

# Housing Element

---

Note: The entire existing Housing Element was replaced as part of the 2006 *Imagine Bothell... Comprehensive Plan* amendments with the new language contained herein.

## I. Introduction

### Purpose and Relationship to State & County Requirements

The Housing Element is a required element of the State Growth Management Act (RCW 36.70A.070) (the Act)

The Act contains the following planning goal regarding housing:

Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

In addition, the Act calls for the Housing Element to ensure “the vitality and character of established residential neighborhoods”, and requires that the element:

- (a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- (b) includes a statement of goals, policies, objectives and mandatory provisions for the preservation, improvement and development of housing, including single-family residences;
- (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multi-family housing, and group homes and foster care facilities; and
- (d) makes adequate provisions for existing and projected needs of all economic segments of the community.”

The Act also requires counties to adopt county-wide policies “that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution”. Both King and Snohomish Counties have adopted such policies, and the City goals, policies and actions are consistent with the county-wide policies.

The following profile information is provided in order to describe fully, in keeping with GMA requirements, the existing and forecasted conditions on which the goals, policies and actions are based. A full discussion of the present and future availability of affordable housing is included.

Updates of this element were prepared with assistance from A Regional Coalition for Housing (ARCH), a consortium of cities (including Bothell) who have agreed to pool resources to promote the preservation and construction of affordable housing.

## II. Background and Housing Needs Analysis

This section of the housing element reviews Bothell's housing needs in four areas. *Housing Characteristics* presents a "community snapshot" of existing housing. *Population Characteristics* reviews housing related population data, and how changing demographics may affect both existing and future goals for housing. The *Housing Affordability* section looks at housing needs for people of all economic segments; while the *Special Needs* section looks at affordable housing for frail or disabled community members. This section concludes with *Regional Coordination*, a look at how planning for Bothell's housing needs coordinates with regional housing strategies.

The Bothell Housing Element provides for the preservation of the community's overall residential character, while incorporating a number of land use measures intended to enhance existing neighborhoods, expand opportunities for residential development within and around Community and Regional Activity Centers, and provide a range of housing alternatives for persons of varying incomes, needs and lifestyles.

### 1. Housing Characteristics & Neighborhood Vitality

This section presents a "community snapshot" of the existing housing. Bothell's Housing Element provides for the preservation of the community's overall residential character, while incorporating a number of land use measures to enhance neighborhoods. Table HO-1 shows types of housing (single family, multi-family and mobile homes) comparing Bothell amounts and percentages to King and Snohomish Counties, the State of Washington, and the U.S. Table HO-2 shows, for multifamily housing units in Bothell, the number of housing units per building for 1990 & 2000. Figure HO-1 shows percent of owner occupied housing units for Bothell, King County, Snohomish County and the Eastside Cities<sup>1</sup> for 1980, 1990 and 2000. Table HO-3 looks at the age of Bothell housing; and Table HO-4 shows Bothell residential permit activity.

---

<sup>1</sup> "Eastside Cities" data includes the following 15 incorporated cities: Beaux Arts Village, Bellevue, Bothell, Clyde Hill, Hunts Point, Issaquah, Kenmore, Kirkland, Medina, Mercer Island, Newcastle, Redmond, Sammamish, Woodinville, and Yarrow Point.

**Table HO-1  
Housing Types Single Family, Multifamily & Mobile/Manufactured Homes 2000: Bothell, Counties,  
State, U.S.**

Housing Type	Bothell		King County % of total	Snohomish County % of total	State % of total	U.S. % of total
	Units	% of Total				
Single Family	6,980	56.4%	60.4%	66.0%	65.8%	65.8%
Multi-Family	3,852	31.2%	37.1%	26.7%	25.7%	26.8%
Mobile Homes*	1,530	12.4%	2.5%	7.3%	8.5%	7.4%
Totals	12,362	100%	100%	100%	100%	100%

Source: U.S. Census Bureau, Census 2000; City of Bothell Community Planning Division.

\* U.S. Census definition of Mobile Homes: Structures that were originally constructed to be towed on their own chassis, excluding those units with permanent room additions. Note: The Census does not differentiate mobile and manufactured homes, although the industry has recognized the distinction since 1976 when HUD developed building standards for manufactured homes.

**Table HO-2: Number of Units per Multi-Family Building 1990 and 2000: Bothell**

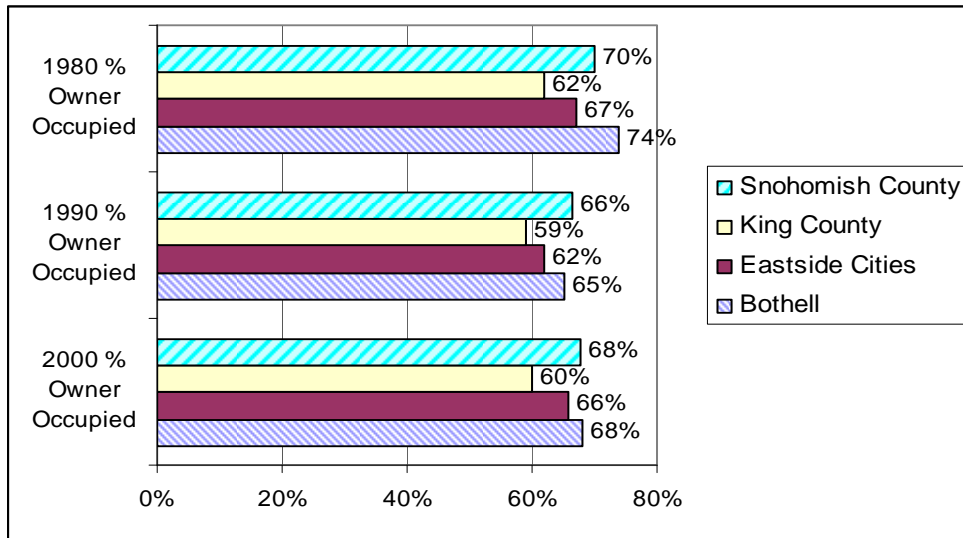
Bothell MF	1990	2000	1990-2000 % Change
2 - 4 Unit Buildings	277	557	101%
5 - 9 Unit Buildings	459	975	112%
10 or More Unit Buildings	868	2,320	167%
Total Multifamily Units	1,604	3,852	140%

US Census Bureau, Census 1990 & 2000

The majority of homes in Bothell are single family homes, and are expected to be so in the future. As Bothell continues to develop, the percentage of multi-family units is expected to increase. Also, the percentage of mobile/manufactured home units is expected to decrease due to a lack of undeveloped properties large enough to support mobile home parks and market conditions where standard housing realizes a larger return on investment than that experienced for mobile home parks. In general, homeownership rates in Bothell have been relatively high compared to countywide averages for King and Snohomish County (Figure HO-1). Historically, homeownership rates in Bothell decreased from 1980 to 1990 from 74% to 65%, but then increased to 68% in 2000 (Figure HO-1). This reduction of homeownership rates during the 1980's and then increase in the 1990's mirrors the experience of other areas of King and Snohomish County. It also indicates that because of the increase in the amount of multifamily housing that is developed as ownership housing (e.g. townhomes, condominiums), there is not as strong a linkage between the amount of single family housing and overall ownership rates in the community. To illustrate, during the 1990's more than half of new housing permits were for multifamily housing, yet the rate of ownership increased from 65% to 68%. In order to maintain Bothell's majority percentage of owner occupied housing units, the Housing Element contains a policy stating that the City will strive to maintain a balance of no less than 60 percent owner-occupied residences to no more than 40 percent renter-occupied residences.

