



3 HOUSING

INTRODUCTION

Housing is a basic human need that all residents and communities should have access to in Bothell. Quality and accessible affordable housing is important for the social and economic vibrancy of the city's neighborhoods and is the foundation of equitable access to opportunity in the city. Well planned and designed housing can also be a climate resiliency strategy to support sustainable transportation networks and conserve natural and open spaces. This requires a variety of housing options to be sited within the context of Bothell's built and natural environment, including expanded variety in regional and local commercial nodes and along major transit lines where amenities and services are nearby. Ultimately, adequate homeownership and rental housing in Bothell opens the opportunity for future generations to afford to stay and will expand access to social and economic opportunities for all in the city.

The Housing Element supports the **Framework Vision** by establishing policies that encourage a variety of housing types that are affordable, abundant, and accessible for all Bothell residents.

This element directly supports the following **Guiding Principles**:

- Fostering well-being with affordable, equitable, and culturally responsive services and facilities.
- Regional cooperation.
- Vibrant neighborhoods with housing choices.

Consistent with RCW 36.70A.070, key components of this element include:

- An inventory of housing needs, including permanent supportive and emergency housing.
- Evaluation of land capacity to meet needs.
- Review of Bothell's housing and jobs balance.
- Displacement risk and anti-displacement measures.
- Racially disparate impacts and measures to undo impacts.
- Adequate provisions for identified needs and removal of identified barriers.



TODAY & TOMORROW

Bothell's existing housing conditions and future needs are detailed in [Appendix B](#). The appendix includes an analysis of displacement risk and racially disparate impacts, and considers adopted housing targets in relation to existing capacity, barriers, and adequate provisions needed to address identified barriers. The community profile in this appendix also includes a summary of Bothell's current population and workforce, household characteristics, and inventories of existing housing supply and affordability.

Conditions Today

Housing Stock

As of April 2023, there are an estimated 20,824 housing units in Bothell (up from 20,138 in 2020). Just over half (52%) of all units are single family homes, about one third (34%) are apartments and other multifamily buildings with five or more units in the structure, and 9% are manufactured homes.²¹ A small number of duplexes, multiplexes, or other middle housing types [with two to four units](#) are also present in the city ([5% combined](#); see the sidebar and [Exhibit 3-1](#) for a definition and examples of middle housing, respectively).

Exhibit 3-1. Sample [Types of Middle Housing](#)



Source: Commerce [User Guide for Middle Housing Model Ordinances](#), 2024 (photos from MAKERS).

KEY HOUSING TERMS

Middle Housing: Buildings that are compatible in scale and form with detached houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, townhouses, courtyard apartments, and cottage housing.

Emergency Housing: Temporary indoor accommodations for individuals or families who are unhoused or at imminent risk of becoming unhoused.

Emergency Shelter: A facility that provides a temporary shelter for individuals or families who are currently unhoused.

Permanent Supportive Housing: Subsidized, leased housing with no limit on length of stay paired with voluntary services to help residents, who were unhoused or at risk of becoming unhoused, retain their housing and be a successful tenant.

[See also RCW 36.70A.030 for full definitions.](#)

²¹ WA State Office of Financial Management (OFM), Postcensal Estimates of Housing Units, April 1, 2020 to April 1, 2023.



Demographics & Household Characteristics

Bothell has an estimated population of 49,550 people as of April 2023. Since the last major annexation in 2014, the city’s population has increased 19%, with an average annual growth rate of 2.0%. This is higher than the growth rate in both King (1.7%) and Snohomish (1.6%) counties over this same period. The last major annexation in 2014 added 1,004 acres and 6,789 new residents to the city. After this annexation, about 60% of the city’s population live in King County and 40% in Snohomish County.

About 31% of the population in Bothell ~~is a person~~ are people of color and about 27% speak a language other than English at home (Asian, Spanish, and Indo-European languages are commonly spoken at home). Slightly fewer Bothell residents lack a high school diploma as compared to either county. The rate of those with a bachelor’s degree or higher in Bothell is closer to that of King County overall. Relatively fewer people live alone, with a disability, or in poverty compared to the counties overall. See [Exhibit 3-2](#).

Exhibit 3-2. Demographic Summary (2021)

	Median Age (Years)	<ul style="list-style-type: none"> 37.6 in Bothell 37.1 in King County 38.2 in Snohomish County 		Persons of Color	<ul style="list-style-type: none"> 31.3% in Bothell 39.5% in King County 29.0% in Snohomish County
	Average Household Size	<ul style="list-style-type: none"> 2.55 in Bothell 2.44 in King County 2.67 in Snohomish County 		Speak Language Other than English at Home:	<ul style="list-style-type: none"> 27.2% in Bothell 28.9% in King County 22.5% in Snohomish County
	Homeownership Rates	<ul style="list-style-type: none"> 64.9% in Bothell 56.6% in King County 69.3% in Snohomish County 		Persons in Poverty	<ul style="list-style-type: none"> 4.5% in Bothell 8.4% in King County 7.3% in Snohomish County
	Live Alone	<ul style="list-style-type: none"> 24.4% in Bothell 29.9% in King County 22.7% in Snohomish County 		No High School Diploma	<ul style="list-style-type: none"> 5.3% in Bothell 6.3% in King County 7.1% in Snohomish County
	Population with a Disability	<ul style="list-style-type: none"> 8.9% in Bothell 9.7% in King County 11.4% in Snohomish County 		Bachelor’s Degree or Higher	<ul style="list-style-type: none"> 55.4% in Bothell 54.0% in King County 34.1% in Snohomish County

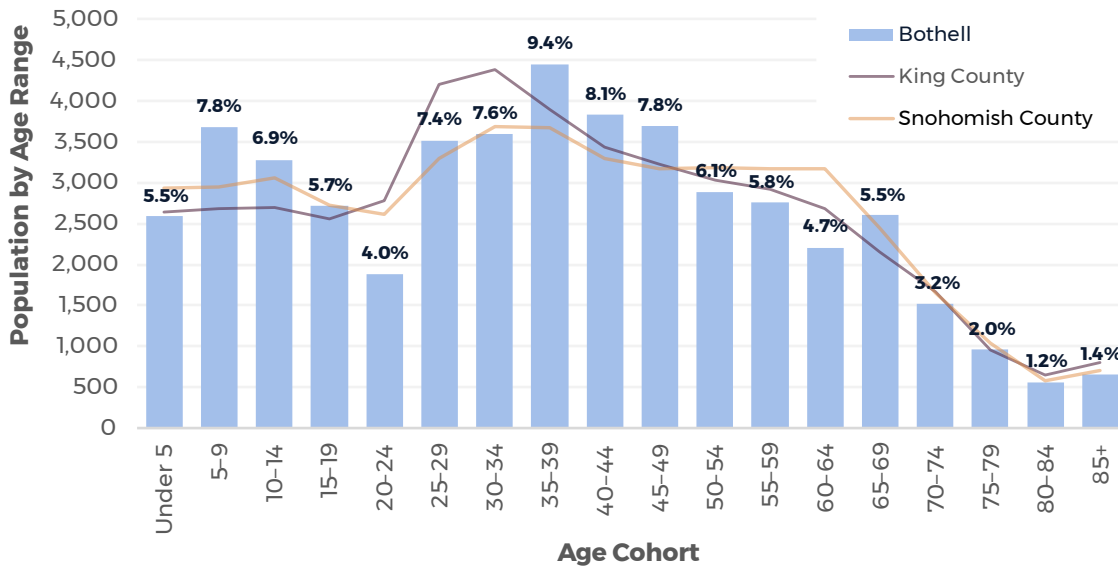
Note: Percents for King and Snohomish counties are for the entire county.

Sources: ACS 5-Year Estimates (Tables B11001, DP02, DP04; DP05, S0101, S1701), 2021; BERK, 2023.

The median age in Bothell is similar to both counties. However, Bothell generally has a higher proportion of adults aged 35–45 and school-aged children aged 5–14, and a substantially lower proportion of residents aged 20–34 when compared with the two counties. See [Exhibit 3-3](#). Compared to 2010, Bothell now has higher concentrations of people in their 30s and 40s, children aged 10–19, and older adults in their 60s and 70s.



