

Sammamish Affordable Housing Snapshot

Demographic Data		Housing Costs	
Population: 65,100 East King County Owners: 85.8% Renters: 14.2%	Land Zoned Residential: 67.98% (including mixed-use) Single-Family Zoning: 95.14% Multifamily Zoning: 4.83%	Median Estimated Rent: \$2,270 Average Rent Change (2019-20): +1.9% <small>Source: Zillow, calculated using ZORBI All Homes - MF from 6/2019 and 6/2020. ACS 5-Year Estimates 2018</small>	Median Estimated Home Value: \$749,000 Home Value Change (2019-20): +6.5% <small>Source: Zillow, calculated using ZHVI SFH Time Series from 6/2019 and 6/2020. ACS 5-Year Estimates 2018</small>
People Experiencing Homelessness: Sheltered (East County): 586 People Unsheltered (North King County): 446 People <small>Sources: OFM Population Estimates-April 2020, ACS 5-Year Estimates-2018, AllHome_Count Us In report-2020</small>		Cost burdened - Households that spend over 30% of income on housing and may have difficulty affording other necessities such as food, transportation, and medical care. <ul style="list-style-type: none"> • 26% of rental households are cost-burdened • 22.4% of households with a mortgage are cost-burdened <small>Source: ACS 5-Year Estimates-2018</small>	

	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION
COMMITMENTS	<ul style="list-style-type: none"> • Ensure that AH achieved through public incentives or assistance remains affordable for the longest possible term. 	<ul style="list-style-type: none"> • Consider requiring or incentivizing affordable housing when evaluating rezones and other land use regulation modifications, especially when resulting in increases in development capacity. • Support a variety of residential densities and housing types to meet the needs and preferences of all residents • Maintain a record of publicly owned land, and if land is determined to be surplus for public purposes and is suitable for housing, consider its use for affordable housing with a preference for housing for low-income and very-low income households. • Permit manufactured homes in residential zones in accordance with the provisions of state and federal law. 	<ul style="list-style-type: none"> • Promote the development of (ADUs). • Permit and promote smaller housing types • Support a range of housing types for seniors • Ensure fair and legal housing practices throughout the city. • Encourage universal design or retrofitting homes for lifetime use. • Support public and private housing and services for people who are homeless. • Ensure dev. regulations allow for and have suitable provisions to accommodate housing opportunities for special needs populations. 	<ul style="list-style-type: none"> • Avoid creating regulations and procedures that discourage the housing industry's ability to respond to market needs or unnecessarily increase the costs of developing housing. • Offer regulatory incentives for builders who provide AH or housing for demographics needs (Seniors & 2-person households) • Promote the preservation of existing housing which may provide for affordable forms of rental and ownership housing. 	<ul style="list-style-type: none"> • Encourage and support non-profit agencies, public/private partnerships, and housing authorities to preserve or build new, sustainable housing affordable to very low-, low- and moderate-income households. • Consider offering financial aid and/or technical assistance to organizations that provide AH. • Maintain membership in inter-jurisdictional agencies to promote affordable housing on the Eastside • Support a coordinated regional approach to homelessness

POLICIES	<ul style="list-style-type: none"> • Minimum 50-year affordability requirement for AH • Contributes to ARCH Housing Trust Fund 	<ul style="list-style-type: none"> • In any residential development (MF (rent/own), SF subdivisions, MUD) not less than 10 percent of the allocated residential density dwelling units pursuant to SMC 21B.25.030 must be AH units. 21B.75.020 • Residential Bonus Units for Additional AH 21B.25.040 	<ul style="list-style-type: none"> • Residential Density Incentives AH for senior citizens, low- & moderate-income homeownership & assisted living 21A.75.040 	<ul style="list-style-type: none"> • Parking Reduction for AH (requires substantiated study) 21B.75.030(1) • Height Bonus for AH Devs. 21B.75.030(2) • Residential density incentives in target areas 21A.75.020 • Street Impact Fee Exemption for AH 14A.15.030 • Parks & Rec. Impact Fee Exemption for AH 14A.20.030 	<ul style="list-style-type: none"> • SCA • King County Consortium • EHSF • ARCH • King County (DCHS & DLS)
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ADU	Accessory Dwelling Unit
AH	Affordable Housing
AMI	Area Median Income
ARCH	A Regional Coalition for Housing
AWC	Association of Washington Cities
DADU	Detached Accessory Dwelling Unit
Devs	Developments (affordable housing developments)
EHSF	Eastside Human Services Forum
EKC	East King County
FAR	Floor Area Ratio
KC	King County
MFH	Multi-Family Housing

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MFTE	Multi-Family Tax Exemption
MIZ	Mandatory Inclusionary Zoning
MUD	Mixed-Use Development
MUR	Mixed-Use Residential
NKC	North King County
NP	Nonprofit
PHA	Public Housing Authority
PSH	Permanent Supportive Housing
PTE	Property Tax Exemption
RTA	Residential Target Areas
SCA	Sound Cities Association
SF	Single Family
SKC	South King County
SKHHP	South King Housing and Homelessness Partners
TDR	Transfer of Development Rights
TOD	Transit Oriented Development