### Planning Commission Recommendation

The Planning Commission considered proposed amendments to the Housing and Human Services Element on June 25 and July 23, 2014, and March 11, 2015 (as part of an integrated review of all major Plan Elements) and on April 1, 2015 recommended the following amendments.

Proposed new language is underlined; language proposed to be deleted is shown in strikethrough text. This is the first iteration of this element. In future iterations, proposed revisions since the previous version will be shown in **bold** and, where an explanation is warranted, will be accompanied by a bolded note indicating the source and date of the change (e.g., Planning Commission, or PC for short, 5/21/14). If the Commission agrees on the proposed revision, the bolding of the revision and of any accompanying note will be removed in the subsequent version.

Proposed amendments are shown in two different colors, which indicates only that both ARCH and City staff contributed amendments, and has no other significance. (The City’s editing software, Track Changes, automatically selects different colors for multiple reviewers, and thus far we’ve not been able to override that feature to display all edits in one color.)

Proposed amendments to the Imagine Bothell... Comprehensive Plan for the 2015 Periodic Update are presented in the format of the existing Plan, which was conceived primarily as a paper document. Insofar as the public has indicated a preference for online access to the Plan, staff contemplates some reformatting once the Update is completed, including added images and links, to optimize the usefulness of the Plan as an electronic document. No substantive changes to text or illustrations would be made in such a reformatting. The Plan will remain available as a paper document as well.

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## Housing and Human Services Element

### 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 **ActGMA**).

The **GMA 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 GMA 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 proposed amendment inserts introductory language from the Community Services Element regarding the inclusion of human services goals, policies and actions in this element. Per Planning Commission recommendation, the Community Services Element would be eliminated, to streamline the Plan and facilitate its maintenance and updating.

In addition to addressing housing, this element contains human services goals, policies and actions. The purpose of these is to provide direction for decisions concerning the “human infrastructure” of the city.

Taken as a whole, the range, number, accessibility and effectiveness of human services within a community provide one indication of the degree to which the community cares about its residents and is committed to enabling each member of the community to fulfill his or her potential.

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

Staff recommends replacing the existing needs analysis text with the following summary from the East King County Housing Analysis, which includes a focused section on Bothell, and with adoption of that analysis by reference. The East King County Housing Analysis was previously provided to the Commission in its June 4 packet. That report satisfies GMA and updates virtually all the same data that was provided in the 2006 Housing Element, the main exceptions being the Snohomish County totals and the detailed inventory of affordable and special needs housing in Bothell.

In fulfillment of the GMA’s requirement for a housing needs analysis (mentioned above in item (a)), the East King County Housing Analysis is attached as Appendix X to this Comprehensive Plan.

For reference, the following definitions describe terms used in the Housing and Human Services Goals and Policies:

**Housing affordability standards** establish the greatest out-of-pocket expense that households at given income levels should pay for housing (including utilities). The generally accepted standard, especially for lower-income households, is 30% of gross income. The affordability standards used by the city of Bothell (and all members of A Regional Coalition for Housing (ARCH)), for purposes of planning and housing programs are as follows:

**Very Low-Income**: 30% of Area Median Income (AMI) or less, for a family of 4 in 2014:
- Maximum Income = $26,460 per year.
- Maximum Housing Cost = $662 per month.
- Countywide Need = 12% of total housing supply.

**Low-Income**: 31%-50% of AMI:
- Maximum Income = $44,100 per year.
- Maximum Housing Cost = $1,103 per month.
- Countywide Need = 12% of total housing supply.

**Moderate-Income**: 51%-80% of AMI:
- Maximum Income = $70,560 per year.
- Maximum Housing Cost = $1,764 per month.
- Countywide Need = 16% of total housing supply.

Each of these standards is adjusted for different family sizes.

