	13%	68%
Mercer Island	7,030	1%	1%	1%	96%	2,124	11%	5%	23%	62%
Newcastle	2,873	1%	2%	4%	93%	980	1%	5%	52%	42%
Redmond	11,819	5%	2%	8%	86%	10,510	4%	5%	43%	47%
Sammamish	12,595	1%	0%	2%	97%	1,565	4%	2%	34%	61%
Woodinville	2,789	1%	4%	8%	87%	1,525	4%	10%	63%	23%
Yarrow Point	307	1%	0%	0%	99%	26	0%	38%	31%	31%
EKC cities (incl 2011 annexation:	114,832	3%	2%	6%	90%	60,800	6%	8%	45%	41%
Seattle	136,304	2%	1%	5%	92%	139,625	12%	22%	43%	24%
King County	466,690	4%	4%	9%	82%	306,570	10%	22%	45%	23%
Washington	1,660,550	8%	13%	16%	63%	888,815	11%	24%	48%	16%
United States	76,399,129	22%	22%	13%	43%	37,740,720	14%	23%	44%	19%

Exhibit N-1: Affordability of New Multi-family Housing

ARCH



H.67

Exhibit N-2: Affordability of New Multi-family Housing, 1994–2011

ARCH

	Total (1)	<50% of median	51% - 80% of median	81% - 100% of median	101% - 120% of median	>120% of median	Units surveyed
Bellevue	9,075	18	1,205	1,380	830	4,782	8,215
Pct of surveyed		0%	15%	17%	10%	58%	
Bothell	2,406	40	653	419	352	199	1,663
Pct of surveyed		2%	39%	25%	21%	12%	
Issaquah	3,453	0	251	556	451	877	2,135
Pct of surveyed		0%	12%	26%	21%	41%	
Kenmore	237	0	51	127	57	2	237
Pct of surveyed		0%	22%	54%	24%	1%	
Kirkland	3,215	43	238	436	550	1,254	2,521
Pct of surveyed		2%	9%	17%	22%	50%	
Mercer Island	1,314	0	10	188	406	454	1,058
Pct of surveyed		0%	1%	18%	38%	43%	
Newcastle	133	0	0	4	72	57	133
Pct of surveyed		0%	0%	3%	54%	43%	
Redmond	3,935	45	350	1,100	906	1,107	3,508
Pct of surveyed		1%	10%	31%	26%	32%	
Sammamish	705	0	0	0	0	0	0
Pct of surveyed		0%	0%	0%	0%	0%	
Woodinville	1,145	0	153	195	101	104	553
Pct of surveyed		0%	28%	35%	18%	19%	
Total	25,618	146	2,911	4,405	3,725	8,836	20,023
Pct of surveyed		1%	15%	22%	19%	44%	

(1) Includes surveyed housing and senior housing with services (e.g. nursing homes, assisted living, congregate care).

Other notes: Affordability based on survey of new attached housing by ARCH. Does not include special senior housing or housing receiving public financial support.

Survey affordability not available for all attached housing units.

Newcastle data begins in 1998. Clyde Hill, Kenmore, and Sammamish data begin in 2001.

Exhibit O: Housing Units in 2011 by Year Built

2011 ACS 5-Year Estimates

	1959 or earlier	1960 to 1979	1980 to 1999	2000 or later
Beaux Arts Village	65%	21%	4%	9%
Bellevue	14%	42%	33%	12%
Bothell	8%	33%	45%	14%
Clyde Hill	25%	47%	16%	12%
Hunts Point	37%	29%	27%	6%
Issaquah	5%	17%	39%	39%
Kenmore	17%	38%	30%	15%
Kirkland (incl annexations)	8%	42%	38%	11%
Kirkland (before annex.)	10%	33%	43%	14%
Inglewood-Finn Hill CDP	7%	55%	31%	8%
Kingsgate CDP	2%	63%	29%	6%
Medina	37%	35%	17%	11%
Mercer Island	26%	40%	19%	15%
Newcastle	3%	17%	51%	29%
Redmond	2%	33%	47%	17%
Sammamish	3%	16%	53%	27%
Woodinville	3%	19%	60%	18%
Yarrow Point	36%	35%	18%	11%
<i>EKC cities (incl annexations)</i>	10%	35%	39%	17%
Seattle	52%	19%	17%	12%
King County	29%	28%	29%	14%
Washington	25%	28%	32%	15%

