

Doug McIntyre

From: Paul Stickney <stick@seanet.com>
Sent: Friday, July 31, 2020 4:06 PM
To: EIS
Subject: EIS Scoping Comment. (Part 1 of 2)
Attachments: PC Emails 1, 2 3, 5 and 6 Oct 2016 Combo.pdf; PC Book Email 4.pdf

[CAUTION - EXTERNAL EMAIL]

Attached is an EIS Scoping Comment - Part 1 of 2.

EIS Scoping Team,

In this emails I am attaching two compilations:

- >PC Emails 1, 2, 3, 5 and 6
- >PC Email 4

These documents speak to alleviating housing imbalances in Sammamish. These were written in October of 2016 during the GHMG compliance remand on the Housing Element of the Sammamish Comprehensive plan.

Information here supports making [Enrich & Sustain](#) one of the alternatives the City incorporates into its non-project SEPA EIS.

Regards,

Paul Stickney
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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.


Email #4 - Sammamish **Housing Balance** Narrative and **Policy Documents** from the State, PSRC and King County

- Email (#4) Sent on October 24th 2016 - Overview of the 2-page Housing Narrative Document and the four policy documents from the State, PSRC and King County that describe why housing for all economic and demographic groups is important; needs analyses to determine deficient housing gaps; and why housing balance matters for those living and working within cities.
- Two page document - "Narrative - Housing Balance for Sammamish"
- Policy Remarks from Department of Commerce "NSP and GMA Housing Planning Guidebook"
- Policy Remarks from State of Washington - "Housing Needs Assessment"
- Policy Remarks from Puget Sound Regional Council (PSRC)
- Policy Remarks from King County Countywide Planning Policies and Appendix 4

Submitted to the City of Sammamish on October 24th, 2016 by Paul Stickney and Richard Birgh

Email ④ to PC
10-24-16



From: Paul Stickney stick@seanet.com 
Subject: Narrative on Housing Balance for Sammamish. 4 State and County Housing Policy Documents
Date: October 24, 2016 at 5:03 PM
To: Planning Commission PlanningCommission@sammamish.us
Cc: Melonie Anderson manderson@sammamish.us, Lita Hachey lhachey@sammamish.us, Lyman Howard lhoward@sammamish.us, Jessi Bon jbon@sammamish.us, Jeff Thomas JThomas@sammamish.us, Dick Birgh rbirgh@comcast.net

Hello Planning Commissioners,

It is our pleasure to send you the following information about Housing Balance in Sammamish.

The first document is a "Narrative" about Housing Balance, that compliments the "*Achieving*" housing compilation book you have, together with the two-page Housing Legacy & Stewardship and Balance / Growth documents in the jacket of the "*Achieving*" compilation book.

The other four pdf's are selected State and County policy pages that deal with a combination of topics ... primarily why housing for all economic and demographic groups is important, needs analyses information and gap studies to inform comp plan housing and land use policies, the Town Center Plan, and accompanying development regulations and zoning relative to attaining Housing Balance.

In particular, please look at the overarching goal, policy H-3, and the section on "Strategies to Meet Housing Needs" in the KCCPP's. Also "Appendix 4: Housing Technical Appendix" has a wealth of information. The KCCPP's cover BOTH Housing Affordability (all economic and demographic groups) and Affordable Housing (the 0-30% AMI, 30-50% AMI and 50-80% AMI income groupings). Appendix 4 calls out assessing all housing gaps, current and future.

It is our sincere hope that you recommend that the City Council take action to obtain all economic and demographic needs and wants studies in order to remedy, in an optimal way, housing deficiencies in Sammamish with changes to the Comp Plan and the Town Center Plan right now, other Centers in the future, and alter appropriate development regulations and zoning accordingly.

Best Regards

Paul Stickney and Richard Birgh.



Commerce Housing Policy Remarks.pdf



(4A) Narrative on
Housing Balance.

Narrative - Housing Balance for Sammamish

From the day Sammamish incorporated in 1999, the city has had significant housing deficiencies. The housing supply in 1999 was out of balance relative to economic and demographic needs and wants of those living and working in Sammamish in 1999. There was an oversupply of larger homes, and an undersupply of smaller and multi-family homes.

“How” and “Why” could this be? Because King County housing policy applied to a far larger area than just Sammamish, and appropriate amounts of smaller housing and multi-family housing existed elsewhere in the County, but did not in the area that became Sammamish.

The Growth Management Act (GMA) was adopted in 1990, about 10 years before Sammamish incorporated. The GMA calls for cities to meet the housing needs for all economic segments in their City. Puget Sound Regional Council (PSRC) and King County call for all cities to meet the housing needs for all economic and demographic groups from within each City.

It is important to understand that the vast majority of economic and demographic housing needs are looked at specifically from within a community only. This is not about trying to “manufacture” or “grow” housing needs beyond genuine existing needs. It is about being informed of Sammamish’s actual and authentic, internal economic and demographic housing needs and wants – **past, present, future and cycle-of-life** - and applying this information to our Comprehensive Plan housing and land use goals and policies, as well as the Town Center Plan, accompanying development regulations and zoning.

Complete objectivity (Housing Needs Analyses + Statistically Valid Surveys for Wants + Fully Informed Community Consensus) have never been made a part of planning or policies in the:

- 1999-2003 Planning Advisory Board - studies and deliberations.
- 2003 Comprehensive Plan
- 2005 Sub area planning (prequel to the Town Center)
- 2006 Housing Strategy Plan
- 2008 Town Center Plan
- 2011 Housing Strategy Plan
- 2013 Economic Development Strategic Plan
- 2015 Newly adopted Comprehensive Plan. (The old comp plan repealed)

The City has put a terrific amount of effort, long-term forward thinking and a progressive approach with an eye towards long-term stewardship to most topics addressed over the last 15 years, including Parks, Open Space, the Environment, Civic Buildings, and Budgets. Generally speaking, the City is very well run and managed.

Respectfully Submitted to the City of Sammamish by Paul Stickney and Richard Birgh

Narrative - Housing Balance for Sammamish

Sammamish is a residential bedroom community, yet when it comes to housing, the City has minimized ALL housing since the day it incorporated. Through environmental regulation and character based policies the total number of homes has been reduced in the thousands relative to how many homes that would have been allowed in 1999, based on the King County policies, codes, development regulations and zoning existing at the time.

Sammamish has a significant oversupply of larger homes throughout the City. It has been, and continues to be, appropriate to minimize the negative effects associated with suburban sprawl, and not to further promote the oversupply of this kind of housing citywide.

Sammamish has a significant undersupply of smaller and multi-family homes in our Centers. It has not been appropriate to minimize this kind of housing. It is appropriate to optimize smaller and multi-family housing to attain all the positive effects and benefits from an optimal amount of this kind of housing, balanced to economic and demographic needs and wants.

Right now is the time to alter housing policies from minimizing to optimizing for smaller and multifamily housing in our Centers. Then, quickly change appropriate Comprehensive Plan housing and land use goals and policies, the Town Center Plan, development regulations and zoning in the Town Center and other Centers.

Sammamish will thereby realize all the benefits derived from positive optimal increases of smaller and multi-family housing in the Town Center right now, and other Centers in the future. Achieving Housing Balance by actually remedying, in an optimized manner, Past and Present existing housing deficiencies of smaller and multi-family housing in the Town Center is long overdue and must happen immediately. Further, plan to optimally remedy projected housing deficiencies, beyond those Past and Present, in the other Centers in the Future.

We cannot allow another 8-10 years to pass without optimized increases of housing supply in the Town Center. If we do not fix this, we will have squandered our golden opportunity to have our Town Center “optimally sized” as opposed to the current plan, which is minimally sized, relative to past, present, future and cycle of life economic and demographic housing needs for those living and working within our community.

It is essential to remedy the shortages of smaller and multi-family housing in the Town Center at once, and in the other Centers in the future to attain Housing Balance in Sammamish and achieve the Sammamish vision statement of meeting “Housing Affordability through Balanced Sustainable Housing” and provide the Legacy and Stewardship of inclusive, equitable housing.

Respectfully Submitted to the City of Sammamish by Paul Stickney and Richard Birgh

418 Remarks on
Cinnace Guidebook

Page 1 of 188



Department of Commerce
Innovation is in our nature.

NSP and GMA Housing Planning Guidebook

Beyond NSP:
Lessons for Future Housing Plans



Commerce's Neighborhood Stabilization Program (NSP), which includes this guidebook, was made possible from a grant from the federal Department of Housing and Urban Development. (HUD)

PUBLICATION SUMMARY

Title:	NSP and GMA Housing Planning Guidebook Beyond NSP: Lessons for Future Housing Planning
Publication Number:	04
Month Year Updated:	March 2014
Online/Print Availability:	Yes / No
Short Description:	This guidebook presents strategies and techniques to draft the housing element of comprehensive land use plans. It includes guidance regarding neighborhood plans and planning for affordable housing.
Project Lead:	Ike Nwankwo
Author:	F.W. "Bill" Mandeville, AICP
Contributing Writers/Editors:	Leonard Bauer, AICP Anne Fritzel, AICP Genny Matteson Ike Nwankwo
Number of Pages	188
Key Words	Housing Planning, Housing Element, Affordable Housing, Neighborhood Planning, Consolidated Plan

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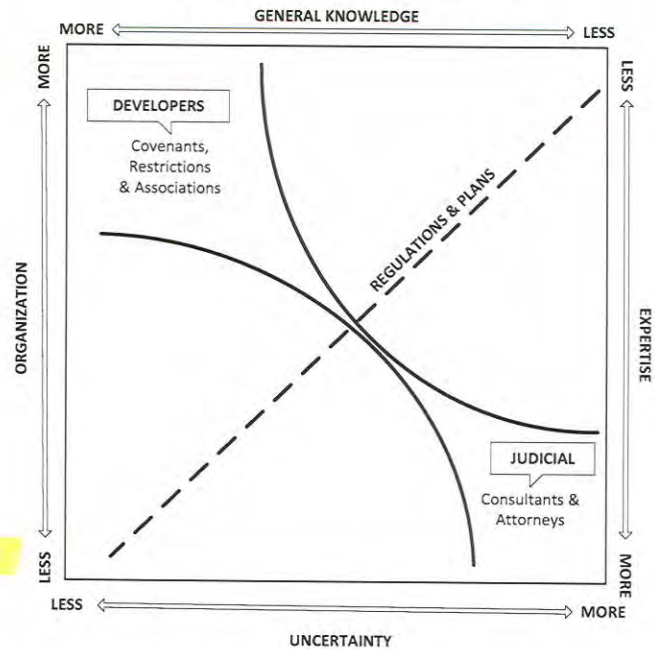
What Transaction Costs Buy¹⁸

Many contend removing regulations will reduce transaction costs and thereby stimulate development. They argue the costs of housing would depend more on just construction costs.

What this assumption ignores are the benefits associated with transaction costs. Sometimes transactions costs are high because the benefits they purchase are valuable too. These are benefits enjoyed and treasured by individuals, businesses and the community at large. For instance:

- Quality of Life has a cost
- Collaboration has a cost.
- Appreciation of land values has a cost.
- Stabilization of land values has a cost.
- Keeping housing affordable has a cost
- Controlling or influencing land values, or just what happens around the land, have a cost.

Figure 4-6
Transaction Costs Options



Source: Bill Mandeville, AICP, Washington Dept. of Commerce, Growth Management Services (based on Buitelaar's book -- *The Cost of Land Use Decisions*)

Transaction Cost Options

Government regulations are not the only way to purchase these benefits. Some of them (e.g., quality of life) are reflected in the price of housing. Some are assured through covenants and restrictions that are appurtenant to the land. Some are managed through neighborhood associations (e.g., stabilization and appreciation of land values). And some are assured through government permits (e.g., public participation).

¹⁸ *Observations on the Costs of Land Use Regulations and Growth Management: Critical Perspective on a Controversial UW Study*. American Planning Association - Washington Chapter, April 2008. <http://washington-apa.org/documents/WhitePaper20080826.pdf>.

Regulations Make A Difference

No doubt – regulations make a difference. They provide or protect a number of worthwhile benefits. At the same time, they also have a cost measured in time and money. Both these benefits and costs effect the price of housing and ability to revitalize our housing market.

Striking a balance requires cities and counties develop and recognize both public and private options regarding transactions costs. Therefore, when considering new regulations or looking at old regulations, local governments are encouraged to:

- Identify transaction costs – all of the transaction costs, both public and private.
- Develop and compare the alternatives – both public and private.
- Determine the price or cost of each alternative.
- Plug the cost of that alternative into the price of housing and consider the impacts on sellers, developers, buyers and renters.
- Pick the alternative that minimizes everybody’s transaction costs – both public and private agencies as well as sellers, developers, buyers and tenants.

TRY DIFFERENT APPROACHES

Over the past twenty years, a number of different approaches developed and evolved regarding affordable housing. Even the definition evolved. Affordable housing pertains to all income groups. It pertains to a community’s local economy in general. The American Planning Association offers the following definition of affordable housing.

A range of housing choices, for all income groups, that provides access to employment and vital services without creating an excessive financial burden on the household. Excessive financial burden is typically defined as costs more than 35 percent of a household’s gross income.

APA Smart Growth Legislative Guidelines

Planners face a daunting task when they ask – “How do or can we impact our local housing market? They use different metrics to identify different housing needs; for example:

- Housing-Transportation Affordability Index
- Jobs-to-Housing Balance
- Affordable Housing Index
- Special Needs Housing Inventory
- Workforce Housing Index
- Affordability Gap
- Excessive Housing Cost Ratio

Figure 4-10
Comprehensive Approach To Housing Planning
 (Continued)

PROSPEROUS HOUSING MARKET	AFFORDABLE PRICES
<p>Outcome: Positive Market Factors</p> <p>Input: Market Based Transaction Costs</p> <p>Input: Low Foreclosure / REO Rates</p> <p>Input: Connectivity to Infrastructure – particularly transportation</p> <p>Input: Flexible Development Regulations</p>	<p>Outcome: Housing Needs</p> <p>Input: Balance between Owners and Renters</p> <p>Input: Jobs to Housing Balance</p> <p>Input: Vacancy and Absorption Rates</p>
<p>Outcome: Good Quality Housing</p> <p>Input: Abate Public Nuisances,</p> <p>Input: Recover Blighted Structures and Abandoned Property</p> <p>Input: Promote home repairs and energy efficiency</p>	<p>Outcome: Housing Choices</p> <p>Input: Housing Choices for All Stages of Life</p> <p>Input: Housing Choices for All Income Groups</p> <p>Input: Special Needs Housing</p>
<p>Outcome: Available Financing</p> <p>Input: Homeownership Assistance</p> <p>Input: Match regulations to lending criteria</p> <p>Input: Market-Based Taxes and Utilities</p>	<p>Outcome: Housing Equity</p> <p>Input: Opportunities for educational and professional development</p> <p>Input: Protection against crime and unhealthy environments</p> <p>Input: Non-prejudicial treatment</p>

Source: Bill Mandeville, AICP, Washington Dept. of Commerce, Growth Management Services

housing choices. By creating a housing market with a variety of housing choices, homebuyers and tenants can avoid using subprime mortgages to purchase a home or the burden of excessively rental prices. It provides residents the margin necessary to weather changes in the economy.

Housing represents a major source of revenue for state and local governments along with school districts. Property taxes represent more than one-third of local government's \$2.7 billion general fund revenues. Fees for water, sewer and garbage collection represent nearly half of local government's \$6 billion public utility revenues. Expenditures of this magnitude create and support tens of thousands of jobs.

A well-drafted housing element that earns the support of residents and developers is one of the most effective tools toward effecting change and preserving the existing character and vitality of a community. The Central Puget Sound Growth Management Hearings Board noted its role when they wrote:

Growth is more than simply a quantitative increase in the numbers of people living in a community and the addition of "more of the same" to the built environment. Rather, it encompasses the related and important dynamic of change. Because the characteristics of our population have changed with regard to age, ethnicity, culture, economic, physical and mental circumstances, household size and makeup, the GMA requires that housing policies and residential land use regulations must follow suit. This transformation in our society must be reflected in the plans and implementing measures adopted to manage growth and change.²⁰ [Children's I, 95-3-0011, FDO, at 9.]

GETTING STARTED

Consistent, coordinated planning lays at the heart of the Growth Management Act. Towards this end, the housing element starts based on these premises.

GMA Requirements

The housing goal described in the Growth Management Act asserts three separate but equal subparts: 1) encouraging the availability of affordable housing to all segments of the population of this state, 2) promoting a variety of residential densities and housing types, and 3) encouraging the preservation of existing neighborhoods. ([LIHI II, 1223, FDO, at 8.]

GMA does not offer any specific format for housing elements. It merely requires they contain, at a minimum, the following features:

²⁰ Central Puget Sound Growth Management Hearings Board, Digest of Decisions: 1992-2009, page 220

- An inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth.
- A statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;
- Identification of sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities;
- Adequate provisions for existing and projected housing needs of all economic segments of the community.

Countywide Planning Policies²¹

Drafting a housing element requires collaboration between cities, counties and the state. It begins at the state level. Every ten years the [WASHINGTON STATE OFFICE OF FINANCIAL MANAGEMENT](#) (OFM) determines the percentage increase in population for each county. Their projections take into consideration three demographic components: births, age specific deaths and net migration. OFM prepares a range of possible population targets. Their population projections range from low, medium and high.

GMA recognizes counties as regional governments. It requires counties to develop countywide planning policies. These policies serve as a framework for counties and cities to use when they draft their comprehensive plans. These policies include population projections and the need for affordable housing.

County officials take OFM's population projections and select a 20-year GMA population target for each jurisdiction within their county. Local governments must assure that their planning policies and development regulations are consistent with their assigned population target.