**Fair housing** is the ability for all people to choose where they live without discrimination based on race, color, national origin, sex, family status, or disability—these are the “protected classes” under state and federal law. (Some places also protect age, sexual orientation, or having a Section 8 voucher.) Cities may not make zoning or land use decisions or implement policies that exclude or otherwise discriminate against protected persons, including individuals with...
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Bothell’s fair housing practices are evaluated periodically by King County as part of a countywide report to the federal government.

**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.

**Universal Design** refers to a broad spectrum of ideas meant to produce products, buildings, or other built environments that are usable to the greatest extent possible by everyone, regardless of their age, abilities, or status in life. Wheelchair ramps, beneficial to others as well and people in wheelchairs, are a common example. There are also cabinets with pull-out shelves, kitchen counters at several heights to accommodate different tasks and postures, and low-floor buses that “kneel” to the pavement level.

**Community services** are defined as activities which assist all citizens in the achievement, improvement, or restoration of physical, intellectual, cultural, or emotional welfare. The City of Bothell provides direct community services through programs offered by the Bothell Parks and Recreation, Police and Fire Departments. The City of Bothell provides indirect services by funding private, not-for-profit human service agencies that provide basic needs, emotional support, physical well-being and other services to Bothell residents.

**Accessory Dwelling Units (ADUs)** are essentially small apartments within a single-family home that can either be used by a relative or rented. City regulations require the homeowner to live on the property if they have an ADU.

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.
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for 1990 & 2000. Figure HO-1 shows percent of owner occupied housing units for Bothell, King County, Snohomish County and the Eastside Cities¹ for 1980, 1990 and 2000. Table HO-3 looks at the age of Bothell housing; and Table HO-4 shows Bothell residential permit activity.

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

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Bothell</th>
<th>King County</th>
<th>Snohomish County</th>
<th>State</th>
<th>U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Units</td>
<td>% of Total</td>
<td>% of Total</td>
<td>% of Total</td>
<td>% of Total</td>
</tr>
<tr>
<td>Single-Family</td>
<td>6,980</td>
<td>56.4%</td>
<td>-60.4%</td>
<td>-66.0%</td>
<td>-65.8%</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>3,852</td>
<td>31.2%</td>
<td>-37.1%</td>
<td>-26.7%</td>
<td>-25.7%</td>
</tr>
<tr>
<td>Mobile Homes*</td>
<td>1,530</td>
<td>12.4%</td>
<td>-2.5%</td>
<td>-7.3%</td>
<td>-8.5%</td>
</tr>
<tr>
<td>Totals</td>
<td>12,362</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

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

¹ 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

<table>
<thead>
<tr>
<th>Bothell MF</th>
<th>1990</th>
<th>2000</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-4 Unit Buildings</td>
<td>277</td>
<td>557</td>
<td>101%</td>
</tr>
<tr>
<td>5-9 Unit Buildings</td>
<td>459</td>
<td>975</td>
<td>112%</td>
</tr>
<tr>
<td>10 or More Unit Buildings</td>
<td>868</td>
<td>2,320</td>
<td>167%</td>
</tr>
<tr>
<td>Total Multifamily Units</td>
<td>1,604</td>
<td>3,852</td>
<td>140%</td>
</tr>
</tbody>
</table>

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),

¹ “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.
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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


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.
Planning Commission Recommendation

Table HO-3:
Year Housing Built: Bothell

<table>
<thead>
<tr>
<th>Year Housing Built – Bothell</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999 to March 2000</td>
<td>348</td>
<td>2.8</td>
</tr>
<tr>
<td>1995 to 1998</td>
<td>1879</td>
<td>15.2</td>
</tr>
<tr>
<td>1990 to 1994</td>
<td>1810</td>
<td>14.6</td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>2735</td>
<td>22.1</td>
</tr>
<tr>
<td>1970 to 1979</td>
<td>2401</td>
<td>19.4</td>
</tr>
<tr>
<td>1960 to 1969</td>
<td>1998</td>
<td>16.2</td>
</tr>
<tr>
<td>1940 to 1959</td>
<td>395</td>
<td>6.4</td>
</tr>
<tr>
<td>1939 or earlier</td>
<td>396</td>
<td>3.2</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, Census 2000