Exhibit P-1: (1st Quarter) Home Sales Prices

Central Puget Sound Real Estate Research Committee

	2000		2005		2010		Change, 2000 - 2010		2013		Change, 2010-2013	
	All	All	All	All	All	All	Total	Attached	Detached	Attached	Detached	Total
Bellevue-Point Cities	\$317,608	\$500,932	\$621,682	96%	\$487,364	\$785,236	\$653,573	28%	1%	5%		
Bothell	\$231,690	\$286,727	\$317,735	37%	\$168,771	\$501,610	\$412,395	-23%	27%	30%		
Issaquah	\$313,082	\$373,418	\$451,106	44%	\$252,101	\$564,348	\$472,559	-21%	5%	5%		
Kenmore	\$234,437	\$365,760	\$352,049	50%	\$185,575	\$415,114	\$357,729	-5%	7%	2%		
Kirkland	\$267,508	\$384,396	\$534,209	100%	\$296,844	\$592,742	\$499,526	-12%	-3%	-6%		
Medina	-	\$1,696,111	\$827,848	-	\$0	\$2,133,778	\$2,133,778	-	158%	158%		
Mercer Island	\$562,330	\$862,957	\$1,169,603	108%	\$298,869	\$1,137,728	\$1,060,591	16%	-17%	-9%		
Redmond	\$298,736	\$461,293	\$491,175	64%	\$296,485	\$602,280	\$521,204	4%	1%	6%		
Sammamish	-	\$519,429	\$612,589	-	\$370,739	\$696,497	\$643,956	27%	10%	5%		
Woodinville	\$356,281	\$332,675	\$495,417	39%	\$130,100	\$509,700	\$448,143	-9%	-	-10%		
EKC cities	\$300,230	\$434,752	\$515,362	72%	\$342,528	\$657,988	\$566,529	9%	10%	10%		
Seattle	\$266,182	\$390,210	\$435,989	64%	\$391,958	\$481,579	\$450,968	3%	3%	3%		
King County	\$253,241	\$373,322	\$406,300	60%	\$312,254	\$492,155	\$449,597	-17%	14%	11%		

Exhibit P-2: Rent Prices and Vacancy Rates

Dupre+Scott Apartment Advisors

Market Area		1990	2000	2005	2010	2013	Pct Change	
							2000 - 2010	2010- 2013
Bellevue- East	Avg Rent	\$535	\$845	\$806	\$1,039	\$1,217	23.0%	17.1%
	Vacancy	3.0%	3.6%	5.7%	3.2%	2.3%		
Bellevue- West	Avg Rent	\$640	\$1,114	\$1,040	\$1,416	\$1,685	27.1%	19.0%
	Vacancy	2.8%	4.3%	5.1%	3.2%	3.1%		
Bothell	Avg Rent	\$532	\$826	\$824	\$976	\$1,094	18.2%	12.1%
	Vacancy	3.4%	3.1%	6.8%	3.6%	5.0%		
Factoria	Avg Rent	\$595	\$948	\$973	\$1,136	\$1,311	19.8%	15.4%
	Vacancy	3.2%	4.0%	7.2%	5.3%	4.0%		
Issaquah	Avg Rent	\$635	\$1,141	\$1,079	\$1,253	\$1,387	9.8%	10.7%
	Vacancy	5.6%	5.6%	10.0%	4.1%	3.0%		
Juanita	Avg Rent	\$571	\$934	\$895	\$1,084	\$1,209	16.1%	11.5%
	Vacancy	3.2%	4.3%	6.3%	5.5%	3.2%		
Kirkland	Avg Rent	\$624	\$1,122	\$1,306	\$1,403	\$1,514	25.0%	7.9%
	Vacancy	5.2%	6.3%	5.9%	6.0%	4.3%		
Mercer Island	Avg Rent	\$539	\$941	\$1,102	\$1,443	\$1,597	53.3%	10.7%
	Vacancy	0.8%	2.4%	6.2%	4.5%	5.7%		
Redmond	Avg Rent	\$589	\$1,010	\$989	\$1,207	\$1,361	19.5%	12.8%
	Vacancy	5.2%	4.1%	5.1%	4.4%	3.8%		
Woodinville-TL	Avg Rent	\$546	\$866	\$778	\$1,040	\$1,171	20.1%	12.6%
	Vacancy	5.1%	4.5%	6.4%	3.8%	4.8%		
EKC cities	Avg Rent	n/a	n/a	\$953	\$1,192	\$1,362	n/a	14.3%
	Vacancy	n/a	n/a	6.3%	4.1%	3.8%		
King County	Avg Rent	\$501	\$792	\$845	\$1,033	\$1,173	30.4%	13.6%
	Vacancy	4.4%	3.7%	6.7%	4.9%	3.3%		
KC Median Income		\$41,500	\$65,800	\$77,900	\$85,600	\$86,700	30.1%	1.3%

H.71

Exhibit Q-1: New Accessory Dwelling Units (ADUs), 1994–2011

Puget Sound Regional Council

	TOTAL	ADUs per 1,000 SF Detached Homes
Beaux Arts	2	14.7
Bellevue	109	4.0
Bothell	2	0.3
Clyde Hill	3	3.1
Hunts Point	-	-
Issaquah	36	6.4
Kenmore	33	6.0
Kirkland	123	11.7
Medina	1	0.9
Mercer Island	218	30.8
Newcastle	26	9.5
Redmond	11	1.1
Sammamish	10	0.8
Woodinville	1	0.4
Yarrow Point	-	-
<i>EKC cities Total</i>	575	6.1