These countywide planning policies are not a subset of comprehensive plans. They provide only a framework to city/county planning. Many counties and cities agree to more binding arrangement through inter-local agreements regarding city-county joint planning policies and development regulations.²²(Bothell, 07-3-0026c, FDO, at 29.)

²¹ See RCW 36.70A.210 and WAC 365-196-305 for GMA requirements and additional guidance.

²² Ibid, page 25

- **Housing Profile:** Pertains to information regarding the general characteristics of the people who live in the community's housing.
- **Housing Market Factors:** Pertains to information regarding some key economic features of a community's housing market.

Housing Inventory versus Housing Profile:²⁴

GMA asks that comprehensive plans include housing inventories in two of its mandatory elements -- the land use element and the housing element. In the land use element, GMA requires information about the general distribution and extent of land uses. The land use element must include population and building densities.

In the housing element, the housing inventory dives much deeper into housing numbers. The GMA requests that the housing element include an inventory to "identify sufficient land for housing, including government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities. (RCW 36.70A.070(2)(c)). It must also provide information pertaining to the adequate provision for existing and projected housing needs for all economic segments of the community. (RCW 36.70A.070(2)(d)).

Although the statute refers to one housing inventory, the data for this inventory essentially comes from two different sources. For this reason, this guidebook makes a distinction between the housing inventory and the housing profile. In smaller jurisdictions data from these two sources are combined into one table. However, in larger jurisdictions the details are too much for one table. In any case, the housing element needs to include much more information about housing than typically found in the land use element of comprehensive plans.

For the sake of consistency and to avoid confusion with the inventory required for the land use element; this guidebook uses the term – housing inventory – to refer to data to determine the existence of "sufficient land for housing". This type of data typically comes from information provided by county assessors. It tends to be the same information used to prepare the inventory in the land use element, with more detail regarding types of housing, housing values, among other housing specific data.

This guidebook uses the term – housing profile – to refer to data used to determine housing affordability. It focuses on proportions of income relative to housing costs. It also looks at the housing needs for low-income families, group homes and other special housing needs. Information presented in the housing profile typically derives using Census data.

The housing element needs to include both tables – either together or separately. In addition, it also needs to throw in some information regarding other market factors. The

²⁴ See WAC 365-196-050 for additional guidance.

Housing Profile

A “Housing Profile” presents demographic characteristics of a community’s housing stock. These characteristics include, naming just a few, topics such as tenure (homeowners versus renters), types of housing, length of residency and comparative income levels. This information helps develop plans and policies relevant to a community’s population.

Data from the U.S. Census Bureau can provide nearly all of the information necessary to prepare a housing profile. In fact, most of the data is available in one file – DP04: *Selected Housing Characteristics*. Figure 5-2 above presents an example of the summary data available in the Census profile for the City of Ritzville.

Figure 5-2
List of Available ACS Topics

<p>Basic (Population)</p> <ul style="list-style-type: none"> Age Sex Hispanic Origin Race Relationship 	<ul style="list-style-type: none"> Citizenship Status Disability Educational Attainment Fertility Grandparents as Caregivers Language Spoken at Home Marital History Marital Status Period of Military Service Place of Birth School Enrollment Residence 1 Year Ago Undergraduate Field of Degree Veteran Status VA Service Connected Disability Rating Year of Entry 	<ul style="list-style-type: none"> Condominium Fee Insurance Mobile Home Costs Mortgage Real Estate Taxes Rent Tenure Value of Property
<p>Economic (Population and Housing)</p> <ul style="list-style-type: none"> Class of Worker Food Stamps Benefit Health Insurance Coverage Income Vehicles Available Work Status Last Year Industry Journey to Work Occupation Place of Work Labor Force Status 	<p>Financial (Housing)</p> <ul style="list-style-type: none"> Business or Medical Office on Property Cost of Utilities 	<p>Physical (Housing)</p> <ul style="list-style-type: none"> Acreage Agricultural Sales Bedrooms House Heating Fuel Kitchen Facilities Plumbing Facilities Telephone Service Available Rooms Units in Structure Vehicles Available Year Moved Into Unit Year Structure Built
<p>Social (Population)</p> <ul style="list-style-type: none"> Ancestry 		

The main search engine for Census data is the “**AMERICAN COMMUNITY SURVEY**” (ACS). It is an ongoing statistical survey conducted by the Census Bureau. They are compiled every one to five years, depending on the size of the community. It compiles the data annually for large cities and once every five years for cities under 20,000 people. ACS replaces “American Fact Finder” along with the decennial Census “Long Form”. The SFT-3 and STF-4 files are no longer available.

- *More Information:*
 - [OFFICE OF FINANCIAL MANAGEMENT](#)
 - [OSPI K-12 DATA AND REPORTS](#)
 - [EXAMPLES OF HOUSING ELEMENTS WITH PROJECTIONS](#)
 - [CITY OF MARYSVILLE, SECTION 5-16: FUTURE NEEDS](#)
 - [CITY OF AUBURN, CHAPTER 4: HOUSING ELEMENT](#)
 - [CITY OF RICHLAND, CHAPTER: HOUSING ELEMENT](#)
 - [CITY OF VANCOUVER, CHAPTER 3: HOUSING](#)
 - [CITY OF TUMWATER, CHAPTER 6: HOUSING PLAN](#)

HOUSING NEEDS ASSESSMENT

This section of the Housing Element identifies the characteristics of existing housing. It focuses on analyzing that information. This analysis identifies the community's specific housing needs.

Communities use a number of techniques to analyze their housing statistics. These techniques serve as analytical tools. They test the data to see how it compares to norms. In some cases, an indicator may pop-up indicating a particular housing need or problem. These housing needs or problems become the subject or focus of the community's housing policies and development regulations.

The following are some analytical tools to consider using. Each of these tools could easily become the subject of a separate guidebook. This guidebook will provide just a snapshot of the tool. It will introduce the tool and briefly explain how it works. It will describe the "test results" the tool will generate. The end of each section provides links to "More Information." These links contain resources that explain the tool in detail.

Housing Affordability Indexes

Housing Affordability Indexes measure the difference between median household incomes and median housing prices. Affordable housing means households, within any income group throughout the region, can find housing with a sales price or rental amount that they can manage to pay. It refers to the availability of housing. The following are the common definitions of affordable housing.

- In the case of dwelling units for sale, housing that is affordable have mortgages, amortization, taxes, insurance and condominium or association fees, if any, that consume no more than thirty (30) percent of the owner's gross annual household income.

- 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.

option to purchase any structural improvements at a price determined by formula. These formulas typically are designed to keep the improvements affordable.

The federal Housing and Community Development Act of 1992 designated CLTs as Community Housing Development Organizations (CHDOs). This designation made them eligible for federal funding (e.g., HUD CDBG and HOME funds). Over the years, CLTs became an effective means to create and ensure permanent affordable housing.

Today many CLTs work in tandem with local governments to generate affordable housing. State and local governments provide CLTs operating support and financial assistance. CLTs play a major role in structuring first-time homebuyer programs. The CLT program makes the home more affordable because the homebuyer needs to finance only the improvements. Since the CLT maintains ownership of the land in perpetuity, the home remains affordable to future homebuyers as well.

- *More Information*
 - [NATIONAL COMMUNITY LAND TRUST NETWORK](#)
 - [THE NORTHWEST COMMUNITY LAND TRUST COALITION](#)
 - [KULSHAN COMMUNITY LAND TRUST IN BELLINGHAM](#)
 - [SW WASHINGTON COMMUNITY LAND TRUST](#)

SPECIFIC HOUSING ISSUES AND STRATEGIES

Jobs to Housing Balance

Jobs-To-Housing Balance often surfaces as a key policy issue – particularly by planners and policy makers stuck in traffic for great lengths of time. The ratio implies that by achieving parity between the number of jobs and the number of housing, a city can reduce car travel, expand housing choices and generally improve the quality of life. Achieving these objectives is undoubtedly worthwhile.

Rising fuel prices brings this ratio to the forefront much more often. An increase in the price of gasoline causes a corresponding decrease in the consumption of other commodities. The jobs-to-housing balance suggests the need to reduce vehicle miles traveled. Advocates of the jobs-to-housing balance contend decreasing the distance between jobs and housing will mitigate the impact of rising fuel costs.

COMMUNITIES OF OPPORTUNITY FRAMEWORK

- **Use Asset Mapping to Develop and Promote Affordable Housing Choices in Areas of High Opportunity:** A myriad of factors define an area as rich in opportunities. Education sits at the top of the list. Education for both young people and adults represents the most defining characteristic of opportunity. Other assets include long-term employment, commercial and retail services for all income groups, stable neighborhoods with a variety of affordable housing choices and an environment where people feel safe from crime and environmental hazards.
- **Emphasize Linkages To Opportunity:** Areas of high opportunity provide residents with a clear connection between opportunity-assets and places people live. Mobility in areas of high opportunity represents more than the ease to move from one spot to the next. It represents a means to social and vocational mobility as well.
- **Invest In The Fundamentals Of Opportunity:** The Communities of Opportunity Model combines housing and mobility strategies. This combination improves regional access to opportunity. It requires a comprehensive and robust investment in developing a regional opportunity landscape – particularly in areas of need. This investment entails assessing the educational, job training and affordable housing challenges in low opportunity areas and then directing investment and collaborative solutions to overcome those challenges.
- **Balance the Three “E”s - Social Equity, the Economy and the Environment:** Imbalances between these three “E”s impacts the health and vitality of the entire region. It creates marginalized communities. Lack of balance increase the cost in both wasted human capital and public investment. Success depends on a triple bottom line whereby all three “E”s show a positive return.

Rural Housing Policy Framework

Rural communities struggle and work on housing issues just like urban cities. However, the challenges they face, and subsequently the strategies they employ, differ quite a bit from those in urban areas.

Policy makers in rural communities work in areas that are geographically isolated. Long distances typically exist between towns and communities. They work in communities with smaller populations. Consequently, they have less human capital to pull from. For these reasons, housing policy-makers tend to work on a regional scale. Their approaches often appear rather innovative due to the many challenges they sometimes seem to tackle with a single housing development or housing initiative.

Land use plans and development regulations that limit or omit public transit is another barrier to affordable housing. Limited transit options increase dependence on the automobile to go essentially anywhere. As fuel prices increase, the housing-transportation affordability index for developments with no transit will significantly increase. These increases affect all income groups, particularly less affluent households.

Land use designations that reduce density likewise reduce the financial feasibility of public transit. The lack of transit has a disproportionate effect on people with disabilities. It restricts their access to services and it restricts their access to housing.

AFFORDABLE HOUSING AND THE GROWTH MANAGEMENT ACT

Housing affordability is an issue that affects everybody. As explained in an early section of this chapter, nearly everybody fits a definition of low income in some federally subsidized housing program. Furthermore, nearly everybody lives in poverty during some point in our lives.

Housing opportunities for people of all income groups is a key objective of the Growth Management Act (GMA). The GMA requires local governments make plans to provide several key elements to their constituents. Affordable housing is near the top of the list.

The policies and approaches to provide affordable housing strongly influence all the other elements. Planning for affordable housing is a key part to achieving GMA goals for transportation and economic development. Affordable housing determines the quality of life throughout Washington.

Historical Places and Historic Preservation

Neighborhood planning offers an excellent tool for historic preservation. Neighborhood plans can identify historical assets. The planning process and resulting plan encourages residents to preserve these assets. Washington State’s Department of Archaeology and Historic Preservation offers a “[CERTIFIED LOCAL GOVERNMENT PROGRAM](#)” (CLG). This program guides local governments through the process to meet federal and state standards for historic preservation. CLGs may apply for special grants and may offer special tax valuation to locally listed properties.

Urban and Community Forests

Many cities proudly display signs indicating they are a “Tree City USA.” Urban forest programs generate several benefits including increased property value, energy conservation, reduced noise levels and improved air quality. Neighborhood plans often serve as the first step toward organizing and recognizing this urban forest. These plans may include inventory of trees. It may include a list of significant or heritage trees – a tree or collection of trees valued for its unique characteristics that set it apart from other similar trees or serves as a neighborhood landmark. The Washington State Department of Natural Resources offers an “Urban and Community Forestry Program.” Their program includes on-line training along with other resources and technical assistance.

- *More Information*

- Department of Commerce, Evergreen Communities Act, [A GUIDE TO COMMUNITY AND URBAN FORESTRY PROGRAMING](#)
- Department of Natural Resources, [URBAN AND COMMUNITY FORESTRY PROGRAM](#)

NEIGHBORHOOD PLANS AND TRANSACTION COSTS

Neighborhood plans present a plan for a clearly delineated area. They give more detailed recommendations than offered by the comprehensive plan. In this way, neighborhood plans can decrease transaction costs by improving the predictability and reducing the complexity of development regulations in a particular area.

The staff costs to organize neighborhood stakeholders and draft neighborhood plans represents the main transaction costs for most cities and counties. Several cities reduce these costs by training residents to draft their neighborhood plans.

Neighborhood plans should focus more on quality of life, public safety and equity issues and less on land use issues, which are covered in the comprehensive plan. Empowering residents to help improve public safety and collaboratively work together to decrease public

④C Remarks on
State HHA



State of Washington **HOUSING NEEDS ASSESSMENT**

Executive Summary

January 2015

EXECUTIVE SUMMARY

This study is a snapshot of housing affordability in Washington

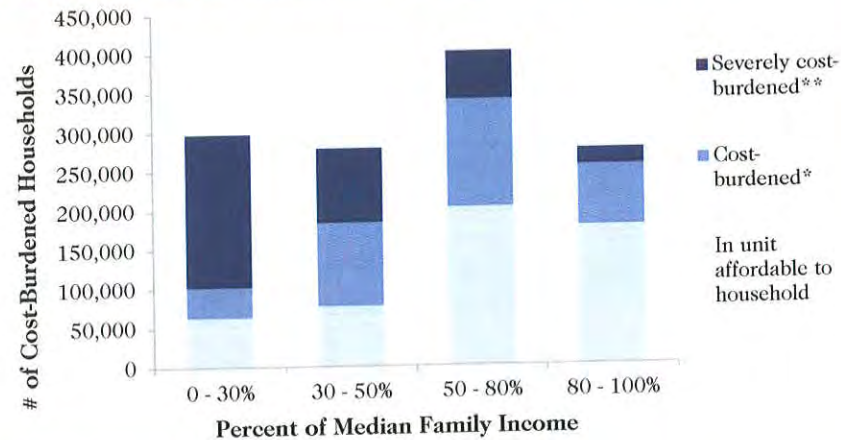
The *Housing Needs Assessment* was commissioned by the diverse, governor-appointed membership of the Washington State Affordable Housing Advisory Board to create an unbiased accounting of housing affordability in Washington. It is meant to serve as a foundation for current and future policy discussions. In future years this study can be replicated to understand trends and the effectiveness of policy decisions and investments.

Housing affordability is a problem in Washington State

Thirty-six percent (936,260) of Washington's households are cost-burdened. More than 390,000 households (15.2%) are severely cost-burdened. In fact, the proportion of the lowest-earning households (earning less than 30% of the state's median family income) that are severely cost-burdened is greater than those who can reasonably afford their housing.

Obviously, homelessness is another critical affordability problem one step beyond cost burden. While homelessness is not captured in cost-burden data, it is discussed in the *Housing Needs Assessment*.

Cost burden exists for all households earning below the median family income



AFFORDABLE:
when a household pays no more than 30% of its income for all housing costs

COST-BURDENED:
when a household pays more than 30% of its income for housing expenses

SEVERELY COST-BURDENED:
when a household pays more than 50% of its income for housing expenses

MEDIAN FAMILY INCOME:
adjusted for household size and published by HUD for states, counties and large urban areas

Households earning less than 50 percent of the median family income are very likely to be cost-burdened

% of Median Family Income	Total households	In affordable units	Cost-burdened*	Severely cost-burdened**	% Cost-burdened***
0 - 30%	297,775	63,905	38,635	195,235	78.54%
30 - 50%	278,455	77,325	106,750	94,380	72.23%
50 - 80%	400,845	202,490	137,605	60,750	49.48%
80 - 100%	275,350	177,130	77,770	20,450	35.67%
>100%	1,350,135	1,145,450	180,880	23,805	15.16%
Total	2,602,560	1,666,300	541,640	394,620	35.97%

* housing costs are 30% - 50% of household income | ** housing costs are >50% of household income | *** housing costs are >30% of household income



State of Washington
HOUSING NEEDS ASSESSMENT

January 2015

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METHODOLOGIES

Affordable Housing Gap Analysis Methodology

The affordable housing gap analysis determines whether the supply of housing units priced affordably for different income levels is sufficient for the number of households with incomes at those levels. It considers only units that are both affordable and available to the target households.

Data

Data for the affordable housing gap analysis came primarily from the Public Use Microdata Sample (PUMS), a subset of the US Census Bureau's American Community Survey (ACS). The PUMS files are a set of non-tabulated (non-aggregated) records that provide details on actual individual survey responses. Each observation is either for one person or one household, with slight differences in the data provided between the two.

The affordable housing gap analysis uses the 2008-2012 ACS 5-year PUMS at the household level, meaning that observations came from surveys administered to households during these five years.

The geographic unit for PUMS data is the Public Use Microdata Areas (PUMA), an area designed to contain approximately 100,000 individuals or housing units in order to protect the confidentiality of the survey. These PUMAs were redrawn in 2011 based on data from the 2010 decennial Census. As a result, the geographic boundaries of the PUMAs changed during the 2008-2012 sampling period.