**Figure HO-1: Percent of Owner Occupied Housing Units 1980, 1990, 2000: Bothell, Eastside Cities, Counties**

US Census Bureau, Census 1980, 1990 & 2000



Housing built prior to 1960 constitutes less than 10 percent of dwelling units in the city (Table HO-3). Housing constructed since 1990 amounts to 31.4 percent of the total dwelling units in the King County portion of the City and 27.9 percent of total dwelling units in the Snohomish County portion

Table HO-4 summarizes new housing units permitted by year (1995 to 2005) and type of housing. The rate of residential unit permit activity since 1995 would allow the City to achieve its original GMA overall housing targets. If development occurs at a similar rate over the next 20 years, the City would achieve its new 2025 growth targets (see Table HO-15).

Demolition appears to be of little threat to housing stock overall, since so much of the housing stock is fairly young. Demolition of the older stock may be a more significant issue in terms of historic preservation and community character, however, some demolition signals reinvestment into the neighborhood that helps increase neighborhood quality. Single-family demolitions have averaged 16 per year since 1995 (Table HO-4).

City regulations allow Accessory Dwelling Units (ADUs) in single family zones. ADUs are essentially small apartments allowed within a single family home that can be either used by a relative or rented. City regulations require the homeowner to live on the property if they have an ADU. In the past 10 years, relatively few ADUs have been formally permitted by the City. However, because ADUs are not tracked separately in the City's permit tracking system, the exact number of ADUs permitted is unknown.

**Table HO-3  
Year Housing Built: Bothell**

Year Housing Built - Bothell		
	Number	Percent
1999 to March 2000	348	2.8
1995 to 1998	1879	15.2
1990 to 1994	1810	14.6
1980 to 1989	2735	22.1
1970 to 1979	2401	19.4
1960 to 1969	1998	16.2
1940 to 1959	795	6.4
1939 or earlier	396	3.2

Source: U.S. Census Bureau, Census 2000

**Table HO-4  
Residential Unit Permit Activity 1995 - 2004:  
Bothell**

Year	Single Family	Multifamily Buildings	Multifamily Units	Demos
2004	38	12	140	16
2003	78	41	131	3
2002	55	28	65	15
2001	63	4	8	8
2000	43	18	311	28
1999	119	16	237	30
1998	70	74	372	37
1997	68	29	455	22
1996	81	65	594	5
1995	122	5	22	0

Source: Permit Services Monthly Building Report, City of Bothell 2006

Of the 12,303 total dwelling units for which occupancy information was available in the 2000 census, an estimated 3.1 percent were vacant in 2000. Single-family units typically had a one percent vacancy rate, while multifamily units had an average vacancy rate of 4.6 percent. Vacancy rates in Bothell and the region as a whole have been relatively high in the last few years. This has generally been attributed to a combination of slowness in the overall economy and job market, lower interest rates allowing more households to buy homes, and rental housing development in the late 1990's and early 2000's. One impact of these relatively high vacancy rates (6.8% for 2005) on Bothell rental housing, is that rent levels have remained stable and even decreased in some areas since 2000 (Central Puget Sound Real Estate Research Report, Home New Trends).

### Mobile/Manufactured Home Inventory

The 2000 Census reported 1,530 'mobile homes' in Bothell, representing over 12% of the City's housing units (Table HO-1). As Table HO-1 notes, 'mobile homes' as reported by the census includes all structures that were originally constructed to be towed on their own chassis, excluding those units with permanent room additions. In 1976 HUD developed building standards for manufactured homes. Typically, homes built since 1976 under the HUD standards are referred to as manufactured homes and older homes are referred to as mobile homes. However, the census data does not distinguish between these homes. Since 2000 the city's number of mobile/manufactured homes has remained stable, as reported by Washington State OFM's 2005 Housing Unit Inventory. The City's 2005 estimate of population and housing reported 1,513 mobile and manufactured homes, a decrease of 17 units since the 2000 census. Of these, approximately 724 mobile homes are located within six parks that are specifically designated as Mobile Home Parks (MHP) on the Comprehensive Plan map. These parks have long been recognized as a source of affordable housing, hence the protective designation.

## 2. Housing Related Population Characteristics - Housing Choice

This section reviews housing related population data, and discusses how existing community demographics, and continued change, may affect both existing and future needs for different types of housing. Housing related demographic information found in this section includes information on population growth, age of persons, types of households, and household size. The end of the section provides some examples of different forms of housing that respond to the different needs of persons in the community, including some that have been accommodated by Bothell land use regulations. The Bothell Housing Element incorporates a number of land use measures intended to preserve and expand housing choice opportunities in order to provide a range of housing alternatives for persons of varying incomes, needs and lifestyles.

**Table HO-5  
Total Persons by Age: 1990, 2000: Bothell**

	< 5 years	5 - 14 years	15 - 24 years	25 - 34 years	35 - 44 years	45 - 54 years	55 - 64 years	65+ years
<b>1990</b>	8.3%	15.2%	10.8%	17.0%	18.7%	10.6%	7.2%	12.2%
<b>2000</b>	6.0%	14.5%	12.8%	14.8%	18.4%	15.8%	8.1%	9.5%

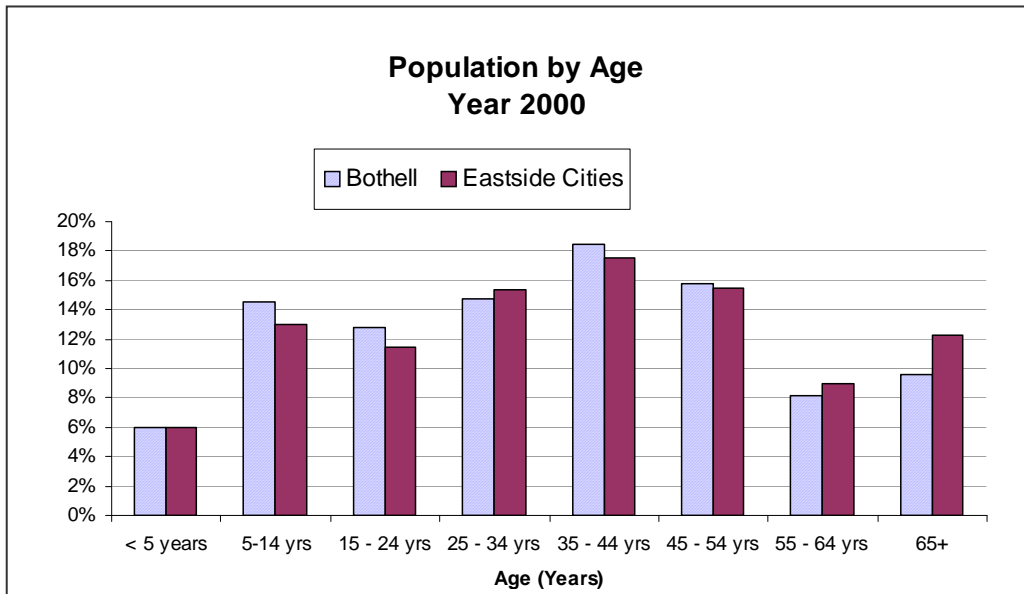
U.S Census Bureau, Census 2000

### Population

From 1990 to 2000, the median age in Bothell rose from 33 to 36 years (Table HO-5). Of age groups within the total Bothell population, those between the ages of 45 and 54 years experienced a substantial increase, from 10.6 percent to 15.8 percent of total population, while those 65 years of age and over experienced a decrease, from 12.2 percent to 9.5 percent of total population. This decrease in the percentage of seniors in the Bothell population may be attributable to the annexation of the Canyon Park area to Bothell in 1992, which effectively doubled the City's overall population. The annexation area is predominantly (newer) single family housing, which typically has a smaller ratio of seniors. A decrease in the percentage of seniors was also seen in Snohomish County, from 9.5% to 9.1% of the population. However the percentage of seniors in the population increased in other areas of the region, including Eastside cities (7.1% to 12.3%) and King County (9.2% to 10.5%). Bothell could experience an increase in the percentage of seniors over the planning period, as existing residents age in place. This has occurred in other communities in East King County as their housing stock ages, and is expected to generally occur around the country as the 'baby boom' generation ages. Figure HO-2 shows 2000 Bothell population by age group, and provides Eastside statistics for comparison.