Exhibit Q-2: Adult Family Homes and Assisted Senior Housing, 2013

Washington Department of Social and Health Services

	Licensed Adult Family Homes		Licensed Nursing Homes		Licensed Assisted Living Facilities		Independent Living/ Other		Combined Beds per 1,000 Seniors
	Facilities	Beds	Facilities	Beds	Facilities	Beds	Facilities	Beds	
Bellevue	126	724	2	183	11	685	2	227	58.7
Bothell	76	438	1	99	5	349	1	120	122.6
Issaquah	16	89	3	293	4	267	1	133	115.8
Kenmore	21	117	-	-	2	106	-	-	43.3
Kirkland	60	333	1	190	6	397	-	-	82.9
Mercer Island	7	34	2	143	4	178	-	-	46.0
Newcastle	4	24	-	-	2	75	-	-	45.0
Redmond	25	139	2	200	7	502	2	2,472	328.0
Sammamish	11	63	-	-	-	-	-	-	8.3
Woodinville	10	59	2	12	4	75	1	91	92.6
Total	356	2,020	13	1,120	45	2,634	7	3,043	85.5

Exhibit Q-3: Subsidized Housing and Housing with Rent or Resale Covenants, 2010

ARCH

City	King County Housing Authority				ARCH Trust Fund	Privately- Owned (5)	City Incentives (6)	Total
	HUD (1)	Tax Credits (2)	Bonds (3)	Vouchers (4)				
Bellevue	387	396	913	978	850	242	223	3,989
Bothell	62	119		114	69	18	-	382
Issaquah	40			111	325	162	104	742
Kenmore	91				83	70	-	244
Kirkland	182			218	186	215	31	832
Mercer Island	-			5	59		-	64
Newcastle	-				12		-	12
Redmond	142			253	747	104	185	1,431
Sammamish	-			28	-		-	28
Woodinville	30			28	100		20	178
Total Units	934	515	913	1,735	2,431	811	563	7,902
Percent	12%	7%	12%	22%	31%	10%	7%	

1. Families living in HUD-funded units pay 30% of their incomes to the Housing Authority for rent.
2. Families pay rent set according to a percentage of area median income (usually 60% AMI, or less).
3. Families pay rent set according to a percentage of area median income (usually 80% AMI, or less).
4. Families rent apartments at Fair Market Value using 30% of their incomes, and pay the balance with vouchers.
5. Includes publicly funded prior to or outside ARCH and old privately owned HUD subsidized.
6. Incentives do not include ADUs because no covenant.

Exhibit Q-4: East King County Efforts toward 10-Year Plan to End Homelessness

Eastside Homeless Advisory Committee

	Existing in 2005	Dedicated Units or Beds	Leasing Existing Housing	In Develop- ment	Total Increase	Goal
Single Adults	30	21	100	23	144	820
Families	134	113	46	16	175	930
Youth and Young Adults	67	31	21	10	62	96
Total	231	165	167	49	381	1,846

H.73**Exhibit R-1: Housing and Employment Targets, 2006–2031**

King County

Jurisdiction	Housing Units	Employees
Beaux Arts Village	3	3
Bellevue	17,000	53,000
Bothell (King Co. part)	3,000	4,800
Clyde Hill	10	0
Hunts Point	1	0
Issaquah	5,750	20,000
Kenmore	3,500	3,000
Kirkland (incl 2011 annexations)	8,570	20,850
Medina	19	0
Mercer Island	2,000	1,000
Newcastle	1,200	735
Redmond	10,200	23,000
Sammamish	4,000	1,800
Woodinville	3,000	5,000
Yarrow Point	14	0
<i>EKC cities</i>	<i>58,267</i>	<i>133,188</i>
Uninc. East King Co.	3,750	850
<i>East King Co. total</i>	<i>62,017</i>	<i>134,038</i>
Seattle	86,000	146,700
King County	233,077	428,068