Data in the PUMS is coded using a PUMS Data Dictionary. Key variables necessary for the affordable housing gap analysis are:

- » **PUMA00:** Public use microdata area code (PUMA) based on 2000 Census definition for data years prior to 2012
- » **PUMA10:** Public use microdata area code (PUMA) based on 2010 Census definition for data year 2012
- » **NP:** Number of person records following this housing record (i.e. number of people in household)
- » **BDSP:** Number of bedrooms
- » **RNTP:** Monthly rent
- » **TEN:** Tenure
- » **VACS:** Vacancy status
- » **VALP:** Property value
- » **GRNTP:** Gross rent (monthly amount)
- » **HINCP:** Household income (past 12 months)

The affordability calculations also utilized HUD Area Median Family Income (MFI) to determine the income thresholds for which a certain housing price would be deemed "affordable." This is the median income for a four-person household calculated by HUD for each jurisdiction in order to determine Fair Market Rents (FMRs) and income limits for HUD programs.

Data on MFI is available at the county and urbanized region levels from HUD. Because the MFI values are county-wide or multi-county and PUMA geographies do not always follow county boundaries, the MFI values were interpolated into PUMA geographies using a cross-walk technique discussed later in this section. This allowed for the affordability gap calculation to be completed using PUMA household data but county-wide MFI values.

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.

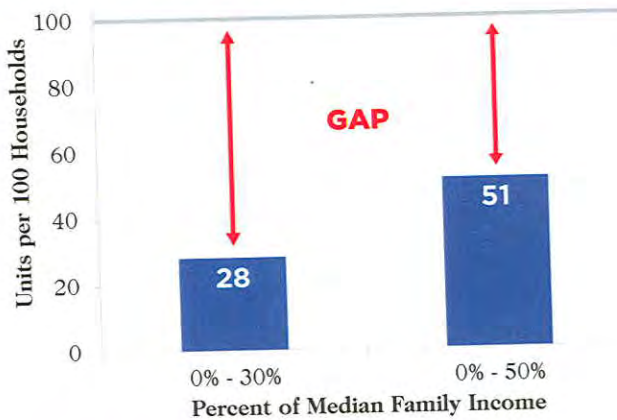
WASHINGTON STATE



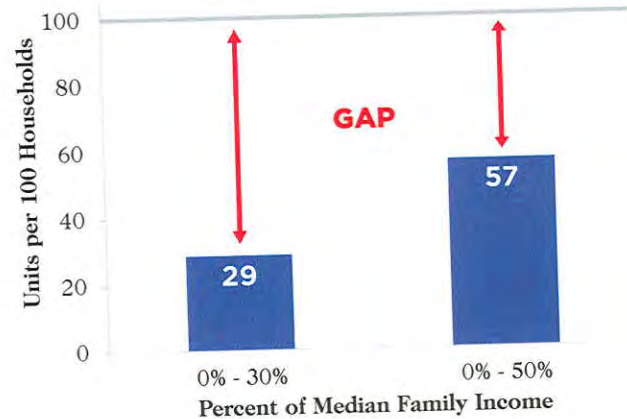
- Population: 6,738,714
- Area: 67,578 miles²
- Households: 2,619,995
- Median Family Income: \$72,900
- Low-income Renter Households: 559,670
- Subsidized Housing Units: 134,393

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms Fair Market Rent: \$1,337
1 person / 1 bedroom Fair Market Rent: \$770



■ required income



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

Maximum Affordable Home Value: \$287,812



■ % of owner-occupied homes that are affordable

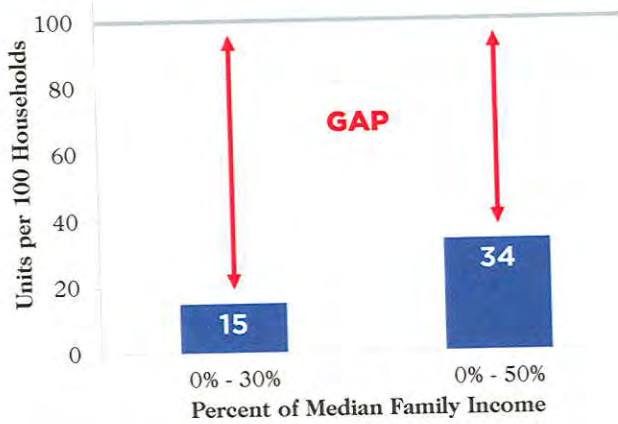
KING COUNTY



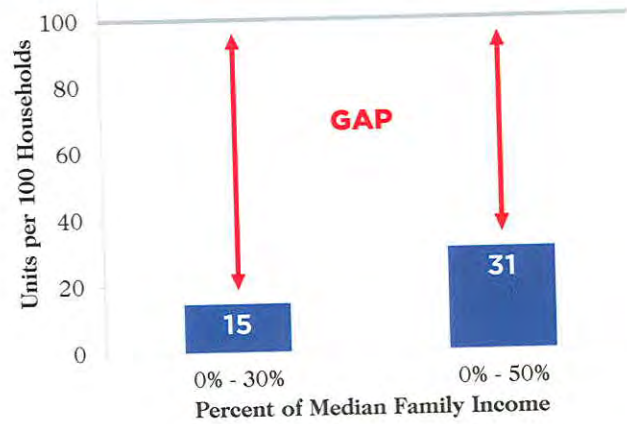
- Population: 1,940,777
- Area: 2,187 miles²
- Households: 796,555
- Median Family Income: \$88,000
- Low-income Renter Households: 179,695
- Subsidized Housing Units: 57,259

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms

Fair Market Rent: \$1,551



■ required income

1 person / 1 bedroom

Fair Market Rent: \$912



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

Maximum Affordable Home Value: \$349,312



■ % of owner-occupied homes that are affordable

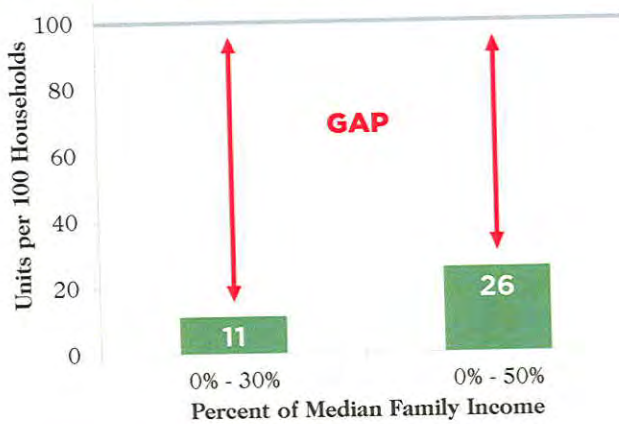
EAST KING COUNTY



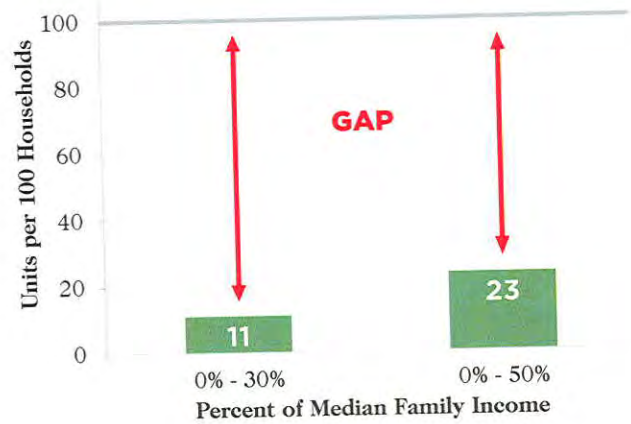
- Population: 444,682
- Area: 166 miles²
- Households: 179,630
- Median Family Income: \$88,000
- Low-income Renter Households: 23,191
- Subsidized Housing Units: 6,738

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms
Fair Market Rent: \$1,551

1 person / 1 bedroom
Fair Market Rent: \$912



■ required income



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

Maximum Affordable Home Value: \$349,312



■ % of owner-occupied homes that are affordable

④D Remarks on
DSCC Policies

Housing

Overarching Goal: The region will preserve, improve, and expand its housing stock to provide a range of affordable, healthy, and safe housing choices to every resident. The region will continue to promote fair and equal access to housing for all people.

Housing is a basic need for every individual. With the opportunities and challenges that come with growth and new development, the region must be attentive to how we address the housing needs of the region's population while protecting our environment, supporting our economy, and enhancing our communities. Our success depends on ensuring the availability of a variety of housing types and densities, as well as an adequate supply of housing affordable at all income levels, to meet the diverse needs of both current and future residents.

VISION 2040's housing policies respond to changing demographics and the need to diversify the region's housing supply. The policies address affordability, jobs-housing balance, focusing housing in centers, and innovations in housing.

The Growth Management Act calls for making affordable housing available to "all economic segments of the population," providing a variety of residential densities and housing types, and encouraging preservation of existing housing stock. Local governments are to plan for housing that meets the varied needs of their diverse communities and residents and to ensure they are providing sufficient zoned land capacity for housing to accommodate 20-year growth targets. To this end, a primary goal of the Act is to facilitate sufficient and appropriate housing production and supply.

A sustainable community is one that has a stable mix of residents and workers at different income levels, living and working right in the community. Affordability is a key element for ensuring sustainable housing. Sustainable homes rely on efficient building techniques that allow for the reuse and recycling of materials, or the use of new materials that come from sources that can be more rapidly renewed. As housing stocks increase to accommodate the region's growth, there are a number of steps that can be taken to improve the sustainability, efficiency, and comfort of our homes.

What the Region Can Do. The complexity of addressing the full range of housing needs and challenges requires a coordinated regional-local approach. Through VISION 2040 and its regional housing policies and actions, the Puget Sound Regional Council is in a position to work with its member jurisdictions on housing both today's and tomorrow's population, including our children, grandchildren, and new residents.

The Sustainable Home and Green Building

Conserving resources and reducing environmental impacts can literally begin at home. Efficient fixtures, appliances, and landscaping can help conserve water and energy. New systems and technology provide opportunities for the reuse of wastewater. Improved indoor air quality and increased daylight contribute to better health and comfort. More efficient sources of energy allow each household to decrease the amount of carbons entering the atmosphere and can save money as well.

Through the *Regional Growth Strategy*, the region has articulated a preferred pattern of urbanization that will help direct new housing development to the urban growth area and regionally designated growth centers. By prioritizing the investment of regionally managed funding to support housing, affordable housing, and infrastructure projects in regional growth centers, the Regional Council can help promote strategically located workforce housing and improved access to and between major employment centers.

To assist counties and cities, the Regional Council can serve as a forum for setting regional priorities and facilitating coordination among its member jurisdictions and housing interest groups. A key tool is the development of a regional housing strategy.

Through guidance and technical assistance, the Regional Council can encourage jurisdictions to adopt best housing practices and establish coordinated local housing

Local Housing Responsibilities Under the Growth Management Act

Local housing elements should ensure the vitality and character of established residential neighborhoods and include the following components: (1) an inventory and analysis of existing and projected housing needs, (2) goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, (3) identification of sufficient land for a range of housing types to match community needs, and (4) adequate provisions for the needs of all economic segments of the community. (RCW 36.70A.070)

Under the Act's buildable lands provisions, local governments must also determine whether there is sufficient zoned land to accommodate their county's 20-year population projection and the local growth target allocations adopted by counties and their cities. Reasonable measures must be taken to address any inconsistencies. (RCW 36.70A.215)

A Regional Coalition for Housing (ARCH)

This coalition — which includes King County and 15 Eastside cities — was organized to preserve and increase the supply of housing for low- and moderate-income households. ARCH supports a wide range of local organizations to produce housing that serves families, seniors, the homeless, and people with special needs.

Addressing Homelessness

In 2005, the Washington Legislature directed counties to develop ten-year homeless plans (RCW 43.185C). The minimum goal is to eliminate 50 percent of homelessness by 2015. All four counties in the central Puget Sound region now have ten-year plans. The counties must also conduct a count of homeless persons each year and provide annual reports. The legislation identifies proposed strategies in three areas: (1) prevention and reentry strategies, to keep individuals from slipping into homelessness, (2) short-term emergency responses, to move people rapidly from homelessness, and (3) affordable permanent housing services, to assist people in maintaining stable housing.

Universal Design

Universal design involves designing products and environments to be usable by all people to the greatest extent possible — regardless of special needs or age — without requiring adaptation or specialized design.

and affordable housing targets. Through the regional plan review process, the Regional Council can work with jurisdictions to develop effective local housing elements, strategies, and implementation plans. The Regional Council can also help to collect and monitor housing data, as well as track the implementation and outcomes of various housing efforts and report on the region's successes and challenges.

What Local Governments Can Do. Local governments play a critical role in housing, including its production. Local governments possess regulatory control over land use and development. They are key players, both individually and in cooperation with other housing interests, in stimulating various types of development activity. The Growth Management Act assigns them roles in setting targets, as well as in analyzing *buildable lands* — that is, assessing where new development or redevelopment can be accommodated.

There are numerous tools and strategies available to local governments to encourage housing diversity and promote affordable housing. While one size does not fit all, many of these tools can be applied in a manner that is tailored to and respectful of local market conditions, community characteristics, and the vision for growth embodied in local comprehensive plans.

Changing Demographics. The characteristics of the region's households have been changing over time and will continue to do so. The size of the average household has been decreasing. Fewer people are living in family households with two parents and children. More households are comprised of singles, couples without children, or single-parent families. Many households have two or more workers. The region's population is becoming far more racially and ethnically diverse. And as the population ages and new generations enter the housing market, there will be demands and preferences for new and different types of housing. Changes in the region's housing market may range from the desire of some households for smaller, lower-maintenance homes to ownership of second homes.

Changing circumstances require diversifying the region's housing stock. Local jurisdictions should develop more mechanisms to allow for a wider array of housing types — especially more affordable housing opportunities — and encourage the use of emerging best practices in the areas of green building and universal design.

It is also important to provide homeowners and renters with more complete information on the true costs of housing — that is, costs beyond mortgage and rent payments. Information on innovative private sector programs can also help individuals and families identify affordable housing opportunities. One example is a location efficient mortgage, which adjusts the amount that can be borrowed based on proximity of the home to transit. The rationale behind this program is that if a household has the ability to use transit regularly, it may eliminate the need to own one or more automobiles. Not having additional car payments and related maintenance costs provides more buying power for that household, making mortgages more affordable.

VISION 2040 encourages local jurisdictions to adopt available best housing practices and innovative techniques to advance the provision of affordable, healthy, and safe housing for all the region's residents.

HOUSING POLICIES

Housing diversity and affordability:

MPP-H-1: Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.

MPP-H-2: Achieve and sustain — through preservation, rehabilitation, and new development — 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.

MPP-H-3: Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals.

Jobs-housing balance:

MPP-H-4: Develop and provide a range of housing choices for workers at all income levels throughout the region in a manner that promotes accessibility to jobs and provides opportunities to live in proximity to work.

Centers housing:

MPP-H-5: Expand the supply and range of housing, including affordable units, in centers throughout the region.

MPP-H-6: Recognize and give regional funding priority to transportation facilities, infrastructure, and services that explicitly advance the development of housing in designated regional growth centers. Give additional priority to projects and services that advance affordable housing.

Best housing practices:

MPP-H-7: Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.

MPP-H-8: Encourage the use of innovative techniques to provide a broader range of housing types for all income levels and housing needs.

MPP-H-9: Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the provision of affordable and special needs housing.



④E Remarks on
KC Policies

2012 King County Countywide Planning Policies

November, 2012

Amended December 3, 2012

HOUSING

The Countywide Planning Policies provide a framework for all jurisdictions to plan for and promote a range of affordable, accessible, and healthy housing choices for current and future residents. Within King County, there is an unmet need for housing that is affordable for households earning less than 80 percent of area median income (AMI). Households within this category include low-wage workers in services and other industries; persons on fixed incomes including many disabled and elderly residents; and homeless individuals and families. A high proportion of these households spend a greater percentage of their income on housing than is typically considered appropriate. This is especially true for low and very low income households earning 50 percent or less (low) and 30 percent or less (very-low) of area median income. The county and all cities share in the responsibility to increase the supply of housing that is affordable to these households.

While neither the county nor the cities can guarantee that a given number of units at a given price level will exist, be preserved, or be produced during the planning period, establishing the countywide need clarifies the scope of the effort for each jurisdiction. The type of policies and strategies that are appropriate for a jurisdiction to consider will vary and will be based on its analysis of housing. Some jurisdictions where the overall supply of affordable housing is significantly less than their proportional share of the countywide need may need to undertake a range of strategies addressing needs at multiple income levels, including strategies to create new affordable housing. Other jurisdictions that currently have housing stock that is already generally affordable may focus their efforts on preserving existing affordable housing through efforts such as maintenance and repair, and ensuring long-term affordability. It may also be appropriate to focus efforts on the needs of specific demographic segments of the population.

The policies below recognize the significant countywide need for affordable housing to focus on the strategies that can be taken both individually and in collaboration to meet the countywide need. These policies envision cities and the county following a four step process

1. Conduct an inventory and analysis of housing needs and conditions;
2. Implement policies and strategies to address unmet needs;
3. Measure results; and
4. Respond to measurement with reassessment and adjustment of strategies.

The provision of housing affordable to very-low income households, those earning less than 30% of AMI, is the most challenging problem and one faced by all communities in the county. Housing for these very-low income households cannot be met solely through the private market. Meeting this need will require interjurisdictional cooperation and support from public agencies, including the cities and the county.

Overarching Goal: The housing needs of all economic and demographic groups are met within all jurisdictions.

H-1 Address the countywide need for housing affordable to households with moderate, low and very-low incomes, including those with special needs. The countywide need for housing by percentage of Area Median Income (AMI) is:

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

H-2 Address the need for housing affordable to households at less than 30% AMI (very low income), recognizing that this is where the greatest need exists, and addressing this need will require funding, policies and collaborative actions by all jurisdictions working individually and collectively.