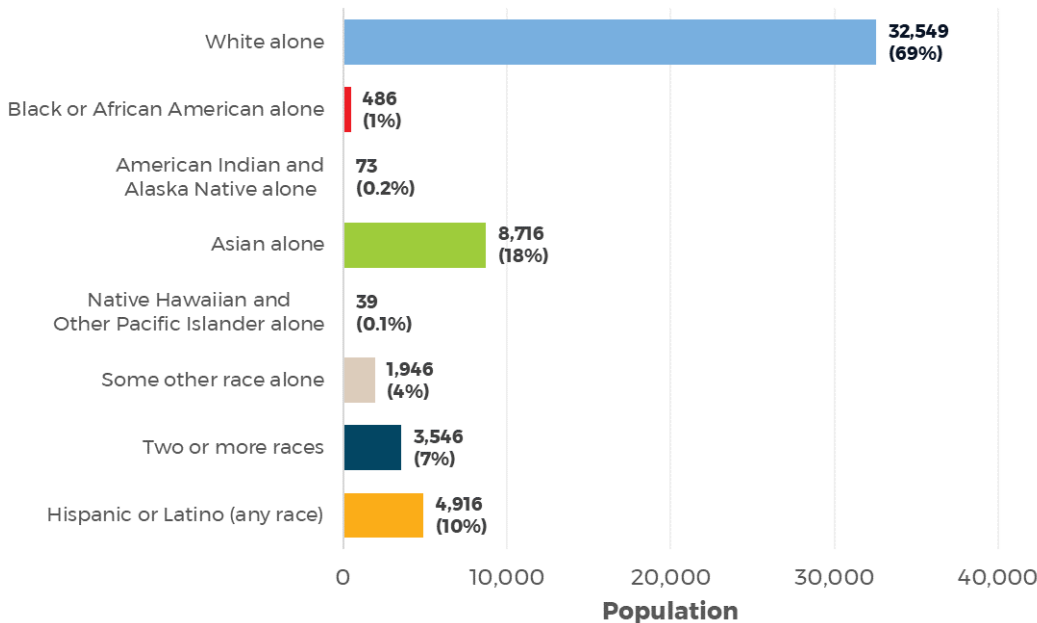
Exhibit 3-3. Population Cohorts: City of Bothell and King and Snohomish Counties (2021)



Sources: ACS 5-Year Estimates (Table B01001), 2021; BERK, 2023.

The distribution of population by race as compared to the counties is generally similar, with a higher proportion of residents that are Asian alone than Snohomish County, and a lower proportion of Black or African-American residents than either county. The proportion of residents defining themselves as “White alone” declined from 74% in 2016 to 69% in 2021, while people defined as “Asian alone” increased from 13% to 18% of the population. Self-identified Hispanic/Latino residents also increased by a few percentage points from 2016 to 2021. See [Exhibit 3-4](#).

Exhibit 3-4. Population by Race and Ethnicity—City of Bothell (2021)



Sources: ACS 5-Year Estimates (Table DP05), 2021; BERK, 2023.



Overall, nearly two-thirds (65%) of households owned their homes as of 2021 and most of these households had a mortgage. A little over one-third of households were renters (35%). [A greater proportion of Bothell households own their homes than in Lynnwood or Mill Creek whereas slightly higher proportions of households in Edmonds and Kenmore own their homes.](#) Owner occupied units generally have more bedrooms, with the majority of owner occupied units having 3 or 4 bedrooms (71%) and rental occupied units having 1 or 2 bedrooms (73%).

As of 2021, the ACS median household income in Bothell was \$116,578, which was 9.6% higher than all of King County (\$106,326) and 21.9% higher than all of Snohomish County (\$95,618). Household income varies across Bothell,²² with the highest household incomes generally concentrated closer to the edges of the city and lower incomes northwest and southeast of the I-405 / SR 522 interchange and to the north and surrounding SR 522 in the west. The high median household incomes in the northern area of Bothell (also an area of low-density), the northside of the Westhill neighborhood, and the west side of the Waynita/Simonds/Norway Hill neighborhood are examples of this. The area with the lowest median household income is directly south of one of the highest income areas in the Westhill neighborhood (generally south and west of Bothell High School).

[Approximately 34% of households \(6,605 households including an estimated population of 15,734 people\) were within ½-mile walk of Bothell’s existing frequent transit network as of 2023. Approximately 5% of households had no vehicle available as of 2021—most households without a vehicle available were renter households \(86%\) and nearly three-quarters were 1-person households \(73%\).](#)²³



[Exhibit 12-6 and Exhibit 12-7 in the Transportation Element map existing and planned transit stops in Bothell and show ¼-mile and ½-mile walksheds.](#)

RACIAL DISPARITIES

Homeownership rates were slightly lower among households of color with the lowest rates of ownership among Black and Hispanic/Latino households.

- Hispanic/Latino households have the highest rates of cost-burden, with a particularly high discrepancy between Hispanic/Latino owner households and other owner households by race and ethnicity. A higher percentage of Hispanic/Latino households are also extremely low- or very low-income.
- Asian households have the highest percentage of above median income households of any racial group in Bothell, but of households that rent, Asian households are the most likely to be severely cost-burdened.

The distribution of racial/ethnic groups across the city suggests that while there is not complete exclusion in neighborhoods, people of color are more [concentrated within](#) ~~disposed to living in~~ areas with multi-unit housing formats.

- Some, though not all, of the densest and most racially and ethnically diverse neighborhoods in Bothell also overlap with concentrations of socioeconomic vulnerability and displacement risk to the east, west, and south of Downtown.

²² Median household income in Bothell is mapped by Census tract in [Exhibit B-17 in Appendix B.](#)

²³ PSRC LUV-IT model estimates 2023 households and population at the TAZ level—households and population within 1/2-mile walk of frequent transit serving Bothell are estimated based on the percentage of the TAZ within ½-mile walk. Vehicles available are from 2021. See also [Exhibit B-13 in Appendix B.](#) Sources PSRC, 2023; ACS 5-Year Estimates (Tables B25044 and B08201), 2021.

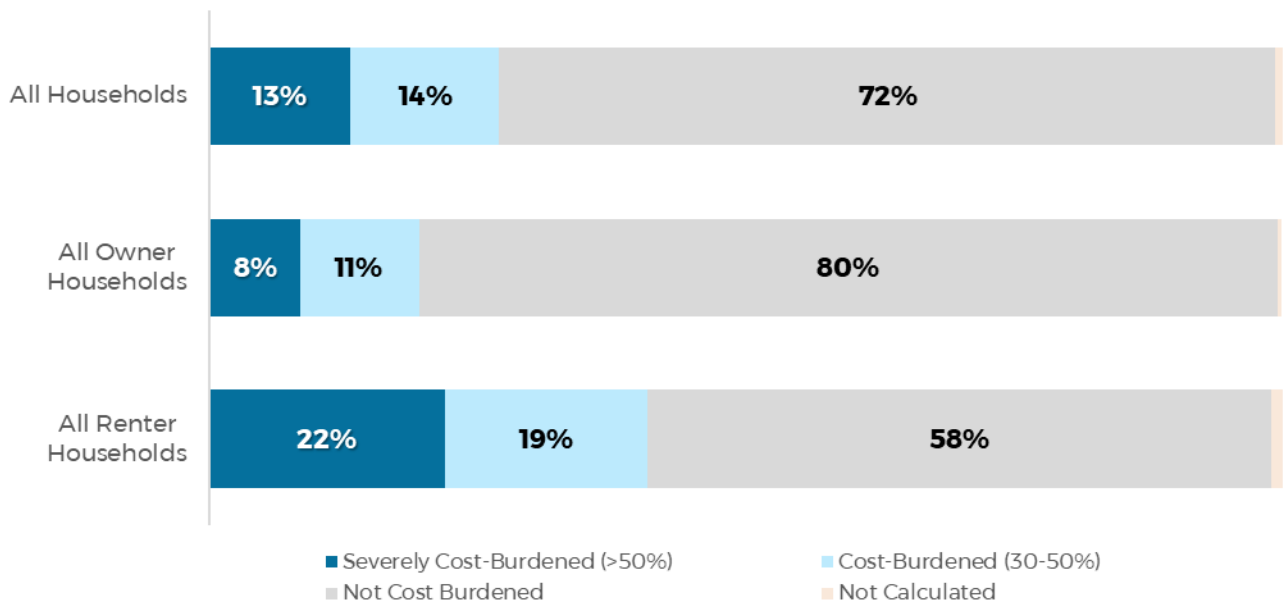


Housing Affordability

Costs to buy or rent homes have risen across the state, including in Bothell. While all households are impacted, renter households, Hispanic/Latino households, and lower income households (regardless of tenure) in Bothell spend more of their income on housing,

A household is considered cost burdened when they spend more than 30% of their household income on housing, and severely cost burdened when that share increases to greater than 50%. In 2020, about 27% of all households living in the City of Bothell²⁴ were cost-burdened, nearly 5,000 in total.²⁵ Over 2,000 of these households were severely cost-burdened. **Exhibit 3-5** shows the percentage of renter and owner households by cost-burden status. Renter households were significantly more likely to be cost-burdened during this period—over 41% compared to only 19% of owner households. **Exhibit 3-6** looks at the proportion of all households, by race, that are cost burdened. Households of Color overall have similar rates of cost-burden to White households. However, Hispanic/Latino households are more likely to be cost-burdened, with a notably higher percentage of Hispanic/Latino households spending 30-50% of their income on housing than other racial groups.

Exhibit 3-5. Proportion of All Households by Cost Burden and Tenure (2020)



Note: HUD does not calculate cost burden status for households with zero or negative income. These are represented as “Not Calculated” in the chart.

