

HOUSING ACTION PLAN

SEPTEMBER 2026
DRAFT



City of Bothell

ACKNOWLEDGEMENTS

The project team would like to acknowledge the following individuals and organizations for their help and contributions in developing and delivering the Housing Action Plan:

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The project team would also like to thank the residents of Bothell who provided comments and feedback throughout the plan process.



EXECUTIVE SUMMARY

The Housing Action Plan (HAP) sets forth a comprehensive list of goals and strategies to address housing affordability in Bothell in the next ten years.

The City of Bothell collaborated closely with the City Council, Planning Commission, community stakeholders and members of the public to develop a shared understanding of Bothell's current housing landscape and housing needs of both existing residents and future residents who work and study in Bothell but cannot afford to live here at the moment. Through a series of discussions, workshops, and community engagement opportunities, staff gathered perspectives on the challenges residents face, emerging trends in the local housing market, and the barriers that limit access to affordable and diverse housing options. These conversations helped shape a clearer picture of what the community values and what gaps need to be addressed. From this collective input, six overarching goals emerged to guide and focus the Housing Action Plan, serving as targets that reflect community priorities and the city's long-term vision for housing.

The Housing Action Plan outlines six overarching goals, each paired with a tailored set of strategies designed to help Bothell meet the growing demand for housing across all income levels, household types, age groups and life stages. Together, these goals and strategies provide a roadmap for expanding housing options, improving affordability, and supporting a wider variety of sustainable housing stock in the years ahead.

To ensure the plan truly reflects community priorities, each goal and its corresponding strategies were reviewed and evaluated by the City Council, the Planning Commission, and members of the public. Input was gathered through meetings, workshops, and public engagement activities, allowing community members to weigh in on what approaches would best align with Bothell's values and long-term vision. This collaborative process helped confirm that the strategies are not only technically sound but also grounded in the lived experiences, needs, and aspirations of the people who call Bothell home.





**The following are the six
Housing Action Plan Goals:**

**Goal 1
Create More Housing Types**

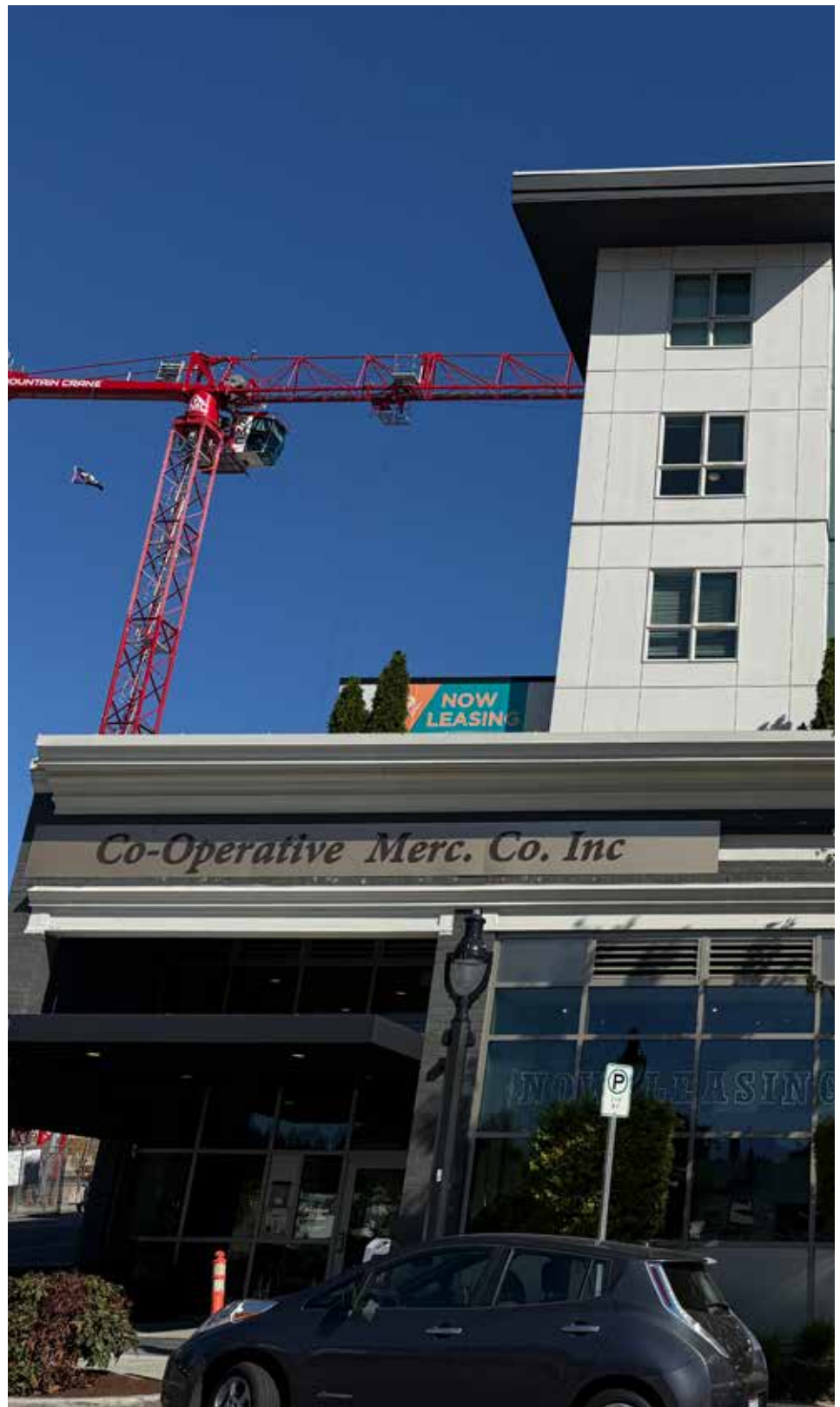
**Goal 2
Support Transit Oriented
Development**

**Goal 3
Foster Affordable Housing
Development**

**Goal 4
Affordable Housing for All**

**Goal 5
Community Voice in
Housing**

**Goal 6
Track Housing Impacts**





INTRODUCTION



The City of Bothell's Housing Action Plan aims to ensure that Bothell offers a variety of housing options to meet the needs of all residents.

Bothell is growing and with that growth comes a wider variety of household types, from young adults starting out, families needing more space, older adults looking to downsize while staying in the community, and workers who want to live close to their jobs. The Housing Action Plan sets forth a menu of strategies and tools that encourages a mix of housing types, such as traditional single-family homes, townhomes, apartments, accessory dwelling units (ADUs), and affordable senior housing. This housing diversity helps ensure that residents can stay in Bothell through every stage of their life.