Exhibit R-2: Permit Activity and Housing Targets

King County and ARCH

Jurisdiction	1992-2012		1992-2011		2001-2022		2001-2011		2001-2022		2001-2011		2006-2031		2006-2011		2006-2031		2006-2011		2006-2031	
	Target*	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted
Beaux Arts	0	4	3	4	0.2	0	3	4	0.2	0	3	4	0.1	0	3	4	0.1	0	3	4	0.1	0
Bellevue	8,727	12,952	10,117	6,344	506	577	10,117	6,344	506	577	17,000	4,408	680	735	17,000	4,408	680	735	17,000	4,408	680	735
Bothell (KC Part)	1,951	2,580	1,751	891	88	81	1,751	891	88	81	3,000	548	120	91	3,000	548	120	91	3,000	548	120	91
Clyde Hill	12	45	21	81	1	7	21	81	1	7	10	7	0.4	1	10	7	0.4	1	10	7	0.4	1
Hunts Point	4	15	1	11	0.1	1	1	11	0.1	1	1	-3	0.0	-1	1	-3	0.0	-1	1	-3	0.0	-1
Issaquah	3,380	6,752	3,993	4,764	200	433	3,993	4,764	200	433	5,750	2,023	230	337	5,750	2,023	230	337	5,750	2,023	230	337
Kenmore	1,082	1,499	2,325	1,289	116	117	2,325	1,289	116	117	3,500	528	140	88	3,500	528	140	88	3,500	528	140	88
Kirkland	5,837	6,095	5,480	3,241	274	295	5,480	3,241	274	295	8,570	1,359	343	227	8,570	1,359	343	227	8,570	1,359	343	227
Medina	17	88	31	53	2	5	31	53	2	5	19	-4	1	-1	19	-4	1	-1	19	-4	1	-1
Mercer Island	1,122	1,611	1,437	1,258	72	114	1,437	1,258	72	114	2,000	430	80	72	2,000	430	80	72	2,000	430	80	72
Newcastle	833	1,292	863	808	43	73	863	808	43	73	1,200	231	48	39	1,200	231	48	39	1,200	231	48	39
Redmond	11,617	7,693	9,083	4,481	454	407	9,083	4,481	454	407	10,200	2,027	408	338	10,200	2,027	408	338	10,200	2,027	408	338
Sammamish	n/a	3,574	3,842	2,874	192	261	3,842	2,874	192	261	4,000	651	160	109	4,000	651	160	109	4,000	651	160	109
Woodinville	1,797	1,860	1,869	1,161	93	106	1,869	1,161	93	106	3,000	587	120	98	3,000	587	120	98	3,000	587	120	98
Yarrow Point	18	37	28	30	1	3	28	30	1	3	14	8	1	1	14	8	1	1	14	8	1	1
EKC Cities	36,395	46,097	40,844	27,290	2,042	2,481	40,844	27,290	2,042	2,481	58,267	12,800	2,331	2,133	58,267	12,800	2,331	2,133	58,267	12,800	2,331	2,133
Seattle	53,742	64,955	51,510	39,654	2,576	3,605	51,510	39,654	2,576	3,605	86,000	21,770	3,440	3,628	86,000	21,770	3,440	3,628	86,000	21,770	3,440	3,628
Uninc. King Co.	33,501	48,104	13,405	17,714	670	1,610	13,405	17,714	670	1,610	15,850	5,247	634	875	15,850	5,247	634	875	15,850	5,247	634	875
King County Total	197,184	204,747	152,332	109,951	7,617	9,996	152,332	109,951	7,617	9,996	233,077	50,769	9,323	8,462	233,077	50,769	9,323	8,462	233,077	50,769	9,323	8,462

* Per adopted local Comprehensive Plan (Note: midpoint used if capacity stated as a range).

Exhibit S-1: Affordable Housing Created, 1993-2012

ARCH

	Low Income (50% of Median Income)				Moderate Income (51% - 80% of Median Income)				Total Low and Moderate Income
	Direct Assistance	Land Use		Sub-total	Direct Assistance	Land Use		Sub-total	
		Incentives	Market			Incentives	Market		
Beaux Arts	0.1	0	0	0.1	0.0	2.0	0.0	2.0	2.1
Bellevue	939	0	8	947	543	413	1,139	2,095	3,043
Bothell	126	0	0	126	86	2	643	731	857
Clyde Hill	4.5	0	0	4.5	1.8	3.0	0	4.8	9.3
Hunts Point	0.5	0	0	0.5	0.1	0	0	0.1	0.5
Issaquah	187	4	0	191	30	196	251	477	668
Kenmore	88	0	0	88	78	31	51	160	248
Kirkland	330	3	43	376	172	155	199	526	902
Medina	3.4	0	0	3.4	0.5	1.0	0	1.5	4.9
Mercer Island	59	0	0	59	8	214	10	232	291
Newcastle	23	0	0	23	3	21	2	26	49
Redmond	276	3	0	279	405	240	334	979	1,258
Sammamish	6	0	0	6	1	6	0	7	13
Woodinville	61	0	0	61	1	32	153	186	247
Yarrow Point	0.7	0	0	0.7	0.1	0	0	0.1	1
EKC cities	2,104	10	51	2,165	1,330	1,316	2,782	5,428	7,593

Note: "Direct Assistance" shows city financial support, not necessarily location.

Exhibit S-2: New Affordable Housing Units, East King County

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Exhibit T: List of Sources

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