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.
Planning Commission Recommendation

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

<table>
<thead>
<tr>
<th>Age Group</th>
<th>1990</th>
<th>2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 5 years</td>
<td>8.3%</td>
<td>6.0%</td>
</tr>
<tr>
<td>5 – 14 years</td>
<td>15.2%</td>
<td>14.5%</td>
</tr>
<tr>
<td>15 – 24 years</td>
<td>10.8%</td>
<td>12.8%</td>
</tr>
<tr>
<td>25 – 34 years</td>
<td>17.0%</td>
<td>14.8%</td>
</tr>
<tr>
<td>35 – 44 years</td>
<td>18.7%</td>
<td>18.4%</td>
</tr>
<tr>
<td>45 – 54 years</td>
<td>10.6%</td>
<td>15.8%</td>
</tr>
<tr>
<td>55 – 64 years</td>
<td>7.2%</td>
<td>8.1%</td>
</tr>
<tr>
<td>65+ years</td>
<td>12.2%</td>
<td>9.5%</td>
</tr>
</tbody>
</table>

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.

![Population by Age Year 2000](image)

Source: U.S. Census Bureau, Census 2000

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

<table>
<thead>
<tr>
<th></th>
<th>1990</th>
<th>2000</th>
<th>2005</th>
<th>1990 to 2005 % Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bothell King-Co</td>
<td>11,986</td>
<td>16,185</td>
<td>16,250</td>
<td>35.6%</td>
</tr>
<tr>
<td>Bothell Sno-Co</td>
<td>359</td>
<td>13,965</td>
<td>14,750</td>
<td>400.8%</td>
</tr>
<tr>
<td>Bothell Total</td>
<td>12,345</td>
<td>30,150</td>
<td>31,000</td>
<td>151.1%</td>
</tr>
<tr>
<td>King-County</td>
<td>1,507,305</td>
<td>1,737,046</td>
<td>1,808,300</td>
<td>20.0%</td>
</tr>
<tr>
<td>Snohomish Co</td>
<td>465,642</td>
<td>606,024</td>
<td>655,800</td>
<td>40.8%</td>
</tr>
<tr>
<td>Washington</td>
<td>4,866,692</td>
<td>5,894,121</td>
<td>6,265,400</td>
<td>28.7%</td>
</tr>
</tbody>
</table>


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).
Imagine Bothell... Comprehensive Plan
Housing and Human Services Element
2015 Periodic Plan and Code Update

Figure HO-3 Housing Types 1990, 2000: Bothell

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

<table>
<thead>
<tr>
<th>Average Household Size</th>
<th>1990</th>
<th>2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bothell</td>
<td>2.48</td>
<td>2.51</td>
</tr>
<tr>
<td>Bothell-KC</td>
<td>NA</td>
<td>2.38</td>
</tr>
<tr>
<td>Bothell-SC</td>
<td>NA</td>
<td>2.68</td>
</tr>
<tr>
<td>King-County</td>
<td>2.40</td>
<td>2.39</td>
</tr>
<tr>
<td>Sno-County</td>
<td>2.68</td>
<td>2.65</td>
</tr>
<tr>
<td>Eastside-cities</td>
<td>2.62</td>
<td>2.43</td>
</tr>
</tbody>
</table>

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

Table HO-8
Persons per occupied housing unit (PPH) by housing type: 2000, 2010: Bothell

