

Housing Strategy Recommendations

Introduction

The City of Bothell is updating its Housing Strategy in 2017 to address a growing need for a wide range of housing types and the challenges of dynamics increases in populations and costs for current and future residents and employees. This implements the *Imagine Bothell...Comprehensive Plan* policy calling for a Housing Strategy to be adopted and updated periodically to address the City's housing needs and goals. The Housing Strategy advances the housing goals and objectives of the Comprehensive Plan's Housing and Human Services Element by establishing a work program and priorities for the next three to five years. In this report, the Bothell Planning Commission presents its recommendations to the City Council. Those strategies identified as First Tier are recommended to be incorporated into the City's work program over the next few years.

Background

The Housing Strategy was last updated in 2011. In 2016, the City Council initiated a new update, in part to bring it into conformance with the updated Housing and Human Services Element of the Comprehensive Plan (See Appendix A), but also in recognition of emerging issues related to growth and housing affordability. From that framework, the Planning Commission has studied local and regional housing issues and actively engaged the broader community in order to understand fully the housing needs of current and future residents as well as the various opportunities and resources the City has to apply to those issues.

The purpose of the Housing Strategy is to create a work plan for specific actions the City can focus on in the near term. It is a "roadmap" for tackling the complex housing issues facing the City. The recommended strategies do not obligate the City to a specific course of action, but provide a flexible framework for ongoing and future actions. Many of the strategies require additional analysis and definition and some may or may not be feasible. While this framework is intended to be comprehensive, it does not preclude the exploration of other strategies that emerge.

Process

To develop the Housing Strategy, the Planning Commission spent a number of meetings evaluating input from a variety of sources. These included:

- Policy direction provided by the Housing and Human Services Element of the Comprehensive Plan.
- Past and present housing related efforts undertaken by the City.
- Variety of data related to local and regional housing needs.
- Input from several public outreach efforts, including:
 - Housing-industry professionals panel at a regular Commission meeting.
 - Small focus groups (held outside regular meetings).
 - An online survey.

Summaries of key information from these efforts are presented in the following sections and several of the appendices. In particular, the various forms of public input proved helpful to reinforce findings from

various data and provide guidance in prioritizing strategies. The Commission used this information to develop a variety of criteria for evaluating strategy options and then, through several iterations of discussion, derived its recommendations.

How the Housing Strategy Matrix is Organized. The Housing Strategy Matrix (Attachment G) supports the goals and policies of the City’s Comprehensive Plan Housing Element. The strategies are divided into four main sections:

Section A, Neighborhood Vitality, includes strategies that address preserving the quality, character and sustainability of existing housing and neighborhoods.

Section B, Housing Choice and Supply, includes strategies related to addressing overall housing needs, including the overall amount and diversity of housing for a variety of households.

Section C, Housing Affordability, includes strategies to address the needs of a range of incomes, especially lower and moderate income households.

Section D, Special Needs and Senior Housing, includes strategies for populations that can have specialized housing needs, including the homeless.

Within each section, strategies are grouped by the first, second and third tier, as recommended by the Commission.

Background Information Included in the Housing Strategy Matrix: The matrix summarizes a variety of information for each strategy.

- For many strategies, the second column of the matrix includes one or more examples of more specific actions related to that strategy.
- The next column cites Comprehensive Plan policies related to the strategy.
- The fourth column indicates the type of action by the City to implement the strategy:
 - Changes to the Bothell Municipal Code (Regulatory),
 - Some form of direct assistance (Funding); or
 - Some other form of support by the City Council or staff (Other support).
- “Household Type:” This includes several columns that call out particular types of households. This section is not inclusive of all households, but calls out certain types of households that were identified by the Commission based on data and public input for special attention. Shading cells in this section indicate that a particular strategy, while it may also address needs of other household types, could be particularly effective addressing housing needs of that particular population.
- “Affordability:” The matrix includes columns to show whether a given strategy has an impact on housing for various income levels, as well as market-rate housing. Again shading indicates strategies that could be particularly helpful to certain income levels.
- “Other Criteria:” The Commission also considered several other factors including:
 - “Impact” indicates strategies that may be particularly effective given local conditions.

- “Timeliness:” This indicates if a strategy could be timely either due to item already on the city’s work plan that could relate to the strategy, or the strategy addresses immediate needs that could pass if not acted upon.
- “Public Input:” Indicates if a strategy could address input from one or more of the focus groups or housing panel
- “Past Progress:” Indicates if the city has taken some action in the past related to the strategy. These efforts are also summarized in Appendix B.
- “2017 Priority:” The last column indicates the Commission’s recommendation for each strategy. Strategies are categorized as being first, second or third tier, with first tier being those recommended to be addressed over the next few years.

Policy Direction

The housing-related Goals, Policies and Actions sections of the *Imagine Bothell... Comprehensive Plan Housing and Human Services Element* are included in **Appendix A**. They are condensed in the table below, in a way that the Planning Commission found relevant to identifying some key objectives for the Housing Strategy.

GOALS	POLICIES
<p>1. Residential neighborhoods have vitality and stable character (HHS-G1).</p> <p>2. People wanting to live in Bothell have a variety of attractive housing options (HHS-G2).</p> <p>3. People of all economic levels have affordable housing opportunities throughout Bothell (HHS-G3).</p>	<p>a. New development (land use, density, and design) will be compatible with surrounding development, enhance the community’s image, and promote other city goals, including environmental sustainability (HHS-P2, HHS-P5, HHS-P8).</p> <p>b. Support preservation of existing housing, particularly homes with historical significance, manufactured housing communities, and other affordable housing (HHS-P6, HHS-P7, HHS-P11).</p> <p>c. Promote adequate supplies of housing, in types and densities appropriate to market demand and locations in the community, particularly downtown and near other transportation and job centers (HHS-P9, HHS-P13).</p> <p>d. Encourage accessory dwelling units (ADUs), compatibly with surrounding homes (HHS-P12).</p> <p>e. Strive to meet the city’s proportionate share of countywide housing needs of very low-, low-, and moderate-income housing, in locations throughout the city, and especially in places with good pedestrian access to transit, employment, and shopping (HHS-P15, HHS-P18).</p> <p>f. Support special needs housing throughout the city, and promote an equitable distribution of special needs housing across the region (HHS-P15, HHS-P20).</p> <p>g. Support a range of affordable housing options and other assistance that help homeless families and individuals move to long-term independence (HHS-P24).</p> <p>h. Promote housing options, programs, and services that enable seniors to continue living in their homes or neighborhoods (HHS-P29), and support a range of affordable housing types for low-income seniors (HHS-P25, HHS-P28).</p>

Summary of Existing Local Housing Strategies

The City has made progress on many of the objectives of its Comprehensive Plan Housing Element (combined with Human Services in 2015), including public investments for neighborhood vitality, land use code amendments to support housing construction and a variety of housing choices (including senior housing with services), and funding for affordable housing. A complete description is included as **Appendix B**. The matrix also includes a column that indicates those strategies that relate to previous city efforts.

Housing Needs

The Commission considered Bothell's housing needs from several perspectives, mindful of the fact that housing markets are regional in nature. Household types and incomes, jobs and wages, and housing types and prices are a few of the fundamental indicators of supply and demand. The financial burden of housing costs, and homelessness data, are the markers of housing problems. Key findings are presented in **Appendix C** and summarized here

Outreach Findings

Details of the input gathered from public outreach are listed in **Appendix D**. Staff arranged five small group discussions (“focus groups”) of typically five to seven people — separate events for (a) seniors, senior housing providers, and senior citizens center, (b) the Bothell Community Conversations group, (c) faith organizations, (d) human services organizations, and (e) local employers.

In April, the Commission met with six professionals from various parts of the housing industry (for-profit and non-profit developers, housing authority, architecture, and property management). The group provided input on the pros and cons of the strategies the Commission was considering.

Housing Needs Highlights

- **Household Types – Large portion of small households.** Household types in Bothell are fairly similar to King County overall. Fifty-nine percent (59%) of the homes in Bothell have just one or two people
- **Local Employment**— Median wage paid in Bothell is comparable to other Eastside cities, but 50% of those jobs pay less than \$50,000.
- **Bothell Severely Cost Burdened Renters Increasing.** Similar to other cities, Bothell has had an over 50% increase of renter households that are severely cost burdened – from 14% to 23% – and is especially prevalent for lower-income and senior renters “Severe housing cost burden” means a household spends over 50% of its income on housing.
- **Overall Housing Affordability.** Bothell has housing affordable to moderate- and low-income (small rental units) households, but has a significant deficit in housing affordable to very low-income households (30% of the area median income; earning \$26,000 for a family of 3).
- **Household Cost Increase.** In recent years, rental housing prices and ownership prices have increased significantly more than household incomes.
- **Manufactured Housing.** Manufactured homes are the largest source of affordable homeownership in Bothell for moderate- and lower-income families. The community has over 1,800 manufactured homes.
- **Homelessness.** Homelessness is increasing in Bothell as elsewhere. In 2016, the annual one-night count of unsheltered homeless found 245 people across the Eastside, the highest figure yet (twenty-five percent more than the next highest year). Northshore Schools have reported between 202 and 244 homeless students every year since the 2012–2013 school year.