Through thoughtful policies, partnerships, and innovative strategies, Bothell is working to increase housing availability, support sustainable growth, and address affordability challenges. The Housing Action Plan emphasizes collaboration with regional partners such as A Regional Coalition for Housing (ARCH), Housing Association of Snohomish County (HASCO), developers, nonprofit housing providers, and community organizations. The Housing Action Plan also ensures Bothell is compliant with the housing targets set by Washington State and the Puget Sound Regional Council (PSRC.) By aligning local policies with regional housing goals and targets, Bothell can leverage funding and resources to support the creation of housing in the community. These partnerships help the city respond more effectively to changing housing needs and trends.

The Housing Action Plan prioritizes housing size, affordability, and long-term solutions to foster a vibrant, inclusive, and thriving community for current and future generations. By focusing on these goals, the plan aims to create a stable



foundation for Bothell's housing future. This includes supporting predictable growth, encouraging community input, and planning for infrastructure that can support new residents. The goal is a vibrant, inclusive city for all ages and all wages.

The Housing Action Plan efforts began in September 2024 when staff began to update the goals and strategies. An updated Goals and Strategies was released in early 2025 for City Council and Planning Commission feedback. The first phase of community engagement kicked off last fall once consultants were onboarded. Staff wrapped up the first phase of engagement with the release of the draft HAP in May. Over the summer staff conducted a second phase of engagement. The HAP is expected to be completed by the end of 2026.

	2024		2025				2026			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Phase 1 Scoping										
Phase 2 Engagement										
Phase 3 Draft										
Phase 4 Final Draft										



BACKGROUND

The Housing Action Plan is an update to the Housing Strategy from 2018. Throughout 2017 and 2018, City staff, including housing experts from ARCH, worked with the Planning Commission to review the Housing Strategy through a series of study sessions, focus groups, an expert panel and public hearings. The 2018 Housing Strategy advanced the housing goals and objectives of the 2015 Comprehensive Plan's Housing and Human Services Element by establishing a work program and priorities.

Since that time, the housing landscape both regionally and within Bothell has changed significantly. Housing costs have risen faster than median incomes, creating increasing pressure on households and making it more difficult for people to remain in or move to Bothell. Rents have also climbed over this same period, contributing to heightened housing instability for many residents. During the Comprehensive Plan update process, the City consistently heard from both residents and local workers that housing affordability is one of the community's most urgent concerns. These insights underscore the need to revisit and strengthen the City's housing strategies, leading to the development of this updated Housing Action Plan.

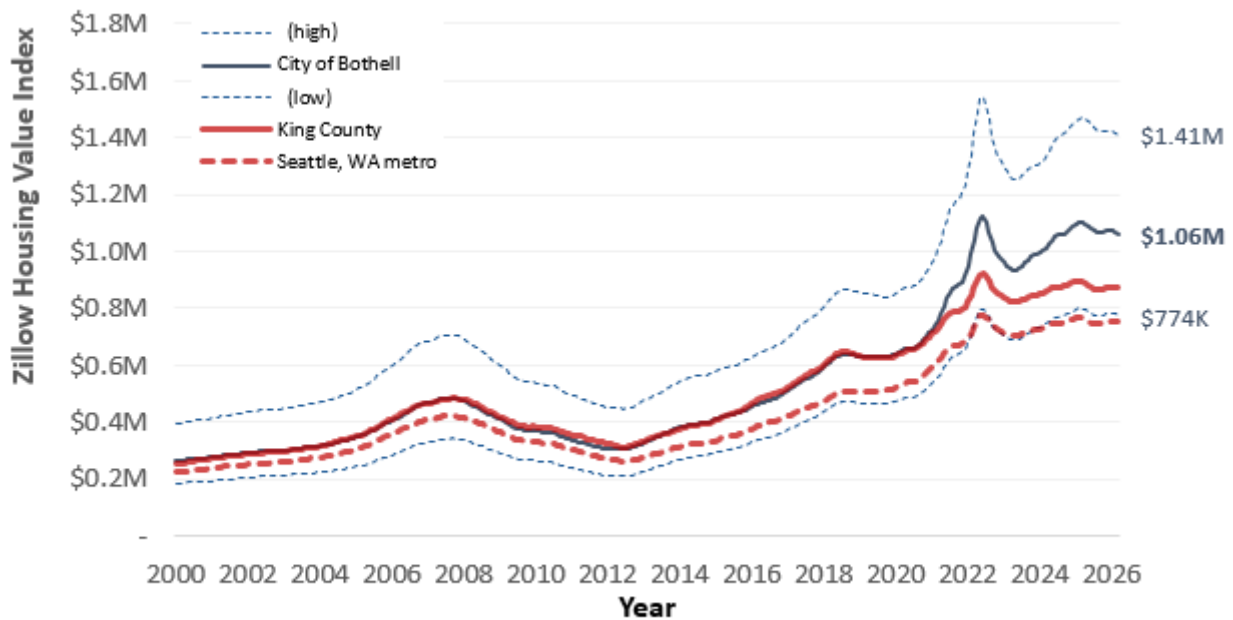


Figure 1: Residential Housing Value Index, City of Bothell, 2000-2026, Source: Zillow

Starting in 2021, Washington State has passed several statewide laws to address the housing affordability challenges.

House Bill (HB) 1220 (adopted in 2021), requires Bothell to intentionally plan for and accommodate housing for households at all income levels, including those below the 80% of Area Median Income (AMI) level. Bothell's 20-year target in the below 80% AMI levels add up to 9,550 housing units, with the city's overall housing target set at 12,782 housing units.