Table HO-6 compares population growth in Bothell's King County and Snohomish County parts between 1990 and 2005. Population growth within Bothell reflects both increases in the city's housing unit growth through development; and increases in the city's size through annexation. The 1992 Canyon Park annexation effectively doubled the city's overall population. Since 2000, population growth in Bothell has been just under 3%, with most of that growth in the Snohomish County portion of the City. In that time the City's rate of growth has been less than King County (4%), Snohomish County (8%) or the state (6%).

**Figure HO-2: Persons by Age 2000: Bothell, Eastside**



Source: U.S. Census Bureau, Census 2000

**Table HO-6  
Population 1990 to 2005: Bothell, Counties, State**

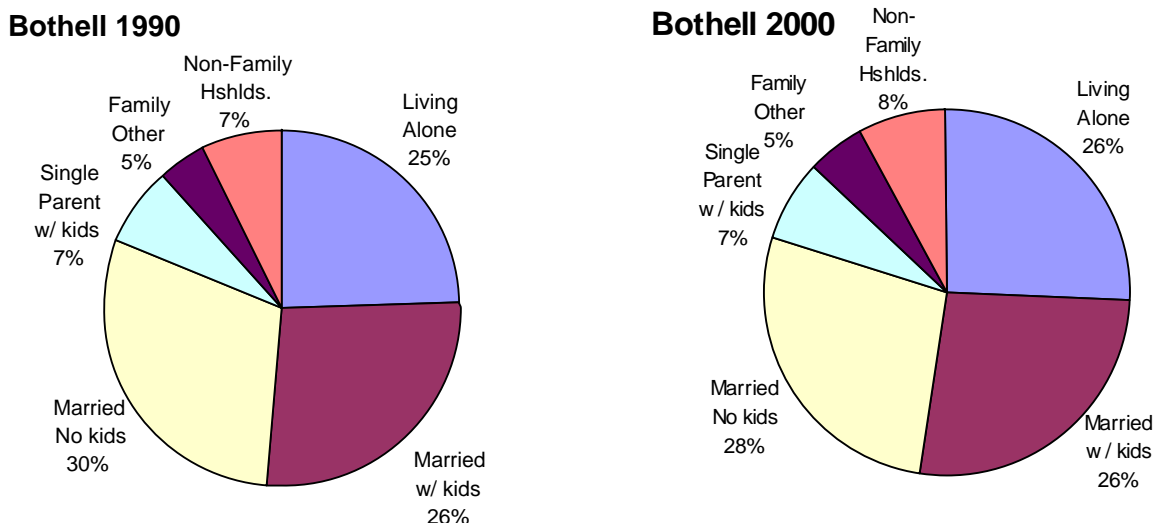
	1990	2000	2005	1990 to 2005 % Change
Bothell King Co	11,986	16,185	16,250	35.6%
Bothell Sno Co	359	13,965	14,750	4008.6%
Bothell Total	12,345	30,150	31,000	151.1%
King County	1,507,305	1,737,046	1,808,300	20.0%
Snohomish Co	465,642	606,024	655,800	40.8%
Washington	4,866,692	5,894,121	6,265,400	28.7%

Source- 1990 and 2000: U.S. Census Bureau (1990, 2000). 2005: State of Washington Office for Financial Management (OFM).

### Household Types and Household Size

Household types in Bothell, in both the 1990 and the 2000 Census, were stable and varied; with about 55% of households composed of one and two persons; 33% of households composed of parent(s) and children; and 12% of households described as “other family” or “non-family” (Fig. HO-3).

**Figure HO-3 Housing Types 1990, 2000: Bothell**



Source: US Census Bureau, Census 1990, 2000

Table HO-7 shows the average size household in Bothell has increased from 2.48 in 1990 to 2.51 in 2000. This differs from King County, Snohomish County and Eastside trends, where the average size household decreased between 1990 and 2000. The Snohomish County portion of Bothell has a slightly higher average persons per household figure (2.68) than the King County portion (2.38) attributed largely to the King County portion containing more of Bothell's multifamily and senior housing than the Snohomish County portion. The year 2000 average household size for Bothell (2.51) is nearly midpoint between the average household size for King County (2.39) and Snohomish County (2.65).

A breakdown of persons per occupied housing unit by housing type shows fluctuations over time (Table HO-8). Since 1990, persons per household living in single-family homes and duplexes has been decreasing, while remaining stable in other multifamily housing and mobile homes.

**Table HO-7  
Average Household Size  
1990, 2000: Bothell**

Average Household Size		
	1990	2000
<b>Bothell</b>	2.48	2.51
<b>Bothell KC</b>	NA	2.38
<b>Bothell SC</b>	NA	2.68
<b>King County</b>	2.40	2.39
<b>Sno. County</b>	2.68	2.65
<b>Eastside cities</b>	2.62	2.43

Source: U.S. Census Bureau, Census 1990, 2000

**Table HO-8  
Persons per occupied housing unit (PPH) by  
housing type: 1990, 2000: Bothell**

Bothell Housing Type	1990 PPH	2000 PPH
<b>Single-Family</b>	3.02	2.92
<b>Multifamily</b>		
5+ units per Bldg.	1.83	1.82
3 - 4 units per Bldg.	2.25	2.25
2 units per Bldg.	2.00	1.95
<b>Mobile Homes</b>	1.92	1.92

Source: State Office of Financial Management (OFM) June 2000

## Forms of Housing

The Housing Element examines housing need for all segments of Bothell's population. A community's mix of household types can contribute to housing demand that includes a wide variety of types of housing both in terms of tenure, size of homes and amenities. This could include traditional single family homes for families with children, smaller detached and attached homes for smaller households, housing with services for seniors and/or persons with disabilities, or housing for college students. Recent population trends, as well as market demand, may support a varied housing stock that gives residents greater choice in housing type. For example, smaller lot, single family detached homes have been well received in Bothell, as seen in the North Creek and Pepperwood Grove housing projects. These developments were possible through a Comprehensive Plan designation established in 1994 and implemented through zoning classifications in 1996 which permitted detached housing on 5,400 square foot lots and attached housing at one dwelling unit per 5,400 square feet of net buildable area. Over the last decade the City has taken other actions to allow more diverse forms of housing. The City has revised regulations permitting accessory dwelling units (ADUs), created incentives for senior housing in the Specialized Senior Housing Overlay zone (SSHO); and have created residential activity centers (RAC) to encourage housing in the central locations of the city. The Bothell Housing Element incorporates a number of land use measures intended to preserve and expand housing choice opportunities in order to provide a range of housing alternatives for persons of varying incomes, needs and lifestyles.

## 3. Housing Affordability

This section looks at housing needs for people of all economic segments. The Bothell Housing Element incorporates a number of land use measures intended to preserve and expand affordable housing for persons of varying incomes and needs. Existing housing opportunities affordable to moderate to median income households include downtown housing, senior housing, and manufactured housing communities; future housing opportunities affordable to lower and median income households include an expanded accessory dwelling unit program and expanded residential development opportunities within and around Community and Regional Activity Centers

**Household Income and Housing Affordability.** Bothell is planning for a housing supply that will meet the needs of all economic segments of the community. For purposes of developing housing programs to implement this plan, Bothell shall use the definitions established by the Department of Housing and Urban Development (HUD) and by Countywide Planning Policies through the Growth Management Act for "affordable housing," "low income housing," "moderate income housing", and "median income housing". The generally accepted definition of housing affordability is for a household to pay not more than 30 percent of its annual income on housing (HUD). Tables HO-9 and HO-10 show the percent of Bothell, King County and Snohomish County households earning low, moderate, and median incomes according to HUD income guidelines; and what those households can afford to pay for housing if not paying more than 30% of their income on housing.

