

# City of Sammamish Housing Action Plan

Community Engagement Event

December 8, 2022



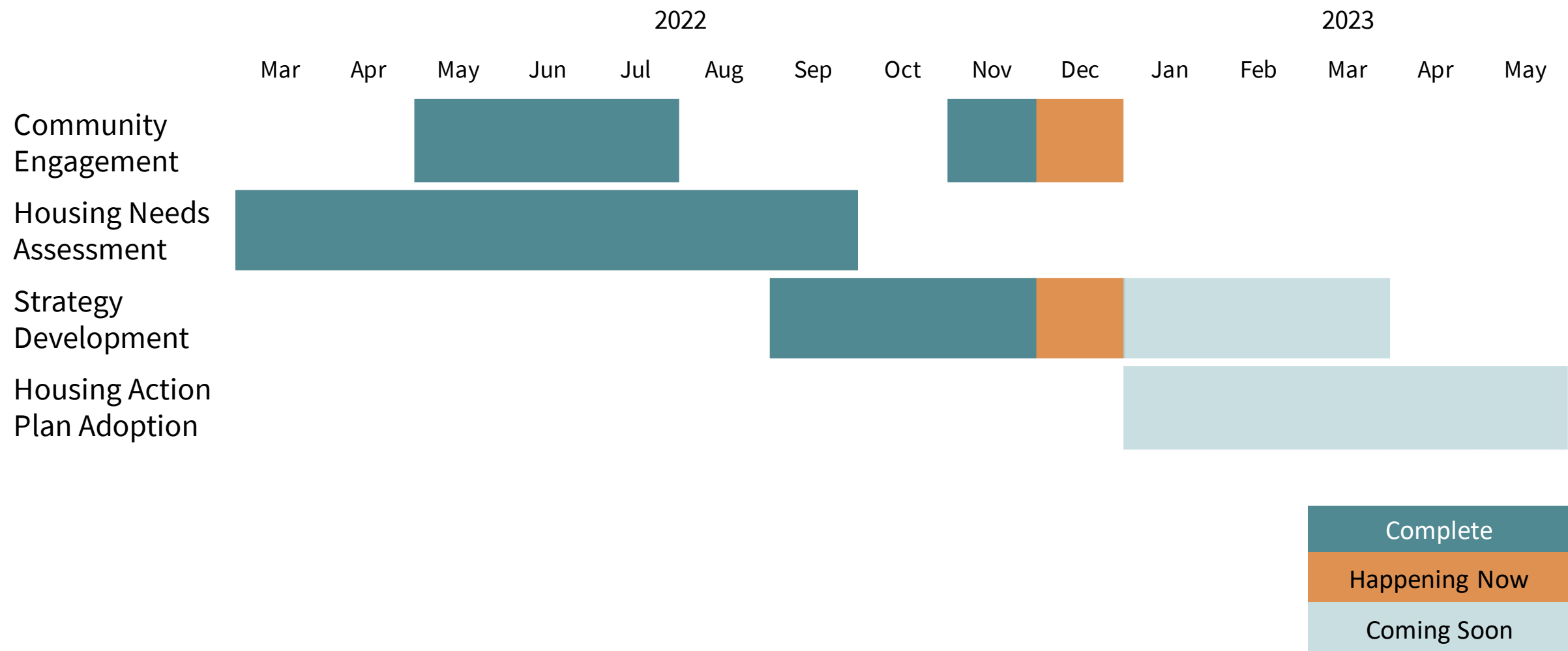
# Housing Action Plan

The intent and purpose of the City's Housing Action Plan is to:

1. Establish a plan to accommodate anticipated growth in King County
2. Fulfill Growth Management Act housing plan requirements
3. Encourage development of additional affordable and market rate housing
4. Encourage a variety of housing types accessible to a broad range of incomes and residents



# Housing Action Plan Components



# Event Structure

## Breakout Sessions



**Presentation**



**Q&A**

## Post-Event



**Online Strategy Survey**

Use the Housing Strategies Informational Brochure links to complete the Strategy Survey so we can share your input with the Planning Commission & City Council!