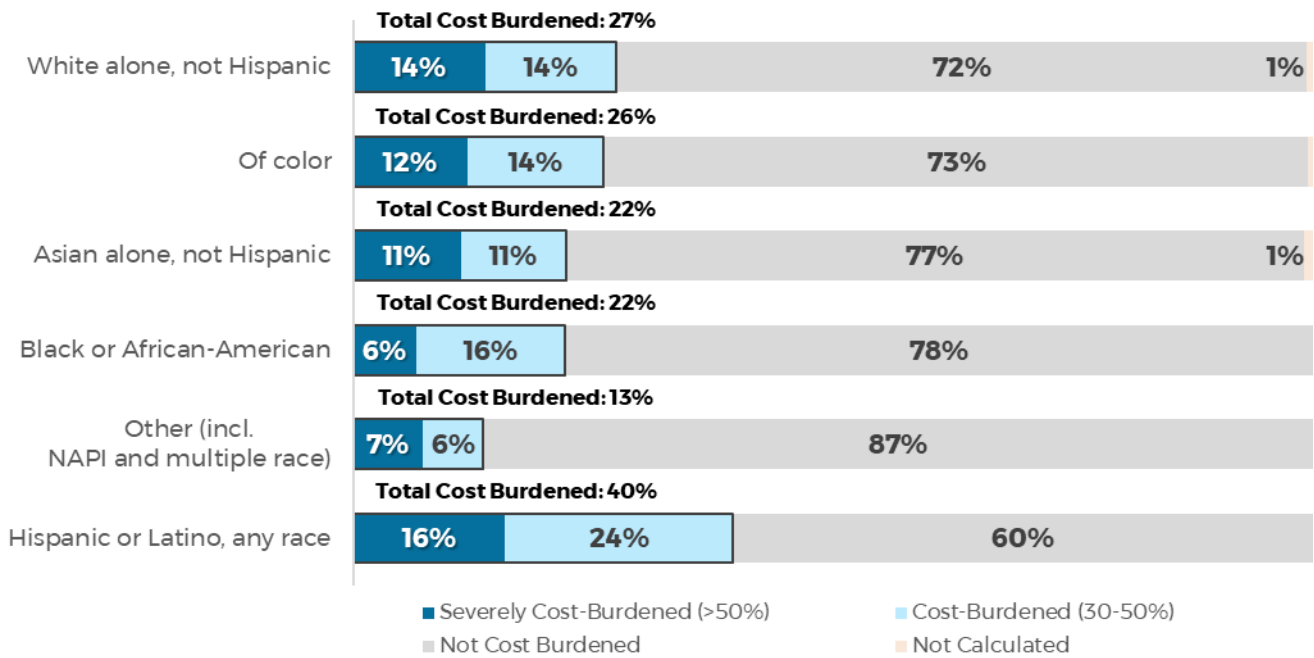
Sources: HUD CHAS data (based on 2016-2020 ACS 5-year estimates); BERK, 2023.

²⁴ Available data on cost burden is only available for the City of Bothell, and not the unincorporated MUGA. Therefore, all cost-burden statistics only reflect residents in the city (King and Snohomish county portions combined).

²⁵ Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data (based on 2015-2019 American Community Survey (ACS) 5-year estimates)



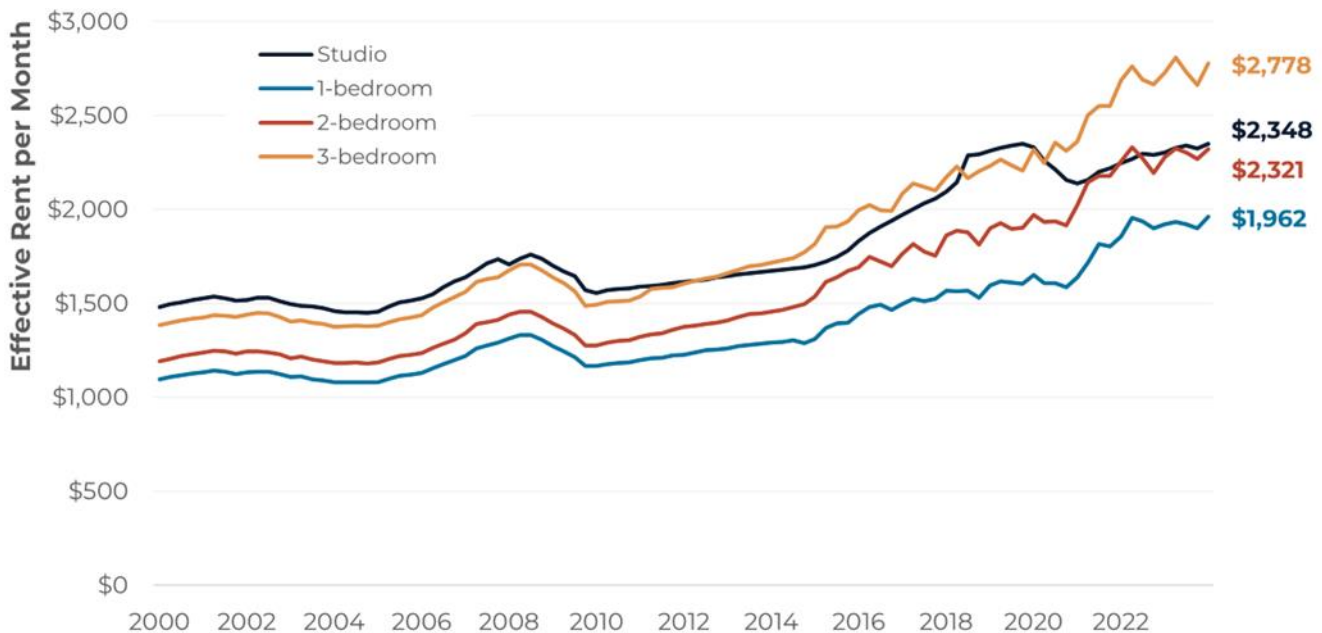
Exhibit 3-6. Cost Burden Status of All Households by Racial and Ethnic Group (2020)



Sources: HUD CHAS data (based on 2016-2020 ACS 5-year estimates); BERK, 2023.

In more recent years, rents have increased significantly in Bothell. [Exhibit 3-7](#) shows average rents over time. From 2015 to 2024 average rents increased between 38% for studios up to 53% for 3-bedroom units. In 2023, an average studio was affordable to a household with income of 99% area median income (AMI), after adjusting for household size. For other unit sizes the affordability was around 80% AMI.

Exhibit 3-7. Average Multifamily Rents by Unit Size (2000 - 2024)



Sources: CoStar, 2024; BERK, 2024.



Income-restricted affordable housing is an important component of the regional housing supply, because market rate units are not typically affordable to lower-income households. Units are reserved for low-income households and the rents are set at rates affordable to a target income level relative to AMI. Rental vouchers are another form of housing subsidy which assist low-income households to live in market-rate units. Vouchers are funded by HUD and administered by local housing authorities. Low-income households use these vouchers to rent market rate housing, but their monthly payments are capped at 30% of their income. HUD funds cover the remainder of the payments. According to data from PSRC, there were 298 income restricted units in the King County portion of Bothell as of 2021 (and none in the Snohomish County portion), of which 17% of were for those earning up to 30% AMI, 34% were for those earning up to 50% AMI, and 49% were for those earning up to 80% AMI.²⁶

As of 2023, non-profit and private housing properties in Bothell offer an estimated 500 subsidized, affordable rental units. These include 106 1-bedroom units, 93 2-bedroom units, 20 3-bedroom units, and 281 units for which bedroom size is unknown.²⁷ King County Housing Authority operates three facilities in or immediately adjacent to Downtown for seniors, families, and people with disabilities.²⁸ Another project has been permitted in Downtown that will provide studio units affordable to seniors aged 55 and older with 50% AMI or less.²⁹ One property in the MUGA also offers subsidized units but the count of subsidized units is unknown.³⁰ All of these existing and permitted units are within ½-mile walk of existing or planned frequent transit. Emergency and permanent supportive units are discussed in more detail under **Emergency Housing, Emergency Shelters, & Permanent Supportive Housing.**

SUBSIDIZED & INCOME-RESTRICTED HOUSING

Income-restricted affordable housing is an important component of the regional housing supply, because market rate unit are not typically affordable to lower income households. Units are reserved for low income households and the rents are set at rates affordable to a target income level relative to AMI. Rental vouchers are another form of housing subsidy which assist low income households to live in market rate units. Vouchers are funded by HUD and administered by local housing authorities. Low-income households use these vouchers to rent market rate housing, but their monthly payments are capped at 30% of their income. HUD funds cover the remainder of the payments.

Exhibit 3-8 shows median home values in Bothell, King County, and the entire Seattle Metropolitan region. As of January 2024, the median price for home sales in Bothell was around \$973,517. This is a dip from a peak of \$1,096,840 in June 2022, likely due to the impact of rising interest rates on home sales. Prior to mid-2022 housing prices had been increasing rapidly, and faster than the region as a whole. In 2017, the median sales price was \$596,000. During the following 5 years, costs increased by 83% to a peak in spring

²⁶ [PSRC 2021 Income Restricted Housing Database by Jurisdiction, 2023.](#)

²⁷ ARCH also supplied an inventory of known affordable housing development in Bothell and income limits (if available) as of February 2024. Per communications, the provided inventory could be missing some properties (particularly in Snohomish County) and could include some overlapping properties. However, the inventory supplied by ARCH indicates an undersupply of existing subsidized and income restricted units consistent with findings from the UW Housing Market Data Toolkit. UW Housing Market Data Toolkit, [Subsidized Rental Housing Profile](#), 2023; Personal communication with Mike Stanger, ARCH, 2024.