Comments during Public Outreach

- Low wages prevent young workers from staying in (or returning to) Bothell when they are otherwise ready for independence from their parents.
- Growth, transportation and housing affordability are seen as leading issues in Bothell. Need to coordinate provision of infrastructure with growth. Seems growth outpacing infrastructure, putting stresses on existing infrastructure (e.g. traffic, open space, parking)
- Building bigger single family homes on smaller lots. Losing open space new housing is too expensive for existing residents.
- Others unable to find affordable housing are moving further away from jobs and social support systems, causing longer commutes and more driving.
- In terms of Bothell's housing objectives, a majority of survey responses indicated 1) providing a range of housing opportunities for households at all stages of life, including smaller homes and for apartments for 1- and 2-person households; and 2) Housing opportunities for anyone who works in Bothell, including people earning less than \$60,000 a year.
- Seniors without comfortable pensions or retirement accounts have difficulty staying even in homes they have paid off, because they still have to pay for utilities and property taxes.
- Maintain manufactured housing communities. Provides an affordable form of ownership.
- Many of Bothell's college students are first-generation immigrants? And whose parents aren't able to pay for their room and board.
- Bothell's population is becoming more diverse ethnically and linguistically. Families with limited English skills have difficulty finding suitable housing, and some seek homes that meet their cultural needs better than typically available housing.
- Consistent, transparent, and reliable regulations and approval process.
- Make easier to build housing such as cottages, ADUs, smaller townhouses.
- In addition to those who have no private shelter at all, more clients are couch surfing or doubling up families.
- Some human service agencies themselves and their staff have been priced out of Seattle suburbs and forced to move to Snohomish County.
- People with criminal or eviction histories or poor credit are commonly screened out of better housing opportunities, even when they have stable incomes.

In June, the City launched an online survey, linked through its website. The survey was promoted to the general public through one of the city's opt-in email lists, the Chamber of Commerce, city employees and participants of the focus groups, who were encouraged to notify their employees and clients).

Objectives – “Gap Areas”

From this combination policy-, data-, and community-driven approach, the Commission identified several housing “gap areas;” i.e., unmet housing needs and opportunities summarized below and detailed in **Appendix E**. These helped to set a framework, along with the other information in the matrix described above, for the Commission to review and rank strategies.

Housing Gap Areas

Types of Households:

- Generally providing for lower income (up to \$45,000) and moderate income (up to \$75,000) households, and in particular, young workers, single parents and students.
- Homelessness.
- Moderate-income home ownership (entry level, younger couples).
- Implications of increasing population diversity (types of housing, or English language barriers for accessing information).
- Low proportion of workers in the city who live in the city.

Types of Housing:

- Transit Oriented Development.
- Maintaining opportunities for ownership housing for variety of income levels.
- Bothell has a relatively healthy amount of dedicated senior housing, but still may need other forms of housing that could serve seniors (e.g. cottages, ADUs).
- Preserving manufactured housing communities.
- Accessory Dwelling Units.

Housing Strategies

The matrix (**Appendix G**) groups strategies into three tiers of priority. The first two tiers received the most positive support. Unless there was strong rejection of the strategy, the intent of the process was not to eliminate strategies, but assign them to Tier 3. Leaving a strategy option in the matrix does not endorse the option, but rather means that the City is open to studying the possibility of the option in the future. This approach also allows the City to track its efforts over time and provide input for future updates to the Housing Strategy.

Timely Tier 1 Strategies. The Commission also evaluated whether particular Tier 1 Strategies are more timely or otherwise of special importance. These “timely” Tier 1 strategies are summarized in the last section of this report and grouped into several themes (e.g., improving opportunity for Transit Oriented Development, sub-area planning). This list is not meant to diminish the importance of other Tier 1 strategies, but only to suggest ones that may be desirable to undertake sooner than others.

Tier 1 Strategies

The Commission recommends that the City consider Tier 1 strategies first, which are listed below. These are strategies that have the greatest combination of timeliness and/or potential to address local housing policies and the housing needs of critical gap areas. Other strategies can be considered in the future based on the outcomes of considering and implementing any of the Tier 1 strategies. In general, Tier 1 strategies focus on actions the city can take a lead role in implementing, more than supporting efforts of

groups working at a broader scale, except in cases where supporting such efforts could directly impact efforts in the city (e.g. legislation to address condominium development).

Neighborhood Vitality

A.1 Community Design Standards: Ensure high quality, sustainable neighborhood design through subdivision standards and, if applicable, other regulations.

A.2 Housing Repair and Preservation: Support organizations and/or programs designed to help maintain condition of existing housing.

A.3 Infrastructure Maintenance: Program into the City's Capital Facilities Plan regular infrastructure maintenance for the city's residential neighborhoods.

A.4 Subarea Planning: Develop or update subarea plans to enhance neighborhood identity.

Housing Choice & Supply

B.1 Regulatory Flexibility: Establish regulations to allow a range of residential zoning densities and housing types to meet community housing needs (including affordability), with consideration for compatibility with the character of the city. Includes efforts for diversity of housing in both single family and multifamily zoned areas.

B.2 Accessory Dwelling Units (ADUs): With resident input, consider ways to encourage more ADU permits. Increase ADUs without diminishing neighborhood character.

B.3 Transit-Oriented Development (TOD): Consider potential sites and appropriateness of land use regulations that could allow for Transit-Oriented Development (TOD) near existing or planned transportation facilities.

B.4 Condominium Development: Evaluate and consider efforts to remove barriers to condo development, including amendments to the state Condominium Act.

B.5 Manufactured Housing Community Preservation: Preserve manufactured housing communities and protect manufactured-home owners from displacement.

B.6 Subarea Plans: Update subarea plans to evaluate residential zoning classifications for consistency with local housing goals, and propose amendments as needed (e.g., Canyon Park).

Housing Affordability

C.1 Preserve Existing Affordable Housing: Explore methods to retain existing affordable housing, especially when city indirectly contributes to rising residential costs through infrastructure and transportation investment.

C.2 Multifamily Property Tax Exemption (MFTE): Consider tax exemptions up to 12 years on residential improvements that include affordable housing, in one or more areas of the city.

C.3 Affordable Housing with Capacity Increases. Consider multiple approaches to linking increased development capacity with providing affordable housing. Could include standards for providing affordable housing with actions such as rezones that result in increased development capacity, and

voluntary developer incentives, especially near existing and planned transportation and employment centers. Encourage use of multiple (layered) incentives to maximize affordability.

C.4 Affordable Family Housing: Consider housing needs of families when implementing land use and other affordable housing incentives.

C.5 Surplus Public Land and Other Underutilized Parcels: Prioritize use of surplus and under-utilized land for affordable housing; where allowed, make it available at reduced or no cost.

Special Needs & Senior Housing

D.1 Senior Housing Capacity: Designate adequate amount of appropriately located land for a variety of housing types in order to accommodate projected 20-year housing needs of seniors.

D.2 Aging in Place: Support public and non-profit agencies which develop assisted housing and/or services that allow seniors to remain in their homes or live independently.

D.3 Housing and Services for lower income populations with special housing needs: Support efforts of private and not-for-profit developers and agencies that provide housing and services targeted to groups with special housing needs including seniors, people experiencing homelessness and persons with disabilities.

D.4 Regional Coordination of Homelessness Programs: Collaborate with public and non-profit agencies to develop a regional approach to preventing and relieving homelessness.

D.5 Community Awareness: Work with others to address negative perceptions related to homeless housing and other special needs housing.

Other Priorities

Tier 2 Strategies

Tier 2 strategies have potential, but not as great as those in the Tier 1 category. This group includes strategies related to sustainability, regulatory innovation, supporting services assisting homeowners and lower income residents. While exploring local funding for affordable housing (C.6) is a second tier strategy, it is acknowledged that: 1) several of the strategies are dependent or enhanced by local investment; 2) the City Council has included in its most recent budget funding for affordable housing; and 3) ARCH members, including Bothell, are currently evaluating affordable housing funding. Therefore it is expected that work will continue in this area over the next few years.

Tier 3 Strategies

A Tier 3 priority was given to strategies that don't appear to have as much potential impact within Bothell, but may be worth considering in the future depending on the effectiveness of other strategies and changes in local conditions. They include strategies where: 1) the city has a more secondary role and a less direct impact on addressing local needs (e.g. support regional organizations); 2) may be better

suited for other, larger communities to pursue first and then be assessed by Bothell (e.g non-cash subsidies, employer assisted programs); or 3) efforts that have already been undertaken by the city and should be monitored at this time and assess at a later time if any changes are needed. While still included in the Housing Strategy, these strategies are not recommended for action in the immediate future, other than to consider within monitoring activities (see below), and could be reassessed at the time the Housing Strategy is updated.

Monitoring Activities

One of the stated purposes of the Housing Strategy is to assist the City to prepare for the next Comprehensive Plan update. Along these lines, there are a number of “strategies” that do not directly result in the creation of housing. These strategies generally fall into the area of monitoring local efforts. They are an integral part of the city’s overall efforts to understand local needs and to help assess the effectiveness of overall efforts and specific strategies, and to help inform future planning efforts. These often require some level of ongoing effort in order to monitor local conditions and to assess the impact of different strategies. These efforts have been listed separately from the other strategies and they are grouped into three categories:

- General monitoring: Includes efforts to monitor general housing supply and affordability.
- Monitoring specific housing issues: This includes monitoring items that are currently not significant issues in the city, but may become more prominent (e.g. regulating micro-apartments or conversions of single-family homes to student rentals).
- Monitoring previous city efforts. This involves monitoring items where the city has policies or regulations in place, but they should be monitored to see if they are accomplishing their intended results (e.g. city’s update to zoning code and permit process).

Appendix F lists specific monitoring efforts for each of these areas. A more explicit effort to predefine specific annual monitoring and data collection activities is recommended in order to ensure that adequate information is available to monitor the range of these items.