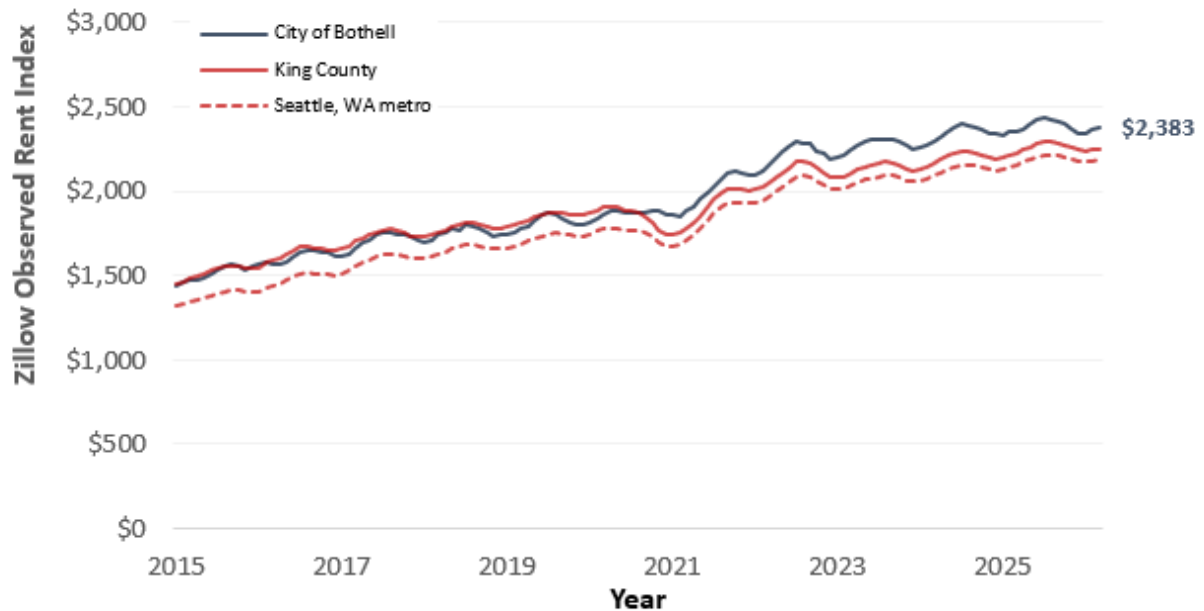


Figure 2: Observed Rent Index, City of Bothell, 2015-2025, Source: Zillow

County	Total Housing Needs	Deeply Affordable Housing 0 - ≤30%		Affordable Housing		Market Rate		
		PSH	Non-PSH	>30% - ≤50%	>50% - ≤80%	>80% - ≤100%	>100% - ≤120%	>120%
King	5,800	1,105	2,100	819	654	147	167	808
Snohomish	6,982	701	1,402	1,411	1,358	33	652	1,425
City	12,782	1,806	3,502	2,230	2,012	180	819	2,233

Figure 3: HB 1220 Housing Growth Targets (2020-2044)

In April 2023, the Washington State Legislature passed HB 1110, which substantially changes the way many cities in Washington are to plan for housing. The bill required cities of certain sizes and locations to allow multiple dwelling units per lot in a middle housing type of form. Following the passing of HB 1110, the City of Bothell worked to update its zoning to accommodate the bill requirements, with the City Council adopting Ordinance 2407 which amended the text of the 2015 Imagine Bothell Comprehensive Plan and allowed middle housing in all residential zones.

These 2023 Comprehensive Plan amendments set the foundation for the passage of Ordinance 2415 in March 2024, approving development standards within the Bothell Municipal Code for Middle Housing to be allowed as required under HB 1110.

Simultaneously in March 2024, the City Council adopted Resolution 1473, formally directing City staff to begin work on a comprehensive Housing Action Plan. This action signaled the Council's commitment to addressing Bothell's evolving housing needs and ensuring that future planning efforts are aligned with community priorities and state requirements.



In December 2024, the City Council adopted the 2024 Imagine Bothell Comprehensive Plan, a major long-range planning document that guides how the city will grow over the next two decades. As part of this update, the Comprehensive Plan includes a revised Housing Element that outlines a series of goals and policies focused on expanding housing choices, improving affordability, and supporting equitable, sustainable development.

The Housing Element of the 2024 Comprehensive Plan establishes goals and policies for the direction housing production should take in Bothell. The strategies and goals outlined in the Housing Action Plan are meant to complement and enforce the prior work completed during the Comprehensive Plan and previous Housing Strategy.

Alongside these policy updates, the Comprehensive Plan also introduces a detailed implementation strategy. One of the key actions identified is the directive to update the Housing Action Plan so that it reflects the new goals, data, and policy direction established in the updated Comprehensive Plan. This ensures that the Housing Action Plan will not only comply with state planning requirements but also serve as a practical, actionable roadmap for achieving Bothell's long-term housing vision.

Additionally, Senate Bill (SB) 5148, the Housing Accountability Act (adopted in 2025) grants the Department of Commerce executive authority to audit local jurisdictions, such as the city, to ensure housing elements and plans comply with the affordable housing targets set under HB 1220. To demonstrate compliance and achieve targets, Bothell adopted broad policies and regulations as part of the 2024 Comprehensive Plan update, and more directly through 2025 updates to the Middle Housing and Affordable Housing codes.

Together, these actions and updates lay the groundwork for a modernized Housing Action Plan that is guided by state mandates, informed by current community needs, aligned with regional housing strategies, and designed to guide Bothell toward a more inclusive and affordable future. This Housing Action Plan is the culmination of these efforts.



EXISTING CONDITIONS

Bothell has emerged as one of the more expensive cities in the Puget Sound region, and as such housing affordability has become a significant and persistent challenge for residents and would-be residents. Over the past decade, Bothell has experienced rapid population growth, going from around and estimated 45,000 in 2015 to just over an estimated 53,000 in 2025 for a growth increase of 21%, a good indicator of Bothell's attractiveness in the region. In addition, limited land availability, and strong demand from nearby employment centers have contributed to a sustained rise in both home prices and rents. As a result, the cost of living in Bothell now exceeds what many households, particularly those earning moderate or fixed incomes, can reasonably afford.

	Below AMI			AMI	Above AMI
	30%	50%	80%	100%	120%
1 Person	\$34,524	\$57,540	\$92,064	\$115,080	\$138,096
4 Person	\$49,320	\$82,200	\$131,520	\$164,400	\$197,280

Several structural factors drive this trend. Bothell's proximity to major technology and biotech employers in Seattle, Bellevue, and the broader Eastside has increased competition for housing, as higher-income workers seek residences within commuting distance. At the same time, the city's housing supply has not kept pace with demand. Even with recent multifamily development in the downtown and Canyon Park neighborhoods, affordability remains a challenge relative to income.

The housing stock in Bothell is just over half (52%) single-family homes, with about one third (34%) as apartments and other multifamily buildings with five or more units in the structure, and 9% as manufactured homes. Single-family homes often cost far above what a median-income household can afford, putting ownership out of reach for many first-time buyers.



These pressures have tangible impacts on residents. Median home prices in Bothell are significantly higher than regional averages. Renters face similar challenges, with rising rents contributing to a growing share of cost-burdened households, those spending more than 30 percent of their income on housing. Essential workers, young adults, and lower-income families who work or live in Bothell are disproportionately affected, often forced to relocate farther in search of attainable housing options.

The consequences extend beyond individual households. Housing affordability affects workforce stability, economic mobility, and community diversity. Employers may struggle to attract and retain workers who cannot afford to live nearby, while longer commutes contribute to regional congestion and environmental impacts. Without intervention, Bothell risks becoming virtually inaccessible to the very residents who support its schools, services, and local economy.