Housing Inventory and Needs Analysis

The Growth Management Act requires an inventory and analysis of existing and projected housing needs as part of each jurisdiction's comprehensive plan housing element. Assessing local housing needs provides jurisdictions with information about the local housing supply, the cost of housing, and the demographic and income levels of the community's households. This information on current and future housing conditions provides the basis for the development of effective housing policies and programs. While some cities may find that they meet the current need for housing for some populations groups, the inventory and needs analysis will help identify those income levels and demographic segments of the population where there is the greatest need. Further guidance on conducting a housing inventory and analysis is provided in Appendix 4.

H-3 Conduct an inventory and analysis of existing and projected housing needs of all economic and demographic segments of the population in each jurisdiction. The analysis and inventory shall include:

- a. Characteristics of the existing housing stock, including supply, affordability and diversity of housing types;
- b. Characteristics of populations, including projected growth and demographic change;
- c. The housing needs of very-low, low, and moderate-income households; and
- d. The housing needs of special needs populations.

Strategies to Meet Housing Needs

VISION 2040 encourages local jurisdictions to adopt best housing practices and innovative techniques to advance the provision of affordable, healthy, sustainable, and safe housing for all residents. Meeting the county's affordable housing needs will require actions by a wide range of private for profit, non-profit and government entities, including substantial resources from federal, state, and local levels. No single tool will be sufficient to meet the full range of needs in a given jurisdiction. The county and cities are encouraged to employ a range of housing tools to

ensure the countywide need is addressed and to respond to local conditions. Further detail on the range of strategies for promoting housing supply and affordability is contained in Appendix 4.

Jobs-housing balance, addressed in H-9, is a concept that advocates an appropriate match between the number of existing jobs and available housing supply within a geographic area. Improving balance means adding more housing to job-rich areas and more jobs to housing-rich areas.

H-4 Provide zoning capacity within each jurisdiction in the Urban Growth Area for a range of housing types and densities, sufficient to accommodate each jurisdiction's overall housing targets and, where applicable, housing growth targets in designated Urban Centers.

H-5 Adopt policies, strategies, actions and regulations at the local and countywide levels that promote housing supply, affordability, and diversity, including those that address a significant share of the countywide need for housing affordable to very-low, low, and moderate income households. These strategies should address the following:

- a. Overall supply and diversity of housing, including both rental and ownership;
- b. Housing suitable for a range of household types and sizes;
- c. Affordability to very-low, low, and moderate income households;
- d. Housing suitable and affordable for households with special needs;
- e. Universal design and sustainable development of housing; and
- f. Housing supply, including affordable housing and special needs housing, within Urban Centers and in other areas planned for concentrations of mixed land uses.

H-6 Preserve existing affordable housing units, where appropriate, including acquisition and rehabilitation of housing for long-term affordability.

H-7 Identify barriers to housing affordability and implement strategies to overcome them.

H-8 Tailor housing policies and strategies to local needs, conditions and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions.

H-9 Plan for 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. Encourage housing production at a level that improves the balance of housing to employment throughout the county.

H-10 Promote housing affordability in coordination with transit, bicycle, and pedestrian plans and investments and in proximity to transit hubs and corridors, such as through transit oriented development and planning for mixed uses in transit station areas.

H-11 Encourage the maintenance of existing housing stock in order to ensure that the condition and quality of the housing is safe and livable.

H-12 Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting active living and healthy eating and by reducing exposure to harmful environments.

H-13 Promote fair housing and plan for communities that include residents with a range of abilities, ages, races, incomes, and other diverse characteristics of the population of the county.

Regional Cooperation

Housing affordability is important to regional economic vitality and sustainability. Housing markets do not respect jurisdictional boundaries. For these reasons, multijurisdictional efforts for planning and adopting strategies to meet regional housing needs are an additional tool for identifying and meeting the housing needs of households with moderate, low, and very-low incomes. Collaborative efforts, supported by the work of Puget Sound Regional Council and other agencies, contribute to producing and preserving affordable housing and coordinating equitable, sustainable development in the county and region. Where individual cities lack sufficient resources, collective efforts to fund or provide technical assistance for affordable housing development and preservation, and for the creation of strategies and programs, can help to meet the housing needs identified in comprehensive plans. Cities with similar housing characteristics tend to be clustered geographically. Therefore, there are opportunities for efficiencies and greater impact through interjurisdictional cooperation. Such efforts are encouraged and can be a way to meet a jurisdiction's share of the countywide affordable housing need.

H-14 Work cooperatively among jurisdictions to provide mutual support in meeting countywide housing growth targets and affordable housing needs.

H-15 Collaborate in developing sub-regional and countywide housing resources and programs, including funding, to provide affordable housing for very-low, low-, and moderate-income households.

H-16 Work cooperatively with the Puget Sound Regional Council and other agencies to identify ways to expand technical assistance to local jurisdictions in developing, implementing and monitoring the success of strategies that promote affordable housing that meets changing demographic needs. Collaborate in developing and implementing a housing strategy for the four-county central Puget Sound region.

Measuring Results

Maintaining timely and relevant data on housing markets and residential development allows the county and cities to evaluate the effectiveness of their housing strategies and to make appropriate changes to those strategies when and where needed. In assessing efforts to meet their share of the countywide need for affordable housing, jurisdictions need to consider public actions taken to encourage development and preservation of housing affordable to households with very low-, low- and moderate-incomes, such as local funding, development code changes,

and creation of new programs, as well as market and other factors that are beyond local government control. Further detail on monitoring procedures is contained in Appendix 4.

H-17 Monitor housing supply, affordability, and diversity, including progress toward meeting a significant share of the countywide need for affordable housing for very-low, low, and moderate income households. Monitoring should encompass:

- a. Number and type of new housing units;
- b. Number of units lost to demolition, redevelopment, or conversion to non-residential use;
- c. Number of new units that are affordable to very-low, low-, and moderate-income households;
- d. Number of affordable units newly preserved and units acquired and rehabilitated with a regulatory agreement for long-term affordability for very-low, low-, and moderate-income households;
- e. Housing market trends including affordability of overall housing stock;
- f. Changes in zoned capacity for housing, including housing densities and types;
- g. The number and nature of fair housing complaints and violations; and
- h. Housing development and market trends in Urban Centers.

H-18 Review and amend, a minimum every five years, the countywide and local housing policies and strategies, especially where monitoring indicates that adopted strategies are not resulting in adequate affordable housing to meet the jurisdiction's share of the countywide need.

APPENDIX 4: HOUSING TECHNICAL APPENDIX

Affordable Housing Need

Each jurisdiction, as part of its Comprehensive Plan housing analysis, will need to address affordability and condition of existing housing supply as well as its responsibility to accommodate a significant share of the countywide need for affordable housing. In order for each jurisdiction to address its share of the countywide housing need for very-low, low and moderate income housing, a four step approach has been identified:

1. Conduct an inventory and analysis of housing needs and conditions;
2. Implement policies and strategies to address unmet needs;
3. Measure results; and
4. Respond to measurement with reassessment and adjustment of strategies.

The methodology for each jurisdiction to address countywide affordable housing need is summarized as follows:

Countywide need for Housing by Percentage of Area Median Income (AMI)

1. **Moderate Income Housing Need.** Census Bureau estimates¹ indicate that approximately 16 percent of households in King County have incomes between 50 and 80 percent of area median income; establishing the need for housing units affordable to these moderate income households at 16 percent of each jurisdiction's total housing supply.
2. **Low Income Housing Need.** Census Bureau estimates¹ indicate that approximately 12 percent of households in King County have incomes between 30 and 50 percent of area median income; establishing the need for housing units affordable to these low income households at 12 percent of each jurisdiction's total housing supply.
3. **Very-Low Income Housing Need.** Census Bureau estimates¹ indicate that approximately 10 percent of households in King County have incomes between 0 and 30 percent of area median income; establishing the need for housing units affordable to these very-low income households at 12 percent of each jurisdiction's total housing supply. This is where the greatest need exists, and should be a focus for all jurisdictions.

Housing Supply and Needs Analysis

Context: As set forth in policy H-3, each jurisdiction must include in its comprehensive plan an inventory of the existing housing stock and an analysis of both existing housing needs and housing needed to accommodate projected population growth over the planning period. This policy reinforces requirements of the Growth Management Act for local Housing Elements. The housing supply and needs analysis is referred to in this appendix as the housing analysis. As is noted in policy H-1, H-2, and H-3, the housing analysis must consider local as well as countywide housing needs because each jurisdiction has a responsibility to address a significant share of the countywide affordable housing need.

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.

A comprehensive housing needs analysis should address the following population, household, and community characteristics:

- Household sizes and types;
- Age distribution of population;
- Ethnic and racial diversity;
- Household income, including the following income groupings:
 - 30 percent of area median income or lower (very-low-income),
 - Above 30 percent to 50 percent of area median income (low-income)
 - Above 50 percent to 80 percent of area median income (moderate-income)
 - Above 80 percent to 100 percent of area median income (middle-income)
 - Above 100 percent to 120 percent of area median income (middle-income)
 - Above 120 percent of median income;
- Housing growth targets and countywide affordable housing need for very-low, low and moderate income households as stated in the Countywide Planning Policies;
- The number and proportion of households that are “cost-burdened.” Such households pay more than thirty percent of household income toward housing costs. “Severely-cost-burdened” households pay more than fifty percent of household income toward housing costs.
- Trends that may substantially impact housing need during the planning period. For example, the impact that a projected increase in senior population would have on demand for specialized senior housing, including housing affordable to low- and moderate-income seniors and retrofitted single family homes to enable seniors to age in place.
- Housing demand related to job growth, with consideration of current and future jobs-housing balance as well as the affordable housing needs of the local and subregional workforce.
- Housing needs, including for low- and moderate-income households, within designated Urban Centers and local centers.

Note on Adjusting for Household Size

As currently calculated, the affordable housing targets do not incorporate differences in household size. However, the reality is that differently-sized households have different housing needs (i.e., unit size, number of bedrooms) with different cost levels. A more accurate approach to setting and monitoring housing objectives would make adjustments to reflect current and projected household sizes and also unit sizes in new development. Accounting for household size in providing affordable units could better inform local policies and programs as well as future updates of the Countywide Planning Policies and affordable housing targets.

Implementation Strategies

As stated in policy H-5, local jurisdictions need to employ a range of strategies for promoting housing supply and housing affordability. The Puget Sound Regional Council’s Housing

Innovations Program Housing Toolkit¹ presents a range of strategies. The strategies are identified as being generally applicable to single family development, multifamily development, ownership housing, rental housing, market rate projects, and subsidized projects. Strategies marked as a “Featured Tool” are recommended as being highly effective tools for promoting affordable and diverse housing in the development markets for which they are identified.

Measuring Results

Success at meeting a community’s need for housing can only be determined by measuring results and evaluating changes to housing supply and need. Cities are encouraged to monitor basic information annually, as they may already do for permits and development activity.

Annual tracking of new units, demolitions, redevelopment, zoning changes, and population growth will make periodic assessments easier and more efficient. A limited amount of annual monitoring will also aid in providing timely information to decision makers.

Policy H-18 requires jurisdictions to review their housing policies and strategies at least every five years to ensure periodic reviews that are more thorough and that provide an opportunity to adapt to changing conditions and new information. This five-year review could be aligned with a jurisdiction’s five-year buildable lands reporting process.


¹ PSRC Housing Innovations Program Housing Toolkit <http://psrc.org/growth/hip/>

Emails #1, #2, #3, #5 and #6 on **Housing Balance** - Primary Focus;
Process & Steps; Holistic Components; *Suggested Alternative Remedies*

- Email (#1) sent on October 19th, 2016 - Primary focus is not on three lowest AMI categories at policy levels only. The primary focus is on meeting ALL economic and demographic needs Everywhere - the entire 2015 Comp Plan, the Town Center Plan, Development Regulations and Zoning. (Two pdf attachments).
- Email (#2) sent on October 19th, 2016 - The suggested process (A through Q) to attain complete objectivity and fully informed community consensus and proposed steps over four time periods. (Two pdf attachments)
- Email (#3) sent on October 21st, 2016 - Two documents given to the Planning Commission during public comment on 10.20.16. "Housing Balance Master Plan" and "ED Housing Needs Analyses".
- Email (#5) sent on October 25st, 2016 - Major Holistic Components of Housing Balance during the 2015 Comp Plan process are listed, plus an accompanying USB flash drive with 24 information packets - A to X.
- Email (#6) sent on October 26st, 2016 - *Seven Suggested Alternative Remedies* to both satisfy the GMHB order and for the Betterment of current and future Sammamish households. There are five very important pdf attachments to this email, referenced as Attachments A, B, C, D and E.

Submitted to the City of Sammamish on October 19th, 21st, 25th and 26th 2016 by Paul Stickney and Richard Birgh

Email ① to PC
10-19-16

From: Paul Stickney stick@seanet.com 
Subject: Primary Focus. II - Irreducible Indispensables. Remarks FDO
Date: October 19, 2016 at 2:11 PM
To: Planning Commission PlanningCommission@sammamish.us
Cc: Tammy Mueller tmueller@sammamish.us, Lita Hachey lhachey@sammamish.us, Melonie Anderson manderson@sammamish.us, Lyman Howard lhoward@sammamish.us, Jessi Bon jbon@sammamish.us, Jeff Thomas JThomas@sammamish.us

PS

Dear Planning Commissioners,

There are three areas of primary focus in the City's **Memorandum**:

- Meeting three economic AMI categories (0-30; 30-50; 50-80) in Sammamish.
- Meeting three economic AMI categories (0-30; 30-50; 50-80) regionally in King County.
- Specific numeric targets of these three lowest AMI categories, tied to the Growth Target.

There are four areas of primary focus in our position, which is to achieve **Housing Balance**:

- Analysis of ALL (over two dozen) economic and demographic needs categories in Sammamish.
- Recognizing that our unmet economic and demographic housing needs and wants (ED Needs) numbers are from two to four times, or more, greater in size than our Growth Target number.
- Changes to our Town Center Plan ASAP, to partially address *past and present* ED Needs.
- Undertaking the process to create a "Housing Balance Master Plan" for Sammamish.

Kindly review the attached two documents:

- "II" - Irreducible Indispensables. This two page document is factual, extremely concise and "to the point" on Housing Balance.
- Remaks FDO. This nine page document has pertinent information relative to the Growth Management Hearing Board's decision.

Based on what is appropriate in this matter, I am offering to answer your specific questions and/or have further one-on-one discussions by email, on the phone or in person.

Best Regards

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



Irreducible Indispensables

Pertaining to Housing Legacy and Stewardship for Sammamish

Sammamish is primarily a residential bedroom community. Relative to housing, our principal responsibilities are to be inclusive, equitable, balanced and sustainable.

This can be achieved by optimal additions to the amount of smaller housing in our centers, about three percent of the City's land area, without increasing traffic more than what is already planned for.

Optimized housing supply increases in the Town Center will provide
Housing Balance for:

- Planned or unplanned changes during one's cycle of life.
- Those, working in Sammamish that want to live here.
- Current residents' needs and wants/preferences.
- The ability to age in place.

Regional Growth Target (GT) housing numbers are ***distinctly different*** than Economic and Demographic housing needs and wants (ED) numbers.

In Sammamish, our deficient ED housing numbers are two to four, or more, times greater than our current GT number.

Housing Growth -- is Sammamish's negotiated share of growth that is allocated to King County by the Puget Sound Regional Council (PSRC). Every city in the four-county PSRC area is assigned a share of regional growth in the form of its Growth Target.

Housing Balance -- is the optimized point where housing supply meets the Economic and Demographic needs and wants during the ongoing Cycle of Life of those, living and working in Sammamish.

Meeting all economic housing needs has been a requirement of state law since 1990.

Meeting all Economic and Demographic housing needs has been in multi-county (PSRC) code since 2009 and in King County code since 2012.

Meeting housing needs and housing preferences is not only a requirement, but more important, it is the responsible thing to do to achieve Housing Affordability, Balanced Sustainable Housing and Equitable, Inclusive Housing in Sammamish now, and for decades and generations to come

Irreducible Indispensables

Pertaining to Housing Legacy and Stewardship for Sammamish

Sammamish has never factored in objective, fully informed Economic and Demographic housing needs and wants (ED) in the City's housing policies, development regulations and zoning. There is a significant ED housing deficiency in Sammamish, which is much larger in magnitude than the Growth Target (GT). The solution is to effect "*Sammamish Sized*" multi-family housing increases in the Town Center now, and in other Centers in the future.

Sammamish has consistently minimized all housing, both single-family and multi-family, since its incorporation. This may be appropriate for detached suburban single-family housing where there are significant surpluses and mostly negative impacts on the City. This is definitely not appropriate for smaller and multi-family housing where there are significant ED inadequacies. Remedy ED shortages through **optimized housing supply increases** to multi-family and smaller housing in our Centers, with the positive and long lasting benefits of Housing Legacy and Housing Stewardship for Sammamish.

Sammamish has remedied many shortcomings since becoming a city. **Now**, that strong environmental protections are in place, is the time to remedy a major, unmet deficiency in Sammamish - which is to optimize ED housing for long-term balance and sustainability.

Minimize "even more" growth to our already significant over supply of city-wide, single-family housing and limit **the negatives associated with suburban sprawl** - strains to infrastructure, minimal surplus tax revenue to the City and no other public benefits.

Optimize significant and long standing ED housing deficiencies, by "*Sammamish Sized*" increases to compact multifamily housing supply in our Town Center now, and other Centers in future, and enjoy **the immense positives that come from Housing Balance**.

Sammamish is primarily a residential bedroom community. Relative to housing, our principal responsibilities are to be inclusive, equitable, balanced and sustainable.

This can be achieved by optimal additions to the amount of smaller housing in our centers, about three percent of the City's land area, without increasing traffic more than what is already planned for.

Optimized housing supply increases in the Town Center will provide
Housing Balance for:

- Planned or unplanned changes during one's cycle of life.
- Those, working in Sammamish that want to live here.
- Current residents' needs and wants/preferences.
- The ability to age in place.