**Table HO-9:  
Household Incomes by % of County Median Household Income 2000: Bothell; Counties**

Household (HH) Income Type	% of Median Income	% of Bothell Households (HH) 2000	% of Bothell HH King County portion	% of Bothell HH Snohomish County portion	% of King Co. HH 2000	% of Sno. Co. Households 2000
Low	Below 50%	17%	19%	15%	21%	19%
Moderate	50% to 80%	18db%	20%	15%	17%	19%
Median	80% to 120%	19%	20%	18%	20%	21%
Above Median	Above 120%	46%	41%	52%	42%	41%

2000 Census median household income \$53,100

Source: 2000 Census Bureau, Census 2000, HUD State of the Cities Data System Comprehensive Housing Affordability Strategy. Figures for Snohomish and King County portions of Bothell are estimates based on 2000 Census data.

Table HO-10 Income Guidelines and Housing Affordability 2005, shows that a 4-person household earning median income might afford a home priced at \$223,500 or below.

Using 2000 Income guidelines, a family earning median income could afford a home priced at \$190,000 or below. In 2000, the U.S. Census found that approximately 25% of detached housing units in Bothell were valued below \$190,000 and potentially affordable to median income households. This compares to King County where 28% and Snohomish County where 39% of detached housing were potentially affordable to median income households. Between 2000 and 2005, increases in Bothell housing sales prices (24.6%) have outpaced increases in area median incomes (18.4%) potentially decreasing the ownership housing affordable to median income households.

**Table HO-10  
Income Guidelines and Housing Affordability 2005: King / Snohomish County**

	Studio (1 person)	1-bedroom (2 person)	2-bedroom (3 person)	3-bedroom (4 person)
<b>50% of Median Income</b>				
Household Income	\$27,265	\$31,160	\$35,055	\$38,950
Rental	\$651	\$733	\$815	\$897
Owner *	\$70,000	\$80,500	\$91,500	\$102,500
<b>80% of Median Income</b>				
Household Income	\$43,624	\$49,856	\$56,088	\$62,320
Rental	\$1,060	\$1,200	\$1,341	\$1,481
Owner *	\$120,500	\$139,000	\$157,000	\$175,000
<b>100% of Median Income</b>				
Household Income	\$54,530	\$62,320	\$70,110	\$77,900
Rental	\$1,332	\$1,512	\$1,692	\$1,871
Owner *	\$154,500	\$177,500	\$200,500	\$223,500
<b>120% of Median Income</b>				
Household Income	\$65,400	\$74,750	\$84,100	\$93,500
Rental	\$1,604	\$1,823	\$2,042	\$2,261
Owner *	\$188,500	\$216,300	\$244,100	\$272,000

Source: 2005 HUD Income Guidelines for Seattle/Bellevue/Everett MSA, housing affordable at these income levels calculated by ARCH

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

Table HO-11 compares average home sale price and rent among Bothell, King County, and Snohomish County. The table shows average Bothell apartment rent of \$824 per month, thus, a family would need to earn more than \$35,000 a year to afford this apartment.

**Table HO-11  
Housing Sales & Rent Spring 2005: Bothell, Counties**

	Bothell (King County Portion)	Bothell (Snohomish Portion)	King County	Snohomish County
Average Sales Price Detached Housing	\$347,903	\$352,988	\$422,484	\$301,516
Average Sales Price Attached Housing	\$181,812	\$180,391	\$251,609	\$203,504
Average Sales Price, All Housing	\$288,585	\$288,501	\$373,322	\$283,156
Average Rent	\$824. (Bothell Total)		\$845.	\$750.
Rental Vacancy	6.8% (Bothell Total)		6.7%	6.3%

Central Puget Sound Real Estate Research Report, Spring 2005

In Bothell, as in most communities in East King County, the majority of housing affordable to low and moderate income families is rental housing. In 2000, the U.S. Census found that 65.2% of the City's rental housing was priced below \$1,000 per month and would be affordable to most moderate income families. Also, about 6.6% of rental housing was priced below \$500 per month and may be affordable to some low income families. Between 2000 and 2005, average rents have remained stable in Bothell, while area median incomes have increased (18.4%) potentially increasing the rental housing affordable to moderate income families (Central Puget Sound Real Estate Research Report, Spring 2005).

### Housing Costs as a Percent of Income

Typically, the lower the household income, the greater the percentage of income is paid to housing costs. This is true for renters as well as homeowners. Table HO-9 shows 17% of Bothell households were low income, earning less than \$30,000 per year. Of those households, 72% paid more than 35% of their income toward housing costs and 48% paid more than 50% of their income toward housing costs. This later figure is even more pronounced for Bothell's lowest income households. Of the 8% of the City's households earning less than \$20,000 per year, 58% paid more than 50% of their income on housing costs. (2000 Census) A generally accepted standard is that housing expenses should not amount to more than 30% of income.

The higher percentage of income paid to housing, the more vulnerable a household is to actually losing their housing if someone in the household loses a job, suffers a medical emergency, or incurs some other major expense. This is especially true for low income families, where high housing costs may divert resources from other essentials such as food, health care or insurance.

### Families Living Below the Poverty Level

Bothell families living below the poverty level (based on income and number of family members) increased from 2 percent in 1992 to 3.6 percent in 2000. In comparison, families below the poverty level constituted 5.4 percent of total King County families, 4.9 percent of Snohomish County families, and 3.3 percent of total families in East King County (the Census definition of family is householder and one or more related persons). The percentage of Bothell residents 65 and over living in poverty also increased during this time, from 3 percent in 1990 to 5 percent in 2000. Table HO-12 shows statistics for families below poverty.

**Table HO-12: Families Below Poverty Level 2000: Bothell, Eastside, Counties, State**

	Total Families		Total Families In Poverty		Families in Poverty w/Children <18 years <sup>1</sup>		Families In Poverty w/Children <5 years <sup>1</sup>		Families in Poverty w/female HH Head <sup>1</sup>	
	Number (a)	Number (b)	% (b/a)	Number (c)	% (c/b)	Number (d)	% (d/b)	Number (e)	% (e/b)	
<b>Bothell</b>	7,930	281	3.6	180	64.1	97	34.5	91	32.4	
<b>Eastside</b>	90,113	2,937	3.3	2,060	70.1	961	32.7	1,176	40.0	
<b>Seattle</b>	113,400	7,942	7.0	5,735	72.2	2,756	34.7	3,930	49.5	
<b>King County</b>	419,959	22,597	5.4	17,362	76.8	8,740	38.7	10,831	47.9	
<b>Snohomish Co.</b>	158,994	7,717	4.9	5,958	77.2	2,916	37.7	3,586	46.4	
<b>Washington State</b>	1,499,127	110,663	7.4	88,838	80.3	46,276	41.8	52,290	47.3	

Source: U.S. Census Bureau, Census 2000, Table P93

How the Census Bureau measures poverty: The Census 2000 average poverty threshold annual income for a family of 4 is \$17,603. The Census poverty measure varies by family size and composition. It does not vary by area.