LIST OF APPENDICES

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Timely Strategies

Bothell Planning Commission

The Commission also evaluated whether particular Tier 1 Strategies are more timely or otherwise of special importance. These “timely” Tier 1 strategies are summarized in the last section of this report and grouped into several themes (e.g., improving opportunity for Transit Oriented Development, sub-area planning). This list is not meant to diminish the importance of other Tier 1 strategies, but only to suggest ones that may be desirable to undertake sooner than others.

Themes	Strategies
<p>Increasing the stock and variety of smaller housing units. Bothell has relatively few one- and two-bedroom homes compared to the number of smaller households. Also, some empty nesters and aging residents will want affordable options to remain in Bothell. The city should explore ways to promote ADUs, condominiums, cottages, and other smaller forms of housing and allow the market to respond to contemporary housing demands, along with design standards to maintain or improve neighborhood vitality.</p>	<p>A.1 Community Design Standards Ensure high quality, sustainable neighborhood design through subdivision standards, design guidelines, and, if applicable, other regulations (e.g., clustering).</p> <p>B.1 Regulatory Flexibility Accommodate a broader range of residential zoning densities and housing types in residential neighborhoods (e.g., cottages).</p> <p>B.2 Accessory Dwelling Units (ADUs) Encourage growth in ADU permits, without diminishing neighborhood character.</p>
<p>Improving prospects for Transit-Oriented Development. A high proportion of working Bothell residents commute to other cities, and a high proportion of people working in Bothell commute from outside the city. It is timely to advance housing needs in tandem with regional planning and transit investments (both Sound Transit and Swift). At the local level, this includes land use planning and leveraging transit investments to maximize the potential for co-locating housing and transit facilities, which in turn promotes the sustainability envisioned in the Comprehensive Plan.</p>	<p>B.3 Transit-Oriented Development (TOD) Consider potential sites and land use regulations for TOD near existing or planned transportation facilities.</p> <p>C.5 Surplus and Underutilized Land Prioritize use of surplus and underutilized land for affordable housing, and consider making it available at reduced or no cost.</p>
<p>Preserving existing homes for heritage, affordability, and environmental sustainability. Many Bothell residents take pride in the community’s heritage and character. Furthermore, new housing is typically more expensive than existing housing—less than 20% of new apartments created in Bothell since 2012 have been affordable to moderate-income households. Preserving existing housing is challenging in present</p>	<p>A.2 Housing Repair & Rehabilitation City programs and/or support for organizations to help maintain existing housing (for neighborhood character, not necessarily affordability).</p> <p>B.5 Manufactured Housing Communities Preserve manufactured housing communities and protect manufactured-home owners from displacement.</p>

Themes	Strategies
<p>market conditions, but helps retain community character and is often “greener” and more affordable than new construction. In addition, manufactured housing communities are protected somewhat by planning and zoning controls; but under some circumstances the city may decide that redevelopment is warranted, and then homeowners would be forced to move.</p>	<p>C.1 Preserve Affordable Housing Explore methods to retain existing affordable housing, especially when the City indirectly contributes to rising housing costs through infrastructure and transportation investments.</p>
<p>Improving opportunities for affordable homeownership. The median price of all homes in Bothell now exceeds \$600,000, out of reach for moderate- and middle-income families. Homeownership contributes to neighborhood stability. Condominiums would add variety and affordability to Bothell’s housing stock, especially in emerging centers.</p>	<p>B.4 Condominiums Evaluate and consider efforts to remove barriers to condo development, including amendments to the state’s Condominium Act.</p>
<p>Updating Subarea Plans for affordable housing and transit-supportive development. In general, subarea planning creates an opportunity to consider housing-related strategies for a given area of the city. The city should begin tailoring the range of strategies at the very beginning of the planning process in each subarea.</p>	<p>A.4 Subarea Planning Develop or update subarea plans to enhance neighborhood identity.</p> <p>B.6 Subarea Plans Update subarea plans to evaluate residential zoning classifications for consistency with local housing goals, and propose amendments as needed (e.g. Canyon Park).</p>

Appendix A

Housing Policies of the Bothell Comprehensive Plan

Neighborhood Vitality Goals

HHS-G1 To ensure the vitality and character of established residential neighborhoods.

Neighborhood Vitality Policies

HHS-P1 Strive to maintain no less than 60 percent owner-occupied residences.

HHS-P2 Promote single family and multiple family housing design, including subdivision, site and building design, which enhances the community image, ensures compatibility with surrounding development, and promotes other city goals and policies.

HHS-P3 Schedule regular infrastructure maintenance in residential areas.

HHS-P4 Consult with neighborhoods regarding desired improvements through the subarea planning process.

HHS-P5 Ensure that infill development is compatible and in scale with surrounding existing development.

HHS-P6 Encourage the preservation of existing housing stock.

HHS-P7 Promote the protection, preservation and rehabilitation of historically significant housing, and assist owners of such housing in applying for appropriate assistance programs.

HHS-P8 Encourage the use of environmentally sensitive housing development practices.

Housing Choice Goals

HHS-G2 To ensure an adequate choice of attractive living accommodations to persons desiring to reside in Bothell.

Housing Choice Policies

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

HHS-P10 Permit manufactured housing which meets the Uniform Building Code in any zoning district in the City where single-family dwellings are allowed.

HHS-P11 Promote the retention of existing mobile/manufactured home parks throughout the City as a source of affordable detached single-family housing, both for rental and ownership, through the Mobile Home Park Overlay zone and other strategies.

HHS-P12 Encourage development of Accessory Dwelling Units (ADUs) compatible with surrounding single-family development by such means as streamlined permitting, education programs, and regular review of the effectiveness of ADU regulations.

HHS-P13 Promote an appropriate supply and mix of densities and housing types to meet the needs of people who work and desire to live in Bothell, especially near existing and planned transportation and employment centers.

Housing Affordability Goals

HHS-G3 To ensure opportunities exist throughout the community for housing affordable to all economic segments of the population.

Housing Affordability Policies

HHS-P14 Support development and preservation of affordable housing, including housing for very low-, low-, and moderate-income households, by public assistance and other means. Support nonprofit housing organizations during all stages of siting and project planning and when applying for county, state, and federal funding.

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

HHS-P16 Consider an ordinance requiring property owners or developers who displace low-income tenants due to demolition, substantial rehabilitation, change of use, or other reasons to provide re-location assistance to such tenants.

HHS-P17 Consider market incentives to encourage and/or require affordable housing to meet the needs of people who work and desire to live in Bothell.

HHS-P18 Strive to meet the city's proportionate share of the countywide needs for very low-, low-, and moderate-income housing.

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

Special Needs and Senior Housing Goals

HHS-G4 To ensure fair and equal access to housing for all persons.

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

Special Needs and Senior Housing Policies

HHS-P20 Participate in local and regional efforts achieve an equitable distribution of special needs housing throughout the region.

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.

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.

HHS-P23 Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.

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

HHS-P25 Promote a balance of senior housing types; i.e., a range of different housing types from nonspecialized units to specialized senior housing (including assisted living units) to nursing homes affordable at a variety of incomes.

HHS-P26 In designated non-single family areas or specially designated Specialized Senior Housing Overlay (SSHO), a higher density or

intensity of development may be allowed based on other standards such as dimensional requirements (e.g., setbacks, lot coverage, building height, parking, landscaping, open space) of the zoning classification in which the development would be located.

HHS-P27 Senior housing developments, including nursing homes, shall exhibit a residential rather than institutional character. Where adjacent to a single-family zone, achieve compatibility through a combination of measures such as landscape buffering and utilizing building materials and architectural styles similar to those of nearby single family development.

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.

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.

Regional Coordination Goals

HHS-G6 To ensure coordination with regional agencies to address regional and City housing needs.

Regional Coordination Policies

HHS-P30 Work with regional agencies to address the City's housing needs, be it

planning or leveraging regional and national housing resources.

HHS-P31 Work with other jurisdictions or entities to develop a coordinated, regional approach to meeting housing needs.

Implementation and Monitoring Goals

HHS-G7 To achieve the Goals and Policies of this element through actions which are realistic, meaningful and, where possible, measurable.

Implementation and Monitoring Policies

HHS-P38 Regularly monitor:

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

HHS-P39 Evaluate and report the effectiveness of policies and regulations in meeting the housing needs of City residents and update policies as warranted.

HHS-P40 Adopt and update at least every five years a Housing Strategy Plan that identifies specific housing strategies that will be considered in order to address the City's housing needs and goals.

HHS-P41 Strive to limit the housing cost impacts of new building and land use regulations to what is necessary for the intended public benefit.

HHS-P42 Consider infrastructure funding methods that help reduce consumers' housing costs.

Appendix B

Summary of Existing Local Housing Strategies

Bothell's existing Comprehensive Plan (amended through 2006) contains a variety of housing-related policies, and has implemented or will implement these policies through regulations and non-regulatory projects and programs. Examples include the following:

Neighborhood Vitality

- The Downtown Revitalization Plan induced \$150 million in public improvements and created new parcels to be redeveloped with a focus on mixed-use retail. Over 1,100 new housing units are in the development pipeline, and plans include more than 400 units each in the Junction, West Bothell Landing, and East Bothell Landing neighborhoods.
- Current efforts:
 - Landmark Preservation Board and Historic Preservation Code (Title 22).
 - Safe Streets and Sidewalks Levy.