1 BEFORE THE GROWTH MANAGEMENT HEARINGS BOARD
2 CENTRAL PUGET SOUND REGION
3 STATE OF WASHINGTON
4

5 PAUL STICKNEY and RICHARD BIRGH,

6 Petitioners,
7

8 v.

9 CITY OF SAMMAMISH,
10

11 Respondent.
12

Case No. 15-3-0017

**ORDER NUNC PRO TUNC
CORRECTING FINAL DECISION AND
ORDER**

13
14 **I. SYNOPSIS**

15 Petitioners challenge City of Sammamish Ordinance No. O2015-396 relating to the
16 Comprehensive Plan Housing Element. After a Hearing on the Merits, the Board concluded:
17

- 18 • Ordinance O2015-396 fails to make adequate provisions for existing and
19 projected needs of all economic segments of the community, contrary to RCW
20 36.70A.070(2) and RCW 36.70A.020(4), and
21 • The challenged Housing Element is inconsistent with the Countywide Planning
22 Policies for King County because Ordinance O2015-396 failed to address the
23 City's "share" of countywide housing needs, contrary to RCW 36.70A.100 and
24 RCW 36.70A.210(1).
25

26 **II. PROCEDURAL BACKGROUND**

27 On December 15, 2016, Paul Stickney and Richard Birgh (Petitioners) filed a
28 petition for review. The petition was assigned Case No. 15-3-0017.
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30 A prehearing conference was held in person at the Sammamish City Hall on January
31 21, 2016. Petitioners Paul Stickney and Richard Birgh appeared as pro se. Subsequent to
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III. BOARD JURISDICTION

The Board finds the Petition for Review was timely filed, pursuant to RCW 36.70A.290(2). The Board finds the Petitioners have standing to appear before the Board, pursuant to RCW 36.70A.280(2)(b). The Board finds it has jurisdiction over the remaining subject matter of the petition pursuant to RCW 36.70A.280(1).

IV. BURDEN OF PROOF AND STANDARD OF REVIEW

Pursuant to RCW 36.70A.320(1), comprehensive plans and development regulations, and amendments to them, are presumed valid upon adoption. This presumption creates a high threshold for challengers as the burden is on the petitioners to demonstrate that any action taken by the City is not in compliance with the GMA.

The Board is charged with adjudicating GMA compliance and, when necessary, invalidating noncompliant plans and development regulations.¹ The scope of the Board's review is limited to determining whether a County has achieved compliance with the GMA only with respect to those issues presented in a timely petition for review.² The GMA directs that the Board, after full consideration of the petition, shall determine whether there is compliance with the requirements of the GMA. The Board shall find compliance unless it determines that the County's action is clearly erroneous in view of the entire record before the Board and in light of the goals and requirements of the GMA. RCW 36.70A.320(3). In order to find the County's action clearly erroneous, the Board must be "left with the firm and definite conviction that a mistake has been made." *Dep't of Ecology v. PUD 1, 121 Wn.2d 179, 201 (1993).*

¹ RCW 36.70A.280, RCW 36.70A.302.

² RCW 36.70A.290(1).

1 growth in East King County, and ongoing needs for affordable housing.²⁹ The 25-year
2 growth target for Sammamish is identified in Exhibit R-1 of the Housing Analysis at 4,000
3 housing units, and pursuant to the CPPs, certain percentages of the overall housing target
4 are specified to meet affordable housing targets.³⁰ The Housing Analysis concludes by
5 stating, "through 2009, Sammamish was ahead of the pace indicated to achieve its *overall*
6 housing target" and that more time is needed to see the effect of the City's strategies to
7 achieve its affordable housing goals.³¹

9 **Petitioners' Challenge and Board's Analysis**

11 **Identifying needs**

12 Petitioners assert that there is a housing affordability crisis in the City of
13 Sammamish³² and allege deficiencies in the Sammamish 2015 Comprehensive Plan
14 because the Housing Element does not include specific housing numbers for economic and
15 demographic needs to meet gaps that have arisen due to past and present housing policies.
16 Without this data, the City cannot begin to evaluate the adequacy of its policies in
17 addressing the deficiency of affordable housing options that threatens to persist and
18 increase into the future. The Board agrees.

20 The City argues that the GMA does not require the Housing Element to include the
21 level of specificity Petitioners would like to see as to very low-income, low-income, and
22 moderate-income categories in the community.³³ Thus Sammamish asserts that it satisfied
23 the GMA Housing Element requirements because its Housing Analysis included an
24 inventory and analysis of existing and projected housing needs, and also identifies the
25 number of *total* housing units needed to manage projected growth (4,640 units through
26

29 Tab 5 to Petitioners' Brief at 000278 – 000282, 000297 – 000299.

30 Tab 5 to Petitioners' Brief at 000290, 000337 – 000338.

31 Tab 5 to Petitioners' Brief at 000300. (Emphasis added)

32 Petitioners' Prehearing Brief (Mar. 28, 2016) at 24-25.

33 City Brief and Motion to Strike (Apr. 13, 2016) at 13-15.

1 The Housing Needs Analysis presented to the Sammamish Planning Commission in
2 October 2013 documents that *only 13 affordable housing units were created in the City of*
3 *Sammamish from 1993 to 2010*. Of those, six were affordable to low-income households
4 below 50% AMI and seven to moderate-income households from 50-80% AMI.³⁷ The
5 targets for Sammamish's regional share during the 20-year period were 38 and 27
6 respectively.
7

8 In 2011, the median household income in Sammamish was \$135,432. The income
9 distribution included 7% of Sammamish households in the "moderate income" category, 3%
10 in the "low income" category, and 3% in the "very-low income category."³⁸ Thirty-two percent
11 of Sammamish households were "cost-burdened," i.e., spending more than 30% of
12 household income on housing; and 9% of Sammamish households were "severely cost-
13 burdened," i.e., spending more than 50% of household income on housing.³⁹
14

15 According to the latest data from 2010, affordable housing stock by household
16 income category in Sammamish was respectively:

- 17 • Very Low Income: 0% of housing stock
- 18 • Low Income: 1% of housing stock
- 19 • Moderate Income: 4% of housing stock⁴⁰

20 On the record before us, 13% of households fall within the moderate to very low
21 income range but only 5% of housing stock is affordable for moderate or low income
22 households and none is affordable for very-low income households.
23

24 The City objects that Petitioners rely on conclusory statements and lay person
25 opinions.⁴¹ The Board notes petitioners may be laypersons but they have taken the time to
26 thoroughly review the City's numbers and make calculations based on data in the record as
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28
29 ³⁷ Ex. CD 4-1, ARCH Housing Needs Analysis Chart 11 (October 2013) p. I-20.

³⁸ Sammamish Comprehensive Plan, Background Information – Housing Analysis (Vol. 2, Jan. 2015) p. A-12.

³⁹ Sammamish Comprehensive Plan, Background Information – Housing Analysis (Vol. 2, Jan. 2015) pp. A-15, A-17.

⁴⁰ Sammamish Comprehensive Plan, Background Information – Housing Analysis (Vol. 2, Jan. 2015) p. A-29.

⁴¹ City Brief at 12, 15, 17.

1 set forth above. For example, the City disputes Petitioners' analysis of the gap between
2 affordable housing needs in the community and affordable housing supply, but offers no
3 alternative calculations.⁴² Merely characterizing Petitioners' statistics as personal opinions
4 does not refute them.⁴³ To the contrary, the Board finds that the record amply supports
5 Petitioners' gap analysis.
6

7 Land Capacity for Affordable Housing:

8 Under RCW 36.70A.070(2)(c), the City's Housing Element must also "identif[y]
9 sufficient land for housing, including ... housing for low-income families, ... [and] multi-family
10 housing"⁴⁴ WAC 365-196-410(2)(d)(i) further explains that:

11 The housing needs analysis ... should be used to designate sufficient land
12 capacity suitable for development in the land use element.⁴⁵
13

14 As to land for multi-family housing, Sammamish contends its plan allows multifamily
15 residential development throughout the city. In addition to the Town Center, "zoning
16 regulations permit townhomes and apartments in all zones, and also permit duplexes and
17 cottage housing in most residential zones."⁴⁶ However, the Board notes that 95% of the City
18 is zoned R-1 to R-8.⁴⁷ In those zones, *multi-family housing is allowed only in historic*
19 *buildings.*⁴⁸ The City apparently has two landmarked buildings and about two dozen others
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25 ⁴² City Brief at 20.

26 ⁴³ See McGee and Howell, *Washington's Way II: The Burden of Enforcing Growth Management in the Crucible*
27 *of the Court and Hearings Boards*, 33 Seattle U. L. Rev. 549, 555-556 (2008) (comparing the burden of
28 persuasion, which is always on the petitioner, and the burden of production, which "must shift at some point
such that the respondent must refute the evidence proffered by the petitioner.")

29 ⁴⁴ RCW 36.70A.070(2)(c).

30 ⁴⁵ The City asserts Petitioners rely on WAC guidelines which are merely advisory and not regulatory. City Brief
31 at 12. The City is correct that the guidelines are advisory for cities and counties. However, the Board is
32 required to consider the guidelines in determining its cases. RCW 36.70A.320(3).

⁴⁶ City Brief at 19; Tab 5 at 000299.

⁴⁷ Tab 194, Zoning Designations Map. PT-002374.

⁴⁸ City Brief at 10, fn. 8 (citing SMC 21A.20.030(B)(3)).

1 resources of households away from housing.⁵⁴ The City's Housing Element must "make
2 adequate provision" for existing and projected housing needs of this economic segment of
3 the community, and the Board finds that the City has failed to do so.⁵⁵

4 The Board has decided very few cases applying the housing element requirements of
5 GMA such that there is guidance in our jurisprudence. In *Futurewise v. City of Bothell*,⁵⁶ the
6 petitioners argued that Bothell had not provided sufficient land for low income housing.
7 Based on an analysis of the cost of land, Futurewise contended a zoned density of
8 15du/acre would be needed to make single-family detached housing affordable. However,
9 the Board found that Bothell had zoned enough land at that density to accommodate the 20-
10 year projected affordable housing needs and that other housing types might be part of the
11 planned accommodation. In contrast to the facts in *Futurewise*, Petitioners here have
12 identified facts that demonstrate the City failed to identify sufficient land for affordable
13 housing.

14
15
16 In sum, the Board is left with the firm and definite conviction that a mistake has been
17 made in adopting the City of Sammamish Housing Element. Petitioners have satisfied their
18 burden of proof and demonstrated that Sammamish Ordinance O2015-396 is clearly
19 erroneous in view of the entire record before the Board and in light of the goals and
20 requirements of the GMA.

21 Conclusion:

22 **The Board finds and concludes** that Ordinance O2015-396 violates RCW
23 36.70A.070(2) because the City of Sammamish failed to establish any numeric or
24 percentage goals for the City's "share" of countywide needs in the moderate, low, and very
25 low income housing categories and failed to make adequate provisions for existing and
26 projected needs of all economic segments of the community. Ordinance O2015-396 was not
27
28

29 ⁵⁴ Sammamish Comprehensive Plan, Background Information – Housing Analysis (Vol. 2, Jan. 2015) pp. I-24
30 & II-4.

31 ⁵⁵ RCW 36.70A.070(2)(d).

32 ⁵⁶ *Futurewise v. City of Bothell*, GMHB Case No. 07-3-0014, Final Decision and Order (August 2, 2007), p. 9-
10, *aff'd* *Futurewise v CPSGMHB*, 150 Wn. App. 1041 (2009)(unpublished).

1 community amenities, retail and office opportunities, residential choices, and environmental
2 functions and values.”⁵⁸ The Town Center Plan included this Policy H-1.1: “*Adopt*
3 *development regulations that allow for up to 2,000 dwelling units in the Town Center.*” The
4 2015 Housing Analysis refers to the Town Center Plan, in pertinent part as follows:

5 The City’s 2008 Town Center Plan calls for up to 2,000 dwelling units to
6 promote development of housing that may not otherwise be built in the
7 city, through a mixture of multi-family units in mixed-use and stand-alone
8 structures, townhouses, cottages, and detached single-family dwellings.
9 New code amendments allow more homes and a wider variety of housing
10 types in the Town Center. Moreover, these homes will have convenient
11 walking access to shopping, open space, and transit.⁵⁹

12 The record does not indicate whether the Town Center Plan was appealed or challenged
13 when it was adopted in 2008 by Ordinance No. O2008-232.

14 In the present case, Petitioners challenge Ordinance No. O2015-396 (passed Oct.
15 13, 2015) which adopted the 2015 Comprehensive Plan.⁶⁰ The text of Ordinance O2015-
16 396 makes no reference to the 2008 Town Center Plan. The 2015 Comprehensive Plan,
17 which is attached to Ordinance O2015-396, does refer to the 2008 Town Center Plan as a
18 previously adopted document. But the 2015 Comprehensive Plan does not appear to
19 include or incorporate the 2008 Town Center Plan.⁶¹ Since the Town Center Plan is not part
20 of the challenged Ordinance O2015-396, the Board cannot consider any of Petitioners’ legal
21 issues alleging GMA non-compliance as to the Town Center Plan. Those claims would have
22 to have been raised in 2008 when the Town Center Plan was adopted. RCW 36.70A.290(2).

23
24 Development regulations for the Town Center were enacted subsequent to the 2008
25 Town Center Plan adoption and are codified as Title 21B of the Sammamish Municipal
26 Code (“SMC”). Title 21B permits a maximum of 2000 dwelling units within the Town Center
27

28
29 ⁵⁸ Tab 63 of City Brief at 003088.5 – 003088.6.

30 ⁵⁹ Sammamish Comprehensive Plan, Background Information – Housing Analysis (Vol. 2, Jan. 2015) p. II-5.

31 ⁶⁰ Tab 6 to Petitioners’ Prehearing Brief.

32 ⁶¹ It is for the City to consider whether the Town Center Plan should be re-enacted or amended to address
GMA Housing Element requirements – the Town Center Plan is not part of the present appeal.

1 zones, and requires that not less than 10 percent of any residential development be
2 affordable housing units.⁶² Title 21B also includes additional affordable housing incentives
3 (SMC 21B.75.020) and a transfer of development rights program (SMC 21B.25.040) to allow
4 for variety and flexibility in residential development within the Town Center.⁶³ Since
5 challenged Ordinance O2015-396 did not adopt or amend any development regulations, the
6 Board cannot consider any of Petitioners' legal issues alleging GMA non-compliance as to
7 development regulations.
8

9 What is left for consideration by the Board are Petitioners' assertions of
10 Comprehensive Plan inconsistencies allegedly created by Ordinance O2015-396, internally
11 within the plan or externally as to Countywide Planning Policies.
12

13 **INTERNAL PLAN INCONSISTENCY (Issue 5)**

14 Petitioners allege the cap of 2000 units in the Town Center subarea plan is clearly
15 erroneous because it prevents the City from developing sufficient housing to address unmet
16 needs and is also based on inaccurate vehicle trip generation rates identified in the 2007
17 Town Center SEPA analysis.⁶⁴ Petitioners disagree with the 2000-unit cap adopted in 2008
18 but they have failed to point to any internal plan inconsistencies created by the challenged
19 2015 ordinance. But Petitioners are precluded from challenging the City's actions taken in
20 2007-2008. Regardless, the 2015 Housing Analysis is actually consistent with the 2000
21 dwelling unit limit called for in the 2008 Town Center Plan.⁶⁵
22

23 Petitioners have failed to satisfy their burden of proof under Issue 5 to show that
24 Ordinance O2015-396 created an internal Comprehensive Plan inconsistency. Accordingly,
25 **Issue 5 is dismissed.**
26
27
28
29

30 ⁶² Tab 5 of City Brief at 000299; see also SMC 21B.25.040, 21B.75.020(1).

31 ⁶³ Tab 5 of City Brief at 000299.

32 ⁶⁴ Petitioners' Prehearing Brief (Mar. 28, 2016) at 19-22.

⁶⁵ Sammamish Comprehensive Plan, Background Information – Housing Analysis (Vol. 2, Jan. 2015) p. II-5.

1 **INVALIDITY**

2 Petitioners asked the Board to find the City's Housing Element and Town Center
3 subarea plan invalid but Petitioners failed to adduce evidence showing that continued
4 validity of Ordinance O2015-396 would substantially interfere with the fulfillment of identified
5 GMA planning goals.⁶⁷ Accordingly, the Board denies the request for invalidity.
6

7 **VII. ORDER**

8 Based upon review of the Petition for Review, the briefs and exhibits submitted by the
9 parties, the GMA, prior Board orders and case law, having considered the arguments of the
10 parties, and having deliberated on the matter, the Board Orders:


- 11
- 12 • Sammamish Ordinance O2015-396 fails to make adequate provisions for existing
13 and projected needs of all economic segments of the community, contrary to
14 RCW 36.70A.070(2) and RCW 36.70A.020(4).
 - 15 • The challenged Housing Element is inconsistent with the Countywide Planning
16 Policies for King County because Ordinance O2015-396 failed to address the
17 City's "share" of countywide housing needs, contrary to RCW 36.70A.100 and
18 RCW 36.70A.210(1).
 - 19 • Legal issues 5 and 7 are dismissed.
 - 20 • Petitioners have satisfied their burden of proof and demonstrated that City of
21 Sammamish Ordinance O2015-396 relating to the Comprehensive Plan Housing
22 Element is clearly erroneous in view of the entire record before the Board and in
23 light of the goals and requirements of the GMA.
24
25

26
27 ⁶⁷ RCW 36.70A.302 states in pertinent part:

28 The board may determine that part or all of a comprehensive plan or development regulations are invalid if the board:

- 29 (a) Makes a finding of noncompliance and issues an order of remand under RCW 36.70A.300;
30 (b) Includes in the final order a determination, supported by findings of fact and conclusions of law, that the
31 continued validity of part or parts of the plan or regulation would substantially interfere with the fulfillment of the
32 goals of this chapter; and
(c) Specifies in the final order the particular part or parts of the plan or regulation that are determined to be
invalid, and the reasons for their invalidity.