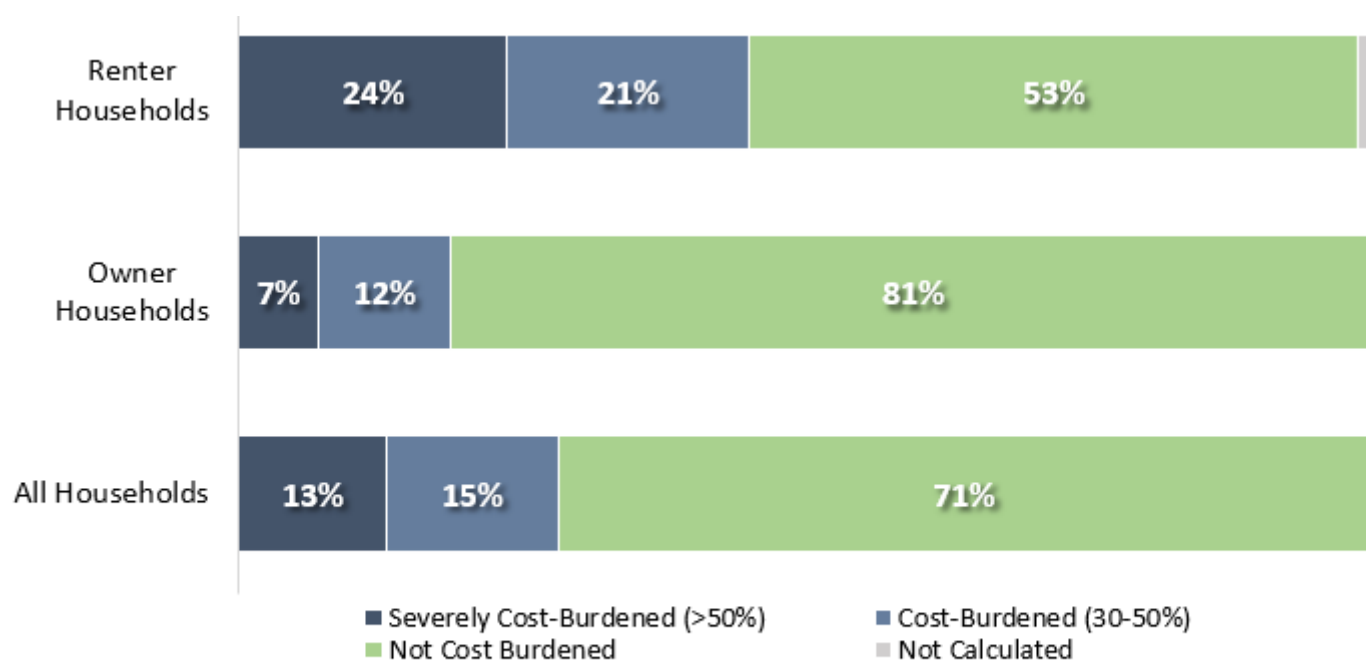


Figure 5: Proportion of All Households by Cost Burden and Tenure, City of Bothell, 2022, Source: HUD CHAS 2025



COMMUNITY ENGAGEMENT



With significant growth in recent years, it is more important than ever to involve residents, businesses, and other community stakeholders in shaping Bothell's future. As the city continues to grow, the perspectives and lived experiences of the people who call Bothell home provide essential insight into the challenges and opportunities created by this growth.

Authentic and targeted community engagement is a cornerstone of this effort. By reaching out to a wide range of voices, from lifelong residents to newcomers, renters, homeowners, students, commuters, service providers, and historically underrepresented groups, the City can better understand the wide variety of housing needs that exist across the community. This approach ensures that the Housing Action Plan is not developed in isolation or tailored only to one group, but instead reflects the values, priorities, and aspirations of all Bothell residents, students, and workers.

The City hired BERK Consulting to assist with community engagement efforts. As part of their work, they have helped the city with general and targeted outreach, survey collection, workshops, online tools and focus groups. From these efforts City staff have been able to identify the barriers to housing residents or their loved ones face, highlight areas of consensus, and surface creative ideas that might not emerge through traditional planning processes alone.



By grounding the Housing Action Plan in meaningful community input, the City aims to build a Housing Action Plan that supports equitable access to housing, including affordable housing, strengthens community trust, and guides Bothell toward a future where all residents can thrive.

Initial Community Engagement Phase

During this initial phase community engagement efforts were scoped and developed to ensure that all Bothell current residents, future residents, workers, neighbors, visitors, and student population have the opportunity to share their experiences involving housing and affordability with staff.

The Bothell community has provided public feedback at community events, via the City's online engagement platform EngageBothell, and through targeted focus groups facilitated by planning staff in late 2025. An online story board activity also ran through the end of April 2026 in which community members could share their housing story.

Staff held a series of focus groups to assess whether the draft Housing Action Plan Goals and Objectives align with current community needs and lived experiences. These focus groups build on prior housing engagement efforts, including early 2025 outreach with renters and landlords related to tenant protection measures, as well as broader community engagement conducted as part of the 2024 Comprehensive Plan update. From November through December 2025, the City conducted outreach and convened five focus group meetings. These focus groups were designed to engage targeted demographic groups (renters, homeowners, college students and young professionals under 35) and gather in-depth feedback and diverse perspectives on housing needs and priorities.

Key takeaways from the engagement identify the need for increased housing options, strategies to reduce costs, improved connectivity in neighborhoods, and improved support for the rental market.



From the focus group, staff heard the following points that broadly align with the Housing Action Plan draft goals and strategies:

- Residents see expanding housing options as essential to accommodate transitions in lifestyle and needs, whether downsizing or growing a family.
- Participants expressed interest in programs, incentives, and support to make housing more attainable.
- Residents emphasized the importance of improving neighborhood connectivity to create walkable communities, reduce car dependency, and allow for higher density.
- Participants highlighted the need for better tenant protections, support navigating rental markets, and landlord accountability on fair practices.
- Residents expressed that transparent communication and knowledge sharing are essential for building trust and supporting long-term housing initiatives.
- Participants are interested in community amenities and design considerations that enhance community livability, support well-being, and foster connections.

At these focus groups staff also heard from participants personal experiences that align with the issues the HAP has identified such as lack of attainable housing for working individuals, home sizes not meeting current and future needs, and challenges with aging in place. One renter described the challenge of finding family-sized rental units and noted that newly built townhomes remain unaffordable for many households, particularly younger families. A participant with aging parents relayed the difficulties of finding small single-family homes or condos.

Participants emphasized the demand to expand housing options to meet diverse needs. A strong desire is evident for more varied housing option than single family homes. Many residents resonated that increased density and more efficient use of land are necessary to meaningfully expand the housing supply. There is interest in policies and incentives that better support affordability within middle housing developments, including strong support for initiatives that make it easier for property owners to develop ADUs and other middle-housing types.

On the renter side, participants expressed that upfront costs of renting, including deposits and application requirements such as credit history, pose barriers particularly for younger adults, such as college students and young professionals. Renters expressed interest in accessible guidance on tenant protection laws and legal aid to resolve tenant landlord conflicts. Participants also called for greater landlord accountability and landlord-city coordination to promote fair and equitable rental practices and expressed interest in landlord education and assistance programs (i.e., maintenance/upgrades support).