Housing Choice

- Amendments to Plan designations to ensure opportunities to achieve densities of at least four dwelling units per net buildable acre throughout residentially zoned areas of Bothell, except where environmental conditions warrant lower densities.
- Established new zoning classifications allowing densities to fit in between traditional large-lot single family zoning and low-density multi-family zoning. R-5,400 zoning districts have resulted in approximately 260 new housing units since adoption.
- Adoption of a Residential–Activity Center zoning classification in which the number of units is controlled by site and building envelope regulations rather than a density limit. New R-A C zoning districts have resulted in applications for approximately 55 new units of housing since adoption of the regulations.
- Country Village – Added RAC zoning (completed in 2016).
- Green building provisions in PUD. Reduced parking for green building.
- Current Efforts:
 - Canyon Park Master Plan process. Visioning process in 2017 and implementation in 2018. Initial rezone in 2016.
 - UW/Cascadia Campus Master Plan – includes student housing (2017).
 - Clustering provisions currently being evaluated as refinement to PUD (preserve open space and trees).
 - DSST overall process review – current comprehensive evaluation of permit process and overall regulations.
 - Downtown Sub-area – reviewing various regulations, including provisions for small in-fill site; 3 story overlay; density per acre provisions in transition areas.

Housing Affordability

- Adopted regulations allowing accessory dwelling units (ADUs), and subsequent amendments to reduce restrictions on ADUs. Prior to new ADU regulations only two known new accessory

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housing units had been permitted, since adoption. However, because ADUs were not tracked separately in the City's permit tracking system, the exact number of ADUs that may have been permitted was unknown. The new regulations now allow us to track ADU permits.

- Assignment of special designations to mobile home parks encouraging their retention and preservation.
- Council included funding for affordable housing in city budget.
- Current Efforts:
 - Evaluating several rezones (Nike Hill, South Riverside) with affordability provisions.
 - May be some surplus or underutilized parcels where housing and affordable housing could be accommodated; for example, Sound Transit work related to new park-and-ride site; or city parcels being surplus.

Special Needs Housing

- Establishment of a Specialized Senior Housing Overlay (SSHO) in the vicinity of the Northshore Senior Center, which the market answered with the construction of five sizable senior housing developments and approximately 535 new senior housing units in five projects. All of these properties provide similar services and have similar market rate rent levels. In addition, 50 affordable senior housing units have been developed just outside of the SSHO.

Regional Coordination

- Participation in A Regional Coalition for Housing (ARCH) to promote the preservation or creation of affordable housing in Bothell and elsewhere in the region.

Appendix C

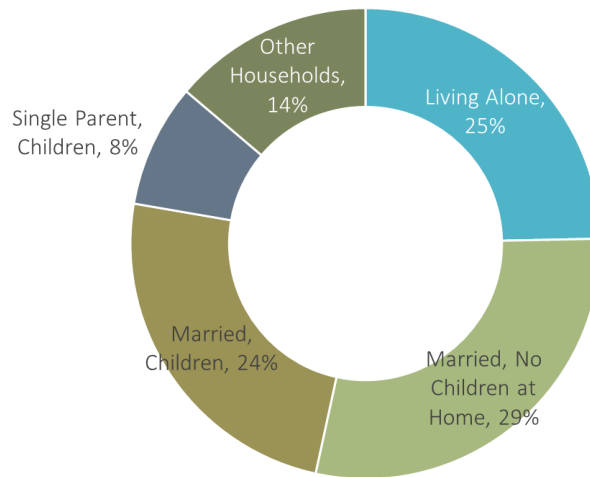
Housing Needs

As part of the update to the City's Housing Element to the Comprehensive Plan, a Housing Needs Analysis was prepared <http://www.bothellwa.gov/1141/Housing-Strategy>. Following are some of the key findings from that report, as well as some updated information.

Household Types in Bothell

Figure 1

- 59% of Bothell's households have just one or two people (about the same as East King County overall).
- 23% have 4 people or more (also same as EKC overall).
- Less than one-third (32%) have one or both parents living with children.



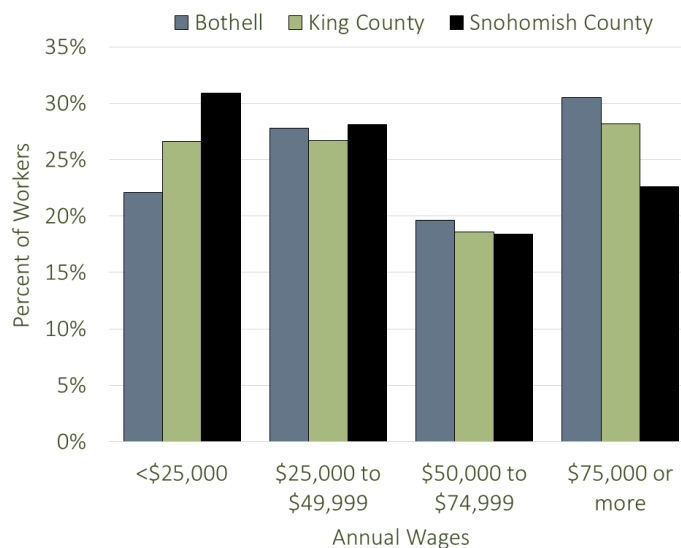
Source: U.S. Census Bureau, 2015.

Workforce Wages and Housing Needs

Figure 2

Pressure on housing costs:

- Median wage paid in Bothell is the third highest among ARCH cities.
- Half of all Bothell jobs pay less than \$50,000.
 - Typically, 30%-40% of households are either 1-person or single parents.



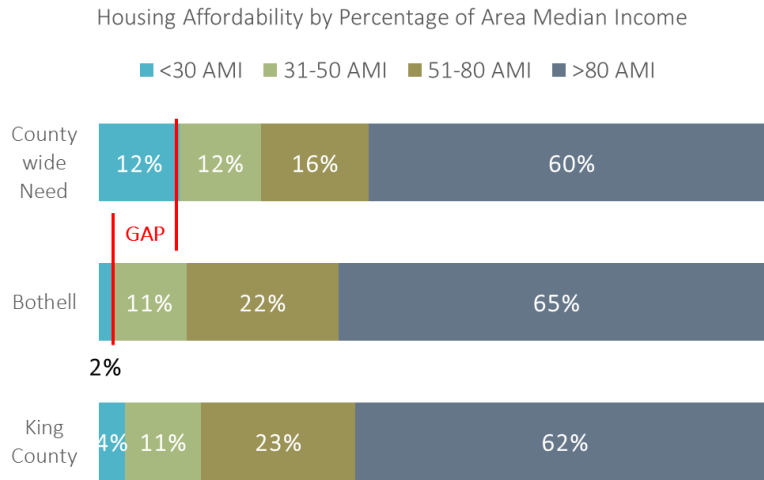
Source: U.S. Census Bureau, 2014.

Existing Housing Needs & Affordability

Figure 3: Overall Housing Needs

Bothell’s housing supply appears ample for low-, moderate-, and higher income households, but:

- Deficit of housing affordable to very low-income households (comparing the existing supply of 2% to the need of 12%).
 - 1,400 units short of the need.



Source: U.S. Housing & Urban Development.

Housing Affordability and Household Income Guidelines

Figure 4: Housing Affordability and Income Guidelines, 2016

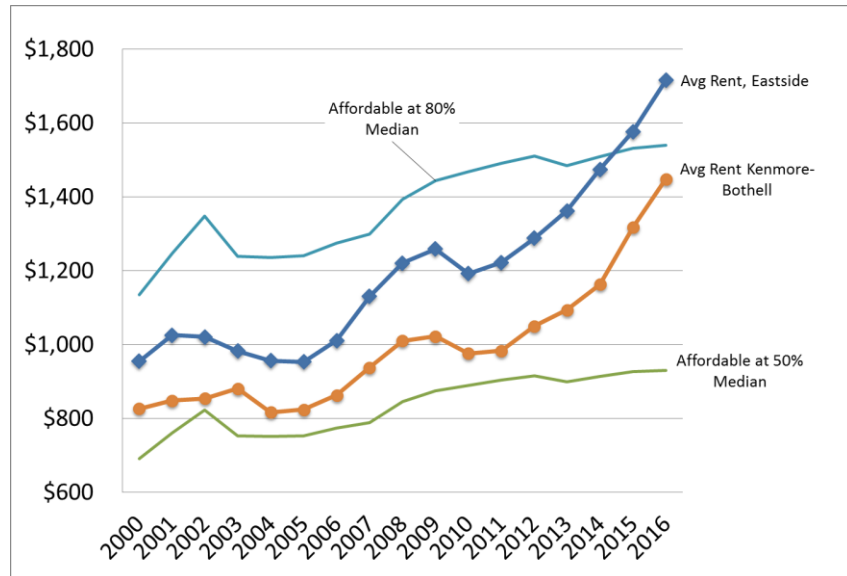
King County Area Median Income (AMI): **\$90,300**

	Studio (1 Person)	1-Bedroom (2 People)	2-Bedroom (3 People)	3-Bedroom (4 People)
30% AMI [VERY LOW INCOME]				
Household Income	\$18,963	\$21,672	\$24,381	\$27,090
Max. Affordable Rent**	\$474	\$542	\$610	\$677
50% AMI [LOW INCOME]				
Household Income	\$31,605	\$36,120	\$40,635	\$45,150
Max. Affordable Rent**	\$790	\$903	\$1,016	\$1,129
Max. Affordable Purchase***	\$106,573	\$121,798	\$141,354	\$160,910
80% AMI [MODERATE INCOME]				
Household Income	\$50,568	\$57,792	\$65,016	\$72,240
Max. Affordable Rent**	\$1,264	\$1,445	\$1,625	\$1,806
Max. Affordable Purchase***	\$188,710	\$215,670	\$246,960	\$278,250

Actual and Affordable Rents

Figure 5

- For the first time, average rents across the Eastside exceed the affordability level of moderate-income households.
- Since 2010, Bothell's permitted 337 new rental units, but only 69 (20%) were affordable to moderate-income households when they opened.