Em: 12 hpc
10.19.16

From: Paul Stickney stick@seanet.com 
Subject: Process and Steps to Achieve Housing Balance - 2 pdf's attached
Date: October 19, 2016 at 5:00 PM
To: Planning Commission PlanningCommission@sammamish.us
Cc: Lyman Howard lhoward@sammamish.us, Jessi Bon jbon@sammamish.us, Jeff Thomas JThomas@sammamish.us, Tammy Mueller tmueller@sammamish.us, Melonie Anderson manderson@sammamish.us, Lita Hachey lhachey@sammamish.us

Esteemed Planning Commissioners,

Changing policies in the Housing Element (as suggested by City Staff and Consultants in the Memorandum) is one part of a much larger whole, and should be done near the end of the Housing Affordability P's and Q's process. (See item P on pdf attached)

One major topic to lay out is the different ways the terms "affordable" and "housing" are used together.

The WAC's, PSRC and King County use the term "affordable housing" as a relative term. Where monthly housing costs, either ownership or rental, do not exceed 30% of the household income, regardless of income level.

What gets squishy, and downright confusing, is how "affordable housing" is also used to imply lower income AMI categories at 80% and less, where government/other subsidy is required.

There are two terms I suggest to differentiate these two. Everyone I have discussed this with really likes these two terms to clarify between the two:

Housing Affordability: Those economic groups and demographic groups that do NOT need subsidy or assistance by government/other. These groups can be met by the open market.

Affordable Housing: Those economic groups and demographic groups that DO need subsidy or assistance or requirement by government/other.

It is my strong belief, that in Sammamish, of all the deficient gaps (where housing needs exceed housing supply) over 80% will fall into the Housing Affordability category, and 20% or less will fall into the Affordable Housing category. (See item M on the P's and Q's pdf attached).

The solutions for the Growth Management Hearing Board Final Decision and Order are rooted in the two PDF's attached. The work that the City has done should be kept to deal with the lowest three AMI categories of Affordability Housing, which are a relatively small part of the entirety of meeting all economic groups and all demographic groups, per the P and Q Process.

Best Regards

Paul Stickney
425-417-4556



Proposed Steps by Time
Frame.pdf

Housing Affordability P's and Q's

Refined and complete objectivity, and fully informed community consensus, are missing from current Sammamish multi-family housing policies and the Town Center Plan. Therefore, they are not meeting economic and demographic needs and wants from “*Within the Community*”, nor realizing the Sammamish Vision Statement to meet “*Housing Affordability through Balanced Sustainable Housing*”

Below is a suggested process to determine complete and refined objectivity and fully informed community consensus. With this information in hand, re-evaluate and then make appropriate changes to multi-family housing policies and the Town Center plan; add a Centers Element and Economic Development Element to the Comp Plan; and alter all relevant zoning and development regulations.

- A. Perform complete “Housing Needs Analyses” to determine the supply, need and **exact surplus or deficient gap** for every economic segment and every demographic group from within the City of Sammamish.
- B. Tally the number of lots in single-family short plats and subdivisions, which have received final plat approval in Sammamish, since those listed in the “2012 King County Buildable Lands Report”.
- C. List the number of lots in all short plats and subdivisions, which are presently in all the various development pipelines in Sammamish, but do not yet, have final plat approval.
- D. Determine the forecasted 2035 residential single-family home built-out number, based on remaining buildable vacant and re-development lands in the City, which are not under subdivision or short plat application at this time. Create a map showing these locations.
- E. Ascertain Past > Present > 20 Year Comp Plan Horizon > 80+ year “Cycle of Life” trend analyses and forecasting projections relating to the magnitude of each economic segment housing gap and each demographic group housing gap from within the community
- F. Compare Sammamish to “Larger **Residential** Peer Cities” for the size of their smaller, rental and senior multi-family housing supply, relative to their detached single-family home supply. Also compare the number of housing units per capita.
- G. Gather “Peer City” realities, policies, reasoning, experiences and lessons learned about their Downtown and Centers, in relation to their multi-family housing supply and housing affordability.

H. Adhere to RCW's, WAC's and Department of Commerce on meeting the housing needs for all economic segments within our community.

I. Assure compliance with PSRC and KC housing policies and best available practices, which require every jurisdiction in King County to meet all economic housing needs and all demographic housing needs.

J. Conduct in depth discussions regarding the housing affordability crisis in the Puget Sound region and in Sammamish.

K. Seek unbiased, impartial and objective professional/technical evaluations, critiques and recommendations regarding the appropriate level of smaller, rental and senior multi-family housing in Sammamish, based on all the foundational work findings from A through J above.

L. After being completely informed with the results from A through K above, conduct a "Statistically Valid" survey to determine the Sammamish citizens' "wants and preferences" for smaller, rental and senior multi-family housing, based on perspectives that include "Cycle of Life Housing", "Housing Affordability" and "Balanced Sustainable Housing".

M. With the discovery from A, B, C, D, E, F, G, H, I, J, K and L above, determine the true and exact current housing gaps, and the best possible projection of future housing gaps, for every economic segment and every demographic group.

N. Carry out comprehensive "Pro and Con" examinations for meeting the range of internal housing needs and wants from a low point of "*no change of how things stand*" to a high point of "*meeting all needs and wants for those living and working in Sammamish*".

O. Oversee a far-reaching, wide-ranging and fully informed public participation program to weigh in on determining the optimal "sweet-spot" number for increasing smaller, rental and senior multifamily housing in order to achieve the overwhelming benefits of long-term "Housing Affordability through Balanced Sustainable Housing" in Sammamish.

P. Having attained all the objective information garnered above, balance it appropriately with "Community Vision", "Character", "Identity", "Small Town Feel", "Natural", "Wooded" and fully informed "Community Public Input". Then, the City Council deliberates and votes to make changes to the "Scale", "Vetting", "Cap" and "Control" for the Town Center; revises multi-family housing policies; creates Centers policies; originates Economic Development polices; modifies all other elements in the Comp Plan so they are internally consistent; and amends all zoning and related development regulations to support and enable Comp Plan modifications.

Q. Based on sensible compromise between unabridged objectivity and subjectivity, Sammamish will have set in motion the process and will be on the right track to achieve its vision of meeting "Housing Affordability through Balanced Sustainable Housing". Further, these crucial legacy and stewardship decisions will be supported and backed by community consensus with near complete unanimity.

Civically prepared and presented to the City Council by Paul Stickney & Richard Birgh, 06-16

Proposed “Necessary Steps” within the Time Frame:

Before the End of July, 2016:

- Further amend partial gross density to “enhanced” full gross density in the Town Center.
- Change the cap constraint method in the Town Center from “units” to “PM peak car trips”.
- Comply with the 2012, 7-0 Council approved SE quadrant docket, and work/move forward on those items and placeholders. Commit to making final decisions by the end of 2016.
- Reduce critical area buffers in the Town Center to those needed only for water quality.
- Give “thumbs up” for Staff to start working on the process to add a “Centers Element” and an “Economic Development Element” to the Comprehensive Plan.
- Make modifications administratively and to development regulations, accordingly.
- *Additional Steps:*

Proposed “Necessary Steps” within the Time Frame:

From August 2016 through December 2016

- Lessen the current aspirational and unwarranted storm water standards in the Inglewood Basin portion of the Town Center to “Basic Level 2” flow control. (NOT “Enhanced Level 3”).
- Set the preliminary “nexus of proportionality” for public-private infrastructure cost sharing.
- Make positive, long overdue decisions on the 2012 SE quadrant docket & placeholders, which will include residential base-density zoning increases in the SE Quadrant.
- Initiate the “Housing Affordability P’s and Q’s” process.
- Adopt policies, stating that wildlife habitat and/or wildlife corridors for mammals are not necessary within the Town Center or in other Centers in Sammamish.
- Develop traffic “internalization” code for the Town Center relative to allowed PM peak trips.
- In September 2016, by City sponsored docketing, set in motion the process to add a “Centers Element” and an “Economic Development Element” to the Comprehensive Plan.
- Make further modifications administratively and accordingly, to development regulations.
- *Additional Steps:*

Proposed “Necessary Steps” within the Time Frame:

During 2017 and 2018:

- Complete the “Housing Affordability P’s and Q’s” process.
- Work on, then finish the “Centers Element” to the Comp Plan, which will have “**distinctly different**” policies, tailored to 3% of the City as compared to the other 97% of the City.
- Produce and complete the “Economic Development Element” of the Comp Plan.
- Decide the “sweet spot” number of multi-family homes for the Town Center. (2% of City.)
- Resolve the long term, future “sweet spot” number of multi-family homes for the other three Centers in Sammamish as they redevelop in future decades. (1% of the City.)
- Determine final “nexus of proportionality” for public-private infrastructure cost sharing.
- Amend the other elements in the Comp Plan to be internally consistent with the added “Centers Element” and “Economic Development Element”.
- Develop broad spectrum, involvement programs and solutions to achieve housing affordability for all; and to provide subsidies and/or other assistance to address economic segments and demographic groups with AMI’s at 100%, or below.
- Increase the base-residential zoning in the Town Center and in the other Centers.
- Alter development regulations accordingly, to support and promote implementation of the new Comprehensive Plan Elements and Centers zoning increases.
- *Additional Steps:*

Proposed “Necessary Steps” within the Time Frame:

From 2019 through the next major update of the Comp Plan:

- Periodically, monitor and measure PM peak trips, generated from compact residential and mixed use developments.
- After receiving 2020 Census information, bring the housing needs analyses up to date and consider appropriate policy and regulatory modifications.
- Factor- in annual updates on single-family development and remaining Citywide, buildable lands capacity.
- Analyze annual updates on multi-family development, relative to specific numeric targets, set to meet deficient economic segment gaps and demographic group gaps.
- Conduct regular statistically valid surveys, in order to update community sentiments regarding smaller, rental and senior housing; jobs; retail and services in Sammamish.
- Evaluate and adjust, as appropriate, private-built environment policies and regulations.
- *Additional Steps:*

Enroll ③ to PC
10-21-16

From: **Paul Stickney** stick@seanet.com
 Subject: The Two Handouts given at Last Evening's Meeting
 Date: October 21, 2016 at 12:30 PM
 To: Planning Commission PlanningCommission@sammamish.us
 Cc: Lita Hachey lhachey@sammamish.us, Melonie Anderson manderson@sammamish.us

PS

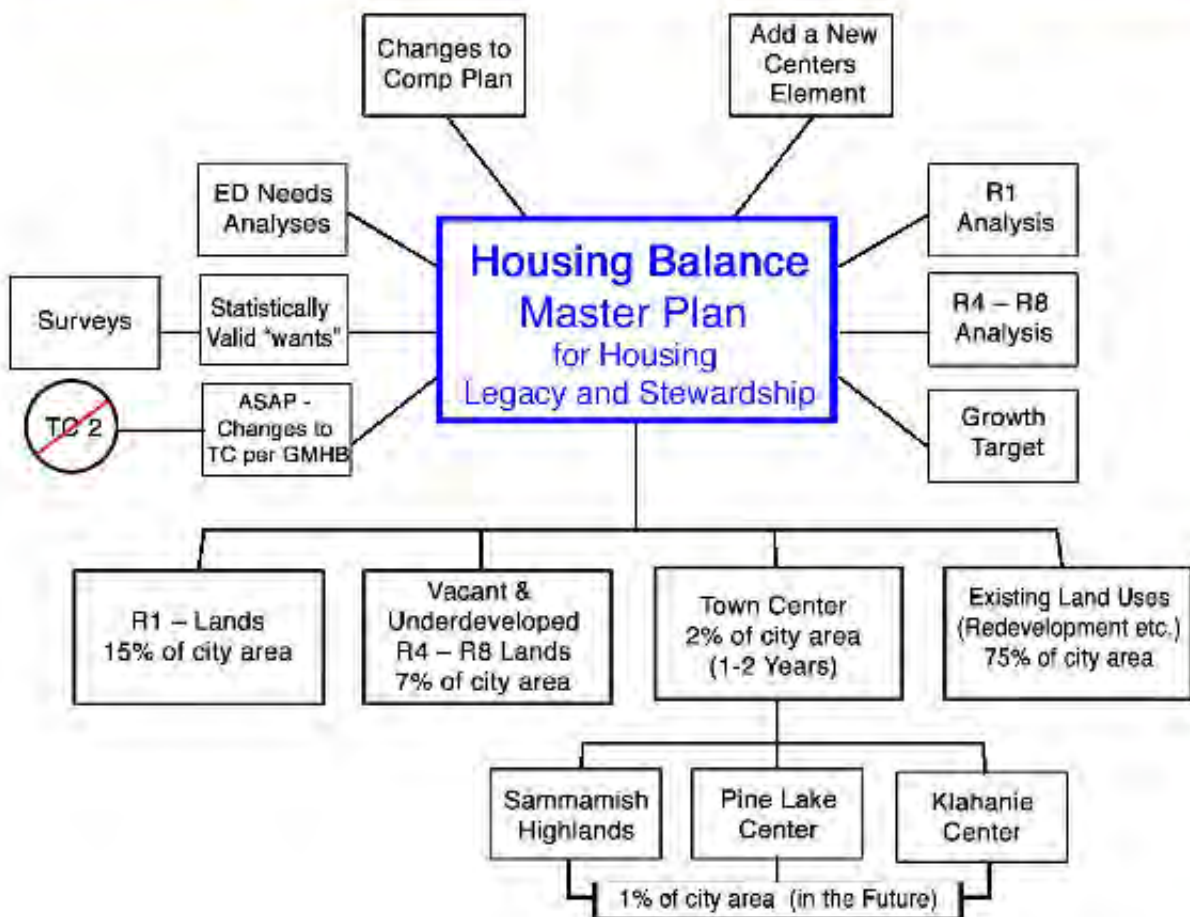
Hello Planning Commissioners,

Here are the two handouts, in electronic format, that I gave you last evening during my public comment.

Best Regards

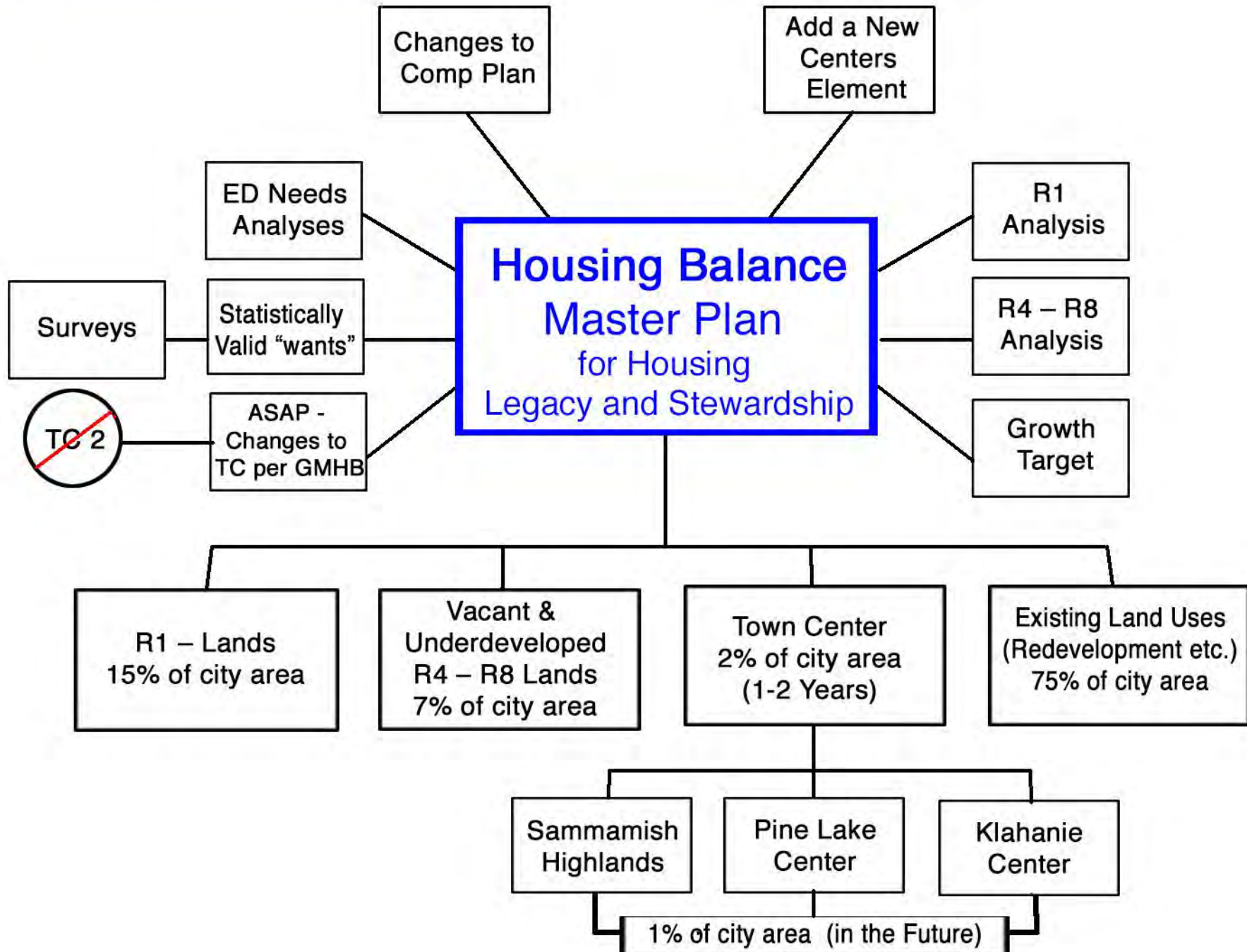
Paul Stickney
 425-417-4556

Community Character and Balanced, Sustainable Housing



Connect to Jessica's Whiteboard

Community Character and Balanced, Sustainable Housing



Connect to Jessica's Whiteboard

Economic and Demographic Housing Needs Analyses

For each of the economic and demographic categories listed below, determine the most up-to-date existing housing **Supply** (# of homes) available in Sammamish; the most current existing **Need** (# of households) living or working in Sammamish; and the **Gap** status (“Surplus Gap” – where Supply exceeds Need, or “Deficient Gap” - where Need exceeds Supply). Make a list of the magnitude of each gap individually, of all surplus gaps cumulatively and of all deficient gaps cumulatively.