1. Percentages are as a percentage of total families in poverty(column b).

## Homelessness

Although it is difficult to assess the extent of homelessness, the 2004 One Night Count of Homelessness estimated that 13,800 persons in King County are in need of permanent housing on any night. About half are estimated to be households with children, and thirty percent of homeless are estimated to be under age 18. In north and east King County there are only two permanent emergency housing facilities for families. There are also several overnight/temporary shelter facilities for single adults and youth. Permanent eastside emergency shelters have the capacity to serve one family, on average, for every 13 families that are turned away. Shelters report growing homelessness of families, including working families. Approximately 25% of the homeless served by Eastside shelters are employed. In addition to emergency housing for homeless individuals and families, there are also a number of other housing facilities in north and east King County serving the homeless. These are referred to as transitional housing facilities where individuals and families can live for up to 2 years, and receive a variety of services from the sponsoring agencies to help residents stabilize their life and become independent. In north and east King County, there are approximately 150 transitional units serving mostly families but also homeless individuals and youth. One trend in recent years has been to include some transitional housing within larger housing developments. At the local level, a transitional housing facility for homeless youth has been in Bothell for a number of years, and in 2006 the City, after an extensive community process adopted regulations for permitting temporary homeless encampments in a manner that balances the needs of homeless persons and residents of the community. Also, through the ARCH Housing Trust Fund, the City has provided funding for several of the transitional housing facilities located in east King County.

In 2005 King County adopted The 10 Year Plan to End Homelessness, and a number of governmental, non-profit, and private organizations have formed the Committee to End Homelessness to help implement the plan. The goal of the plan is to create a more organized approach to addressing homelessness and to use more models where homeless persons are immediately housed and receive services needed to become independent.

## Affordable Subsidized Housing

As of 2000, a total of 231 households were in some form of assisted housing in Bothell. Of these, 176 were in subsidized affordable housing units for the (elderly, disabled and families. These properties receive a variety of local, state and/or federal assistance. Most of this housing is targeted to households earning up to 50% of median income. In many of these units residents receive federal support (e.g. Section 8) thus allowing rents paid by residents to be limited to 30% of their income, regardless of their income level. Information on subsidized housing is summarized in Table HO-13. An additional 55 low income families in the community live in market rate housing, but receive assistance through the Section 8 program.

**Table HO-13: Affordable Housing Inventory 2005: Bothell**

Project Name	Affordable Housing Type	Owner	# Units / Beds
Section 8 Tenant Based Vouchers (King County Housing Authority (KCHA))	Vouchers to families/individuals below 50% median income.	Private, scattered-site	55 units
Heritage Park Apartments	Family rental housing, 1 – 2 bedroom	Privately owned and managed HUD assisted	36 affordable units 77 total units
Easternwood Family Housing	Family rental housing, 1 – 3 bedroom	LATCH Privately managed, non-profit (Lutheran Alliance to Create Housing)	18 units
Riverside Landing	Senior rental	Shelter Resources	50 affordable 1-2 bedroom units
Northlake House	Senior rental	KCHA	38 1-bedroom units
Northwood	Senior rental	KCHA	34 1-bedroom units

Source: 2005 ARCH

## 4. Special Needs

This section looks at affordable housing for frail or disabled community members and others who need a certain amount of assistance in their daily lives. There are a wide range of types of housing that address these needs from senior housing that offers different forms of assistance, to housing for persons of all ages with special needs, such as persons with developmental disability, mental illness, etc. Incomes of persons with special needs can vary significantly but many persons with special needs have limited or fixed incomes.

The Bothell Housing Element includes policies to insure that Bothell accommodates special needs housing and directs its location throughout the community. For purposes of developing housing programs to implement Bothell's policies, "Special needs housing" is defined as: "affordable housing for persons that require special assistance or supportive care to subsist or achieve independent living, including but not limited to persons that are frail, elderly, developmentally disabled, chronically mentally ill, physically handicapped, homeless, persons participating in

substance abuse programs, persons with AIDS, and youth at risk.”<sup>2</sup> Bothell has implemented a number of land use measures and other assistance measures to address Special Needs housing. Bothell development regulations permit group homes, foster care facilities, and other residential care facilities that accommodate seniors and special needs individuals in any zoning district in the City which allows residential development, subject to the same standards and regulation as non-specialized residences.

## **Special Needs**

Every community includes persons with special housing and human service needs. Census 2000 shows 1.3% of Bothell households receive Supplemental Security Income (SSI), which provides financial assistance for individuals who are aged, blind, or disabled and have limited incomes or resources. This is consistent with other Eastside cities (1.4%), but less than overall King County (2.8%) or Snohomish County (2.9%) percentages.

Census 2000 collected information on persons with various forms of disabilities including sensory (e.g. deafness, blindness), physical, mental, self-care, go-outside home, and employment disabilities. Because person can have multiple disabilities, it is difficult to assess the exact proportion of the population that has some form of disabilities. However, as would be expected, seniors have a higher proportion of disabilities than non-seniors. Related to housing needs, it may be more appropriate to look at figures of persons with ‘self-care’ disabilities (a condition that substantially limits dressing, bathing, or getting around inside the home). In Bothell 1.8% of the total population has a self care disability, with 9.7% of seniors and 1% of non-seniors with self care disabilities. Figures for persons with disabilities in Bothell is very similar to countywide percentages of persons in King and Snohomish Counties with disabilities, with the one exception that the rate of seniors with disabilities in Bothell is slightly higher than Countywide averages.

Regionally, there has been a continuation of the trend to house persons with special needs in less institutional settings. Fair housing laws have required cities to make accommodations to permit group living arrangements for persons with special needs. Bothell and other Eastside cities have seen increases in group homes, especially adult family homes for the elderly. If historic trends continue, Bothell can expect a greater need for all of the types of special needs housing described in this section. Table HO-14 lists housing developments in Bothell that are operated by community agencies that serve persons with special needs. In addition, there exists privately operated housing that serves persons with special needs. There are approximately 70 group homes in Bothell, generally licensed for 6 beds or less and that typically serve elderly residents. Some of these homes are licensed to serve persons with developmental disabilities. In addition there are two licensed nursing homes in the City.

According to the 2005 King County Consolidated Housing and Community Development Plan, the percentage of frail elderly persons (persons over age 65 with a mobility or self-care limitation) increased between the 1990 and 2000 census, as did the percentage of persons with disabilities. The Consolidated Plan found that these increases indicate a need to plan for an adequate supply of special needs housing for these populations. These changes also indicate a need to work to further the concept of universal design in housing so that all housing is more useable by the widest range of persons, and allows individuals to stay in their housing longer as they age.

### **Table HO - 14: Special Needs Housing Inventory 2005: Bothell**

<sup>2</sup> Snohomish County Countywide Planning Policies Policy HO-10 directs Snohomish County jurisdictions to adopt this definition of special needs housing in their Comprehensive Plans.

Project Name	Affordable Housing Type	Owner	# Units / Beds
Foster Care Home	Special needs Housing	Friends of Youth	4 beds
Arbor House	Special needs transitional housing for pregnant/ young mothers	Friends of Youth	Serves 14 residents and their babies
Transitional Living Campus	Special needs transitional housing for pregnant/ young mothers	Friends of Youth	Serves 5 residents and their babies
Seton House	Special needs transitional housing for pregnant/ young mothers	Catholic Community Services	Serves 8 residents and their babies

Source: 2005 ARCH

### Senior Housing

Senior residents may require a range of specialized care related to their housing. Table HO-5 indicates that in 2000, 10% of the City's population was over age 65, and just over half of the senior population is over the age of 75. In 1990 only 37% of seniors in Bothell were over age 75. This aging of the senior population is also occurring throughout the region. Of the seniors populations approximately 83% live in owner occupied housing, (HUD State of the Cities Data System Comprehensive Housing Affordability Strategy), a much higher proportion than the city's overall homeownership rate of (Figure HO-1).