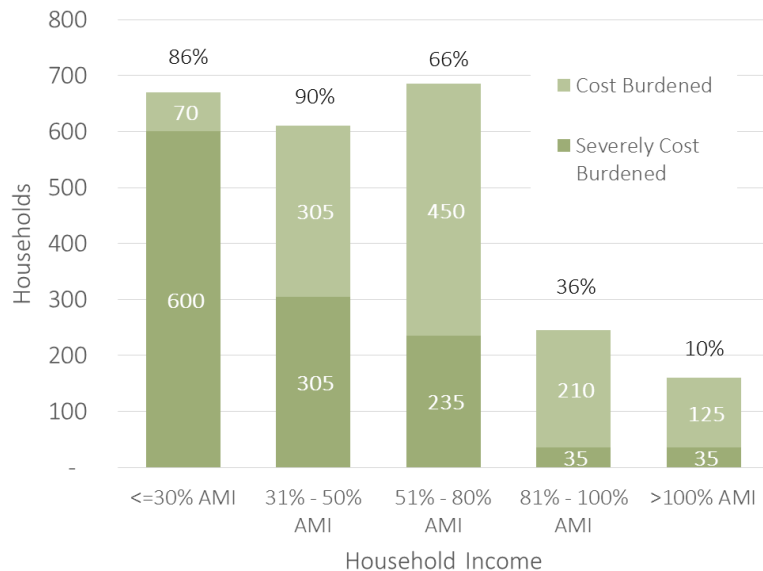


Source: Dupre+Scott Apartment Advisors, 2016.

Cost-burdened Households in Bothell

- 10% of low- or very low-income renters in Bothell live in housing they can afford.
- Sixty percent (60%) are severely cost-burdened.
- Moderate-income renters are almost twice as likely to be housing cost burdened as middle-income renters.
- Moderate- and higher-income senior renters are severely cost-burdened much more often than younger renters.
- Thirty-four percent (34%) of moderate- or lower-income homeowners are severely cost-burdened; compared to two percent (2%) of middle- and higher-income homeowners.

Figure 6: Cost-burdened renters in Bothell, 2012

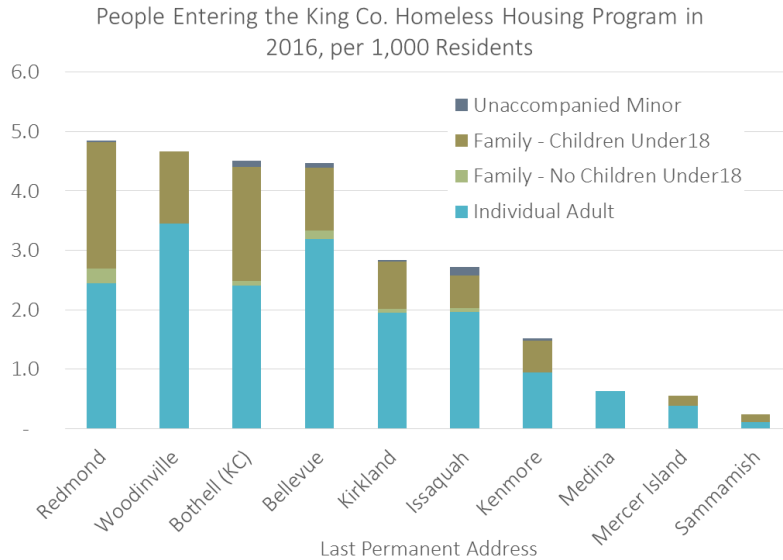


Source: U.S. Housing and Urban Development (HUD).

Regional and Eastside Homelessness

Figure 7

- Totals:
 EKC cities = 1,489
 King County = 23,253
- 40% of Bothell residents entering system belonged to families with children.
- Northshore Schools reported 203 homeless students during the 2014-2015 school year.
- 2016 one-night count of unsheltered homeless on Eastside = 245, highest ever (by 25%).



Source: King County.

Market-rate Affordable Housing in Bothell

- Market-rate apartment builders created 645 moderate-income affordable units from 1994 through 2011 (about 36 per year, and 24 percent of all housing units produced)...
 - But only 69 (23 a year, and less than 20 percent) from 2012 through 2014 (ARCH).
- Difficult to know how many ADUs; not counted in permitting system until recently.
- Manufactured homes are protected by land use regulation (Comprehensive Plan and zoning code):
 - Over 1,000 manufactured homes on the King County side of the city.
 - 800 on the Snohomish County side (Washington Office of Financial Management).

Appendix D

Outreach Findings

Housing Industry Panel

Market Development

- ✓ Short plats: limited to 4 lots in Bothell, but many communities allow up to 9 lots (state max).
- ✓ Loosen up SEPA applicability.
- ✓ Easier to build cottage housing (see Redmond); need to get density “scale” right.
- ✓ Condos: likes Redmond’s unit-lot subdivision code.
- ✓ Predictability and lead time in code and fee changes.
- ✓ Consistent, transparent, and reliable regulations and approval process.
- ✓ Should have lead time or phasing in new regulations and fees.
- ✓ “Loves” MFTE (Seattle experience).
- ✓ 5 stories, Type V wood.
- ✓ ADUs/Carriage houses work great in Vancouver BC with careful design parameters.
- ✓ Condo legislation.
- ✓ Subarea planning: heavy upfront public process and analysis, limited public comment on individual projects.
- ✓ Expect to provide regular training for property management staff for affordable units.

Non-profit/Housing Authority

- ✓ Fee waivers for affordable housing are “huge.” (Monroe examples.)
- ✓ Parking reductions for affordable housing.
- ✓ Transitional densities between high-density and single-family recommended, (good location for typical public assisted housing).
- ✓ Mixed use can be difficult because of mix of uses (including retail). Opportunity for private-public partnership.
- ✓ Source of income discrimination ordinance recommended to improve access with vouchers.
- ✓ Surplus land opportunities would help. (Hard to compete with private sector for private land).

Outreach—Participants

The Bothell Planning Commission is grateful to the following organizations for participating in the industry panel or focus groups:

18|8 Men’s Salon
Cascadia Community College
Center for Human Services
Community Conversations
Domestic Violence Services of
Snohomish County
Friends of Youth
GGLO
Greater Bothell Chamber of
Commerce
Hopelink
Housing Authority of Snohomish
County
Housing Hope
Kenmore-Bothell Inter-faith Group
King County 2-1-1/Crisis Center
King County Library System
NAI Puget Sound Properties
Northshore Senior Center
Northshore YMCA
PCC Natural Markets
Peg English
Pinnacle Realty Management
Puget Sound Energy
Riverside Landing Senior
Apartments
Snohomish County PUD
Sound Generations
Toll Brothers
University of Washington—Bothell
Woodbridge NW

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- ✓ Make easier to build with modular, stackable units. Housing authorities' cost to build is much higher than private developers' (e.g., prevailing wages).
- ✓ Local funding + 4% tax credits (4% Tax Credit projects, still have some gap that need help to fill).
- ✓ Mixed-income properties help everyone.

Focus Groups

Community Conversations

- ✓ Portable, small, temporary housing (e.g. box cars, survival units with shared common areas).
- ✓ Coordinate and community awareness with infrastructure.
- ✓ Low-cost ways to get around town.
- ✓ Be transparent with affordable housing solutions.
- ✓ Addressing overall parking needs in downtown.

Faith Organizations

- ✓ Maintaining manufactured housing opportunity (and conditions). Understand pressure to redevelop with other uses.
- ✓ ADUs possibly.
- ✓ Smaller homes \$200,000 to \$400,000.
- ✓ More basic living arrangements (boarding house, dorm, small studio unit).
- ✓ Need a variety of housing solutions.
- ✓ More basic living arrangements (boarding house, dorm) legislated out of codes.

Human Services

- ✓ Vancouver, BC took action to stop foreign investors.
- ✓ Source of income discrimination. Housing Choice Voucher-holders turned away by landlords.
- ✓ Tenants need legal assistance. People with eviction histories (usually owe lots of money; language barriers can limit ability to understand leases, know rights and pursue options to address). Tenants afraid to complain for fear of eviction. Outreach to tenants
- ✓ Inclusionary housing programs to include affordable mixed with market rate.
- ✓ Manufactured housing has been a relatively affordable option for families.
- ✓ More modest ("generic") housing.
- ✓ Single Room Occupancy housing; include community spaces, and combine with other types.
- ✓ Support homeownership programs, including small units, so lower-income families can build wealth.
- ✓ Housing that supports a sense of community among families. Outdoor and community spaces, variety of unit types, services; e.g., Easternwood.
- ✓ Support Landlord-Liaison program-- support (to landlords for renting to lower income (e.g., provide insurance against rent payment, damage).
- ✓ Attract more manufacturing jobs and other jobs (including those that hire disabled and minorities). A family of 4 needs at least \$75,000 to afford housing.

Local Employers

- ✓ For higher-paid, younger tech workers, cost of living is less of an issue; more concerned with finding an urban lifestyle.
- ✓ "Everett rents;" i.e., \$1,400 to \$1,800 for a small family.
- ✓ Prices up to \$400,000, if homeowner dues are under \$200 a month.

Housing Strategy - Planning Commission Recommendations

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- ✓ Housing that works for families with children, including single parents.
- ✓ Require plenty of parking.
- ✓ Transit-oriented development, especially that accounts for planned (future) transit services.
- ✓ Incentives for higher densities by non-profit affordable housing providers.