²⁸ King County Housing Authority, [Housing Options in Bothell](#), accessed January 2024.

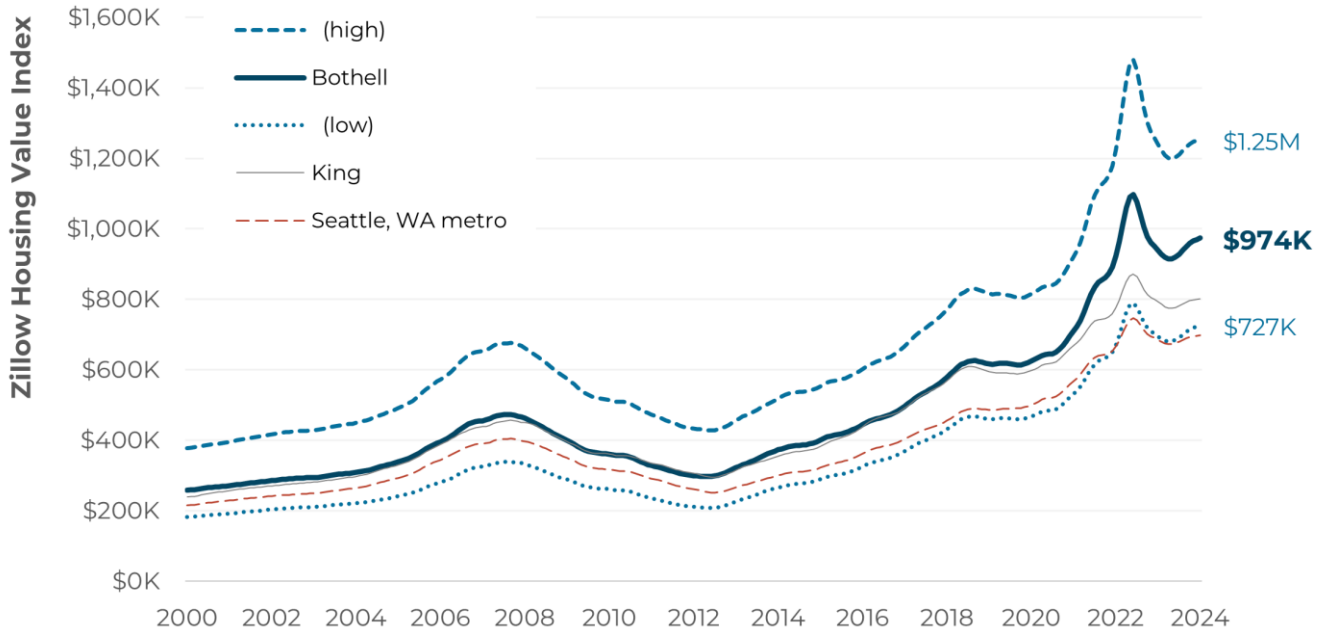
²⁹ [Samma Senior Apartments - Imagine Housing](#), 2024.

³⁰ Per the [Washington State Housing Finance Commission](#) (data last updated January 1, 2024), Willow Tree Grove in the MUGA offers subsidized rental units through the Low Income Housing Tax Credit (LIHTC). The Housing Authority of Snohomish County also owns two facilities in the MUGA near Thrasher's Corner ([Autumn Chase](#) and [Madison Park](#)) but rents are fair market.



2022. The exhibit also shows the typical value for homes in the upper third (high) and lower third (low) of the Bothell housing market.

Exhibit 3-8. Median Home Value (2000 - 2024)



Sources: Zillow, 2024; BERK, 2024.

Manufactured homes are often much less expensive to produce than homes built on site and therefore have potential to be more affordable than traditional detached homes. Many manufactured homes in the city and MUGA are located on an individual parcel and function like a site-built home in that it can be either owned or rented by an individual household. However, Bothell also has 12 manufactured housing communities (AKA mobile home parks)³¹ where the resident / homeowner owns the manufactured housing unit and rents the “lot” or “pad” that the home sits on from a landlord. Because the unit is sold separately from the land, homes in manufactured housing communities cost significantly less to buy than a traditional detached home on its own lot. As a result, the homes in manufactured housing communities provide relatively affordable homeownership opportunities. However, residents of manufactured home communities do not benefit from home value appreciation as the land value increases. They are also subject to the rules and regulations established in their lease agreement with the landlord/property owner and are vulnerable to displacement if the owner chooses to close the community or increase the rents and fees all residents must pay.

³¹ These places are also known as “mobile home parks.” However, many of the homes are no longer able to be moved, or they are exceedingly expensive to move. Therefore, the term “mobile home” is misleading.

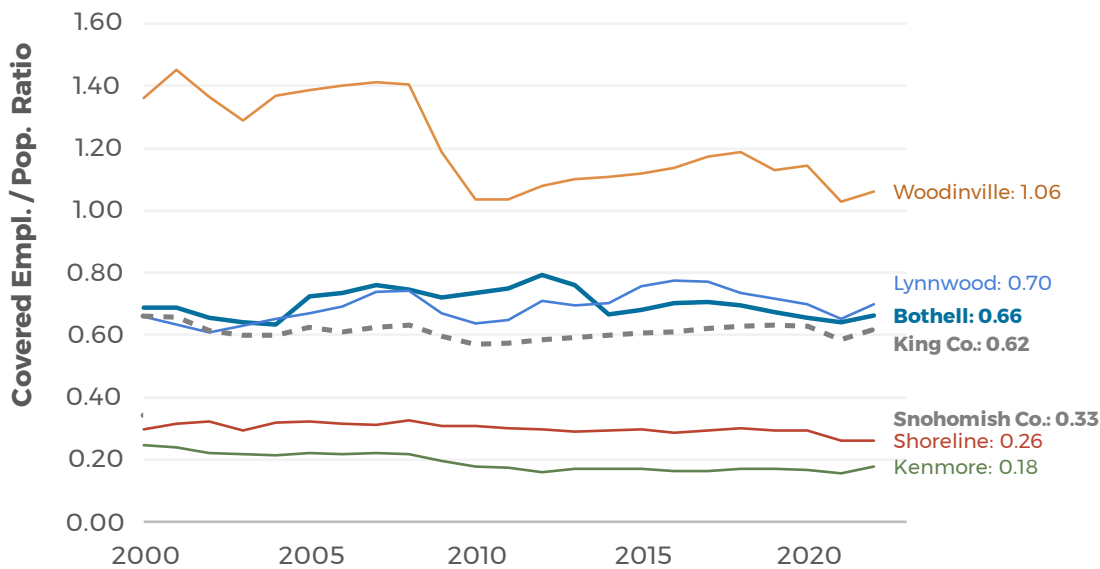


Jobs & Housing

Geographically, employment in Bothell is concentrated in the Downtown, North Creek, and Canyon Park neighborhoods. Most workers in Bothell commute in from surrounding communities such as unincorporated areas, Seattle, and Everett. More individuals commute into Bothell for work than leave to work in another location (28,778 compared with 19,813 individuals, respectively). The most common destinations for those who live in Bothell but work elsewhere are Seattle, Bellevue, Redmond, and Kirkland. Housing costs in these cities are slightly higher than Bothell suggesting that some residents may choose to live in Bothell because of its relative affordability compared to other major employment centers in the region. However, overall, people who commute out of Bothell are similar in income level to those who commute in.³²

Exhibit 3-9 provides information about the ratio between covered employment and residents as estimated by OFM to understand the general balance between jobs and population in Bothell. In addition to examining this ratio for Bothell since 2000, **Exhibit 3-9** also provides similar ratios over time for the cities of Woodinville, Lynnwood, Shoreline, and Kenmore, as well as for King and Snohomish Counties as a whole. From these statistics, the city is well above the average for both counties and has a ratio that is generally comparable with the city of Lynnwood. (Note the decrease in Bothell’s ratio in 2014 due to the major annexation by the city). While Woodinville is an outlier on the high end, other local cities such as Shoreline and Kenmore have significantly lower jobs-to-population ratios.

Exhibit 3-9. Ratio of Covered Employment to Population: Bothell and Comparison Jurisdictions (2000–2022)



Sources: PSRC Covered Employment Estimates, 2023; BERK, 2023.

The jobs to housing ratio is another measure used to understand whether there is an adequate supply of housing to support local employment in a community. The ratio is determined by dividing the total

³² LEHD, [Origin-Destination Employment Statistics, 2020](#).



number of jobs by the number of housing units. A ratio of 0.75 – 1.5 is considered a balanced ratio and can indicate that a community has sufficient housing for its employees and that area commutes are of reasonable length. A ratio higher than 1.5 can indicate affordability challenges and/or a lack of housing supply. Communities with ratios below 0.75 may have shortages of employment opportunities and are often classified as “bedroom communities.” Workers in these cities likely need to commute to work in surrounding areas. As of 2022, the jobs to housing ratio in Bothell was 1.57 (32,421 jobs divided by 20,585 units in city limits), slightly higher than the balanced range and higher than the ratio in 2021 of 1.53 (30,977 jobs divided by 20,297 units), suggesting that housing supply and affordability are growing concerns.