<table>
<thead>
<tr>
<th>Bothell Housing Type</th>
<th>2000-PPH</th>
<th>2010-PPH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family</td>
<td>2.92</td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5+ units per Bldg.</td>
<td>1.82</td>
<td></td>
</tr>
<tr>
<td>3-4 units per Bldg.</td>
<td>2.25</td>
<td></td>
</tr>
<tr>
<td>2 units per Bldg.</td>
<td>1.95</td>
<td></td>
</tr>
<tr>
<td>Mobile Homes</td>
<td>1.92</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Household Income Type</th>
<th>% of Median Income</th>
<th>% of Bothell-HH King County portion</th>
<th>% of Bothell-HH Snohomish County portion</th>
<th>% of King Co. HH 2000</th>
<th>% of Snoh Co. Household 2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>Below 50%</td>
<td>17%</td>
<td>19%</td>
<td>15%</td>
<td>21%</td>
</tr>
<tr>
<td>Moderate</td>
<td>50% to 80%</td>
<td>18%</td>
<td>20%</td>
<td>15%</td>
<td>17%</td>
</tr>
<tr>
<td>Median</td>
<td>80% to 120%</td>
<td>19%</td>
<td>20%</td>
<td>18%</td>
<td>20%</td>
</tr>
<tr>
<td>Above Median</td>
<td>Above 120%</td>
<td>46%</td>
<td>41%</td>
<td>52%</td>
<td>42%</td>
</tr>
</tbody>
</table>

2000 Census median household income $53,100.
Figures for Snohomish and King County portions of Bothell are estimates based on 2000 Census data.

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

<table>
<thead>
<tr>
<th>Income Guidelines</th>
<th>Studio (1-person)</th>
<th>1-bedroom (2-person)</th>
<th>2-bedroom (3-person)</th>
<th>3-bedroom (4-person)</th>
</tr>
</thead>
<tbody>
<tr>
<td>50% of Median Income</td>
<td>$27,265</td>
<td>$31,160</td>
<td>$35,055</td>
<td>$38,950</td>
</tr>
<tr>
<td>Rental</td>
<td>$651</td>
<td>$733</td>
<td>$815</td>
<td>$897</td>
</tr>
<tr>
<td>Owner *</td>
<td>$70,000</td>
<td>$80,500</td>
<td>$91,500</td>
<td>$102,500</td>
</tr>
<tr>
<td>80% of Median Income</td>
<td>$43,624</td>
<td>$49,856</td>
<td>$56,088</td>
<td>$62,320</td>
</tr>
<tr>
<td>Rental</td>
<td>$1,060</td>
<td>$1,200</td>
<td>$1,341</td>
<td>$1,481</td>
</tr>
<tr>
<td>Owner *</td>
<td>$120,500</td>
<td>$139,000</td>
<td>$157,000</td>
<td>$175,000</td>
</tr>
<tr>
<td>100% of Median Income</td>
<td>$54,530</td>
<td>$62,320</td>
<td>$70,110</td>
<td>$77,900</td>
</tr>
<tr>
<td>Rental</td>
<td>$1,332</td>
<td>$1,512</td>
<td>$1,692</td>
<td>$1,871</td>
</tr>
</tbody>
</table>
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.

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
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...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

<table>
<thead>
<tr>
<th></th>
<th>Total Families</th>
<th>Total Families In Poverty</th>
<th>Families In Poverty w/Children &lt;18 years</th>
<th>Families In Poverty w/Children &lt;5 years</th>
<th>Families In Poverty w/female HH Head</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number (a)</td>
<td>Number (b)</td>
<td>% (b/a)</td>
<td>Number (c)</td>
<td>% (c/b)</td>
</tr>
<tr>
<td>Bothell</td>
<td>7,930</td>
<td>281</td>
<td>3.6</td>
<td>180</td>
<td>64.1</td>
</tr>
<tr>
<td>Eastside</td>
<td>90,113</td>
<td>2,937</td>
<td>3.3</td>
<td>2,060</td>
<td>70.1</td>
</tr>
<tr>
<td>Seattle</td>
<td>113,400</td>
<td>7,042</td>
<td>7.0</td>
<td>6,735</td>
<td>72.2</td>
</tr>
<tr>
<td>King-County</td>
<td>419,959</td>
<td>22,507</td>
<td>5.4</td>
<td>17,362</td>
<td>76.8</td>
</tr>
<tr>
<td>Snohomish-Co.</td>
<td>158,994</td>
<td>7,712</td>
<td>4.9</td>
<td>5,958</td>
<td>77.2</td>
</tr>
<tr>
<td>Washington-State</td>
<td>1,499,127</td>
<td>110,663</td>
<td>7.4</td>
<td>88,838</td>
<td>80.3</td>
</tr>
</tbody>
</table>