**The deadline for input is December 16th**

# Breakout Session: Overview of Themes

**Theme 1:** Addressing Regional  
Affordable Housing Requirements

**Theme 2:** Increasing Housing  
Opportunities For Sammamish  
Workers

**Theme 3:** Accommodating  
Changing Demographics and  
Resident Housing Need

**Theme 4:** Maintain Sammamish's  
Sense of Place

# Theme 1:

## Addressing Regional Affordable Housing Requirements

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### Development Agreements

Utilize development agreements to encourage increased affordable units or mitigate displacement in new developments.

### Density Bonuses

The City can waive permit fees for single- or multi-family housing for low-income units or in certain areas of Sammamish.

### Transfer of Development Rights Program

Expand the Transfer of Development Rights program beyond Town Center to preserve open space/low-density land & redirect development to more suitable locations.

### Inclusionary Zoning

Expand inclusionary zoning programs beyond Town Center to require developers provide affordable units within a development or provide an in-lieu fee.

# Theme 1

## Addressing Regional Affordable Housing Requirements

### Surplus Land Program

Lease or sell underutilized publicly owned land to developers for affordable housing, starting with inventorying potentially available land & ranking it for potential future development.

### Concomitant Agreements

Concomitant agreements can help mitigate potential impacts of rezoning or development by requiring development conditions in exchange for permitting or zoning departures.

### Town Center Density

Strategically accommodate expected population growth by increasing the allowable density in Town Center. This minimizes the impact of new development in other parts of Sammamish.

### Affordable Housing Levy

Voters can authorize a local levy to help low-income households purchase or repair a home, prevent foreclosure, and support a broader housing stability program.



# Theme 1

## Addressing Regional Affordable Housing Requirements

### Real Estate Excise Tax (REET 2)

An additional 0.25% tax on home sales could be used for affordable housing development and incentives, as well as certain capital projects.

### Sales and Use Tax Credit

Would impose a minimal charge on certain purchases and provide funds that could finance affordable housing or other services for residents.

### Contract Rezoning

City could grant rezone requests in exchange for certain concessions from a landowner.

### Permit Fee Waivers

Waive permit fees for affordable housing for low-income units or in certain areas of the City.

### Multifamily Tax Exemption (MFTE)

Gives developers a property tax break for projects that rent at least 20% of their units to low-income households for 12 years or in perpetuity.

# Theme 2:

## Increasing Housing Opportunities for Sammamish Workers

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## Increasing Housing Opportunities for Sammamish Workers

### Homeowner & Renter Stability Program

Provides services like foreclosure intervention counseling, home rehabilitation assistance, and mobile home relocation to the community.

### Housing Repair & Preservation Program

Provides income-qualified homeowners with technical or financial support to maintain health & safety or address critical structural issues.

### Short-Term Rental Ordinance

Pursue a short-term rental ordinance that limits the number, location, or duration of short-term rental properties in Sammamish.

### Missing Middle-Friendly Zoning

Amend zoning to allow for housing types denser than single-family detached housing but smaller than 4-story apartment buildings.

# Theme 2

## Increasing Housing Opportunities for Sammamish Workers

### Accessory Dwelling Units (ADUs)

Add regulations like eliminating the owner-occupancy requirement or creating pre-approved ADU designs & promote the benefits of ADUs to increase ADU production.

### Design Guidelines

Scale the Town Center's mixed-use guidelines or create new guidelines for the rest of the City of designated sub-areas.

### Tiny Houses

Allow for tiny houses (typically 100-800 sq. ft.) to help address housing needs of young singles and downsizing seniors.

### Allowable Multi-Family Density

Increase the allowable density for development in multi-family residential zones.

# Theme 2

## Increasing Housing Opportunities for Sammamish Workers

### Minimum Density Requirements

Require minimum densities in multi-family & mixed-use zones.