Senior Citizens and Service Agencies

- ✓ Accessory dwelling units (ADUs).
- ✓ More housing connected with services.
- ✓ Home visits (e.g., help with housework, yardwork).
- ✓ Home sharing (used to have a home match program, but lost funding).
- ✓ Stabilize rents for long-term tenants on fixed incomes.
- ✓ Senior citizens' commission.
- ✓ Homeless outreach coordinator.

Online Survey

- ✓ Make easier to build housing such as cottages, ADUs, smaller townhouses.
- ✓ Maintain manufactured housing.
- ✓ Need to coordinate provision of infrastructure with growth (e.g., traffic mitigations)
- ✓ Provide a range of housing opportunities for households at all stages of life, including smaller homes and for apartments for 1- and 2-person households.
- ✓ Housing opportunities for anyone who works in Bothell, including people earning less than \$60,000 a year.
- ✓ Property tax incentives or lower property taxes for first time buyers and/or seniors.
- ✓ Property tax discount to apartments offering certain percentage of housing to lower income families.
- ✓ Housing vouchers for teachers, employees making less than \$60,000.
- ✓ Boarding houses for those transitioning out of homelessness.
- ✓ Rent control.
- ✓ Improve public transportation and walkability and create range of housing, including ownership (condominiums), in areas served by transit.
- ✓ New housing include a portion of units for lower-income families.
- ✓ Community living options.
- ✓ Housing such as cottages, ADUs, smaller townhouses, tiny homes.

Appendix E

Gap Areas

Following is a summary of key issues raised at the Commission meeting that evaluated local housing conditions and data.

Types of Households:

- Generally providing for lower income (up to \$45,000) and moderate income (up to \$75,000) households, and in particular young workers, single parents and students.
 - Increasing number of households who are cost burdened, especially among lower income and renters who are seniors and young households.
 - Mix of housing affordability relative to household income mix.
 - Change in rent and relative affordability.
 - Workforce wages.
 - Comparing household size to unit size.
- Homelessness:
 - Local Homeless data.
- Moderate income home ownership (entry level, younger couples).
 - Home price increases and relative affordability.
- Implications of increasing population diversity (types of housing, or English language barriers for accessing information).
- Why does the city have a low proportion of workers in the city who live in the city?

Types of Housing:

- TOD. Implications on transportation costs. Ability to reduce transportation costs (e.g. pedestrian, transit) and dependence on personal automobile.
 - Potential opportunities from land capacity.
- Maintaining opportunities for ownership housing for variety of income levels (help maintain balance of rental and ownership housing).
 - Overall land capacity.
- Bothell has a relatively healthy amount of dedicated senior housing, but still may be need for forms of housing that could serve seniors (e.g. cottages, ADUs).
 - Proportion of senior dedicated housing.
 - Proportion of ADUs.
- Preserving manufactured housing.
 - City has a relatively high proportion, and provides a relatively affordable form of ownership housing.
- Accessory Dwelling Units
 - City has a relatively low proportion.

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Are there areas in which the city can be bold?

- Zoning in existing neighborhoods that balances fitting in with housing diversity (duplex/triplex, ADUs.) Require plumbing to accommodate ADU.
- North part of City tools such as TOD/TDR/density bonus.

Appendix F: Monitoring Activities

1. MONITORING ACTIVITIES--GENERAL		Land Use/ Housing Element
Routine, on-going data collection and reporting for planning purposes, program evaluation, etc.		
E-1	<p>Land Use Capacity Analysis. Monitor and assess development against projected population, dwelling unit and employment growth as quantified in the land use capacity analysis. Periodically report to Council. Establish a threshold at which departures from projections warrant consideration of amendments to land use designations.</p> <p>* Buildable Lands. If Buildable Lands review demonstrates that Plan is not achieving the goals of the GMA, City will identify and implement measures that are reasonably likely to promote consistency with GMA.</p>	<p>LU-A2</p> <p>LU-P17</p>
E.2	<p>Residential Growth Monitoring. Track data such as total number of new units constructed, the types of units, affordability, the densities at which the units were developed, the remaining capacity for residential growth. The data will be submitted to King and Snohomish counties for preparation of annual growth monitoring reports.</p>	HHS-P38
E.3	<p>LOS Standards. Monitor and as needed withhold development approvals in the event that LOS standards fall below adopted standards.</p>	LU-P18
E.4	<p>Inventory existing income- and rent-restricted housing and affordable non-income- and rent-restricted stock.</p>	HHS-P6
E.5	<p>Strategy Plan. Adopt and regularly update the Housing Strategy, that identifying specific housing strategies that will be considered in order to address the City’s housing needs and goals.</p>	HHS-P40
2. MONITORING ACTIVITIES--PREVIOUS EFFORTS		
Gathering information to evaluate effectiveness of recently adopted regulations, recently funded programs, etc.		
E.6	<p>Procedures and Regulations.</p> <p>* Fees. Evaluate the cumulative impact of fees and waiver of taxes, including off-site mitigation, to reduce negative impacts to housing costs without unduly compromising environmental protection, public safety, design, and public review.</p> <p>* Review land use code for redundant or overly restrictive regulations, particularly those which result in increased housing costs. Examples may include: allow rounding up of MF units at a lower fraction; increasing the distance between streetlights; and reducing rights-of-way and street widths.</p> <p>* Review administrative procedures for ease of administration and consistency with procedures used in other jurisdictions.</p> <p>* Timely Permit Review. Endeavor to process complete development applications within 120 days, in accordance with the Revised Code of Washington (RCW 36.70B). The expeditious processing of development applications shall not result in the lowering of environmental and land use standards.</p>	HHS-P41

E.7	Senior Housing. Monitor the location and rate of development of senior housing and nursing homes. Every 5 years evaluate policies to assess if amendments are necessary to accommodate Bothell’s 20-year senior housing needs.	HHS-P31 HHS-P38
E-8	Accessory Dwelling Unit (ADU) Monitoring. Track production of ADUs and evaluate the effectiveness of land use regulations in encouraging the development of Accessory Dwelling Units (ADUs) by such means as streamlined permitting, education programs, and regular review of the effectiveness of ADU regulations.	HHS-P12
E-9	Parking. In the Downtown and other activity centers, monitor parking of new housing and potential impacts in surrounding neighborhoods.	
E-9	Low Impact Development (LID) Standards. Evaluate effectiveness of LID standards.	HHS-P8
3. MONITORING ACTIVITIES--POTENTIAL EMERGING ISSUES Tracking issues that city wants to watch for a while before deciding on a course of action.		
E-10	Monitor and, as appropriate, provide comment on county, state and federal legislation affecting housing in Bothell.	HHS-P30

HOUSING STRATEGY MATRIX					HOUSEHOLD TYPE					AFFORDABILITY				Other Criteria					
	Strategy	Examples	Comp Plan Reference	Activity Type	Young Adults	Homeless	Seniors	English-ltd	Homeowners	Very Low (30 AMI)	Low (50 AMI)	Mod (80 AMI)	Market	Impact	Timeliness	Public Input	Past Progress	2017 Priority	
A. NEIGHBORHOOD VITALITY																			
A.1.	Community Design Standards. Ensure high quality, sustainable neighborhood design through subdivision standards and, if applicable, other regulations.	* Parks & Trails. Consider incentives to encourage parks and trails in areas with housing for families.	HHS-P2, HHS-P7	Regulatory															
		* Resource Conservation. Encourage energy and water efficiency in existing and new housing developments.		Regulatory															
		* PUD / Clustering Provisions to provide process to preserve environmentally constrained property and accommodate alternative building types.	HHS-P8	Regulatory														Updating in 2017	Tier 1
		* Low Impact Development (LID) Standards. Evaluate effectiveness of LID standards.		Monitor															
A.2.	Housing Repair and Preservation. Support organizations and/or programs designed to help maintain condition of existing housing.	* Increased code enforcement and/or code amendments to facilitate property maintenance.	HHS-P1, HHS-P6, HHS-P7, HHS-A2	Regulatory															
		* Rental Inspection program		Regulatory															
		* Partner with the King County Housing Repair and Rehabilitation Program or non-profit organizations (such as Rebuilding Together Eastside) to assist low-income residents maintain and repair the health and safety features of their homes.		Funding													Ongoing		
		* Educate the community about housing repair and weatherization programs through technical assistance and referrals, community fairs, City website, brochures etc.		Other Support															
		* Develop brochures to hand out to interested citizens promoting home upkeep, renovation, and rehabilitation.		Other Support															
A.3.	Infrastructure Maintenance. Program into the City's Capital Facilities Plan regular infrastructure maintenance for the City's residential neighborhoods.	* Provide pedestrian and transit connectivity improvements and enhanced public spaces.	HHS-P3 HHS-A3	Funding														Tier 1	
		* Safe Streets and Sidewalks Levy		Funding													Levy 2016		
A.4.	Subarea Planning. Develop/update sub-area plans to enhance neighborhood identity.	* Improvements may include: parks facilities, transportation system improvements, special neighborhood signage, special lighting and street furniture.		Regulatory												Market		2015 Periodic Plan Update	
		* Promote public notification and community participation in sub-area planning.	HHS-P4	Other Support															
A.5.	Green Standards. Consider incentives to encourage the private sector to achieve green building practices.	* Provision for "green" planned unit developments.		Regulatory														Done	
		* Priority in development review processing.		Regulatory															
		* Reduced fees for development processing.		Regulatory															
		* City awards for green building.		Regulatory															
A.6.	Neighborhood Enhancement. Support individuals and organizations that promote neighborhood enhancement and public art.	* Neighborhood matching grants.		Funding														Tier 2	
		* Comm. Group projects.																	

