

Bothell Profile

Demographics

Table 15

	2000	2006	Change
Population	13,965	15,090 ³⁰	1,125; 8%

Source: Washington State OFM

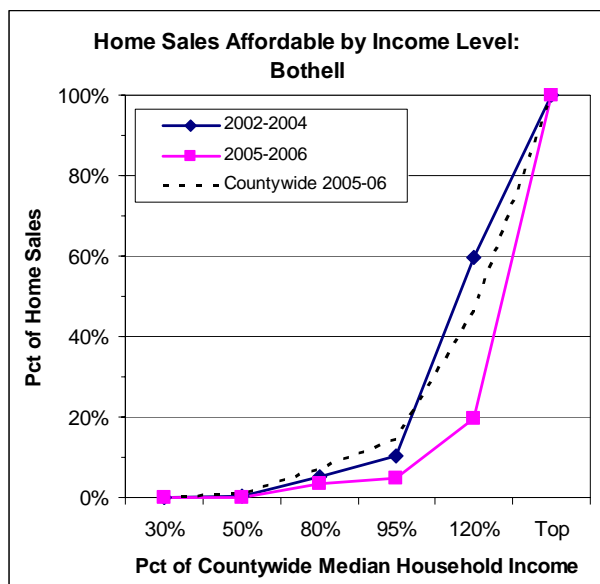
Housing Conditions

Market Rate Housing

Home Sales Affordability

The big change in Bothell's ownership affordability from 2002-2004 to 2005-2006 is at the 120% of median income level—a drop from 60% to 20%.³¹

Chart 31



	Bothell 2002-2004	Bothell 2005-2006	Countywide 2005-2006
Total Sales	841	672	36,518

Source: Snohomish County Assessor sales records; analysis by Snohomish Co. PDS

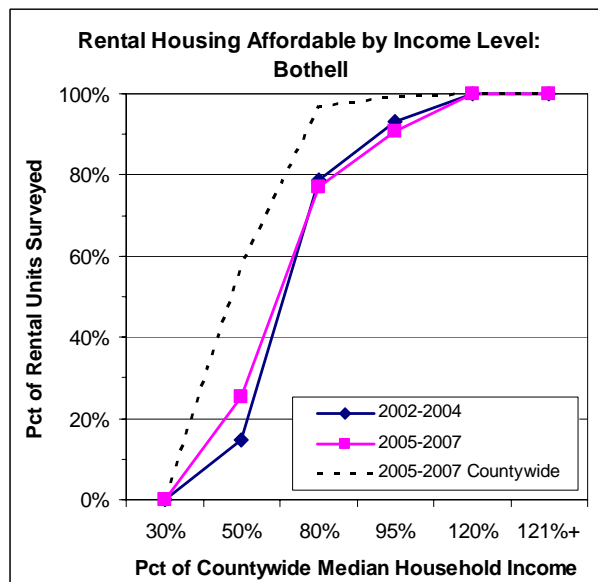
³⁰ Includes population gained by annexations.

³¹ For comparison to other cities, see Chart 3. For comparison to Bothell sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 119.

Rental Housing Affordability

Rental affordability in Bothell increased at very-low income (50% of median). Bothell is one of only two cities (Brier is the other) where less than 95% of surveyed rental units were affordable for moderate-income households.³²

Chart 32



	Bothell 2002-2004	Bothell 2005-2007	Countywide 2005-2007
Units Surveyed	3,087	3,016	90,839

Source: Dupre+Scott Apartment Advisors; analysis by Snohomish Co. PDS

Assisted Housing

All of Bothell's assisted housing units—over 200—are in King County, where the city is an active participant in A Regional Coalition for Housing (ARCH).

Table 16

	2000	2008 ³³	Change
Assisted Rental Units	1	0	-100%
Voucher Users	32	17	-47%
Total Assisted Housing	33	17	-48%

Source: Snohomish Co. OHHCD

³² For comparison to other cities, see Chart 4. For comparison to Bothell rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 119.

³³ Includes units and vouchers gained by annexation.

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Table 17: Assisted Rental Housing Inventory

Tenancy	Household Type	Incomes Served				Asst Units	Emer Beds	CMI Units	Bedrooms				
		<30 %	31-50%	51-60%	61-80%				0	1	2	3	>3
Totals, city of Bothell (Sno. Co. only)		0	0	0	0	0	0	0	0	0	0	0	0

Source: Snohomish Co. OHHCD

For the meanings of acronyms (e.g. CMI, DD) and other definitions, please see the Glossary section.

Strategies

Housing Element

The City adopted a completely revised and updated housing element in 2006. The main goals contained within the housing element include:

- Promoting a variety of residential densities and housing types
- Promoting fair and equal access
- Promoting strong residential neighborhoods through infrastructure investment and preservation
- Encouraging availability of affordable housing
- Preserving existing housing stock
- Ensuring the vitality and character of established residential neighborhoods
- Ensuring coordination with regional agencies to address regional and City housing needs

Within an extensive list of policies and actions items, Bothell highlights a set of strategies designed to promote affordable housing. This list includes:

- Allowing mixed-use
- Reducing development regulations that are outdated, redundant or overly restrictive
- Adoption of a Housing Strategy Plan in 2008 to implement the goals and policies of the housing element
- Removal of dimensional standards within designated activity centers to encourage and promote mixed use development
- Establish processes for measuring the effectiveness of policies and regulations in meeting the housing needs of City residents and update policies as warranted

Implementation

Overall, Bothell’s housing element is designed to promote diversity and affordability in its housing stock. A key affordability strategy has been to preserve the more than 1,600 mobile home units located on fee simple lots. Bothell has also supported the development of senior and low income housing by donating surplus land to ARCH. Other strategies implemented by the city have included:

- Creating small lot districts in transition areas between single family and multi-family areas
- Allowing for infill development in short subdivisions
- Creating “activity center” zoning to encourage and promote mixed uses

Though the city has adopted a Planned Unit Development ordinance, the ordinance contains little flexibility in lot size dimensions.

Future Housing Issues

A goal that remains a high priority for Bothell is creating a more diversified housing stock. To allow for greater diversity, future strategies might include:

- Considering additional approaches within the R-AC (Residential–Activity Center) designation to require, encourage, promote, and/or provide incentives for housing that provides a variety and range of types and affordability.
- Providing regulatory flexibility to allow innovative housing.
- Reviewing small lot single family zoned areas to determine if sufficient land is available to meet a variety of household types.