The City has an interest to provide a balance of senior housing types. The balance should include a range of different housing types from non-specialized units to specialized senior housing (including assisted living units) to nursing homes as outlined below:

1. Non-specialized, standard, or "regular" housing, offers no on-site services or activities to accommodate the needs of seniors. Research indicates that about 75 percent of seniors prefer to live in non-specialized housing and do not need specialized design features or services. Some examples of non-specialized housing includes:
  - a. owned or rented site-built single family dwellings;
  - b. mobile homes;
  - c. cottages and other forms of smaller owner occupied housing (e.g. duplexes, cluster homes);
  - d. apartments;
  - e. condominiums; and
  - f. accessory dwelling units.
  
2. Specialized senior housing consists of coordinated developments containing specialized design features and/or on-site services and activities to accommodate the needs of seniors. Typically seniors over age 75 are more likely to need some form of housing with services. Specialized senior housing includes:
  - a. two or more owned or rented site-built single family dwellings;
  - b. mobile homes;
  - c. cottages;
  - d. apartments; and
  - e. condominiums.

3. Nursing homes, comprising facilities which provide short- or long-term care for seniors and other persons who need skilled nursing care but do not require hospitalization. Research indicates that about 5 percent of seniors require this level of care.

In addition, many seniors have limited and/or fixed income. Almost 65% of senior households are low or moderate income, with over 52% being low income. These figures are significantly higher than the overall population. As with the overall population, a high proportion of all low income seniors, and moderate income seniors who live in rental housing pay a disproportionate amount of their income on housing (HUD State of the Cities Data System Comprehensive Housing Affordability Strategy). The Housing Element includes policies encouraging housing to meet the needs of seniors in the City through a variety of appropriate forms of housing affordable at different income levels.

Bothell has implemented a number of land use measures to address the general need for senior housing in the community. These include removing density limits for senior housing in multi-family and commercial zones and assigning a Specialized Senior Housing Overlay (SSHO) to the single family zoned area around the Northshore Senior Center. The market has responded to the SSHO, and as of 2006 five senior housing developments with 535 units were in operation, under construction, or in permit review in the overlay area. All of these properties provide a wide range of services to residents. This zoning has no explicit affordability provisions and all have been privately financed and are rented at market rent levels. The City surplused a site next to the SSHO area which provides 50 apartments of subsidized housing for low and moderate income seniors.

Another potential way to assist seniors is through allowing ADUs in single family homes. This can assist elderly homeowners by providing some supplemental income, or to have a resident who can assist elderly owners with maintenance or other services, thus allowing senior homeowners to remain in their home.

## 5. Regional Coordination

This section looks at how planning for Bothell's housing needs coordinates with regional housing strategies.

### **Projected Housing Needs**

King County and Snohomish County Countywide Planning Policies (CPPs) require that all jurisdictions shall plan for established housing targets and affordable housing targets through a combination of policies, incentives, regulations, and programs. Affordable housing targets reflect the countywide mix of all households. Both counties' countywide planning policies call for the development of a process or methodology to ensure an equitable and rational distribution of affordable housing (and special needs housing, in Snohomish County).

### Overall Housing Needs

There are many factors that will contribute to housing development in the City, including the economy, housing market, employment rates, local demographics, and residential land capacity. Bothell's existing and additional housing unit capacity is summarized in Table HO-15. Table HO-15 indicates the amount of housing that could be accommodated if the most intensive residential use of the land was achieved in single family, multifamily and Residential Activity Center (R-AC) zones.

This method eliminates trying to document housing trends and focuses the discussion solely on available land use designations. This table also compares the City’s residential capacity figures

**Table HO-15 2002 – 2025 Bothell Housing Capacity, Housing Targets & Affordable Housing Targets**

	Capacity Single Family (a)	Capacity >15 du/ac Multifamily (MF + R-AC) (b)	R-AC zone MF Capacity	Total (a+b)	Growth Target	Affordable Housing Target <sup>1</sup>
<b>King County</b>	767	2,681	2,148	3,448	2,013	825
<b>Snohomish Co.</b>	1361	1,289	1,159	2,650	3,169	1220 (existing) 749 (growth)
<b>Total</b>	2128	3,970	3,307	6,098	5,182	1,574 (growth) 2,794 (total)

Source: Target HH: Sno. Co Tomorrow 2025 Population Growth Targets (9/18/03) and KC 2001 - 2022 HH Growth targets. Capacity figures City of Bothell.

1. See Table HO-16 for more detail on Bothell Affordable housing targets.

with the City’s overall housing targets as established through the King County and Snohomish County Countywide Planning Policies. The last column shows the City’s affordable housing targets for both the King County and Snohomish County portions of the City. The affordable housing targets are a subset of the City’s overall housing growth target, and are described in more detail in Table HO-16.

### **Affordable Housing Needs**

Table HO-16 shows Bothell’s 2002 - 2025 Growth Targets and Affordable Housing Targets based on King County and Snohomish County’s Countywide Planning Policies. The figures in this table are based on policies adopted by separate regional planning efforts for the Snohomish and King County portions of the City. These policies are summarized below.

**Table HO-16:  
Affordable Housing Targets / Housing Need 2002 - 2025: Bothell**

	Affordable Housing Goal		Low: (0 - 50% Median) Income *		Moderate (51 - 80% Median) Income		80 - 95% Median Income	
	#		#		#		#	
<b>Bothell King Co.</b>	825		483		342			
<b>Bothell Sno Co.</b>								
Existing Needs	1,220		622*		402		196	
Growth Needs	749		382*		247		120	
Sub-Total	1,969		1,004					
<b>Bothell Total</b>								
Existing Needs	1,220		622		402		196	
Growth Needs	1,574		865		589		120	
<b>TOTAL</b>	<b>2,794</b>							

\* For Snohomish County Low Income needs are further refined to households earning less than 30% of median income (53% of Low Income need) and households earning between 30% and 50% of median income (47% of Low Income need).

Source Existing HH: 2000 Census, 100% data; Source Target HH: Snohomish Co. Tomorrow 2025 Population Growth Targets (9/18/03) and King County HH Growth 2001 - 2022 targets. Note: Bothell King County = 1,751 + 262 to extend to 2025)

## King County Housing Goals

The King County CPPs state: “All jurisdictions shall provide for a diversity of housing types to meet a variety of needs and provide for housing opportunities for all economic segments of the population. All jurisdictions shall cooperatively establish a process to ensure an equitable and rational distribution of low-income and affordable housing throughout the County in accordance with land use policies, transportation, and employment locations.”

“Each jurisdiction shall plan for a number of housing units affordable to households with incomes between 50 and 80 percent of the County median household income that is equal to 17 percent of its projected net household growth. In addition, each jurisdiction shall plan for a number of housing units affordable to households with incomes below 50 percent of median income that is either 20 percent or 24 percent (24 for Bothell King County) of its projected net household growth.”

## Snohomish County Housing Goals.

In Snohomish County, the Snohomish County Tomorrow Steering Committee adopted the Fair Share Housing Allocation guidelines establishing affordable housing needs for communities in Snohomish County. These guidelines establish needs for both existing and projected housing needs. The guidelines establish a need for 749 housing units for households in need based on the City’s growth projections and 1,220 housing units for households in need based on existing needs, for a total Fair Share Allocation of 1,969 affordable units. Snohomish County defines households with housing needs as those households having income less than 95 percent of county median household income and paying more than 30 percent of gross income on housing.