Economic Housing Need Categories

0-30 AMI Home Ownership	0-30 AMI Rentals
30-50 AMI Home Ownership	30-50 AMI Rentals
50-80 AMI Home Ownership	50-80 AMI Rentals
80-100 AMI Home Ownership	80-100 AMI Rentals
100-120 AMI Home Ownership	100-120 AMI Rentals
120-150 AMI Home Ownership	120-150 AMI Rentals
150-180 AMI Home Ownership	150-180 AMI Rentals
180-210 AMI Home Ownership	180-210 AMI Rentals
210-240 AMI Home Ownership	210-240 AMI Rentals
240-270 AMI Home Ownership	240-270 AMI Rentals
270-300 AMI Home Ownership	270-300 AMI Rentals
300-330 AMI Home Ownership	300-330 AMI Rentals
330-360 AMI Home Ownership	330-360 AMI Rentals
360-390 AMI Home Ownership	360-390 AMI Rentals
390+ AMI Home Ownership	390+ AMI Rentals

(Other AMI Categories, as appropriate, for Sammamish)

Demographic Housing Need Categories

- Rollover of Households from 1990-2014
- Rollover of Future Households, in Reoccurring 15-20 Year Cycles
- Those Working in Sammamish, Not Living Here
- Changes in Ethnicity
- Cost Burdened Households
- Severely Cost Burdened Households
- 1-2 Person Households
- Seniors 55 plus, and Increasing 35 to 55 Year Olds
- Special Needs Housing
- Cycle of Life and Aging in Place
- Unplanned/Unexpected Circumstances
- Desire to Rent vs. Own

(Other Demographic Groups, as appropriate, for Sammamish)

Emul ⑤ h2K
10.25.10

From: Paul Stickney stick@seanet.com

Subject: Major Holistic Components of Housing Balance during the 2015 Comp Plan process - 1 page pdf attached

Date: October 25, 2016 at 6:42 PM

To: Planning Commission PlanningCommission@sammamish.us

Cc: Lita Hachey lhachey@sammamish.us, Melonie Anderson manderson@sammamish.us, Lyman Howard lhoward@sammamish.us, Jessi Bon jbon@sammamish.us, Jeff Thomas JThomas@sammamish.us, Richard Birgh rbirgh@comcast.net

PS

Dear Planning Commissioners,

About 4:30pm this afternoon I dropped off a USB flash drive with packets of information in electronic form for each of you.

Attached is a one page pdf with two topics in the title line of this pdf document:

**Major Holistic Components of Housing Balance
The GMHB Appeal**

This one page pdf recaps and summarizes key concepts and provides a holistic list of many of the Components that pertained to Housing Balance during the process to create the New "2015 Comprehensive Plan" for Sammamish

Chairman Blau mentioned at the meeting on October 20th that only a couple commissioners were on the Planning Commission during the creation of the new comp plan. The information packets on the USB flash drive will be useful.

I also dropped off four notebooks to you, which are also in electronic format well, in Packet (H). These four books detail many of the fundamental benefits of having housing balance in our Centers, tied to optimizing economic and demographic needs from within our Community.

The paper format of these four books is important, in my opinion, as a place to jot notes and comments as you leaf through the 5-6 highlighted synopsis articles in each book.

Some of the 24 information packets on the USB flash drive to call your attention to, in particular, are:

Packet A - The scope of the Comp Plan Project
Packet B - Housing documents from Sammamish
Packet E - City Resolution regarding inclusions in comp plan process
Packet G - The "Synchronize" compilation book.
Packet L - Needs Circle, 3 page summary, 24 analysis documents.
Packet S - Videos of Council - Suggestions and Additions discussed.
Packet U - Video of adopting the new Comprehensive Plan
Packet V - Changes to the City Vision Statement and Goals/Policies

Best Regards,

Paul Stickney
425-417-4556

Major Holistic Components of Housing Balance. The GMHB Petition.

We only filed our Petition for Review with the Growth Management Hearings Board (GMHB) as a last resort after participating throughout the 30-month (or so) process that created and adopted the new 2015 Comprehensive Plan, and revealed the old Comprehensive Plan.

Major Holistic Components of Housing Balance. The GMHB Petition.

We only filed our Petition for Review with the Growth Management Hearings Board (GMHB) as a last resort after participating throughout the 30-month (or so) process that created and adopted the new 2015 Comprehensive Plan, and repealed the old Comprehensive Plan.

After the new Comp Plan was adopted, it became crystal clear the City did not intend to make it a high priority to quickly obtain Economic and Demographic Needs and Wants information to inform, and then make appropriate changes to policies, the Town Center Plan, development regulations, and zoning. This was troubling, as the City's Vision Statement and key policies in the newly adopted 2015 Comp Plan, clearly support Housing Balance and meeting all needs.

After inheriting over 40 years of housing imbalance from King County, the City did not remedy housing imbalance from 1999-2015. As there was no meaningful action plan to remedy the housing imbalance in Sammamish after adopting the new 2015 Comprehensive Plan, we filed our Petition for Review. We challenged the specifics necessary to optimally meet Economic and Demographic Housing Needs and Wants, from within the community, were not included in the new 2015 Comp Plan, the Town Center Plan, nor development regulations and zoning.


The following history outlines many of the major Components during the new 2015 Comp Plan process to achieve Housing Balance in Sammamish. The focus was to attain optimized increases of smaller and multi-family housing in the Town Center now (to remedy Past and Present housing deficiencies), and remedy projected housing deficiencies (beyond those Past and Present), in the other Centers in the Future. Major Holistic Components:

- Screen shots of FAQ and Comp Plan scope from City Website- posted in 2013. (A)
- Sammamish Housing Documents – 2003; Oct 2013; January 2014 (B)
- Resolution of What Was In/Out of Comp Plan – December 2013 (C)
- *Cumulatively Out of Balance* (Compilation) – February 2014 (D)
- Beneficial and Detrimental Orbits – March and June 2014 (E)
- *The Road* (Compilation) - April 2014 - (F)
- *Synchronize* (Compilation) – June 2014 – (G)
- *Four Synopsis Categories* (Compilations) – June 2014 – (H)
- UTP Out of Balance - June 2014 –(I)
- Removing Comp Plan parts in an obscure, non-transparent manner – Jan 2015 (J)
- Legacy and Vision 97/3 – January 2015 (K)
- Needs Circle + 3 Page Summary + Index + 24 Analysis Documents – Jan- March 2015 (L)
- Proper and Expedient – March 2015 (M)
- Economic and Demographic Spread Sheets – June 2015 (N)
- One Page Housing Affordability Summary – July 2015 (O)
- *Seven page Letter and CD on Housing Affordability* (Compilation) – July 2015 (P)
- Suggestions (Sugg) to the Comprehensive Plan – August 2015 (Q)
- Additions (Add) to the Comprehensive Plan – August 2015 (R)
- Two videos of Council meeting that dealt with (Sugg) and (Add) – Sept 2015 (S)
- *Reconsideration Notebook* (Compilation) – Sept 2015 (T)
- Video of Council Meeting Adopting the New Comprehensive Plan – Oct 2015 (U)
- Changes to Vision and Comp Plan Goals/Policies from (Sugg) and (Add) – Oct 2015 (V)
- Long Range Council Calendar and Retreat Topics – Dec 2015 (W)
- Petition for Review, challenging the New Comp Plan - Dec 2015 (X)

Information packets (A) through (X) have been provided to the City on USB flash drives.

Emu 10
10.26.16



From: Paul Stickney stick@seanet.com 
Subject: Suggested Alternative Remedies to Recommend.
Date: October 26, 2016 at 5:22 PM
To: Planning Commission PlanningCommission@sammamish.us
Cc: Lyman Howard lhoward@sammamish.us, Jessi Bon jbon@sammamish.us, Jeff Thomas JThomas@sammamish.us, Richard Birgh rbirgh@comcast.net

Dear Planning Commissioners,

Below is a "cut and paste" from the pdf attached called "Alternative Remedy Solutions". Also there are five attachments too, which are referenced in the email below.

Two Fundamentals:

Fundamental One. The staff/consultant position is to focus on the three lowest AMI Categories of housing need. Our position is to focus on ALL housing needs from within the City, and then context the three lowest categories relative to their part of all internal economic and demographic needs and wants.

Fundamental Two. The staff/consultant position is to mainly focus on housing element policy only. Our position is to focus on the entire 2015 Comp plan, relative to optimally meeting Economic and Demographic Housing Needs and Wants. This also would include changes to the Town Center Plan, development regulations and zoning in the Town Center and other Centers.

Respectfully Submitted,

Paul Stickney and Richard Birgh.

Suggested Alternative Remedies, that will Both Satisfy the GMHB Order and be for the Betterment of the General Welfare of Current and Future Sammamish Households, for the Planning Commission to Consider Recommending to the City Council

The foundational purposes are to attain optimized Housing Balance in Sammamish and meet the Sammamish Vision statement of "Housing Affordability through Balanced Sustainable Housing". Recommend the City Council take these requisite steps by appropriate Resolutions and/or Ordinances and/or Planning Programs:

- 1) Suspend adoption of the proposed ordinance to amend the Housing Element at this time, and place this thoughtful work it in the "parking lot" for now.
- 2) Make immediate Town Center changes, using Chapter 24 (Attachment A, two pages) and/or other toolkit tools. See the yellow highlights on first two pages of this four-page document. (Attachment B)
- 3) Decide to carry out a "Housing Balance Master Plan" with a suitable timeline to compliment and coincide with the "Transportation Master Plan" - as these two plans are symbiotic, with mutually beneficial relationships. (Attachment C)
- 4) Have past, present, future, and cycle-of-life economic and demographic "Housing Needs Analyses" done to determine deficient or surplus supply gaps for every category. (Attachment D)
- 5) Carry out pertinent tasks listed in the two-page "Housing Affordability P's and Q's" (Attachment E)
- 6) Conduct statistically valid surveys, informed by Housing Needs Analyses supply gap results, and other P's and Q's findings, to obtain meaningful housing "preferences and wants" of Sammamish residents now, and throughout their cycle-of-life.



- 7) Having been informed by all housing supply gap results, informed survey outcomes, other P's and Q's findings, and the Housing Element work (#1 above) on the 3 lowest AMI income categories - make appropriate changes to the goals and policies throughout the 2015 Comprehensive Plan, the Town Center Plan, related development regulations and zoning.

Documents and Compilations given to the Planning Commission, and the City, that support the above seven suggested recommendations to the City Council:

- “Achieving” - Compilation Book with five sections.
 - “Housing Legacy and Stewardship” - 2-page document
 - “IS about Balance, NOT about Growth” - 1-page document
 - “Irreducible Indispensables” - 2-page document
- “Narrative – Housing Balance for Sammamish - 2-page document
 - “KCCPP Housing Policy Remarks” – 10-page document
 - “PSRC Housing Policy Remarks” – 3-page document
- “Commerce Housing Policy Remarks” – 15-page document
- “Wash Housing Needs Assessment Remarks” – 12-page document
 - “Holistic Components” – 1 page document
- PACKETS A-X” - Compilation USB Flash Drive with 24 packets.*

Respectfully Submitted to the City of Sammamish by Paul Stickney and Richard Birgh
- October 2016

Suggested Alternative Remedies, that will Both Satisfy the GMHB Order and be for the Betterment of the General Welfare of Current and Future Sammamish Households, for the Planning Commission to Consider Recommending to the City Council

The foundational purposes are to attain optimized Housing Balance in Sammamish and meet the Sammamish Vision statement of “Housing Affordability through Balanced Sustainable Housing”. Recommend the City Council take these requisite steps by appropriate Resolutions and/or Ordinances and/or Planning Programs:

- 1) Suspend adoption of the proposed ordinance to amend the Housing Element at this time, and place this thoughtful work it in the “parking lot” for now.
- 2) Make immediate Town Center changes, using Chapter 24 (Attachment A, two pages) and/or other toolkit tools. See the yellow highlights on first two pages of this four-page document. (Attachment B)
- 3) Decide to carry out a “Housing Balance Master Plan” with a suitable timeline to compliment and coincide with the “Transportation Master Plan” - as these two plans are symbiotic, with mutually beneficial relationships. (Attachment C)
- 4) Have past, present, future, and cycle-of-life economic and demographic “Housing Needs Analyses” done to determine deficient or surplus supply gaps for every category. (Attachment D)
- 5) Carry out pertinent tasks listed in the two-page “Housing Affordability P's and Q's” (Attachment E)
- 6) Conduct statistically valid surveys, informed by Housing Needs Analyses supply gap results, and other P's and Q's findings, to obtain meaningful housing “preferences

gap results, and other P's and Q's findings, to obtain meaningful housing "preferences and wants" of Sammamish residents now, and throughout their cycle-of-life.

- 7) Having been informed by all housing supply gap results, informed survey outcomes, other P's and Q's findings, and the Housing Element work (#1 above) on the 3 lowest AMI income categories - make appropriate changes to the goals and policies throughout the 2015 Comprehensive Plan, the Town Center Plan, related development regulations and zoning.

Documents and Compilations given to the Planning Commission, and the City, that support the above seven suggested recommendations to the City Council:

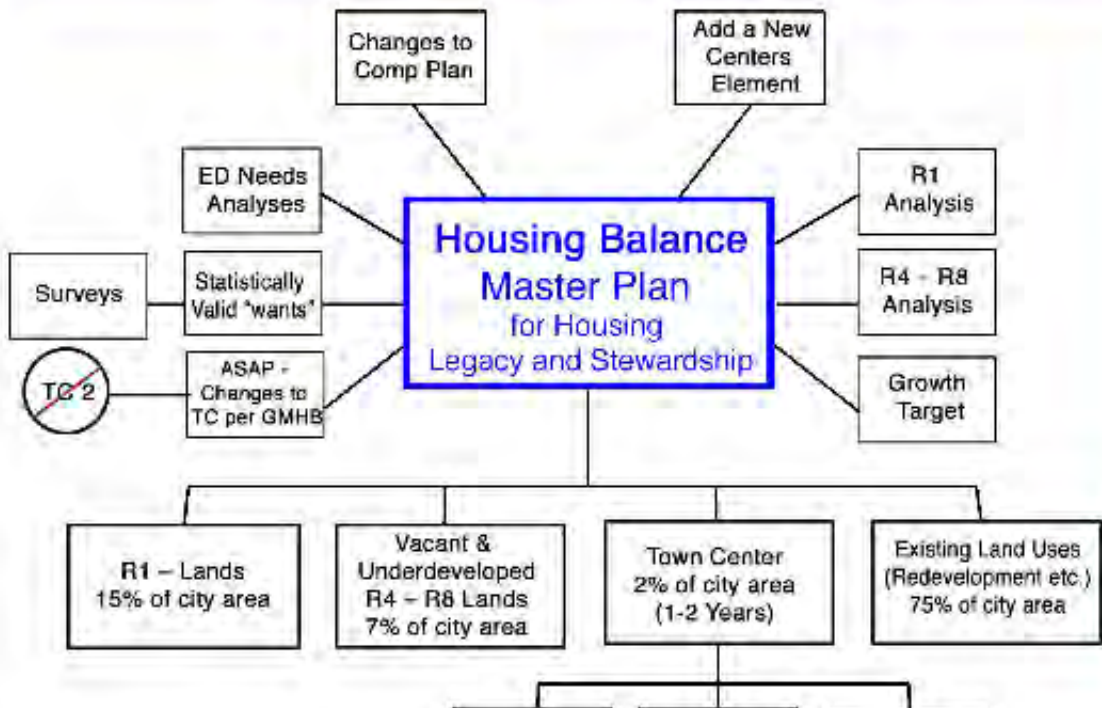
- "Achieving" - Compilation Book with five sections.
- "Housing Legacy and Stewardship" - 2-page document
- "IS about Balance, NOT about Growth" - 1-page document
- "Irreducible Indispensables" - 2-page document
- "Narrative - Housing Balance for Sammamish" - 2-page document
- "KCCPP Housing Policy Remarks" - 10-page document
- "PSRC Housing Policy Remarks" - 3-page document
- "Commerce Housing Policy Remarks" - 15-page document
- "Wash Housing Needs Assessment Remarks" - 12-page document
- "Holistic Components" - 1 page document
- "PACKETS A-X" - Compilation USB Flash Drive with 24 packets.