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...
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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

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

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.” 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

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

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

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 include:
   a. Owned or rented site-built single family dwellings;
   b. Mobile homes;
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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 (SSH0) to the single-family zoned area around the Northshore Senior Center. The market has responded to the SSH0, 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 SSH0 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.
Project 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 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.
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<table>
<thead>
<tr>
<th>Table HO-16: Affordable Housing Targets / Housing Need 2002–2025: Bothell</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Goal</strong></td>
</tr>
<tr>
<td>-----------------</td>
</tr>
<tr>
<td>Bothell King Co.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Bothell Sno Co.</td>
</tr>
<tr>
<td>Existing Needs</td>
</tr>
<tr>
<td>Growth Needs</td>
</tr>
<tr>
<td>Sub-Total</td>
</tr>
<tr>
<td>Bothell Total</td>
</tr>
<tr>
<td>Existing Needs</td>
</tr>
<tr>
<td>Growth Needs</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
</tr>
</tbody>
</table>

* 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.
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There are several 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 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 |
|---|---|---|---|---|---|---|---|
| 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)

Planning Commission Recommendation

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 been 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).
Planning Commission Recommendation

- 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 and Human Services 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 2014-2006. Additionally, as part of the 2015 Periodic Plan Update, a goal, policies and actions addressing human services were relocated to this element from the Community Services Element, which was eliminated as a stand-alone element.

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

Staff recommends dropping Goal HO-G1. The goal has two parts: promoting strong residential neighborhoods, which also seems the goal of HO-G3, and public investments in physical improvements, which is addressed as a policy in HO-P3 and supports HO-G3.

HO-G1 To promote strong residential neighborhoods through public investments in physical improvements.

Staff recommends dropping Goal HO-G2, which is addressed as a policy in HO-P6 and supports HO-G3.

HO-G2 To encourage preservation of the existing housing stock.

HHSO-G13 To ensure the vitality and character of established residential neighborhoods.

Neighborhood Vitality Policies

Clarifying edit to simplify text.

HHSO-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.
<table>
<thead>
<tr>
<th>Planning Commission Recommendation</th>
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<tbody>
<tr>
<td><strong>Clarifying edit.</strong></td>
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<tr>
<td><strong>HHSO-P2</strong> 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 other city goals and policies.</td>
</tr>
<tr>
<td><strong>Clarifying edit; struck portion repeats goal statement.</strong></td>
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<tr>
<td><strong>HHSO-P3</strong> Schedule regular infrastructure maintenance in residential areas to preserve the character and ensure the continued vitality of existing neighborhoods.</td>
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<td><strong>Clarifying edit; format consistency.</strong></td>
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<tr>
<td><strong>HHSO-P4</strong> Through the Subarea planning process, consult with neighborhoods regarding desired improvements through the subarea planning process.</td>
</tr>
<tr>
<td><strong>HHSO-P5</strong> Ensure that infill development is compatible and in scale with surrounding existing development.</td>
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<tr>
<td><strong>HHSO-P6</strong> Encourage the preservation of existing housing stock.</td>
</tr>
<tr>
<td><strong>Supports HO-P6. Staff recommends moving to Housing Strategy Plan.</strong></td>
</tr>
<tr>
<td><strong>HO-P7</strong> Encourage individual homeowners to reinvest in their homes by providing information, technical assistance and referrals to other appropriate agencies.</td>
</tr>
<tr>
<td><strong>The following proposed amendment would maximize flexibility in how the City addresses the protection, preservation and rehabilitation of historically significant housing. It is not intended to reduce the role of the Landmark Board, but there may be programs whereby assistance can be processed administratively, without having to convene the Board.</strong></td>
</tr>
<tr>
<td><strong>HHSO-P78</strong> 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.</td>
</tr>
<tr>
<td><strong>Update based on SnoCo CPP HO-10.</strong></td>
</tr>
<tr>
<td><strong>HHS-P8</strong> Encourage the use of environmentally sensitive housing development practices.</td>
</tr>
</tbody>
</table>