Housing Displacement

The June 2023 [Diversity, Equity, Inclusion, and Anti-Displacement Analysis](#) and [Bothell Middle Housing Market Analysis and Feasibility Assessment](#) mapped displacement risk in Bothell at the Census tract level. Displacement risk was assessed by combining results of the socioeconomic vulnerability index and 2023 development feasibility assessment.

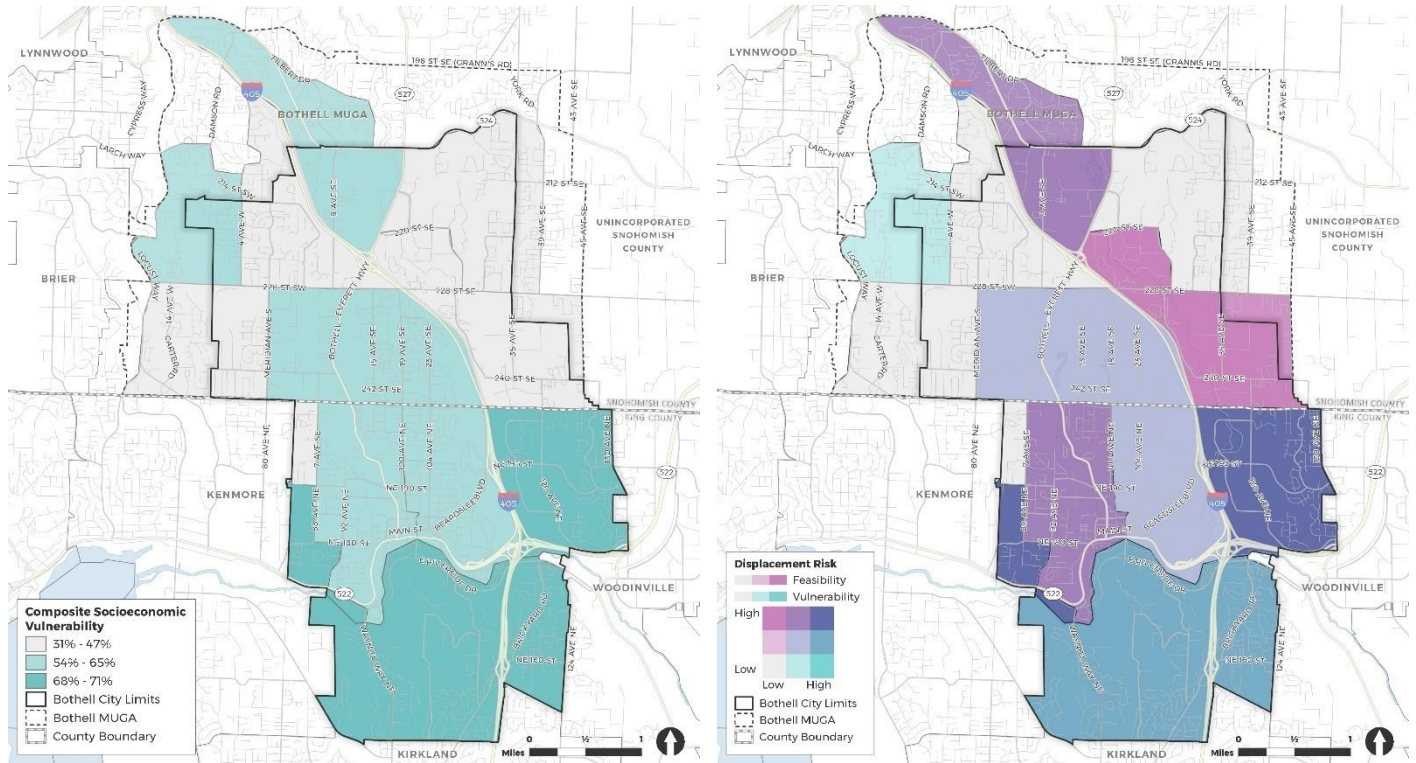
DISPLACEMENT

Displacement can be physical, economic, or cultural. Direct, **physical displacement** occurs in cases of eviction, the termination of a tenant’s lease, or public land claims through eminent domain. Physical displacement can also occur when a property owner decides to renovate units to appeal to higher-income tenants or when buildings are sold for redevelopment. Another cause might be the expiration of an affordability covenant and resulting conversion of the unit to market rate housing. **Economic displacement** occurs when a household relocates due to the financial pressure of rising housing costs. Renters are more vulnerable to economic displacement, particularly those who are low-income, although some homeowners can experience this as well with significant increases to property tax bills. **Cultural displacement** is the result of fractured social fabrics. When physical and/or economic displacement affects community businesses, social institutions, and a concentration of racial or ethnic households, other households who affiliate with the affected cultural group may begin to feel increased pressure or desire to relocate.

In general, the analysis revealed that socioeconomic vulnerability is greater in the King County portion of the city—neighborhoods east, west, and south of Downtown show the greatest concentration of socioeconomic vulnerability, though it’s possible there is a variation in socioeconomic vulnerability within each Census tract. Census tracts with a higher concentration of vulnerable populations are more likely to face possible displacement, especially in areas where development is more likely. Areas of high development propensity and with a high socioeconomic vulnerability index include residential neighborhoods east of I-405 (Bloomberg Hill and North Creek/195th neighborhoods) and the south end of the Westhill neighborhood. See [Exhibit 3-10](#) for maps of the socioeconomic vulnerability index and displacement risk citywide and [Appendix B](#) for a more detailed discussion.



Exhibit 3-10. City of Bothell Socioeconomic Vulnerability Index and Displacement Risk Map



Note: The socioeconomic vulnerability index is a composite index based on 2021 PUMS data measuring where it is more likely that not only current, but where future housing cost burdening and possible displacement are more likely to occur. Displacement risk describes when pressures in the real estate market force households to relocate due to rising housing costs or increased redevelopment potential. The displacement risk mapped here combines the socioeconomic vulnerability results with results of a feasibility analysis that identifies places with greater chances of middle housing development. [See also Exhibit B-50 in Appendix B for larger maps.](#)

Sources: Public-Use Microdata Survey (PUMS), 2021; Bothell Middle Housing Market Analysis and Feasibility Assessment (ECONorthwest), 2023; Diversity, Equity, Inclusion, and Anti-Displacement Analysis (Otak and ECONorthwest), 2023.

Emergency Housing, Emergency Shelters, & Permanent Supportive Housing

There are currently limited options in Bothell for emergency housing, emergency shelter, and permanent supportive housing. These housing types help people who are unhoused or facing eviction. Emergency housing and emergency shelter both provide temporary services; the difference being that emergency housing provides overnight accommodations while emergency shelter may not. Permanent supportive housing is long-term housing targeted to people who need comprehensive support services to retain tenancy. Per the King and Snohomish County countywide planning policies (CPPs), there were 18 emergency beds and no permanent supportive housing beds citywide as of 2020.³³ Per the King County Regional Homelessness Authority (KCRHA)’s Regional Housing Services Database, two facilities in the King County portion of Bothell offer transitional and permanent supportive housing for people experiencing homelessness—37 beds for young adults (with a stay limit of 18 months) are provided by Friends of Youth at

³³ King County Countywide Planning Policies, 2021 (amended 2023 per Growth Management Planning Council Motion 23-1); Housing Characteristics and Needs in Snohomish County, May 2023.



New Ground Bothell and 45 beds of permanent supportive housing for families with children under 18 and AMI of 30% or less are provided by Hopelink at Heritage Park.³⁴ These counts are higher than what the 2020 CPPs indicate but the existing supply is still far lower than the projected 2044 need.³⁵ There are no emergency shelters in the Snohomish County portion of Bothell per the Housing Authority of Snohomish County.³⁶

Future Needs

The Growth Management Act (GMA) requires that King and Snohomish Counties and their cities allocate a fair share of housing over a 20-year period through Countywide Planning Policies (CPPs). Bothell is required to address housing targets at all income levels with specific targets set for each county.³⁷ Citywide, Bothell's adopted housing targets are for 12,782 new units from 2020-2044 with specific targets identified for each county. **Exhibit 3-11** summarizes the adopted housing growth targets overall and by income band in the City of Bothell as set in the King and Snohomish County CPPs.³⁸ The greatest need for new units is at the lowest end of the affordability spectrum in both counties (less than or equal to 80% AMI). About 5,300 units are needed for households earning 30% AMI or less, including about 1,800 units of permanent supportive housing that include wrap-around services for people who need support to maintain residency. Emergency housing targets are in addition to permanent supportive housing.

Exhibit 3-11. City of Bothell Adopted Housing Growth Targets (2020 - 2044)

County	Total Housing Need	0 - ≤30% AMI			>30 - ≤50% AMI	>50 - ≤80% AMI	>80 - ≤100% AMI	>100 - ≤120% AMI	>120% AMI	Emergency Housing Beds**
		PSH	Non-PSH							
King	5,800*	1,105	2,100	819	654	147	167	808	1,108	
Snohomish	6,982	701	1,402	1,411	1,358	33	652	1,425	432	

AMI = area median income; PSH = permanent supportive housing.

