

# Bothell Affordable Housing Snapshot

Demographic Data		Housing Costs	
<b>Population:</b> 48,400 North King County <b>Owners:</b> 65.7% <b>Renters:</b> 34.3%	<b>Land Zoned Residential:</b> 97.28% <b>Single Family Zoning:</b> 60.47% <b>Multifamily Zoning:</b> 39.5% (including mixed use)	<b>Average Estimated Rent:</b> \$1,850 <b>Average Rent Change (2019-20):</b> +5% <small>Source: Rent Cafe, Market Trends, February 2020</small>	<b>Median Estimated Home Value:</b> \$599,700 <b>Median Home Value Change (2018-19):</b> -2.25% <small>Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019</small>
<b>People Experiencing Homelessness:</b> Sheltered (North King County): 204 people Unsheltered (North King County): 56 people <small>Source: ACS owner-occupied housing unit rate 2018, 2020 AllHome Count Us In report, OFM Population Estimates, April 2020</small>		<b>Cost burdened</b> - Households that spend over 30% of income on housing and may have difficulty affording other necessities such as food, transportation, and medical care. <ul style="list-style-type: none"> <li>• <b>47% of rental households</b> are cost-burdened</li> <li>• <b>25% of households with a mortgage</b> are cost-burdened</li> </ul> <small>Source: 2018 American Community Survey estimates</small>	

**Equity and Affordability:** A household in **Bothell** must earn **\$74,000/year** or **\$35/hour** to afford the average market-rate rental.  
**2018 King County Median Household Income (Annual):** **Black Households:** \$55,152 | **Hispanic or Latino:** \$66,853 | **Asian:** \$111,609 | **White:** \$100,298  
Source: King County Economic Indicators, MHI by Race

	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION
COMMITMENTS	<ul style="list-style-type: none"> <li>• Ensure that AH achieved through public incentives or assistance to developers remains affordable for longest possible term.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain min. 60% owner-occupied residences.</li> <li>• Ensure compatible infill with existing development.</li> <li>• Encourage preservation of housing stock.</li> <li>• Encourage environmentally sensitive development practices.</li> <li>• Permit manufactured housing in all SF zones.</li> <li>• Encourage development of ADUs.</li> <li>• Promote variety of home densities, types, sizes, especially near transit &amp; employment.</li> <li>• Develop &amp; promote standards for mixed-use zoning where appropriate.</li> <li>• Develop land use encouraging innovative housing types &amp; development patterns.</li> <li>• Meet the city's proportionate share of the countywide needs for AH.</li> </ul>	<ul style="list-style-type: none"> <li>• Make special need &amp; AH available, especially near transit, employment.</li> <li>• Consider relocation assistance for displaced low-income tenants.</li> <li>• Support aging in place.</li> <li>• Regulate special needs housing like residential structures with reasonable accommodations.</li> <li>• Support mobility options for homeless persons/families.</li> <li>• Promote a balance of senior housing types, including AH.</li> <li>• Senior housing developments should exhibit a residential character.</li> <li>• Promote awareness of Universal Design standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Support development and preservation of AH by public assistance and other means.</li> <li>• Consider market incentives to encourage and/or inclusionary zoning to require AH.</li> </ul>	<ul style="list-style-type: none"> <li>• Partner to encourage retention &amp; preservation of manufactured housing.</li> <li>• Coordinate regionally regarding AH &amp; housing for special populations.</li> <li>• Support nonprofit agencies which develop assisted housing &amp; services</li> <li>• Develop a coordinated, regional approach to homelessness.</li> <li>• Work with other jurisdictions and orgs to develop approach to housing &amp; affordability.</li> </ul>
POLICIES	<ul style="list-style-type: none"> <li>• Adopted <a href="#">HB 1406</a> state sales tax pass-through AH. (passed June 1, 2020, code citation to come).</li> <li>• Optional payment in the case of a fractional AH unit. <a href="#">12.07.060</a></li> <li>• Fee in lieu of on-site construction of AH units. <a href="#">12.07.050</a></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Required AH in two</b> residential target areas (<a href="#">12.07.020</a>). See <a href="#">12.64.103(B)(3)</a> &amp; <a href="#">12.64.104(B)(4)</a></li> <li>• <b>Several residential zones</b> dedicated to broad &amp; diverse housing types/densities. <a href="#">12.04.030</a></li> <li>• The <b>Mobile Home</b> Park Overlay zones to retain affordable detached single-family/senior housing (<a href="#">12.04.100</a>). Min. of 2 off-street parking/lot.</li> <li>• <b>ADUs</b> allowed per lot in all single-family zones, requires owner occupancy (<a href="#">12.14.135</a>). Max. occupancy based on <a href="#">12.06.140(B)(9)</a>. One additional paved off-street parking required. Subject to height req.</li> <li>• <b>DADUs</b> are exempt from 5% size limits of lot area in <a href="#">12.14.130</a>. Parking req. for all residences. Specific parking req. for residences in Downtown districts. <a href="#">12.64.100</a></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Senior housing</b> density bonus. <a href="#">12.04.035</a></li> <li>• Unrestricted max. occupancy for <b>nursing &amp; specialized senior housing</b>, must comply zone &amp; dev. Standards (<a href="#">12.10.030</a>). Req. recreation space &amp; transit programs for these developments. <a href="#">12.10.070</a> &amp; <a href="#">12.10.080</a></li> </ul>	<ul style="list-style-type: none"> <li>• Transitional housing &amp; shelters are exempt from several impact fees. <a href="#">21.12.020</a>, <a href="#">21.16.100</a>, &amp; <a href="#">21.08.100</a></li> <li>• Parking reduction for specialized senior housing. <a href="#">12.10.060</a></li> </ul>	<ul style="list-style-type: none"> <li>• ARCH</li> <li>• SCA</li> <li>• AWC</li> <li>• NUHSA</li> </ul>

ADU	Accessory Dwelling Unit
AH	Affordable Housing
AMI	Area Median Income
ARCH	A Regional Coalition for Housing
AWC	Association of Washington Cities
DADU	Detached Accessory Dwelling Unit
Devs	Developments (affordable housing developments)
EHSF	Eastside Human Services Forum
EKC	East King County
FAR	Floor Area Ratio
KC	King County
MFH	Multi-Family Housing
MFTE	Multi-Family Tax Exemption
MIZ	Mandatory Inclusionary Zoning
MUR	Mixed-Use Residential
NKC	North King County
NP	Nonprofit
NUHSA	North Urban Human Services Alliance
PHA	Public Housing Authority
PSH	Permanent Supportive Housing
PTE	Property Tax Exemption
RTA	Residential Target Areas
SCA	Sound Cities Association
SF	Single Family
SKC	South King County
SKHHP	South King Housing and Homelessness Partners
TDR	Transfer of Development Rights
TOD	Transit Oriented Development

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