### Neighborhood Vitality Actions

| **HHSO-A1** Ensure compliance with residential subdivision, siting and building design regulations, consistent with HO-P2. |
| **HHSO-A2** Develop brochures to hand out to interested citizens promoting home upkeep, renovation and rehabilitation. |
Planning Commission Recommendation

Staff 7/23/2014 - At its June 25, 2014 meeting, the Planning Commission questioned whether the reference to the Capital Facilities Plan in HHS-A3 below is correct. Staff determined that regular maintenance to the City's infrastructure is not referenced in the Capital Facilities Plan, but rather is an administratively managed action.

PC 7/25/2014 - The Planning Commission requested that staff revise the language in HHS-A3 below to reflect the above staff comment. This was achieved by simply striking the reference to the Capital Facilities Plan.

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

Housing Choice Goals

Clarifying edit; format consistency.

HHSO-G24 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

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

Clarifying edit; format consistency.

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

Update to reflect actions taken. Also consolidate with HO-P12.

HHSO-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) the Mobile Home Park Overlay zone and other strategies.

Consolidate with HO-P11.

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.).

Consolidate with HO-P14 (renumbered to P12).
Planning Commission Recommendation

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.

Consolidate with HO-P13.

HHSO-P1214 Encourage development of Accessory Dwelling Units (ADUs) compatible with surrounding single-family development by such means as streamlined permitting, education programs, and regular review of the effectiveness of ADU regulations.

HHSO-P1315 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.

Moved to Implementation Policies and edited to consolidate monitoring policies.

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

HHSO-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.

HHSO-A5 Work with non-profit and/or other organizations to encourage the retention and preservation of existing mobile home parks.

HHSO-A6 Review small lot single family zoned areas to determine if sufficient land is available to meet a variety of household types.

HHSO-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

GMA consistency (population at large). Clarification edit; format consistency.
Planning Commission Recommendation

**HHSO-G35** Encourage the availability of affordable housing to ensure opportunities exist throughout the community for housing affordable to all economic segments of the population of the City.

### Housing Affordability Policies

**Seems unneeded; a general implication of comprehensive plan.**

**HO-P17** Support the development of affordable housing in accordance with the strategies set forth in these Housing policies.

*Generalize beyond government assistance. Specifically address income groups and funding (King Co. CPPs H-1, H-2, H-5, and H-15). Separate concepts into two policies and emphasize value of locating affordable housing in centers (see proposed HO-P15).*

**HHSO-P1418** Support development and preservation of government-assisted affordable housing, including housing for very low-, low-, and moderate-income households, by public assistance and other means and disperse such housing throughout the community. Support non-profit housing organizations during all stages of siting and project planning and when applying for county, state, and federal funding.

*See HO-P18 (renumbered HO-P14). Updated to reflect King Co. CPP H-5(f) and SnoCo CPP HO-2.*

**HHSO-P15** Strive to make affordable and special needs housing available throughout the city, and especially urban centers and other places having good pedestrian access to transit, employment, and shopping.

*Define affordability levels in sidebar or narrative.*

**HHSO-P1619** Require that Consider an ordinance requiring property owners or developers who displace low-income tenants due to demolition, substantial rehabilitation, change of use, or other reasons to provide relocation 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.