Respectfully Submitted to the City of Sammamish by Paul Stickney and Richard Birgh - October 2016



Attachment B.pdf

Community Character and Balanced, Sustainable Housing



Suggested Alternative Remedies, that will Both Satisfy the GMHB Order and be for the Betterment of the General Welfare of Current and Future Sammamish Households, for the Planning Commission to Consider Recommending to the City Council

The foundational purposes are to attain optimized Housing Balance in Sammamish and meet the Sammamish Vision statement of “Housing Affordability through Balanced Sustainable Housing”. Recommend the City Council take these requisite steps by appropriate Resolutions and/or Ordinances and/or Planning Programs:

- 1) Suspend adoption of the proposed ordinance to amend the Housing Element at this time, and place this thoughtful work it in the “parking lot” for now.
- 2) Make immediate Town Center changes, using Chapter 24 (Attachment A, two pages) and/or other toolkit tools. See the yellow highlights on first two pages of this four-page document. (Attachment B)
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- (4) Northeast Sammamish sewer and water district water plan;
- (5) Issaquah School District capital facilities plan;
- (6) Lake Washington School District capital facilities plan;
- (7) Snoqualmie Valley School District capital facilities plan. (Ord. O2010-291 § 1; Ord. O2003-132 § 15)

24.15.030 Maps adopted by reference.

The following maps are adopted by reference:

- (1) City of Sammamish comprehensive plan future land use map;
- (2) City of Sammamish zoning map. (Ord. O2003-132 § 15)

24.15.040 Procedures to amend comprehensive plan.

(1) The City shall consider amendments to the comprehensive plan on an annual basis, in accordance with administrative procedures and timelines established by the City manager or his designee and approved by the City council; provided, that:

(a) The City may consider certain amendments on a more frequent basis in accordance with the provisions of the Washington State Growth Management Act (RCW 36.70A.130) including:

(i) Initial adoption of a subarea plan;

(ii) The adoption or amendment of a shoreline master program under the procedures set forth in Chapter 90.58 RCW;

(iii) The amendment of the capital facilities element of the comprehensive plan that occurs concurrently with the adoption or amendment of the city budget; and

(iv) Amendments or revisions to the City's comprehensive plan when an emergency exists or to resolve, if appropriate, an appeal of the comprehensive plan filed with the Growth Management Hearings Board or with the court.

(b) Applications for the first annual review shall be accepted no sooner than one year from the effective date of the comprehensive plan.

(c) The City shall, every seventh year from the effective date of the comprehensive plan, initiate an update of the comprehensive plan, including such revisions as may be required to the City's growth and housing affordability targets.

(2) Applications to amend the comprehensive plan or a rezone request associated with a comprehensive plan amendment shall be reviewed by the City planning commission based upon the following information:

(a) A detailed statement of what is proposed to be changed and why;

Chapter 24.25

PROCEDURES FOR AMENDMENT OF COMPREHENSIVE PLAN OR OF DEVELOPMENT REGULATIONS – PUBLIC PARTICIPATION

Sections:

- [24.25.010](#) Effective date.
- [24.25.020](#) Purpose.
- [24.25.030](#) General procedures.
- [24.25.040](#) Site-specific land use map amendment initiation and classification.
- [24.25.050](#) Site-specific land use map amendments.
- [24.25.060](#) Seven-year cycle process.
- [24.25.070](#) Annual cycle process.
- [24.25.080](#) Subarea plan procedures.
- [24.25.090](#) Development regulations preparation.
- [24.25.100](#) Description of amendments.
- [24.25.110](#) Notice of public hearing for comprehensive plan amendments and development regulations.
- [24.25.120](#) Notice of public hearing for area zoning.
- [24.25.130](#) Amendment process following the conclusion of the public review and comment period.
- [24.25.140](#) Provision for receipt, review of and response to the docket.
- [24.25.150](#) Provision for notice of intent to amend, and post-adoption notice.
- [24.25.160](#) Public participation program – Basic elements.

24.25.010 Effective date.

.....
This chapter shall become effective on June 11, 1998. (Ord. O99-29 § 1)

24.25.020 Purpose.

.....
The purpose of this chapter is to establish the procedures and review criteria for amending the City's comprehensive plan and development regulations and providing for public participation. Amendments to the comprehensive plan are the means by which the City may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan and development regulation amendments will be reviewed in accordance with the State Growth Management Act (GMA) and other applicable state laws, the countywide planning policies, the adopted City of Sammamish comprehensive plan, and applicable capital facilities plans. All plan and development regulation amendments will be afforded appropriate public review pursuant to the provisions of this section. (Ord. O99-29 § 1)

24.25.030 General procedures.

.....
(1) The City of Sammamish comprehensive plan shall be amended no more than once a year, except that it may be amended more frequently to address:

(a) Emergencies;

(b) An appeal of the plan filed with the Central Puget Sound Growth Management Hearings Board or

Proposed “Necessary Steps” within the Time Frame:

Before the End of July, 2016:

- Further amend partial gross density to “enhanced” full gross density in the Town Center.
- Change the cap constraint method in the Town Center from “units” to “PM peak car trips”.
- Comply with the 2012, 7-0 Council approved SE quadrant docket, and work/move forward on those items and placeholders. Commit to making final decisions by the end of 2016.
- Reduce critical area buffers in the Town Center to those needed only for water quality.
- Give “thumbs up” for Staff to start working on the process to add a “Centers Element” and an “Economic Development Element” to the Comprehensive Plan.
- Make modifications administratively and to development regulations, accordingly.
- *Additional Steps:*

Proposed “Necessary Steps” within the Time Frame:

From August 2016 through December 2016

- **Lessen the current aspirational and unwarranted storm water standards in the Inglewood Basin portion of the Town Center to “Basic Level 2” flow control. (NOT “Enhanced Level 3”).**
- Set the preliminary “nexus of proportionality” for public-private infrastructure cost sharing.
- Make positive, long overdue decisions on the 2012 SE quadrant docket & placeholders, which will include residential base-density zoning increases in the SE Quadrant.
- Initiate the “Housing Affordability P’s and Q’s” process.
- **Adopt policies, stating that wildlife habitat and/or wildlife corridors for mammals are not necessary within the Town Center or in other Centers in Sammamish.**
- **Develop traffic “internalization” code for the Town Center relative to allowed PM peak trips.**
- In September 2016, by City sponsored docketing, set in motion the process to add a “Centers Element” and an “Economic Development Element” to the Comprehensive Plan.
- Make further modifications administratively and accordingly, to development regulations.
- *Additional Steps:*

Proposed “Necessary Steps” within the Time Frame:

During 2017 and 2018:

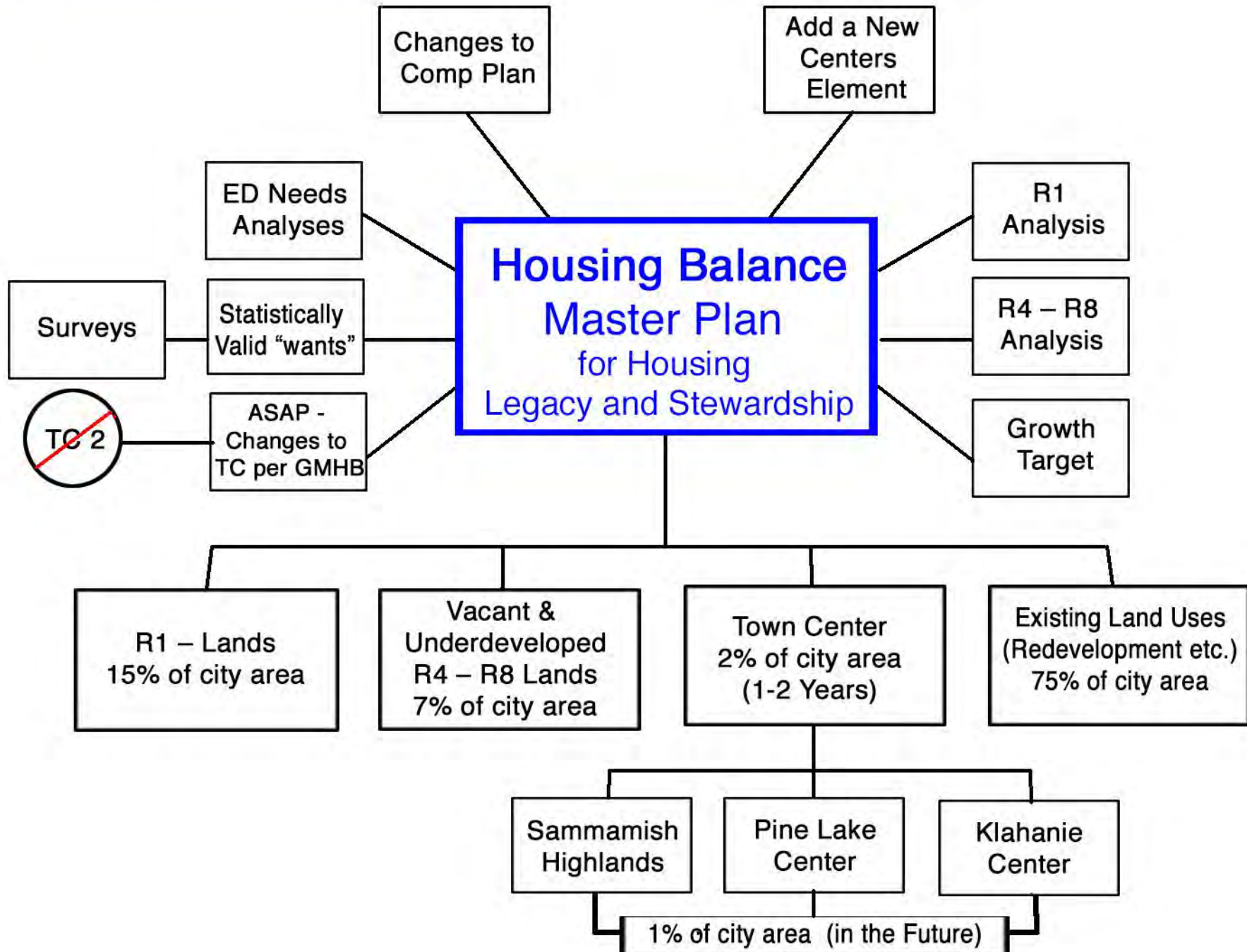
- Complete the “Housing Affordability P’s and Q’s” process.
- Work on, then finish the “Centers Element” to the Comp Plan, which will have “**distinctly different**” policies, tailored to 3% of the City as compared to the other 97% of the City.
- Produce and complete the “Economic Development Element” of the Comp Plan.
- Decide the “sweet spot” number of multi-family homes for the Town Center. (2% of City.)
- Resolve the long term, future “sweet spot” number of multi-family homes for the other three Centers in Sammamish as they redevelop in future decades. (1% of the City.)
- Determine final “nexus of proportionality” for public-private infrastructure cost sharing.
- Amend the other elements in the Comp Plan to be internally consistent with the added “Centers Element” and “Economic Development Element”.
- Develop broad spectrum, involvement programs and solutions to achieve housing affordability for all; and to provide subsidies and/or other assistance to address economic segments and demographic groups with AMI’s at 100%, or below.
- Increase the base-residential zoning in the Town Center and in the other Centers.
- Alter development regulations accordingly, to support and promote implementation of the new Comprehensive Plan Elements and Centers zoning increases.
- *Additional Steps:*

Proposed “Necessary Steps” within the Time Frame:

From 2019 through the next major update of the Comp Plan:

- Periodically, monitor and measure PM peak trips, generated from compact residential and mixed use developments.
- After receiving 2020 Census information, bring the housing needs analyses up to date and consider appropriate policy and regulatory modifications.
- Factor- in annual updates on single-family development and remaining Citywide, buildable lands capacity.
- Analyze annual updates on multi-family development, relative to specific numeric targets, set to meet deficient economic segment gaps and demographic group gaps.
- Conduct regular statistically valid surveys, in order to update community sentiments regarding smaller, rental and senior housing; jobs; retail and services in Sammamish.
- Evaluate and adjust, as appropriate, private-built environment policies and regulations.
- *Additional Steps:*

Community Character and Balanced, Sustainable Housing



Connect to Jessica's Whiteboard

Economic and Demographic Housing Needs Analyses

For each of the economic and demographic categories listed below, determine the most up-to-date existing housing **Supply** (# of homes) available in Sammamish; the most current existing **Need** (# of households) living or working in Sammamish; and the **Gap** status (“Surplus Gap” – where Supply exceeds Need, or “Deficient Gap” - where Need exceeds Supply). Make a list of the magnitude of each gap individually, of all surplus gaps cumulatively and of all deficient gaps cumulatively.

Economic Housing Need Categories

0-30 AMI Home Ownership	0-30 AMI Rentals
30-50 AMI Home Ownership	30-50 AMI Rentals
50-80 AMI Home Ownership	50-80 AMI Rentals
80-100 AMI Home Ownership	80-100 AMI Rentals
100-120 AMI Home Ownership	100-120 AMI Rentals
120-150 AMI Home Ownership	120-150 AMI Rentals
150-180 AMI Home Ownership	150-180 AMI Rentals
180-210 AMI Home Ownership	180-210 AMI Rentals
210-240 AMI Home Ownership	210-240 AMI Rentals
240-270 AMI Home Ownership	240-270 AMI Rentals
270-300 AMI Home Ownership	270-300 AMI Rentals
300-330 AMI Home Ownership	300-330 AMI Rentals
330-360 AMI Home Ownership	330-360 AMI Rentals
360-390 AMI Home Ownership	360-390 AMI Rentals
390+ AMI Home Ownership	390+ AMI Rentals

(Other AMI Categories, as appropriate, for Sammamish)

Demographic Housing Need Categories

- Rollover of Households from 1990-2014
- Rollover of Future Households, in Reoccurring 15-20 Year Cycles
- Those Working in Sammamish, Not Living Here
- Changes in Ethnicity
- Cost Burdened Households
- Severely Cost Burdened Households
- 1-2 Person Households
- Seniors 55 plus, and Increasing 35 to 55 Year Olds
- Special Needs Housing
- Cycle of Life and Aging in Place
- Unplanned/Unexpected Circumstances
- Desire to Rent vs. Own

(Other Demographic Groups, as appropriate, for Sammamish)

Housing Affordability P's and Q's

Refined and complete objectivity, and fully informed community consensus, are missing from current Sammamish multi-family housing policies and the Town Center Plan. Therefore, they are not meeting economic and demographic needs and wants from “*Within the Community*”, nor realizing the Sammamish Vision Statement to meet “*Housing Affordability through Balanced Sustainable Housing*”

Below is a suggested process to determine complete and refined objectivity and fully informed community consensus. With this information in hand, re-evaluate and then make appropriate changes to multi-family housing policies and the Town Center plan; add a Centers Element and Economic Development Element to the Comp Plan; and alter all relevant zoning and development regulations.

- A. Perform complete “Housing Needs Analyses” to determine the supply, need and **exact surplus or deficient gap** for every economic segment and every demographic group from within the City of Sammamish.
- B. Tally the number of lots in single-family short plats and subdivisions, which have received final plat approval in Sammamish, since those listed in the “2012 King County Buildable Lands Report”.
- C. List the number of lots in all short plats and subdivisions, which are presently in all the various development pipelines in Sammamish, but do not yet, have final plat approval.
- D. Determine the forecasted 2035 residential single-family home built-out number, based on remaining buildable vacant and re-development lands in the City, which are not under subdivision or short plat application at this time. Create a map showing these locations.
- E. Ascertain Past > Present > 20 Year Comp Plan Horizon > 80+ year “Cycle of Life” trend analyses and forecasting projections relating to the magnitude of each economic segment housing gap and each demographic group housing gap from within the community
- F. Compare Sammamish to “Larger **Residential** Peer Cities” for the size of their smaller, rental and senior multi-family housing supply, relative to their detached single-family home supply. Also compare the number of housing units per capita.
- G. Gather “Peer City” realities, policies, reasoning, experiences and lessons learned about their Downtown and Centers, in relation to their multi-family housing supply and housing affordability.

H. Adhere to RCW's, WAC's and Department of Commerce on meeting the housing needs for all economic segments within our community.

I. Assure compliance with PSRC and KC housing policies and best available practices, which require every jurisdiction in King County to meet all economic housing needs and all demographic housing needs.

J. Conduct in depth discussions regarding the housing affordability crisis in the Puget Sound region and in Sammamish.

K. Seek unbiased, impartial and objective professional/technical evaluations, critiques and recommendations regarding the appropriate level of smaller, rental and senior multi-family housing in Sammamish, based on all the foundational work findings from A through J above.

L. After being completely informed with the results from A through K above, conduct a "Statistically Valid" survey to determine the Sammamish citizens' "wants and preferences" for smaller, rental and senior multi-family housing, based on perspectives that include "Cycle of Life Housing", "Housing Affordability" and "Balanced Sustainable Housing".

M. With the discovery from A, B, C, D, E, F, G, H, I, J, K and L above, determine the true and exact current housing gaps, and the best possible projection of future housing gaps, for every economic segment and every demographic group.

N. Carry out comprehensive "Pro and Con" examinations for meeting the range of internal housing needs and wants from a low point of "*no change of how things stand*" to a high point of "*meeting all needs and wants for those living and working in Sammamish*".

O. Oversee a far-reaching, wide-ranging and fully informed public participation program to weigh in on determining the optimal "sweet-spot" number for increasing smaller, rental and senior multifamily housing in order to achieve the overwhelming benefits of long-term "Housing Affordability through Balanced Sustainable Housing" in Sammamish.

P. Having attained all the objective information garnered above, balance it appropriately with "Community Vision", "Character", "Identity", "Small Town Feel", "Natural", "Wooded" and fully informed "Community Public Input". Then, the City Council deliberates and votes to make changes to the "Scale", "Vetting", "Cap" and "Control" for the Town Center; revises multi-family housing policies; creates Centers policies; originates Economic Development polices; modifies all other elements in the Comp Plan so they are internally consistent; and amends all zoning and related development regulations to support and enable Comp Plan modifications.

Q. Based on sensible compromise between unabridged objectivity and subjectivity, Sammamish will have set in motion the process and will be on the right track to achieve its vision of meeting "Housing Affordability through Balanced Sustainable Housing". Further, these crucial legacy and stewardship decisions will be supported and backed by community consensus with near complete unanimity.

Civically prepared and presented to the City Council by Paul Stickney & Richard Birgh, 06-16