GOALS AND STRATEGIES

Staff have selected the following goals as the City's top housing priorities for this cycle of the Housing Action Plan. This list was created by staff with consultation from both the Planning Commission and City Council and refined extensively through several sessions with them.

The goals are categorized by programmatic elements around housing typologies, infrastructure, affordability, community engagement, data, and future casting. Each goal is accompanied by a set of strategies to help implement the strategy.

Goal 1: Create More Housing Types

Enhance the variety of physical housing types in Bothell to create an accessible, sustainable, and diverse housing stock that meets the community's needs.

1. Diversify Physical Housing Types

Increase housing affordability and provide more choices for people of all income levels and household structures by promoting the development of a wide range of multi-dwelling and middle housing types, including condominium developments, townhouses, multiplexes, courtyard apartments and other mid-rise compact multifamily and detached houses that efficiently maximize land use.

- a. Emphasize Starter Homes: Incentivize the development of smaller, modest, and more affordable homes that are a financially accessible entry to homeownership such as condos, cottage homes, and small homes.
- b. Promote ADU Construction and Ownership: Explore opportunities to raise the number of ADUs in Bothell and ADU ownership through financial incentives such as, but not limited to, grants and low-interest loans in exchange for deed-restricted affordability requirements or pre-designed, permit-ready layout plans for ADUs (PRADUs.)



2. Maximize Infill Opportunities

Prioritize the use of underutilized or vacant land for housing development, optimizing land use efficiency and minimizing the need for outward expansion.

3. Climate Resiliency

Aligning with Bothell's Climate Action Plan, encourage developers to include energy efficient and climate resilient features in new construction such as, but not limited to, air conditioning, EV charging, and all-electric appliances, reducing long-term costs for residents and minimizing the environmental footprint.

4. Maintain a Healthy and Safe Housing Stock

Implement standards that ensure all housing, both new and existing, meets health and safety codes, including compliance with the HUD Safe and Healthy Homes Program.

- a. Rehabilitation of Existing Housing Stock: Allocate resources and incentives, particularly in older neighborhoods, to enhance safety, energy efficiency, and overall livability of current housing stock.

5. Ensure Accessibility

Promote housing designs in line with the Americans for Disabilities Act (ADA) that are accessible to households with physical disabilities, integrating universal design principles to accommodate residents of all abilities.



Goal 2: Support Transit Oriented Development

Maximize opportunity to connect housing with investments in public transportation and active transportation modes such as walking and biking.

6. Identify Transit Oriented Development (TOD) Opportunities

Identify vacant or underutilized lots around upcoming bus rapid transit (BRT) infrastructure. Explore redevelopment opportunities for underutilized transit parking lots and allow for additional density near major transit stops.

- a. Coordination with the Downtown Plan: Through the Downtown Subarea Plan Update identify and strategize the potential of redeveloping vacant city-owned land in the Downtown neighborhood as future TOD with affordable housing.
- b. Alignment with HB 1491: Align Bothell's existing Multifamily Tax Exemption (MFTE) program to the requirements set by HB 1491 to increase affordable housing options along BRT stations.

7. Integrate Transit Demand Management (TDM)

Encourage the integration of TDM strategies in new and existing multifamily housing such as bicycle parking, tenant carshare, transit passes and micromobility infrastructure to offset reductions in single-stall parking.

8. Reduce Auto Dependency

Design neighborhoods and housing developments that are walkable, bike-friendly, and well-connected to public transportation, reducing the need for personal vehicle use and contributing to a more sustainable urban environment.

- a. 15 Minute Neighborhoods: New housing in Bothell should support residents in accessing goods and services within 15 minutes, particularly daily essentials such as groceries, education, employment, and healthcare, via public transit and active modes of transportation such as walking and cycling.



Goal 3: Foster Affordable Housing Development

Decrease obstacles and increase initiatives and incentives to encourage affordable housing development.

9. Meet HB 1220 Housing Targets

Ensure that the city's housing policies and programs align with and meet the affordable housing targets established under HB 1220, which mandates local governments to plan for and accommodate a diverse range of housing types for all economic segments of the population.

10. Develop a Comprehensive Incentive Program

Introduce incentives for developers to encourage the creation of permanent affordable housing. This could include:

- o Height Bonuses: Allow increased building heights in exchange for affordable units.
- o Bonus Market Rate Units: Permit additional market-rate units when affordable units are included.
- o Refine Zoning Requirements: Refine zoning requirements and provide suitable offsets to support mandatory affordable housing requirements.
- o Increased Coverage: Allow greater lot coverage for affordable housing projects.
- o Streamlined Permitting: Expedite the permitting process for developments that include a significant portion of affordable units.
- o Reduced Impact Fees: Offer reductions or waivers on impact fees to lower the upfront costs for affordable housing developers.
- o Reduced Frontage and Connection Fees: Minimize costs associated with frontage improvements and utility connection fees.
- o Building Code Flexibility: Provide flexibility in building codes to reduce construction costs without compromising safety or quality.

11. Adjust Multi-Family Tax Exemption (MFTE) Regulations

Adjust the existing MFTE program to increase the viability of permanent affordable housing production in tandem with and market-rate multifamily housing by refining the balance of incentives with regulatory requirements.



12. Implement an Inclusionary Zoning Program

Develop an inclusionary zoning program that incentivizes and requires a certain percentage of units in new developments to be affordable to low- and moderate-income households. Key considerations for structuring the program include:

- o **Income Bands:** Establish clear income bands that reflect the varying levels of affordability needed (e.g., 30%, 50%, and 80% of Area Median Income (AMI)).
- o **Inclusionary Percentage:** Determine a percentage of affordable units that makes sense for the local market and economic conditions, ensuring that it balances feasibility with impact.
- o **Geographic Distribution:** Ensure that affordable units are distributed throughout the city, avoiding concentration in any single area, while recognizing the importance of transit proximity and prioritizing the reduction of household transportation costs.

Goal 4: Affordable Housing for All

Enhance housing affordability across the city to ensure access to diverse housing options for all residents.

13. Social Housing

In alignment with King County and other governmental and non-profit agencies, research the potential benefits of building social housing and mixed-income communities on publicly owned vacant or underutilized land.

14. Establish Permanent Affordable Housing

Create and maintain a network of permanent affordable housing throughout the city by implementing deed restrictions that ensure long-term affordability, particularly in high-demand areas.

15. Support Renters and Tenants

Develop a comprehensive policy framework that provides a suite of resources and support to renters and tenants in Bothell, in alignment with existing Washington state laws and consistent with other jurisdictions in the region.