*Clarifying edit.*

**HHSO-P1720** Consider market incentives to encourage and/or require affordable housing to meet the needs of people who work and desire to live in Bothell.

*Update based on King Co. CPPs H-1, H-2, and H-5.*

**HHSO-P18** Strive to meet the city’s proportionate share of the countywide needs for very low-, low-, and moderate-income housing.
PC 7/25/2014 - Policy P-19 below was revised to clearly distinguish between “public” and “private” developments.

**HHSO-P19**  Ensure that affordable housing achieved through public incentives or assistance to developers remains affordable for the longest possible term.

### Housing Affordability Actions

**HHSO-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.

**HHSO-A9**  Pursue adoption of regulations requiring property owners to provide relocation assistance to displaced low-income tenants.

### Special Needs and Senior Housing Goals

Clarifying edit; format consistency.

**HHSO-G46**  To ensure fair and equal access to housing for all persons.

Statement from HO-P26 made into a goal.

**HHSO-G5**  To foster the highest possible quality of life for the senior population of Bothell.

### Special Needs and Senior Housing Policies

#### Special Needs

Clarifying edit; format consistency. Change from defining to achieving. Move “special needs” definition to sidebar or chapter narrative.

**HHSO-P2021**  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 an equitable distribution of this type of special needs housing throughout the region, 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.
Planning Commission Recommendation

**HHSO-P2122** 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.

*Clarifying edits; format consistency and eliminate some redundancy.*

**HHSO-P2223** Group—Regulate group homes, foster care facilities and other residential care facilities the same as similar residential structures occupied by a family or other unrelated individuals, with reasonable accommodations as needed, 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.

**HHSO-P2324** Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.

**HHS-P24** Support a range of affordable housing options and other assistance to move homeless persons and families to long-term financial independence.

### Senior Housing

*Clarifying edits.*

**HHSO-P25** Strive to providePromote a balance of senior housing types; i.e.,... 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.

*Objective is covered generally in growth targets policy; address specific population in Strategy Plan. Outcome statement at end appropriate for goal (see proposed HO-G5).*

**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...

*Update; land use regulations have been adopted.*

**HHSO-P2627** 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.

*Clarifying edit.*

**HHSO-P2728** 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
Planning Commission Recommendation

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.

More appropriate for Strategy Plan.

HO-P29
Specialized senior housing developments should have a disabled-accessible transportation program.

HHSO-P2830
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.

Gather monitoring policies (HO-P16, P31, and P35) in Implementation policies.

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.

Update based on King Co. CPP H-5(e).

HHSO-P29
Support housing options, programs, and services that allow seniors to stay in their homes or neighborhoods. Promote awareness of Universal Design improvements that increase housing accessibility.

Regional Coordination Goals

Clarifying edit; format consistency.

HHSO-G57
Ensure coordination with regional agencies to address regional and City housing needs.

Regional Coordination Policies

HHSO-P3032
Work with regional agencies to address the City’s housing needs, be it planning or leveraging regional and national housing resources.

HHSO-P3133
Work with other jurisdictions or entities to develop a coordinated, regional approach to meeting housing needs.

Generally listed with affordability policies rather than regional coordination. See proposed HHS-P18.

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.
Planning Commission Recommendation

Regional Coordination Actions

**HHSO-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.

**HHSO-A11**  Participate in regional efforts, such as ARCH, that assist in the provision of Eastside affordable and assisted housing.

Human Services Goals

As recommended by the Commission on May 7, 2014, the following goal, policies, and actions have been transferred from the Community Services Element, which would be eliminated to streamline the Plan and facilitate its maintenance and future updating. Please note that Commission Chair Booth has proposed for Commission consideration alternative language, shown in **bold**, for HHS-P1.

**HHS-G6**  To ensure a healthy, stable, and productive community in which each citizen has access to opportunities for achieving his or her full potential.