* King County's adopted housing targets are for 2019-2044. However, data on baseline housing supply in the King County CPPs is estimated using 2020 Office of Financial Management (OFM) data on total housing units, and 2014-2018 Comprehensive Housing Affordability Strategy and 2020 Public Use Microdata Sample data on the distribution of units at different income levels. These data sources are used to align with Department of Commerce countywide need baseline data, even though the King County growth target setting process began in 2019.

** Emergency housing includes emergency housing and shelter and is in addition to permanent housing needs.

Sources: King County Countywide Planning Policies, 2021 (amended 2023 per Growth Management Planning Council Motion 23-1); Snohomish County Countywide Planning Policies, 2022; Snohomish County Housing Characteristics and Needs in Snohomish County, August 2023.

³⁴ KCRHA, [Regional Housing Services Database](#), accessed January 2024; Friends of Youth, [Services](#), 2024; Hopelink, [Eligibility Requirements](#), 2024.

³⁵ The inventory supplied by ARCH of known affordable housing development in Bothell and income limits (if available) indicates an undersupply of existing emergency and permanent supportive housing consistent with the KCRHA and CPP findings. Personal communication with Mike Stanger, ARCH, 2024.

³⁶ Housing Authority of Snohomish County [Community Supports & Homeless Resources](#), accessed January 2024.

³⁷ The City of Bothell is split between King and Snohomish Counties, meaning its comprehensive plan must be consistent with both sets of CPPs, including the adopted growth targets for each county.

³⁸ King County's adopted housing targets are for 2019-2044. However, data on baseline housing supply in the King County CPPs is estimated using 2020 Office of Financial Management (OFM) data on total housing units, and 2014-2018 Comprehensive Housing Affordability Strategy and 2020 Public Use Microdata Sample data on the distribution of units at different income levels. These data sources are used to align with Department of Commerce countywide need baseline data, even though the King County growth target setting process began in 2019.



The growth allocations flow from multicounty planning policies in VISION 2050 that sets a regional framework for centers and the role each community plays. Bothell is a **Core City** with a designated regional growth center in Canyon Park. The VISION 2050 Regional Growth Strategy envisions a major role for these cities to accommodate growth while providing a significant share of the region's housing.

Appendix B includes a detailed discussion of production trends in Bothell from 2014-2023 and identified barriers to meeting housing needs for all income groups in each county. Below is a summary of the findings by county:

- Overall, housing units in the King County portion of Bothell have been produced at a rate faster than needed to achieve the total housing growth target by 2044. However, the rate of moderate income housing production is not keeping pace with needs. Additionally, while significantly more low-rise, mid-rise, and ADUs compared to need have been produced in King County, most of those new units are market rate and not expected to be affordable to low-income (0-80% AMI) households. As a result, there are still identified barriers to producing sufficient low-income housing.
- The Snohomish County portion of Bothell is falling well short of the total housing production needed to achieve its growth targets. While this shortfall applies to all income levels, there are no identified barriers to meeting needs for households with incomes >120% AMI. The production trend from 2014-2023 is just barely short of the rate of production needed and it is likely that many new townhomes produced will also be priced at a level that is only affordable to >120% AMI households. Therefore, the barriers that are most important to address are for housing to support low-income (0-80% AMI) and moderate-income (80-120% AMI) housing needs.

Under current zoning, there is capacity for about 9,570 units in the King County portion of Bothell and 3,411 units in the Snohomish County portion of Bothell as of 2018, slightly above the total housing target of 12,782 but less than half the Snohomish County target.³⁹ **In addition, based on an alignment of current zones to the likelihood to produce units at the desired income levels, the current plan would not have the capacity to result in the units needed** (see **Exhibit 3-12**). The City is considering two land use alternatives and associated revisions to development regulations to address housing growth needs (see the proposed FLUM in the **Land Use Element**)—both of these alternatives have [The community's land use plan has](#) capacity to support the desired densities and mix of housing types expected to accommodate housing needs at all affordability levels. See [Exhibit 3-12](#), [Exhibit 3-13](#), and [Exhibit 3-14](#). **[Under the FLUM, there is capacity for 17,419 units in the King County portion of Bothell and 15,508 units in the Snohomish County portion of Bothell, above the total housing target of 12,782. The City is planning for housing growth consistent with the adopted targets. See Exhibit 2-7 and Exhibit 2-8 in the Land Use Element.](#)**

The preliminary surplus/deficit comparisons in [Exhibit 3-12](#), [Exhibit 3-13](#), and [Exhibit 3-14](#) simply subtract the aggregated housing target from the capacity for each income level group. Numbers in red indicate a deficit of capacity compared to the target. However, most zone categories have potential to serve more than one income level so the final column adjusts the capacity comparison by shifting surplus capacity from one category to another, where appropriate. For example, in both counties, most or all of the >120% AMI target need is met with capacity in the “Moderate Density” zone category. This is appropriate as many

³⁹ Note that based on 2023 housing units, 11,983 more units would need to be added between 2023-2044 to meet the 2044 total target of 32,907 units (existing plus new units), though this does not consider any specific affordability targets.



new townhome developments are only affordable to households with incomes above 120% of AMI. In Snohomish County, some moderate income (80-120% AMI) housing need is met with surplus “Low-Rise/Mid-Rise/ADU” capacity. This is also consistent with the expected affordability level of newly built apartments and condominiums. However, not all deficits can be addressed in this manner—the deficit of capacity for low income housing needs in Snohomish County under existing zoning (**Exhibit 3-12**) cannot be addressed with surplus Moderate or Low Density housing capacity.

Exhibit 3-12. Comparison of Housing Capacity to Growth Targets—Alternative 1 No Action

King						
Housing Need (% of AMI)	Zone Categories	2020-2044 Target	Aggregated Target	Capacity	Preliminary Surplus / (Deficit)	Adjusted Surplus / (Deficit)**
0-30% PSH*		1,105				
0-30% Non-PSH*	Low-Rise, Mid-Rise,	2,100	4,678	13,061	8,383	8,383
>30 to ≤50%		819				
>50 to ≤80%		654				
>80 to ≤100%	Moderate Density, ADUs	147	314	3,831	3,517	3,236
>100 to ≤120%		167				
>120%	Low Density	808	808	528	(280)	0
Total	-	5,800	5,800	17,419	11,619	11,619

Snohomish						
Housing Need (% of AMI)	Zone Categories	2020-2044 Target	Aggregated Target	Capacity	Preliminary Surplus / (Deficit)	Adjusted Surplus / (Deficit)**
0-30% PSH*		701				
0-30% Non-PSH*	Low-Rise, Mid-Rise	1,402	4,872	7,786	2,914	2,914
>30 to ≤50%		1,411				
>50 to ≤80%		1,358				
>80 to ≤100%	Moderate Density, ADUs	33	685	7,251	6,566	5,612
>100 to ≤120%		652				
>120%	Low Density	1,425	1,425	471	(954)	0
Total	-	6,982	6,982	15,508	8,526	8,526

* PSH = Permanent supportive housing.

** The final column surplus capacity from Moderate Density to Low Density, as it is expected some townhomes will serve needs for higher income (>120% AMI) households.

Source: City of Bothell, 2024; BERK, 2024.



King						
Housing Need (% of AMI)	Zone Categories	2020-2044 Target	Aggregated Target	Capacity	Preliminary Surplus/(Deficit)	Adjusted Surplus/(Deficit)**
0-30% PSH*	Low-Rise, Mid-Rise, ADUs	1,105	4,678	8,230	3,552	3,552
0-30% Non-PSH*		2,100				
>30 to ≤50%		819				
>50 to ≤80%		654				
>80 to ≤100%	Moderate Density	147	314	933	619	218
>100 to ≤120%		167				
>120%	Low-Density	808	808	407	(407)	0
Total	-	5,800	5,800	9,570	3,770	3,770

Snohomish						
Housing Need (% of AMI)	Zone Categories	2020-2044 Target	Aggregated Target	Capacity	Preliminary Surplus/(Deficit)	Adjusted Surplus/(Deficit)**
0-30% PSH*	Low-Rise, Mid-Rise, ADUs	701	4,872	2,126	(2,746)	(2,746)
0-30% Non-PSH*		1,402				
>30 to ≤50%		1,411				
>50 to ≤80%		1,358				
>80 to ≤100%	Moderate Density	33	685	953	268	0
>100 to ≤120%		652				
>120%	Low-Density	1,425	1,425	333	(1,092)	(824)
Total	-	6,982	6,982	3,411	(3,571)	(3,571)

* PSH = Permanent supportive housing.

** The final column shifts surplus capacity from Moderate Density to Low Density, as it is expected some townhomes will serve needs for higher income (>120% AMI) households.

Source: City of Bothell, 2024; BERK, 2024.