There are several other parts to the guidelines that impact how communities address local needs. First, the Snohomish County guidelines call for cities to adopt a range of housing strategies that result in a mix of affordable housing that is proportional to existing needs, described as follows: 27% for households earning less than 30% of median income; 24% for households earning 30% to 50% of median income; 33% for households earning 50% to 80% of median income; and 16% for households earning between 80% and 95% of median income. Second, because the Fair Share Housing Allocation is based on both existing and projected needs, the guidelines encourage cities to meet their needs through a range of strategies that result in development of new as well as

preservation of existing housing. Third, the guidelines state that at least for new development, affordable housing for low and moderate income households requires multifamily land that yields moderate to high densities. Comparing the capacity figures in Table HO-15 with the housing needs figures in HO-16, depending on the amount of housing development in the RAC Zones there is sufficient multifamily capacity to accommodate affordable housing needs resulting from projected growth.

### Employment Projections

In addition to housing targets, King County and Snohomish County have sub-allocated employment forecasts for the planning period. Bothell's 2025 employment growth targets are found in the Land Use Element, Table LU-3. This information shows that over the past 10 years, job growth has significantly outpaced housing growth in Bothell, even more so than countywide figures for King County and Snohomish County (Table HO-17). Continued job growth will increase demand for housing in the future.

**Table HO-17**

### PSRC Covered Employment 1995 - 2004: Bothell, Counties

	1995 Employ.*	2000 Employ.	2004 Employ.	1995 – 2004 10-yr. Employ. % change	1995 – 2004 10-yr Employ. net growth (c-a)	1995 – 2004 10-yr hsg.unit net growth	Ratio 10-yr job growth to hsg unit growth (e/f)
	a	b	c	d	e	f	g
Bothell KC part	8,986	10,246	10,297	14.6%	1,311	1,237	1.06
Bothell SC part	6,174	10,143	10,057	62.9%	3,883	1,453	2.67
Bothell total	15,160	20,389	20,354	34.3%	5,194	2,690	1.93
King County	937,211	1,149,642	1,077,327	15.0%	140,116	88,594	1.58
Snohomish Co.	181,746	207,764	207,353	14.1%	25,607	48,873	0.52
King/Sno County	1,118,957	1,357,406	1,284,680	14.8%	165,723	137,467	1.21

\* 1995 Covered employment by 2000 boundaries.

Source Covered Employment: Puget Sound Regional Council. Covered employment calculated by NAICS Standard. Covered employment is jobs covered by state unemployment insurance, it excludes corporate officers, sole proprietors and some others. PSRC covered employment did not always increase between 2000 and 2004 because the 2000 data is from March of that year, before the dot com bust and recession was reflected in employment numbers. (Kristen Koch, PSRC)  
Source Housing Unit: 2000 Census and Washington State Office for Financial Management estimate.

# Conclusions

In order to foster achievement of the housing goals of the Growth Management Act (GMA), Bothell has adopted a variety of housing-related policies in the original 1994 *Imagine Bothell...* Comprehensive Plan and subsequent amendments (including this 2004 Update), and has implemented or will implement these policies through regulations and non-regulatory projects and programs. Examples include the following:

- Amendments to Plan designations to ensure opportunities to achieve densities of at least four dwelling units per net buildable acre throughout residentially zoned areas of Bothell, except where environmental conditions warrant lower densities, in accordance with the GMA and interpretations of the GMA by the Central Puget Sound Growth Management Hearings Board; this entailed re-designating four areas in the City from designations of one, two or three units per net buildable acre to the equivalent of slightly over four units per net buildable acre;
- Adoption of Plan designations and implementing regulations establishing new zoning classifications allowing attached or detached dwellings at one unit per 5,400 square feet of net buildable area or 5,400 square foot lots, to fit in between traditional large-lot single family zoning and low-density multi-family zoning and thereby promote housing choice. R-5,400 zoning districts have resulted in approximately 260 new housing units since adoption.
- Adoption of regulations allowing accessory dwelling units (ADUs), and subsequent amendment of those regulations to reduce restrictions on ADUs. New ADU regulations have resulted in two known new accessory housing units, since adoption. However, because ADUs are not tracked separately in the City's permit tracking system, the exact number of ADUs that may be permitted is unknown;
- Assignment of special designations to mobile home parks encouraging their retention and preservation.
- Adoption of Plan designations and implementing regulations creating a Residential - Activity Center zoning classification for certain of the City's community activity centers and regional centers, in which classification the number of units is controlled by site and building envelope regulations rather than a density limit. New residential activity zoning districts have resulted in applications for approximately 55 new units of housing since adoption of the regulations.
- Establishment and subsequent refinement of policies promoting development of senior housing. The market has responded to the Specialized Senior Housing Overlay (SSHO) in the vicinity of the Northshore Senior Center with the construction of five sizable senior housing developments over the last seven years. The Specialized Senior Housing Overlay (SSHO) has resulted in approximately 535 new senior housing units in five projects, since adoption in 1995. All of these properties provide similar services and have similar market rate rent levels. Essentially all of the SSHO area has been developed. In addition, 50 affordable senior housing units have been developed just outside of the SSHO.
- The housing and employment capacity analysis conducted as part of the 2006 Housing Element update shows that employment growth in Bothell is outpacing housing growth (Table HO-17).

- Participation in A Regional Coalition for Housing (ARCH) to promote the preservation or creation of affordable housing in Bothell and elsewhere in the region.

# Housing Goals, Policies and Actions

## Development of Goals, Policies, and Actions

The Housing goals, policies and actions were originally developed from direction provided by the Bothell Planning Commission and interested citizens in response to an issue paper presented in early 1992 and further reviews after public comments at public meetings in mid-1993. Subsequent updates to available housing data and Plan amendments have resulted in revisions to the original housing goals, policies and actions that reflect current information as of 2006.

The goals, policies, and actions were reviewed for consistency with King and Snohomish countywide planning policies and expanded or revised where necessary to achieve consistency.

## Neighborhood Vitality Goals

- HO-G1 To promote strong residential neighborhoods through public investments in physical improvements.
- HO-G2 To encourage preservation of the existing housing stock.
- HO-G3 To ensure the vitality and character of established residential neighborhoods.

## Neighborhood Vitality Policies

- HO-P1 Strive to maintain a balance of no less than 60 percent owner-occupied residences to no more than 40 percent renter-occupied residences. For the purposes of this policy, an owner-occupied residence shall be considered a residence owned by at least one person living on-site.
- HO-P2 Promote single family and multiple family housing design, including subdivision, site and building design, which enhances the community image, ensures compatibility with surrounding development, and promotes City energy, transportation, historic preservation, urban design and parks and recreation goals and policies.
- HO-P3 Schedule regular infrastructure maintenance in residential areas to preserve the character and ensure the continued vitality of existing neighborhoods.
- HO-P4 Through the Subarea planning process, consult with neighborhoods regarding desired improvements
- HO-P5 Ensure that infill development is compatible and in scale with surrounding existing development.
- HO-P6 Encourage the preservation of existing housing stock.
- HO-P7 Encourage individual homeowners to reinvest in their homes by providing information, technical assistance and referrals to other appropriate agencies.

HO-P8 The City, through its Landmark Preservation Board, shall promote the protection, preservation and rehabilitation of historically significant housing. The City shall assist owners of such housing in applying for appropriate assistance programs.

## Neighborhood Vitality Actions

HO-A1 Ensure compliance with residential subdivision, siting and building design regulations, consistent with HO-P2.

HO-A2 Develop brochures to hand out to interested citizens promoting home upkeep, renovation and rehabilitation.

HO-A3 Program into the City's Capital Facilities Plan regular infrastructure maintenance for the City's residential neighborhoods.

## Housing Choice Goals

HO-G4 To promote a variety of residential densities and housing types to ensure an adequate choice of attractive living accommodations to persons desiring to reside in Bothell

## Housing Choice Policies

HO-P9 Promote residential development in downtown and other commercial areas where combining such uses would promote the vitality and economic viability of the area.