Human Services Policies

**HHS-P32**  It is the duty of the City to assist its most vulnerable citizens, and accordingly to provide funding for a range of human service organizations. The City will administer general fund allocations to those human services agencies which demonstrate the ability to meet Bothell residents’ human services needs with the greatest degree of effectiveness, efficiency, and preservation of dignity.

PC - 6/25/2014 The language in HHS-P23 below was suggested by Planning Commission Chair Steve Booth. The Planning Commission concurred with the addition.

**HHS-P321**  Bothell’s community values compel its city government to be a part of the support solution for its most vulnerable citizens and accordingly provide some funding as well as a communications strategy for a range of human service organizations funded by both private and public resources that serve the city’s planning area. As part of this solution, the city will have communication tactics and training in place for city employees, in particular public safety personnel, to be able to provide some assistance and advice on community services that can assist in a time of crisis or significant need with the greatest degree of effectiveness, efficiency and preservation of dignity.
Planning Commission Recommendation

HHS-P33   Adjust the annual per capita budget allocations for human services as the City Council deems appropriate, but maintain a minimum threshold funding level consistent with Policy HS-P1231. In allocating funding to human services agencies, promote service delivery models and other operational and organizational options that might advance such agencies towards self-sustainability. Focus available funding strategically within the Bothell community.

HHS-P343  Support efforts to increase community awareness of community-based human services, and promote volunteerism as a way to involve citizens in meeting the needs of their neighbors and “stretch” city funding resources.

HHS-P35   Seek opportunities in public and private educational institutions to increase awareness of civic issues, including but not limited to growth management, recycling, historic preservation, urban design, economic development, and environmental protection.

HHS-P36   Provide financial support to community activities which benefit the community.

HHS-P37   Seek opportunities in public and private educational institutions to increase awareness of civic issues including but not limited to growth management, recycling, historic preservation, urban design, economic development, and environmental protection.

Human Services Actions

HHS-A11   Allocate funding for Human Services in accordance with the above policies.

HHS-A12   Distribute information on human service agencies to City employees and customers, through brochure racks in City offices, enclosures with City mailings, or other means.

HHS-A13   Provide training to City employees who interact frequently with the public, including but not limited to police, fire, public works operations, development services, and parks staff, to detect potential human services needs and offer contact information, while respecting citizens’ rights to privacy.

HHS-A14   Explore the feasibility of establishing City information centers at local schools, including Cascadia Community College and the University of Washington, Bothell, at which interested citizens might obtain copies of hearing notices, informational brochures or other materials.

HHS-A15   Continue to provide financial support to existing community activities such as Music in the Park and the Fourth of July Celebration, and evaluate new proposals for their anticipated contribution to community spirit and identity.
Planning Commission Recommendation

Implementation and Monitoring Goals

Clarifying edit; format consistency.

HHSO-G78 Implement To achieve the Goals and Policies of this element through actions which are realistic, meaningful and, where possible, measurable.

Implementation and Monitoring Policies

This proposed policy consolidates two specific data points from (a) P16 and (b) P31. City may want to add other metrics, although King Co. CPPs specify several that ARCH will monitor. (Alternatively, City could drop or move this policy to Strategy Plan.)

HHS-P386 Regularly monitor:
   a. The number of housing units produced in each zone.
   b. The location and rate of development of specialized senior housing and nursing homes.

Clarifying edit; format consistency.

HHSO-P39735 Establish processes for measuring Evaluate and report the effectiveness of policies and regulations in meeting the housing needs of City residents and update policies as warranted.

HHSO-P40836 Adopt and regularly update at least every five years a Housing Strategy Plan that identifies specific housing strategies that will be considered in order to address the City’s housing needs and goals.

Update based on SnoCo CPP HO-11.

HHS-P419 Strive to limit the housing cost impacts of new building and land use regulations to what is necessary for the intended public benefit.

Update based on SnoCo CPP HO-12.

HHS-P420 Consider infrastructure funding methods that help reduce consumers’ housing costs.

Implementation and Monitoring Actions

HHSO-A162 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.