16. Expand Housing Choices for Bothell's Workforce

Target various housing strategies to support Bothell's workforce, particularly essential employees such as education and medical staff, to live in the city.

17. Encourage Homeownership

Encourage homeownership for prospective first-time homeowners by encouraging a range of housing types, through direct homeownership assistance programs, and by implementing incentives that reduce entry-level and ongoing housing cost burdens.

18. Support Manufactured Housing Parks (MHPs) and Manufactured Homes

Recognize and protect MHPs and manufactured homes as vital sources of affordable housing.

19. Reduce Housing Cost Burden

Implement policies and programs aimed at reducing the overall housing cost burden for vulnerable populations. This could include expanding access to rental assistance programs, providing resources for utility payments, or offering direct subsidies.

20. Expand Resources for Household Housing Costs

Increase the availability of resources to help households cover housing-related costs, such as down payment assistance, rental assistance, or grants for home repairs.

21. Promote Aging in Place

Support policies and programs that enable seniors to remain in their homes and communities as they age, including the development of affordable senior housing and the provision of home modification resources.

22. Affordable Housing Fund

Explore potential revenue-generating opportunities, and alternative funding sources, to support a dedicated fund administered by the City of Bothell for affordable housing construction, operation, and maintenance.

23. Protect and Reinforce Naturally Occurring Affordable Housing (NOAH)

Identify and support existing housing that is not subsidized but remains affordable due to market conditions. Implement strategies to prevent displacement, encourage rehabilitation, and maintain affordability.



Goal 5: Community Voice in Housing

Foster inclusive and effective community engagement in housing planning and development.

24. Establish a Collaborative Structure for Community Engagement

Create a multi-tiered engagement framework that includes an Expert Panel, a Steering Committee, and ongoing community guidance to guide the overall direction of the Housing Action Plan.

- o Expert Panel: Assemble a group of housing experts, including representatives from housing organizations, developers, and planners, to provide technical advice and ensure informed decision-making.
- o Steering Committee: Form a diverse Steering Committee composed of stakeholders such as community leaders, representatives from MHPs, and members of Community-Based Organizations (CBOs).
- o Community Guidance: Ensure continuous community input throughout the planning process by conducting regular outreach, public meetings, and surveys to gather feedback and adjust plans as needed.
- o Engage with Manufactured Housing Park (MHP) Residents: Prioritize outreach to MHP residents to ensure their voices are heard in the planning process, recognizing the unique role that MHPs play in providing affordable housing.

25. Collaborate with Community-Based Organizations (CBOs)

Work closely with CBOs to help them understand the practical challenges of achieving permanent affordability. Collaborate on developing solutions that are both innovative and feasible, leveraging their local knowledge and networks to enhance community-driven housing initiatives.

26. Involve Developers in Affordability Goals

Actively engage builders and developers in discussions about affordability goals, emphasizing the importance of aligning their projects with the city's vision. Provide sufficient incentives and collaborate on finding solutions that balance profitability with community needs.

27. Right-Size Community Engagement

Tailor engagement strategies to the specific needs of the community, ensuring that outreach efforts are inclusive and accessible. Use a mix of in-person and Engage Bothell to reach a diverse audience, and provide multiple avenues for participation, including public meetings, steering committee, surveys, and online forums.



28. Utilize Diverse Platforms and Venues for Feedback

Implement a variety of platforms and venues to solicit and receive community feedback. This could include:

- o Public Meetings and Workshops: Hold accessible and well-publicized events where residents can learn about the housing action plan and provide input.
- o Online Platforms: Use social media and Engage Bothell to gather feedback and keep the community informed.
- o Community Surveys: Deploy surveys both on Engage Bothell and in paper form to reach a broad cross-section of the community.
- o Pop-up Events and Outreach Booths: Set up information booths at community events, farmers markets, and other public spaces to engage with residents where they are.
- o Neighborhood Associations and Local Organizations: Partner with neighborhood associations and local organizations to host smaller, more focused discussions on housing issues.

Goal 6: Track Housing Impacts

Establish a comprehensive reporting, monitoring, and administration framework for effective Housing Action Plan implementation.

29. Set Regular Reporting Frequency: Establish a consistent schedule for reporting on the progress of the Housing Action Plan, with updates provided on a quarterly basis. These reports should include key performance indicators (KPIs) and be shared with the public, city officials, and stakeholders.

- a. KPIs can include:
 - i. Regulated affordable housing units in comparison to Bothell affordable housing targets
 - ii. Middle housing permits
 - iii. Existing housing supply (Single, Multi-family, and Affordable)
 - iv. Housing permits (issued and reviewed)

30. Ensure Broad Access to Data: Provide easy access to housing-related data for all stakeholders, including residents, developers, and policymakers. Create an open data portal on the City's website where up-to-date information on housing developments, affordability metrics, and other relevant data can be accessed and downloaded.

- a. Develop Platforms for Data Capture: Create and implement platforms specifically designed to capture data on housing outcomes, resident demographics, and program participation. These platforms should integrate data from various city departments, housing agencies, and community partners to ensure comprehensive and accurate data collection.

31. Define Metrics for Measuring Success: Establish clear and measurable indicators of success for the Housing Action Plan. These metrics might include the number of affordable units created, reduction in the housing cost burden, levels of community engagement, and alignment with housing targets set by state legislation (e.g., HB 1220).



32. Explore Dashboarding Options

Develop an interactive dashboard to visually represent the progress of the Housing Action Plan. This dashboard could include options such as:

- o Data Visualization: Charts and graphs displaying the number of units built, affordability levels, and geographical distribution.
- o Progress Tracking: A timeline or status indicators showing progress toward meeting key milestones and goals.
- o Custom Filters: Allow users to filter data by subarea, income level, or housing type to gain insights specific to their interests.

33. Commit to Transparency and Honesty

Maintain transparency in reporting by providing assessments of progress, including any challenges or delays encountered. Regularly publish both successes and areas needing improvement, ensuring the community is kept informed and engaged.

34. Provide Geographic Breakdown

Offer a geographic breakdown of housing data to show how different parts of the city are contributing to overall housing goals. This could include maps that illustrate housing developments, affordability metrics, and other key indicators at the neighborhood or subarea level.