Exhibit 3-13. Comparison of Housing Capacity to Growth Targets—Alternative 2 Neighborhoods

King						
Housing Need (% of AMI)	Zone Categories	2020-2044 Target	Aggregated Target	Capacity	Preliminary Surplus/(Deficit)	Adjusted Surplus/(Deficit)**
0-30% PSH*	Low-Rise, Mid-Rise, ADUs	1,105	4,678	16,700	12,022	12,022
0-30% Non-PSH*		2,100				
>30 to ≤50%		819				
>50 to ≤80%		654				
>80 to ≤100%	Moderate Density	147	314	1,301	987	232
>100 to ≤120%		167				
>120%	Low-Density	808	808	53	(755)	0
Total	-	5,800	5,800	18,054	12,254	12,254

Snohomish						
Housing Need (% of AMI)	Zone Categories	2020-2044 Target	Aggregated Target	Capacity	Preliminary Surplus/(Deficit)	Adjusted Surplus/(Deficit)**
0-30% PSH*	Low-Rise, Mid-Rise, ADUs	701	4,872	12,889	8,017	7,691
0-30% Non-PSH*		1,402				
>30 to ≤50%		1,411				
>50 to ≤80%		1,358				
>80 to ≤100%	Moderate Density	33	685	2,069	1,384	0
>100 to ≤120%		652				
>120%	Low-Density	1,425	1,425	(284)	(1,709)	0
Total	-	6,982	6,982	14,673	7,691	7,691

*PSH = Permanent supportive housing.

*Note: The final column shifts enough capacity from Moderate-Density to Low-Density to meet the >120% AMI target, as it is expected some townhomes will serve needs for higher income households. It also shifts enough surplus Low-Rise/Mid-Rise/ADU capacity to meet all remaining aggregate housing target for >80% – 120% AMI units, as it is expected some market rate apartments and condominiums will be affordable at this income level.

Source: City of Bothell, 2024; BERK, 2024.



Exhibit 3-14. Comparison of Housing Capacity to Growth Targets—Alternative 3 Centers

King						
Housing Need (% of AMI)	Zone Categories	2020-2044 Target	Aggregated Target	Capacity	Preliminary Surplus/(Deficit)	Adjusted Surplus/(Deficit)**
0-30% PSH*	Low-Rise; Mid-Rise; ADUs	1,105	4,678	11,697	7,019	7,019
0-30% Non-PSH*		2,100				
>30 to ≤50%		819				
>50 to ≤80%		654				
>80 to ≤100%	Moderate Density	147	314	2,368	2,054	1,631
>100 to ≤120%		167				
>120%	Low-Density	808	808	385	(423)	0
Total	-	5,800	5,800	14,451	8,651	8,651

Snohomish						
Housing Need (% of AMI)	Zone Categories	2020-2044 Target	Aggregated Target	Capacity	Preliminary Surplus/(Deficit)	Adjusted Surplus/(Deficit)**
0-30% PSH*	Low-Rise; Mid-Rise; ADUs	701	4,872	4,872	0	0
0-30% Non-PSH*		1,402				
>30 to ≤50%		1,411				
>50 to ≤80%		1,358				
>80 to ≤100%	Moderate Density	33	685	3,524	2,839	2,114
>100 to ≤120%		652				
>120%	Low-Density	1,425	1,425	700	(725)	0
Total	-	6,982	6,982	9,096	2,114	2,114

* PSH = Permanent supportive housing.

** Note: The final column shifts surplus capacity from Moderate Density to Low Density, as it is expected some townhomes will serve needs for higher income (>120% AMI) households.

Source: City of Bothell, 2024; BERK, 2024.



Challenges & Opportunities

The following housing challenges and opportunities were identified during the review and outreach for Bothell's Comprehensive Plan update and in related planning efforts (such as the middle amendments adopted in December 2023):

- **Opportunity: Create Opportunities for More Housing Supply.** Create opportunities to meet Bothell's new housing targets by income band and special needs to meet Bothell's regional obligations. Currently, the pace of production is not on track to meet the needs.
- **Opportunity: Accommodate Middle Housing.** The City has a good start with Ordinance 2407 adopted in December 2023 and Ordinance 2415 in March 2024 but should consider whether any additional barriers exist in regulations consistent with requirements in recent legislation (HB 1110 and HB 1337). Ordinance 2415 allows middle housing in all residential zones and allows 2-4 units per lot depending on whether the lot is within ¼ mile of a major transit stop and whether affordable units are provided.
- **Opportunity: Ensure Housing Diversity for Future Bothell Generations.** Diversifying housing options means allowing for multiple housing typologies at different affordability targets. New housing development should have complimentary urban form and not have a mismatch of land uses.
- **Opportunity: Emergency and Permanent Supportive Housing Opportunities.** Provide opportunities for temporary and permanent shelters, emergency housing, and permanent supportive housing. The City has deployed its limited local resources and is working with regional partners but has a need to address requirements under case law. A number of nonprofit organizations and county and state agencies are partners in addressing homelessness.
- **Opportunity: Permanent, Deed Restricted Affordable Housing.** Creative solutions such as inclusionary zoning, density bonuses, parking reduction incentives, or fee reductions with grant programs could support more permanent, deed restricted affordable housing in Bothell. There is currently a lack of this housing in the city.
- **Challenge: Protect Against Displacement.** Naturally occurring affordable housing (affordable but not subsidized) is at risk of redevelopment in the next 10 and 20 years.
- **Challenge: Be Mindful of the Natural Environment with New Housing Development.** Ensure housing development near critical areas minimizes impacts on the natural environment and adheres to the City's critical areas regulations. Infill development incentives and strategies should prioritize development where there is supporting infrastructure (e.g., sewer) while minimizing impacts to established, healthy trees or other natural resources. Consider additional regulations or measures to reduce wildfire risk for housing development in wildland urban intermix areas.
- **Challenge: Housing for UW Bothell/Cascadia College Students and Staff.** Students at UW Bothell and Cascadia College don't reflect the broader demographic or household income characteristics in Bothell. Many students are BIPOC and cannot live near campus because of a lack of nearby affordable housing options. Long term, the campus is planning for approximately 10-20% of its planned student population to live on-campus, which means a substantial portion of students would still be looking for off campus housing.⁴⁰ Staff similarly struggle to find affordable housing options in Bothell which results in both

⁴⁰ UW Bothell and Cascadia College Campus Master Plan, 2017.



students and staff simply commuting through Bothell. More affordable housing options would give students and staff more options to live in Bothell which would enhance the community's connection to the schools and support broader economic development goals for Downtown.

- **Challenge: Remove Policy and Code Barriers.** A review of policies and codes showed that development standards could impede development, including:
 - Larger setbacks in some residential zoning districts.
 - Higher city-wide parking requirements (not superseded by subarea requirements).
 - Higher open space and recreation requirements.

[Other identified policy and code barriers include permit fees, impact fees, and utility connection fees that are not proportionate to impact, arbitrary limits on the number of occupants, and affordable housing funding gaps.](#)

OUR HOUSING PLAN

Engagement with community-based organizations, businesses, and the broader community identified several housing themes:

- Escalating housing costs are a common concern, and Bothell is at risk of losing residents due to lack of affordable, quality housing, both ownership and rental.
- Improving existing housing (e.g., play areas, parking, unit maintenance) is important.
- Housing solutions for Bothell should include middle housing to improve housing choices and help with affordable homeownership.
- Criteria for middle housing should address location, design, open space, landscaping, parking, access, infrastructure, and more. However, there is also a desire not to overburden the permitting process with unnecessary requirements.
- There should focus on homeownership and rental opportunities for the workforce, students and staff at UW Bothell and Cascadia College, multigenerational families, and more.
- Strengthened protections for tenants are needed from factors that can impact housing stability, like unnecessary/arbitrary fees, etc.

Bothell's housing plan is based on these themes as well as the technical work in **Appendix B**:

- Increase affordable housing supply and prevent displacement.
- Increase both market-rate and affordable housing production throughout Bothell.
- Increase housing options and housing choice (e.g., middle housing and ADUs).
- Encourage the preservation of older housing that can also provide more affordable options in the community. These efforts should be balanced by the need for additional housing in the community.
- Support transit-oriented development (TOD) in the city's mixed use/employment centers—including Downtown, the Canyon Park RGC, the ~~Red Barn~~ [Midtown](#) Subarea, and the North Creek / 195th neighborhood—and along planned transit corridors. [The land use plan includes capacity for an additional 5,256 housing units within ½-mile walk of existing and planned frequent transit, including 2,577 units in the King County portion of Bothell and 2,679 units in the Snohomish County portion of Bothell.](#)



- Increase opportunities to develop emergency and permanent supportive housing in Bothell.

GOALS & POLICIES

Goal H-1. [HHS-G2] A variety of housing types are available at all income levels for current residents and future generations desiring to reside in Bothell consistent with the community's vision.