HO-P10 Manufactured housing which meets the Uniform Building Code should be permitted in any zoning district in the City where single family dwellings are allowed.

HO-P11 Promote the retention of existing mobile/manufactured home parks throughout the City as a source of affordable detached single-family housing, both for rental and ownership, through assignment of a special mobile/manufactured home park land use designation (see Land Use Element).

HO-P12 Explore other strategies to retain and maintain existing mobile/manufactured home parks (e.g. regional co-ordination; owner owned parks; City infrastructure improvements; etc.).

HO-P13 Explore expanding accessory dwelling units (ADUs) opportunities in single family residences in residential areas throughout the city, provided that compatibility with surrounding single family development is achieved.

HO-P14 Encourage development of Accessory Dwelling Units (ADUs) by such means as streamlined permitting, education programs, and regular review of the effectiveness of ADU regulations.

HO-P15 Promote an appropriate supply and mix of densities and housing types to meet the needs of people who work and desire to live in Bothell, especially near existing and planned transportation and employment centers.

HO-P16 Regularly monitor the number of housing units produced in all zones and the effectiveness of its regulations and incentives in achieving its housing objectives. If needed, regulations and strategies should be changed or new strategies developed if the desired amount of housing is not built or if there is insufficient choice in the style, size or cost of housing.

## Housing Choice Actions

- HO-A4 Through the subarea planning process, evaluate the current mix of residential zoning classifications for consistency with the proposed residential plan designations, and propose deletions, additions or modifications of residential zones where warranted, in compliance with the goals of the Growth Management Act. Develop standards for mixed-use zoning (combining residential and commercial uses) where appropriate in the City.
- HO-A5 Work with non-profit and/or other organizations to encourage the retention and preservation of existing mobile home parks.
- HO-A6 Review small lot single family zoned areas to determine if sufficient land is available to meet a variety of household types.
- HO-A7 Develop land use regulations and/or housing demonstration projects to encourage innovative housing types and development patterns, which may include a variety of forms of housing.

## Housing Affordability Goals

- HO-G5 Encourage the availability of affordable housing to all economic segments of the population of the City.

## Housing Affordability Policies

- HO-P17 Support the development of affordable housing in accordance with the strategies set forth in these Housing policies.
- HO-P18 Support development of government-assisted housing and disperse such housing throughout the community.
- HO-P19 Require that property owners or developers who displace low-income tenants due to demolition, substantial rehabilitation, change of use, or other reasons provide re-location assistance to such tenants. Low-income tenants include tenants whose combined total income per dwelling unit is at or below 50 percent of the median income, adjusted for family size, in accordance with the Growth Management Act.
- HO-P20 Consider market incentives to encourage affordable housing to meet the needs of people who work and desire to live in Bothell.

## Housing Affordability Actions

- HO-A8 Coordinate with the King and Snohomish County Housing Authorities, King and Snohomish County planning departments, human service agencies and other appropriate agencies regarding affordable housing and housing for special populations.
- HO-A9 Pursue adoption of regulations requiring property owners to provide relocation assistance to displaced low-income tenants.

## Special Needs Housing Goals

- HO-G6 Promote fair and equal access to housing for all persons.

## Special Needs Housing Policies

### Special Needs

- HO-P21 The City recognizes its responsibility to provide its fair share of special needs housing and shall participate in local and regional efforts to determine what constitutes equitable distribution of this type of housing, consistent with the requirements of the Federal Fair Housing Act as amended (42 USC 3602 et seq) and the State of Washington Laws Against Discrimination (RCW 49.60.222-225). Special needs housing is affordable housing for persons that require special assistance or supportive care to subsist or achieve independent living, including but not limited to persons that are frail, elderly, developmentally disabled, chronically mentally ill, physically handicapped, homeless, persons participating substance abuse programs, persons with AIDS, and youth at risk.
- HO-P22 Support the efforts of public and private non-profit agencies which develop assisted housing and/or housing-related human services, such as services which enable residents to remain in their homes.
- HO-P23 Group homes, foster care facilities and other residential care facilities which accommodate special needs individuals should be permitted in any zoning district in the City which allows residential development. These facilities will be subject to the same standards and regulations imposed upon non-specialized residences.
- HO-P24 Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.

### Senior Housing

- HO-P25 Strive to provide a balance of senior housing types. The balance should include a range of different housing types from non-specialized units to specialized senior housing (including assisted living units) to nursing homes affordable at a variety of incomes.

- HO-P26 Accommodate the projected 20-year housing needs of seniors by designating an adequate amount of appropriately located land for a variety of housing types to foster the highest possible quality of life for the senior population of Bothell.
- HO-P27 Adopt land use regulations to accommodate specialized housing for seniors in both single family and non-single family designated areas of the City. In designated non-single family areas or specially designated Specialized Senior Housing Overlay (SSHO), a higher density or intensity of development may be allowed based on other standards such as dimensional requirements (e.g., setbacks, lot coverage, building height, parking, landscaping, open space) of the zoning classification in which the development would be located.
- HO-P28 Senior housing developments, including nursing homes, shall exhibit a residential rather than institutional character, through quality site, building, and landscaping design and materials. Where specialized senior housing is adjacent to a single family zone, achieve compatibility through a combination of measures such as landscape buffering and utilizing building materials and architectural styles similar to those of nearby single family development.
- HO-P29 Specialized senior housing developments should have a disabled-accessible transportation program.
- HO-P30 Encourage the development of housing for low-income seniors. The City shall work with private developers, public agencies, and private non-profit organizations to identify and facilitate opportunities to locate such housing in Bothell.
- HO-P31 Monitor the location and rate of development of specialized senior housing, and nursing homes. At least every five years, the City should revisit these policies to assess whether amendments are necessary to accommodate Bothell's senior housing need.

## Regional Coordination Goals

- HO-G7 Ensure coordination with regional agencies to address regional and City housing needs.

## Regional Coordination Policies

- HO-P32 Work with regional agencies to address the City's housing needs, be it planning or leveraging regional and national housing resources.
- HO-P33 Work with other jurisdictions or entities to develop a coordinated, regional approach to meeting housing needs.
- HO-P34 Strive to meet State, King County and Snohomish County housing targets and affordable housing targets through a combination of policies, incentives, regulations and programs. Affordable housing targets reflect the countywide income mix of all households.

## Regional Coordination Actions

- HO-A10 In cooperation with other jurisdictions in the region, implement a coordinated monitoring program for the purpose of evaluating progress towards achieving local, countywide and multi-county housing goals. The City shall prepare data detailing the total number of new units constructed, the types of units, the densities at which the units were developed, the remaining capacity for residential growth, and any other information which may be useful in evaluating housing availability, particularly for moderate income households and below, and special needs populations. The data will be submitted to King and Snohomish Counties for preparation of annual growth monitoring reports.
- HO-A11 Participate in regional efforts, such as ARCH, that assist in the provision of Eastside affordable and assisted housing.

## Implementation Goals

- HO-G8 Implement the Goals and Policies of this element through actions which are realistic, meaningful and, where possible, measurable.

## Implementation Policies

- HO-P35 Establish processes for measuring the effectiveness of policies and regulations in meeting the housing needs of City residents and update policies as warranted.
- HO-P36 Adopt and regularly update a Housing Strategy Plan that identifies specific housing strategies that will be considered in order to address the City's housing needs and goals.

## Implementation Actions

- HO-A12 Endeavor to process complete development applications within 120 days, in accordance with Chapter 36.70B of the Revised Code of Washington. The expeditious processing of development applications shall not result in the lowering of environmental and land use standards.