### Parking Reductions

Offer parking reductions for projects that offer public benefit & are located near public transit.

### Housing Incentive Marketing Program

Promote building missing middle & affordable housing in Sammamish to developers.

### Mandatory Mixed-Use Zoning

Amend zoning code to include mandatory mixed-use zoning in certain commercial & office zones.

### Supporting City Staff

Redirect resources to support preservation & development of affordable housing units.

### Consolidated Utility Connections

Consolidate utilities for multiple units or properties to help reduce costs.

# Theme 3:

## Accommodating Changing Demographics and Resident Housing Needs

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### Cottage Housing

Expand & incentivize cottage housing allowances beyond Town Center.

### Small-Lot Single-Family Homes

Eliminate minimum lot widths & provide incentives for small-lot single-family homes.

### Senior Housing

Pursue policies and programs to encourage development of housing types that support the needs of an aging population.

### Attached Housing

Create an overlay zoning distinction to encourage development in transition areas between predominantly residential and commercial zones.

# Theme 3

## Accommodating Changing Demographics and Resident Housing Needs

### Leverage Existing Infrastructure

Determine where development can be encouraged due to adequate infrastructure capacity, less investment needed, or the ability to add density at a low cost.

### Aging in Place Program

Develop an Aging in Place program to educate & assist residents in modifying their homes or connecting to services to address changing health and mobility needs.



# Theme 4:

Maintain Sammamish's  
Sense of Place

# Theme 4

## Maintain Sammamish's Sense of Place

### Maintain Partnerships

Continue partnerships with ARCH, support services and providers, and inter-jurisdictional memberships to supplement City initiatives and programs.

### Community Land Trusts and Co-Ops

Partner with organizations to offer alternative forms of affordable home ownership.

### Urban Growth Areas (UGAs)

Target areas suitable for growth & encourage more transit-oriented development while maintaining the existing residential areas.

### Not-For-Profit Builders

Partner with not-for-profit builders to support and incentivize housing development that also provides a public benefit.

### Affordable Housing Providers

Establish partnerships with affordable housing providers to address the housing needs of low- and extremely low-income individuals & households.

# Theme 4

## Maintain Sammamish's Sense of Place

### Tree Canopy Program

Develop a Tree Canopy policy that protects existing mature trees and requires new tree plantings as a part of the development process.

### Sensitive Design Guidelines

Provide options for design variety while maintaining distinctive architectural character in sub-areas or city-wide.

### Sub-Area Plans (SAPs)

Establish planning efforts applicable only to specific areas to create unique development standards & different development types.

### Growth Phasing

Provide a strategic blueprint and criteria for how developers and the City (infrastructure and services) will absorb anticipated growth.

# Theme 4

## Maintain Sammamish's Sense of Place

### Surplus Land Inventory

Identify land suitable for affordable housing development and other public benefits.

### Infrastructure Capacity Analysis

Identify parts of the City most suited and least suited to accommodate anticipated growth and how to plan for, or finance, additional infrastructure capacity.

### Contingency Planning

Add a contingency element to the Comprehensive Plan, so the City can respond to changes in conditions.

### Investment Property Database

Track short-term rentals or other investment properties to understand housing market impacts.

### Criteria for Added Density

Develop a set of criteria to allow for rezoning for added density to help prepare for appropriate development.

# Questions or Comments?

Contact the Housing Action Plan Project Manager:

Jackie Beliel | [jbeliel@sammamish.us](mailto:jbeliel@sammamish.us)



# Next Steps

Dec.

9

Presentation Recording & Survey Links Posted Online

Dec.

16

Deadline for Strategy Survey Completion

Jan.

10

City Council Strategy Review

Jan.

19

Planning Commission Strategy Review

**Share your strategy input!** Survey links are in the Housing Strategies Informational Brochure & will be available on 12/9 at: **[EnvisionSammamish2044.org/housing](https://EnvisionSammamish2044.org/housing)**

# Thank you!