- Policy H-1.1 [HHS-P1] Allow for and incentivize a variety of housing options and typologies to increase home ownership opportunities and proximity to social and economic opportunities.
- Policy H-1.2 [HHS-P13] Promote a 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 multimodal transportation facilities and employment centers.
- Policy H-1.3 [NEW] Promote moderate and higher density residential development in areas with access to existing and future services (such as multimodal transportation) consistent with the Future Land Use Map ([Exhibit 2-8](#)).
- Policy H-1.4 [HHS-P9] Promote moderate and high residential development in Downtown and other commercial areas where combining such uses would promote the economic and environmental viability of the area.
- Policy H-1.5 [Ord. 2407 HHS-PS14] Permit moderate density housing options including duplexes, triplexes, fourplexes, cottage housing, and courtyard housing in all existing residential zones.
- Policy H-1.6 [Ord. 2407 HHS-PS15] Permit bonus dwelling units in new plats that can be met with moderate density housing types, along with a requirement that a percentage of the total units be affordable for plats of 10 or more lots.
- Policy H-1.7 [NEW] Increase permanent supply of affordable rental and owner-occupied housing to [extremely low-](#), [very low-](#), ~~low-~~, ~~very low-~~, and moderate-income households of all sizes.
- Policy H-1.8 [NEW] Incentivize infill development (e.g., through density bonuses, zoning amendments to increase density, tax benefits, ~~and~~ reduction in parking or other code requirements, [and expedited permit processes](#)).
- Policy H-1.9 ~~[HHS-P5] Ensure infill development is compatible with surrounding development and aligns with the City's multimodal transportation network.~~
- [Policy H-1.9 \[NEW\] Encourage programs to help homeowners, particularly low-income homeowners, access financing, technical support, or other tools needed to participate in and benefit from infill development opportunities.](#)



See also [Policy LU-1.5](#) and [Policy UD-4.10](#) in the **Land Use** and **Urban Design** elements.



- Policy H-1.10 [HHS-P12] Encourage development of Accessory Dwelling Units (ADUs) compatible with the scale of surrounding residential development by such means as easing regulatory restrictions, streamlined permitting, education programs, and regular review of the effectiveness of ADU regulations and fees.
- Policy H-1.11 [HHS-P10] Permit manufactured housing in any zoning district that allows residential land uses.
- Policy H-1.12 [HHS-P11] Preserve existing mobile/manufactured home parks through the Manufactured Housing Overlay zone and other strategies.
- Policy H-1.13 [NEW] Develop anti-displacement strategies in collaboration with community groups to understand the narrative of displacement risk across neighborhoods in Bothell.
- Policy H-1.14 [HHS-P4] Consult with neighborhoods, especially BIPOC and/or low-income households regarding desired neighborhood improvements and social service needs to support residents through the subarea planning processes and ongoing engagement.
- Policy H-1.15 [HHS-P7] Identify, preserve, and rehabilitate historically significant or naturally occurring affordable housing. Provide technical support for owners of such dwelling units in applying for appropriate assistance programs.
- Policy H-1.16 [NEW] Partner with community-based organizations in home maintenance, and weatherization programs to preserve naturally occurring affordable housing in Bothell. The City can also support home projects through grant funding, and outreach with community partners.
- Policy H-1.17 [HHS-P2] Encourage housing scale and massing, including subdivision, site, and building design, which promotes other city goals and policies.
- Policy H-1.18 [HHS-P8] Adopt [clear and objective](#) sustainable [and climate-informed](#) design guidelines for new development.
- [Policy H-1.19 \[NEW\] Provide technical and design resources for landowners and communities to redevelop and maintain ownership.](#)
- [Policy H-1.20 \[NEW\] Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts and limited or shared equity co-ops.](#)
- [Policy H-1.21 \[NEW\] Pursue and adopt strategies and regulations where needed to address minimizing and mitigating negative impacts of short-term rentals, such as increased home and rental costs, displacement of long term rental housing stock, traffic and parking concerns, and public health and safety impacts.](#)



Goal H-2. [HHS-G3] Quality affordable housing is accessible at all income levels.

- Policy H-2.1 [HHS-P14] Support the development and preservation of affordable housing, including housing for [extremely low-](#), very low-, low-, and moderate-income households, by public assistance and other means. Support non profit housing organizations and affordable housing developers during all stages of siting and project planning and when applying for county, state, and federal funding.
- Policy H-2.2 [HHS-P15] Create 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.
- Policy H-2.3 [HHS-P16] Require property owners or developers who displace low-income tenants due to demolition, substantial rehabilitation, change of use, or other reasons to provide re-location assistance and other resources.
- Policy H-2.4 [HHS-P17] Develop market incentives to encourage and/or require affordable housing to meet the needs of people who work and desire to live in Bothell.
- Policy H-2.5 [HHS-P18] Meet the city's proportionate share of the countywide needs for [extremely low-](#), very low-, low-, and moderate-income housing, [as well as permanent supportive and emergency housing](#).
- Policy H-2.6 [HHS-P19] Establish long-term strategies to retain existing affordable housing through public incentives or incentives to developers for the longest possible term.
- Policy H-2.7 [NEW] Partner with community-based organizations and social service providers to establish anti-displacement strategies that support local cultural diversity. Strategies include, but are not limited to: placemaking, arts and cultural spaces, environmental advocacy, and more.
- Policy H-2.8 [NEW] Incorporate findings from the Racially Disparate Impacts Analysis to ensure new residential development helps meet Bothell's housing affordability targets.
- Policy H-2.9 [NEW] Ensure that affordable housing created or preserved using local public resources or by regulation retains its affordability over time for at least 50 years. Promote retention of affordability for properties with expiring covenants with county, state, or federal funds and city incentives.
- [Policy H-2.10 \[NEW\] Require the inclusion of reasonable parks and open space retention or creation for all new development to promote healthy, equitable, and climate-resilient communities.](#)
- [Policy H-2.11 \[NEW\] Incentivize the retention of naturally occurring affordable housing by making development standards more flexible when additional units are added to existing homes.](#)
- [Policy H-2.12 \[NEW\] Support opportunities to acquire land for affordable housing ahead of planned infrastructure investments or other investments that may increase land and housing costs.](#)



Goal H-3. [HHS-G4] Fair and equal access to housing is available for all persons, particularly for those with special needs such as seniors, vulnerable populations, historically marginalized groups, and people with disabilities.

- Policy H-3.1 [HHS-P20] Participate in local and regional efforts to achieve an equitable distribution of special needs housing throughout the region.
- Policy H-3.2 [HHS-P21] 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.
- Policy H-3.3 [HHS-P22] 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.
- ~~Policy H-3.4 [HHS-P23] Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.~~
- Policy H-3.45 [HHS-P24] Support a range of affordable housing options and other assistance to move unhoused persons and families to long-term financial independence.
- Policy H-3.56 [HHS-P25] Promote a range and balance of housing types for seniors affordable to all income levels, including nonspecialized units, specialized senior housing (including assisted living units), and nursing homes.
- Policy H-3.67 [HHS-P26] In designated areas, such as the specially designated Specialized Senior Housing Overlay (SSHO), allow a higher density or intensity of development to promote a variety of affordable housing. Higher densities can be dimensional and design standards of the zoning classification in which the development would be located.
- Policy H-3.78 [HHS-P27] Senior housing developments, including nursing homes, shall exhibit a residential rather than institutional character. Where adjacent to residential only zones, achieve compatibility through a combination of measures such as landscape buffering and utilizing building materials and architectural styles similar to those of nearby existing development.
- Policy H-3.89 [HHS-P28] 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.
- Policy H-3.910 [HHS-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.
- Policy H-3.101 [NEW] Incorporate findings from the Racially Disparate Impacts (RDI) Analysis to ensure special needs and senior housing needs are met at all housing affordability levels.



Policy H-3.1¹² [NEW] Enhance Bothell's rental protection policies to establish, update, or strengthen tenant protections and resources.

Example strategies to enhance rental protection policies could include notice of rent increases, right to live with family, and just cause eviction for tenants on termed leases.

Policy H-3.12 [NEW] Establish programs to invest in underrepresented communities to promote community-driven development and/or prevent displacement

Policy H-3.13 [NEW] Explore providing grants to organizations representing communities at increased risk of displacement to support engagement and access to resources.

Policy H-3.14 [NEW] Increase educational efforts to ensure maximum use of property tax relief programs to help sustain homeownership for low-income individuals.

Goal H-4. [HHS-G6] Consistent coordination with regional agencies addresses regional and city housing needs.

Policy H-4.1 [HHS-P30] Continue working with regional agencies to leverage regional and national resources to support local and regional housing needs.

Policy H-4.2 [HHS-P31] Continue working with other jurisdictions to develop a coordinated, regional approach to meet all housing needs, including needs for emergency and permanent supportive housing..

Policy H-4.3³⁻⁴ [HHS-P23] Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.

Policy H-4.4 [NEW] Explore the possibility of identifying professional volunteers at educational or professional associations to plan green building redesign or architectural upgrades to residential properties.

Goal H-5. [HHS-G7] Housing policies are monitored and measured for effectiveness and revised as needed.

Policy H-5.1 [HHS-P38] Monitor and report on:
 a. The number of housing units produced at each affordability level and in each zone.
 b. The location and rate of development of specialized senior housing, nursing homes, and permanent supportive housing or emergency housing.

Policy H-5.2 [HHS-P39] Evaluate the effectiveness of policies and regulations in meeting the housing needs of City residents regularly, reporting on these results and providing recommendations for policy updates as warranted.

Policy H-5.3 [HHS-P40] Adopt a Housing ~~Strategy~~ Action Plan every five years to implement this element and address housing needs and goals.

Policy H-5.4 [HHS-P41] Limit the housing cost impacts of new building and land use regulations to balance with the intended public benefit.



- Policy H-5.5 [HHS-P42] [Seek opportunities to fund infrastructure](#) in ways to reduce consumers' housing costs, [including green infrastructure](#).
- Policy H-5.6 [NEW] Consider racial disparate impact (RDI) analysis findings to ensure equitable access to housing opportunities, especially in the design of outreach strategies.