HOUSING STRATEGY MATRIX					HOUSEHOLD TYPE					AFFORDABILITY				Other Criteria					
	Strategy	Examples	Comp Plan Reference	Activity Type	Young Adults	Homeless	Seniors	English-ltd	Homeowners	Very Low (30 AMI)	Low (50 AMI)	Mod (80 AMI)	Market	Impact	Timeliness	Public Input	Past Progress	2017 Priority	
A.7.	Compatible Infill. Review single-family housing standards and permit review processes to ensure compatibility of infill development with established neighborhood character. Examples include e.g. a particular scale or style of housing, commonality in building materials (e.g., block vs. wood siding), a predominant street pattern, a prevailing lot size and width, and similarities in landscaping from property to property.	<ul style="list-style-type: none"> * Consider residential design standards or sub-area design guidelines. * Consider tree cutting and limbing ordinance. 	LU-P4, HHS-P5	Regulatory														Tier 3	
A.8.	Historic Preservation	<ul style="list-style-type: none"> * Review and potentially update Historic Preservation Code * Support individuals and organizations that promote historic preservation. 	HHS-P7	Regulation Support														Tier 3	
B. HOUSING CHOICE & SUPPLY																			
B.1.	Regulatory Flexibility for Innovative Housing. Establish regulations to allow a range of residential zoning densities and housing types to meet community housing needs (including affordability), with consideration for compatibility with the character of the City. Includes efforts for diversity of housing in both single family and multifamily zoned areas.	* "Innovative" housing types; e.g., green housing, carriage houses or cottages, townhouses, and multiplexes in SF zones.	HHS-P8	Regulatory												Market Faith Agency		Tier 1	
		* PUD / Clustering Provisions to provide process to preserve environmentally constrained property and accommodate alternative building types.		Regulatory															
		* Rooming/boarded houses.	LU-P4	Regulatory													Faith	Done (BMC 12.04)	
		* Single-Room Occupancy / Micro apartments in MF zones	HHS-P14	Regulatory															
B.2.	Accessory Dwelling Units. With resident input, consider ways to encourage more ADU permits. Increase accessory dwelling units (ADUs) without diminishing neighborhood character.	* Set goal for ADUs (e.g. 5% of single family lots within 10 years).	HHS-P12	Regulatory, Other Support													Market Faith Seniors		Tier 1
		* Updates on regulatory provisions including issues such as: <ul style="list-style-type: none"> o design requirements (e.g. maximum area, parking) o flexibility on lot requirements(height limits setbacks) o minimize permit costs/exempt from impact fees. 																	
		* No separate utility hookups for ADU.																	
		* Consider extending the clemency provision to legalize undocumented ADUs.																	
		* Don't allow ADUs to be used for short term rental.																	
	* Increase public information.																		
B.3.	Transit-Oriented Development. Consider potential sites and appropriateness of land use regulations that could allow for Transit-Oriented Development (TOD) near existing or planned transportation facilities.	* In appropriate sub-areas, develop standards for mixed-use (residential and commercial) zoning.	HHS-P9, HHS-P13	Regulatory													Canyon Park R-AC	Tier 1	
		* Evaluate GDC height overlay and remaining downtown density limits.		Regulatory															
		* Number of units is controlled by site and building envelope regulations (height, parking, landscaping, setbacks, etc.), rather than density limits		Regulatory															
		* Allowing modified Type V wood frame construction up to five stories.		Regulatory												Market			

HOUSING STRATEGY MATRIX					HOUSEHOLD TYPE					AFFORDABILITY				Other Criteria				
	Strategy	Examples	Comp Plan Reference	Activity Type	Young Adults	Homeless	Seniors	English-ltd	Homeowners	Very Low (30 AMI)	Low (50 AMI)	Mod (80 AMI)	Market	Impact	Timeliness	Public Input	Past Progress	2017 Priority
B.4.	Condominiums. Evaluate and consider efforts to remove barriers to condo development, including amendments to the state Condominium Act.			Advocacy												Market		Tier 1
B.5.	Manufactured Housing Communities. Preserve manufactured housing communities and protect manufactured-home owners from displacement.	* Designation. Assign Mobile Home Park zoning designation to existing mobile home parks in order to promote retention of such uses.	LU-P4, HHS-P11	Regulatory													Done (BMC 12.04, 12.06)	Tier 1
		* Zoning. Permit manufactured housing which meets the International Building Code in any zoning district in the City where single-family dwellings are allowed.	HHS-P10	Regulatory														
		* Retention. Work with non-profit and/or other organizations to encourage the preservation of existing mobile home parks.	HHS-A5	Funding												Faith Agency		
		* Redevelopment. Explore ways to allow redevelopment at manufactured housing communities and providing for the homeowners' housing needs at the same time.																
B.6.	Subarea Plans. Update subarea plans to evaluate residential zoning classifications for consistency with local housing goals, and propose	* Canyon Park Master Plan (2017-2018).	HHS-A4	Regulatory												Market	15 Complean update	Tier 1
		* Campus Master Plan (2017).		Regulatory														
B.7.	R-AC/Mixed Use. Consider additional approaches within the R-AC designation to require, encourage, promote, and/or provide incentives for a variety and range of housing types and affordability.	* Residential density incentives.		Regulatory													Nike Hill proposal	Tier 2
		* Flexible development standards; e.g., reduced/flexible minimum lot area, setbacks, lot dimensions, transitional buffer areas.		Regulatory														
		* Transfer of development rights (TDRs) within a contiguous project site or area.		Regulatory														
		* Capital Investments strategies (e.g., planned and existing infrastructure) for Activity Centers that supports mixed-use and affordable housing for mixed-income residential neighborhoods.	HHS-P3, HHS-A3, HHS-P9	Funding														
B.8.	Building Technologies. Review building codes for potential amendments to allow prefabricated and new building technologies.	* Cross-laminated timber.		Regulatory												HA		Tier 2
B.9.	Provide adequate capacity to accommodate 20 year housing target. Establish a range of residential zoning densities to meet community housing needs (including affordability), with consideration for compatibility with the character of the City.		LU-P4, HHS-P14, HHS-A10	Monitor?														Tier 3
B.10.	Review small lot single-family zoned areas to determine if sufficient land is available to meet a variety of household types.		HHS-A6	Regulatory													Ongoing	Tier 3
B.11.	Parking. Review off-street parking policies and consider amendments and alternatives.	* Right-Size Parking. * Parking benefit district. * "Cap-and-trade" style demonstration program.		Regulatory Regulatory Regulatory												Chamber	GDC parking	Tier 3

HOUSING STRATEGY MATRIX					HOUSEHOLD TYPE					AFFORDABILITY				Other Criteria				
	Strategy	Examples	Comp Plan Reference	Activity Type	Young Adults	Homeless	Seniors	English-ltd	Homeowners	Very Low (30 AMI)	Low (50 AMI)	Mod (80 AMI)	Market	Impact	Timeliness	Public Input	Past Progress	2017 Priority
B.12.	Public Information. Promote innovative and desirable housing through education.	<ul style="list-style-type: none"> * Housing tours for public officials and interested citizens. * Provide information to increase developer awareness of City programs, regulations, and interest for innovative, well-designed infill housing. Examples include staff assistance with project proposals, hand-outs, and workshops. * Residential design awards. 	HHS-P13, HHS-A7	Other Support														Tier 3
B.13.	Countywide Planning Policies. Coordinate with King and Snohomish County countywide housing policy and analysis.	Updates to Countywide Planning Policies.	HHS-P30, HHS-P31	Regulatory													Ongoing	Tier 3
C. HOUSING AFFORDABILITY																		
C.1.	Preserve Existing Affordable Housing. Explore methods for retaining existing affordable housing, especially when city indirectly contributes to rising residential costs through infrastructure and transportation investment.	* Transfers of development rights (TDR) for preserving existing units.		Regulatory														Tier 1
		* Encourage and support groups that preserve rental housing properties and maintain or enhance their affordability.		Other Support														
		* Identify and support the most strategic opportunities for existing properties (e.g. condition, location, foreclosure).		Funding														
		* Provide loans for upgrading and and weatherization in exchange for affordability.		Funding														
C.2.	MFTE. Consider adopting Multifamily Property Tax Exemption Program with provisions for affordable housing in one or more areas of the city.			Other Support												Market		Tier 1
C.3.	Affordable Housing with Capacity Increases. Consider multiple approaches to linking increased development capacity with providing affordable housing. Could include standards for providing affordable housing with actions such as rezones that result in increased development capacity, and voluntary developer incentives, especially near existing and planned transportation and employment centers. Encourage use of multiple (layered) incentives to maximize affordability.	* Nike Hill, South Riverside rezones (PC recommendations).		Regulatory												Agency	Nike Hill, S. Riverside proposals	Tier 1
		* Height and other incentives that increase development capacity (GDC Height overlay, removal of density limits).																
		* Encourage use of multiple incentives, with goal of creating greater affordability.														NP		
		* Shared/reduced parking.																
		* Expedited permitting.														NP		
		* Waived or reduced fees; e.g. permit fees, impact fees, hook-up fees.														HA		
		* Ground-floor commercial requirement flexibility/waiver.																
* Use multiple (layered) incentives to increase affordability level.																		
C.4.	Affordable housing for families. Consider housing needs of families when implementing land use and other affordable housing incentives.			Regulatory, Funding														Tier 1
C.5.	Surplus public land. Prioritize use of surplus and under-utilized land for affordable housing; where allowed, make it available at reduced or no cost.	* City parcels.		Other Support												HA		Tier 1
		* Underutilized faith community properties.																
		* Other public entities (ST, Metro).																