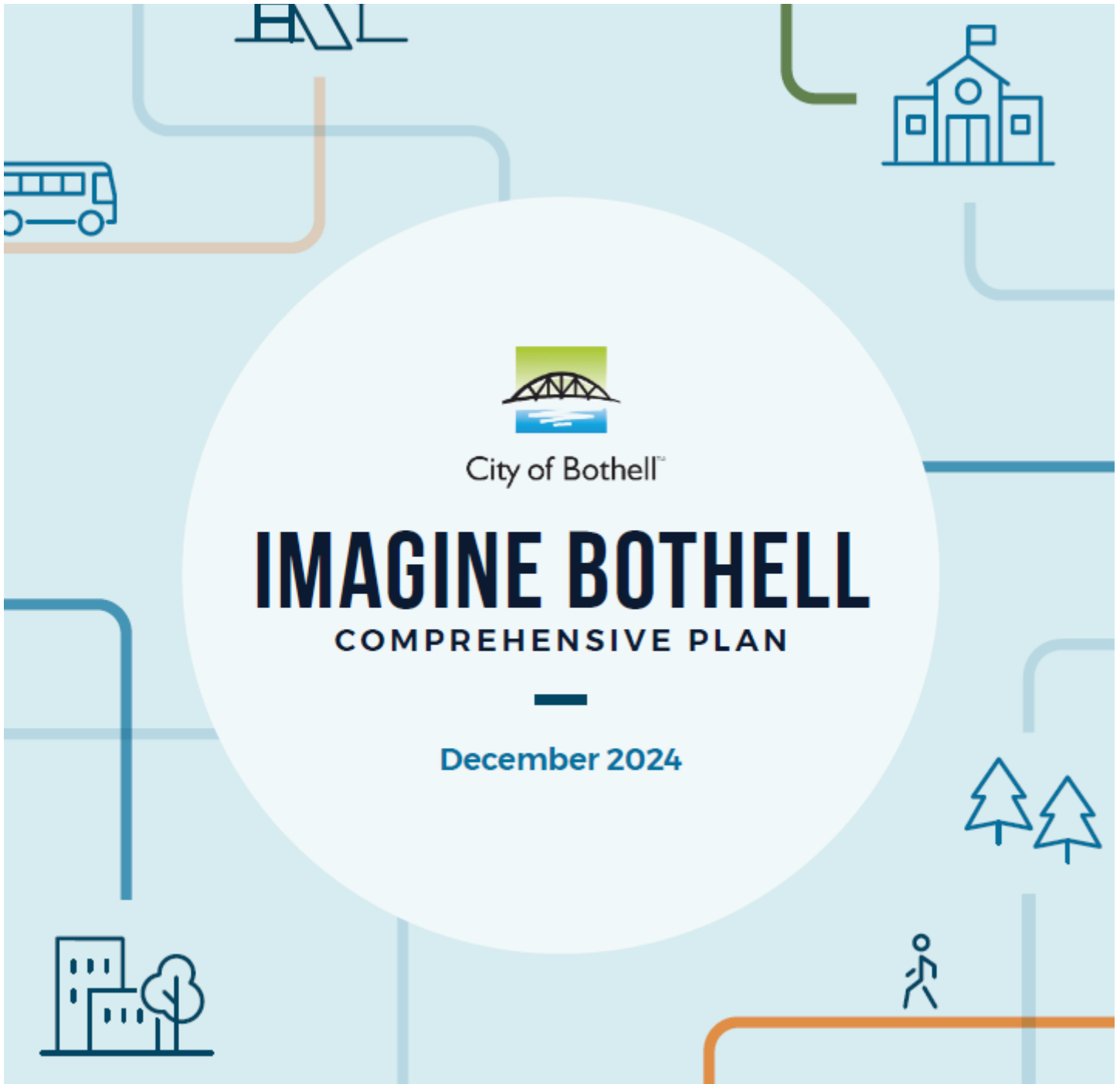
35. Connect to the 2024 Comprehensive Plan Map

Link housing data and reporting to the Land Use Map on a subarea basis, ensuring that housing developments align with broader city planning and zoning objectives. Reports should include how current and future housing projects support the city's long-term vision as outlined in the Land Use Map.



Alignment With the Comprehensive Plan

The Housing Element of the 2024 Comprehensive Plan establishes goals and policies for the direction housing production should take in Bothell. The goals and strategies outlined in the Housing Action Plan are meant to complement and enforce the prior work completed during the Comprehensive Plan and previous Housing Strategy.



Comprehensive Plan Code	2024 Comp Plan Housing Goal/Policy Description	Relevant HAP Objectives
Goal H-1	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.	1, 9, 13
Policy H-1.1	Allow for and incentivize a variety of housing options and typologies to increase home ownership opportunities and proximity to social and economic opportunities.	1, 9, 17, 19
Policy H-1.2	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.	1, 8, 9, 13
Policy H-1.3	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	6, 7, 8
Policy H-1.4	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.	1, 8, 16
Policy H-1.5	Permit moderate density housing options including duplexes, triplexes, fourplexes, cottage housing, and courtyard housing in all existing residential zones.	1, 2
Policy H-1.6	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.	1, 9, 10
Policy H-1.7	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.	1, 17, 19
Policy H-1.8	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).	1, 2, 9, 10, 11
Policy H-1.9	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.	1, 2, 17, 19, 20
Policy H-1.10	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.	1, 9, 10

Policy H-1.11	Permit manufactured housing in any zoning district that allows residential land uses.	1, 9, 18
Policy H-1.12	Preserve existing mobile/manufactured home parks through the Manufactured Housing Overlay zone and other strategies.	1, 9, 18
Policy H-1.13	Develop anti-displacement strategies in collaboration with community groups to understand the narrative of displacement risk across neighborhoods in Bothell.	15, 25
Policy H-1.14	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.	15, 20, 24, 27, 28
Policy H-1.15	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.	9, 23
Policy H-1.16	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.	4, 23, 24, 25
Policy H-1.17	Encourage housing scale and massing, including subdivision, site, and building design, which promotes other city goals and policies.	9
Policy H-1.18	Adopt clear and objective sustainable and climate-informed design guidelines for new development.	3
Policy H-1.19	Provide technical and design resources for landowners and communities to redevelop and maintain ownership.	17, 20
Policy H-1.20	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.	9, 17
Policy H-1.21	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.	4, 8, 9, 6, 7
Goal H-2	Quality affordable housing is accessible at all income levels.	1, 6, 9, 19
Policy H-2.1	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	1, 9, 19, 22, 26

	stages of siting and project planning and when applying for county, state, and federal funding.	
Policy H-2.2	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.	1, 9, 19
Policy H-2.3	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.	15, 26
Policy H-2.4	Develop market incentives to encourage and/or require affordable housing to meet the needs of people who work and desire to live in Bothell.	9, 10, 11, 16, 19, 20
Policy H-2.5	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.	1, 4, 19
Policy H-2.6	Establish long-term strategies to retain existing affordable housing through public incentives or incentives to developers for the longest possible term.	9, 10, 11, 12, 23, 14, 22
Policy H-2.7	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.	15, 23, 25, 28
Policy H-2.8	Incorporate findings from the Racially Disparate Impacts Analysis to ensure new residential development helps meet Bothell's housing affordability targets.	1, 24
Policy H-2.9	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.	9, 14, 19
Policy H-2.10	Require the inclusion of reasonable parks and open space retention or creation for all new development to promote healthy, equitable, and climate-resilient communities.	3
Policy H-2.11	Incentivize the retention of naturally occurring affordable housing by making development standards more flexible when additional units are added to existing homes.	1, 9, 10, 20, 23
Policy H-2.12	Support opportunities to acquire land for affordable housing ahead of planned infrastructure investments or other investments that may increase land and housing costs.	9
Goal H-3	Fair and equal access to housing is available for all persons, particularly for those with special needs such as seniors,	5, 9, 13, 15, 21