HOUSING STRATEGY MATRIX			Comp Plan Reference	Activity Type	HOUSEHOLD TYPE					AFFORDABILITY				Other Criteria			Past Progress	2017 Priority
Strategy	Examples	Young Adults			Homeless	Seniors	English-ltd	Homeowners	Very Low (30 AMI)	Low (50 AMI)	Mod (80 AMI)	Market	Impact	Timeliness	Public Input			
C.6.	Local revenue for Affordable Housing. Explore use of local funding for affordable housing either through general funding or some type of dedicated funding source.	* Portion of existing city budget.	HH-P14 HHS-P18	Funding														
		* 'Growth fund' funded by sources resulting from new growth (e.g. sales tax).		Funding														
		* Support legislation to allow local options such as Real Estate Excise Tax (REET) for affordable housing and activities that impact housing (e.g. housing demolition).		Advocacy												HA		
		* Property tax generated by sold public sites * Local voluntary employers fund		Advocacy Other Support														
C.7.	Larger sites. Allow flexible use of larger sites-through a special process to enable denser, more diverse forms of affordable housing.	* "Larger sites;" e.g., former schools, church properties. * "Special process;" e.g., PUD.		Regulatory														
C.8.	Housing Authority Vouchers. Explore ways to increase usage of HUD vouchers.	* Linking vouchers to land use incentive units.		Regulatory														
		* Outreach to owners.		Other Support														
		* Prohibiting source-of-income discrimination.		Regulatory											HA Agency			
C.9.	Tenant-Landlord Relations.	* Tenant counseling.																
		* Landlord education; e.g., working with tenants with language barriers or disabilities.																
		* "Community service officers"--intermediaries for resolving conflicts.																
		* Landlord-Liaison project.													Agency			
C.10.	Homelessness prevention. Explore solutions to housing for people exiting incarceration.																	
C.11.	Support Homeownership Opportunities	* Down payment assistance (e.g. Housekey Plus ARCH)		Funding												via ARCH		
		* Employer-assisted housing programs		Other Support														
		* Shared housing programs (e.g., two individual seniors share a home) and room rentals (e.g., help matching seniors with responsible boarders).		Other Support											Seniors			
		* Innovative housing demonstration programs		Other Support														
		* Promote homebuyer assistance and counseling programs offered by lenders and public agencies. Support culturally appropriate homebuyer education and services.		Other Support												via ARCH		
		* Support non-traditional ownership models such as land trust, "sweat equity," limited equity co-ops.		Other Support														
		* Provide resources (counseling, assistance) to homeowners facing foreclosures.		Funding														

HOUSING STRATEGY MATRIX					HOUSEHOLD TYPE					AFFORDABILITY				Other Criteria						
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C.12.	Use local funding programs to target specific needs.	* Local rental/operating subsidies to serve the lowest income.		Funding															Tier 2	
		* Revolving housing fund to support 4% tax credit projects.		Funding																
		* Loans for upgrading and weatherization in exchange for affordability covenants (mentioned earlier).		Funding																
		REDI fund - revolving loan land acquisition program for TOD.		Funding														via ARCH		
C.13.	Subarea Planning. Through sub-area planning, ensure that affordable housing is addressed throughout the community.	* Canyon Park Master Plan (2017-2018).	HHS-P15	Regulatory															Tier 2	
C.14.	Relocation Assistance. Consider requiring property owners to provide relocation assistance to displaced low-income tenants in circumstances where City has taken action to vacate housing due to code violations, in cases of condominium conversion, and/or other circumstances.		HHS-P19 HHS-A9	Regulatory															Tier 3	
C.15.	Support Applications to Other Funders. Provide support for funding applications and other efforts by market and not-for-profit developers to build new or rehabilitate existing housing for affordable housing.		HHS-P14 HHS-P21	Support												NP			Tier 3	
C.16.	Inter-jurisdictional Programs. Participate in inter-jurisdictional efforts, such as ARCH, that help Eastside cities plan and administer affordable housing programs.		HHS-A11														Ongoing		Tier 3	
C.17.	Non-cash subsidies. Consider other ways to provide financial support for affordable housing development .	* Credit enhancement. * City bonding.		Other Support															Tier 3	
C.18.	Private investors. Explore ways to support effort by local group to develop social investment funds.			Other Support															Tier 3	
C.19.	Regional Housing Finance Strategy. Work with other jurisdictions to develop and implement a new regional housing finance strategy.		HHS-P30, HHS-P31	Other Support													Ongoing		Tier 3	
C.20.	State Legislation. Review, and as appropriate, provide comment on county, state and federal legislation affecting housing in Bothell.	State Housing Trust Fund. Support expansion of the state Housing Trust Fund and federal housing programs. MFTE Statute. Support amendments to expand MFTE to existing housing and/or add options for duration. Tenant Protections. Support state legislation to make tenant protections consistent across the state, and/or enable new options for cities (e.g. Source of income discrimination, just cause eviction).	HHS-P30, HHS-P31	Advocacy Advocacy Advocacy															Tier 3	

HOUSING STRATEGY MATRIX					HOUSEHOLD TYPE					AFFORDABILITY				Other Criteria					
Strategy	Examples	Comp Plan Reference	Activity Type	Young Adults	Homeless	Seniors	English-ltd	Homeowners	Very Low (30 AMI)	Low (50 AMI)	Mod (80 AMI)	Market	Impact	Timeliness	Public Input	Past Progress	2017 Priority		
D. SPECIAL NEEDS & SENIOR HOUSING																			
D.1.	Senior Housing Needs. Designate adequate amount of appropriately located land for a variety of housing types in order to accommodate projected 20-year housing needs of seniors.	* Housing types should include: non-specialized (owned or rented SF, mobile homes, apartments, condos, and ADUs), specialized senior housing (owned or rented site-built SF, mobile homes, cottages, apartment, condominiums), and facilities providing short or long-term care for seniors (nursing homes).	HHS-P25 HH-G3	Regulatory														Tier 1	
		* Senior Housing Overlay. Adopt Specialized Senior Housing Overlay to allow senior housing development at densities higher than normally permitted within MF zoning designations (R-40,000, R-9,600, R-8,000, R-7,200, and R-5,400) in proximity to facilities and services which especially benefit the elderly. Particular densities, as well as policies concerning the design and/or operation of SSHO shall be set forth in the subarea plan in which the SSHO is located.	LU-P4 HHS-P26	Regulatory															Done (BMC 12.10)
		* Allow in both single-family and multi-family areas.		Regulatory															Ongoing
		* Evaluate and consider appropriate parking requirements.		Regulatory															
		* Intensity of development (e.g., density bonus or relaxed density standard).		Regulatory															
		* Recognize different and emerging types of senior housing and account for different levels of need and impact on the community.		Regulatory															
		* Design compatibility such as exhibit a residential rather than institutional character.		Regulatory															
		* Encourage disable-accessible transportation program.		Regulatory															
		* Establish a Bothell Seniors Commission (as in Kirkland).		Other													Seniors		
D.2.	Aging in Place. Support public and non-profit agencies which develop assisted housing and/or services that allow seniors to remain in their homes or live independently.	* Home visit programs.	HHS-P21	Funding												Seniors			
		* Support Home Sharing program																	
		* Promote use of Universal Design to increase housing accessibility.		Other Support														Tier 1	
D.3.	Housing and Services for lower income populations with special housing needs. Support efforts of private and not for profit developers and agencies that provide housing and services targeted to groups with special housing needs including seniors, people experiencing homelessness and persons with disabilities.		HHS-P28	Funding												Seniors	Tier 1		
D.4.	Regional Coordination of Homelessness Programs: Collaborate with public and non-profit agencies to develop a regional approach to preventing and relieving homelessness	* Homeless outreach coordinator (as in Redmond).	HHS-P23	Other Support												Seniors	Tier 1		

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D.5.	Community Awareness. Work with housing advocates, neighborhood planning groups, property owners, etc., to address negative perceptions related to homeless housing, and other housing for special needs.			Other Support														Tier 1
D.6.	Fair Housing Act Consistency. Review group homes standards for consistency with state law and the federal Fair Housing Act. Ensure codes provide opportunities for special needs housing, including emergency housing, transitional housing, assisted living, independent living, family-based living, and institutions.	* Evaluate that provisions allow for reasonable accommodation. * Provide regulatory flexibility to promote independent living. * Ensure that assisted housing and group homes are treated the same as housing of a similar size and density. * Ensure policies do not preclude special needs housing from any residential zoning districts. * To avoid excluding those with disabilities, ensure that land use code definitions (disability, residential care facilities) are current to ADA/FHA.	HHS-P20	Regulatory													Done Ongoing	Tier 2
D.7.	Adult Family Homes. Permit adult family homes in all areas designated for commercial or residential purposes, in accordance with state law.		HHS-P22	Done													Done (BMC 12.04, 12.06)	Tier 3
D.8.	Nursing Homes. Permit nursing homes in non-single-family designated areas at the established development intensity of the zoning district.		HHS-P25, HHS-P26, HHS-P27	Done													Done (BMC 12.06)	Tier 3
D.9.	Promote use of Universal Design to increase housing accessibility.			Other Support														Tier 3
D.10.	Homeless Encampments. Review existing transitory accommodations regulations and consider criteria, process, and conditions for homeless encampments.		HHS-P23	Done													Done (BMC 12.06.160)	Tier 3
D.11.	Coordinated Efforts. Coordinate with the King and Snohomish County housing authorities, King and Snohomish County planning departments, human service agencies, and other appropriate agencies regarding housing for special needs populations.		HHS-P8	Other Support														Tier 3