	vulnerable populations, historically marginalized groups, and people with disabilities.	
Policy H-3.1	Participate in local and regional efforts to achieve an equitable distribution of special needs housing throughout the region.	21, 22, 28
Policy H-3.2	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.	21, 22, 28
Policy H-3.3	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.	21
Policy H-3.4	Support a range of affordable housing options and other assistance to move unhoused persons and families to long-term financial independence.	21
Policy H-3.5	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.	1, 5, 6, 19, 21
Policy H-3.6	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.	1
Policy H-3.7	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.	5
Policy H-3.8	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.	1, 19
Policy H-3.9	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.	1, 21
Policy H-3.10	Incorporate findings from the Racially Disparate Impacts (RDI) Analysis to ensure special needs and senior housing needs are met at all housing affordability levels.	15, 21
Policy H-3.11	Enhance Bothell's rental protection policies to establish, update, or strengthen tenant protections and resources.	15, 20, 21

Policy H-3.12	Establish programs to invest in underrepresented communities to promote community-driven development and/or prevent displacement	1, 15, 20, 21, 25
Policy H-3.13	Explore providing grants to organizations representing communities at increased risk of displacement to support engagement and access to resources.	15, 20
Policy H-3.14	Increase educational efforts to ensure maximum use of property tax relief programs to help sustain homeownership for low-income individuals.	15, 17, 19, 20
Goal H-4	Consistent coordination with regional agencies addresses regional and city housing needs.	24
Policy H-4.1	Continue working with regional agencies to leverage regional and national resources to support local and regional housing needs.	20, 24, 28
Policy H-4.2	Continue working with other jurisdictions to develop a coordinated, regional approach to meet all housing needs, including needs for emergency and permanent supportive housing.	20, 24, 28
Policy H-4.3	Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.	20, 24, 28
Policy H-4.4	Explore the possibility of identifying professional volunteers at educational or professional associations to plan green building redesign or architectural upgrades to residential properties.	3, 24
Goal H-5	Housing policies are monitored and measured for effectiveness and revised as needed.	29, 31, 33
Policy 5.1	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.	1, 29, 30, 32, 33, 34
Policy 5.2	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.	31
Policy 5.3	Adopt a Housing Action Plan every five years to implement this element and address housing needs and goals.	35
Policy 5.4	Limit the housing cost impacts of new building and land use regulations to balance with the intended public benefit.	9, 10, 19
Policy 5.5	Seek opportunities to fund infrastructure in ways to reduce consumers' housing costs, including green infrastructure.	19, 20
Policy 5.6	Consider racial disparate impact (RDI) analysis findings to ensure equitable access to housing opportunities, especially in the design of outreach strategies.	24, 25

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Alignment With the Climate Action Plan (CAP) and Urban Forest Management Plan (UFMP)

Bothell recently adopted both the Climate Action Plan (CAP) and Urban Forest Management Plan (UFMP) in 2025 and 2026, respectively. While neither plan is primarily a housing plan, both affect housing policy and development. The plans relate to housing as they shape how Bothell accommodates growth while addressing trees, environmental preservation, climate resilience, transportation and energy use. The CAP focuses on how homes consume energy and how residents travel, while the UFMP focuses on how residential growth interacts with trees and the natural environment which Bothell is well known for. Together, Bothell's mission is not to simply build more housing, but to build housing in ways that reduce emissions, preserve environmental benefits, and make neighborhoods more resilient to the long-term effects of climate change.

Climate Action Plan

The CAP is directly connected to housing as buildings and energy use account for 38% of Bothell's citywide greenhouse-gas (GHG) emissions. The CAP identifies energy used to heat, cool, and power homes as a major source of emissions, alongside transportation, which accounts for 55%.

As such, housing policy can be an important part of achieving the CAP's emissions targets of 50% reduction by 2030, 75% by 2040, and 95% by 2050, compared to 2019 levels.

New and existing housing can be designed or improved to use less energy, while housing location and transportation options can incentivize multimodal sustainable transportation choices such as walking, cycling, and transit usage while reduce dependence on cars. Climate goals influence the decisions about building efficiency, electrification, transportation access, and how new housing is developed.

Urban Forest Management Plan

As Bothell continues to grow and develop, the UFMP is explicitly intended to guide tree preservation and enhancement as that growth occurs. The UFMP sets a goal of increasing tree-canopy cover citywide over the next 20 years.

When new homes of all typologies are built, Bothell is committed to balancing adding housing with protecting and expanding trees.

Trees provide benefits that matter to residential neighborhoods, including shade and cooling, cleaner air and water, reduced flooding, public health benefits, and greater climate resilience. The UFMP therefore provides a framework for considering how new and existing residential development can retain or add trees rather than treating trees and housing as completely separate issues.





IMPLEMENTATION AND MONITORING

The Housing Action Plan lays out a framework for how to achieve the vision of an affordable and housed Bothell for all.

Senate Bill (SB) 5148, the Housing Accountability Act (adopted in 2025 by the WA Legislature), requires local jurisdictions such as the City of Bothell to comply with the housing targets set by the state. SB 5148 also grants the Department of Commerce executive authority to audit local jurisdictions to ensure housing elements and plans comply with the affordable housing targets set under HB 1220.

Utilizing existing resources and staff, the City of Bothell holds itself accountable to meet the goals outlined in the HAP in the coming years. Such ways could be done through an annual or biannual report with a report card outlining the progress achieved so far, for example. Alternatively, a steering committee with housing experts and members could be set up which evaluates on an annual or biannual basis the success and challenges of HAP implementation.

Following engagement in the summer of 2026, staff will create an implementation matrix to prioritize the order in which the strategies and goals are implemented that are most impactful and which can be accomplished mostly or entirely with existing staff and resources.



APPENDICES

Appendix A Housing Element of the 2024 Comprehensive Plan

Appendix B Land Capacity and Housing Technical Appendix of the 2024 Comprehensive Plan

Appendix C 2018 Housing Strategy Recommendations

Appendix D HAP 2025 Focus Groups Summary

Appendix E 2025 Focus Groups Miro Board Activity

Appendix F EngageBothell Housing Story Online Board Responses

Appendix G 2040 Bothell City Council Vision