

## II. NEEDS ANALYSIS SUPPLEMENT: BOTHELL

This report supplements information provided in the *East King County Housing Analysis*. Its purposes are to: highlight demographic and housing data for Bothell that vary from the material presented in the first part of the *Housing Analysis*; describe potential housing issues in different neighborhoods; and summarize housing programs utilized by the city.

### LOCAL DEMOGRAPHIC-HOUSING DATA

#### Housing Demand Factors

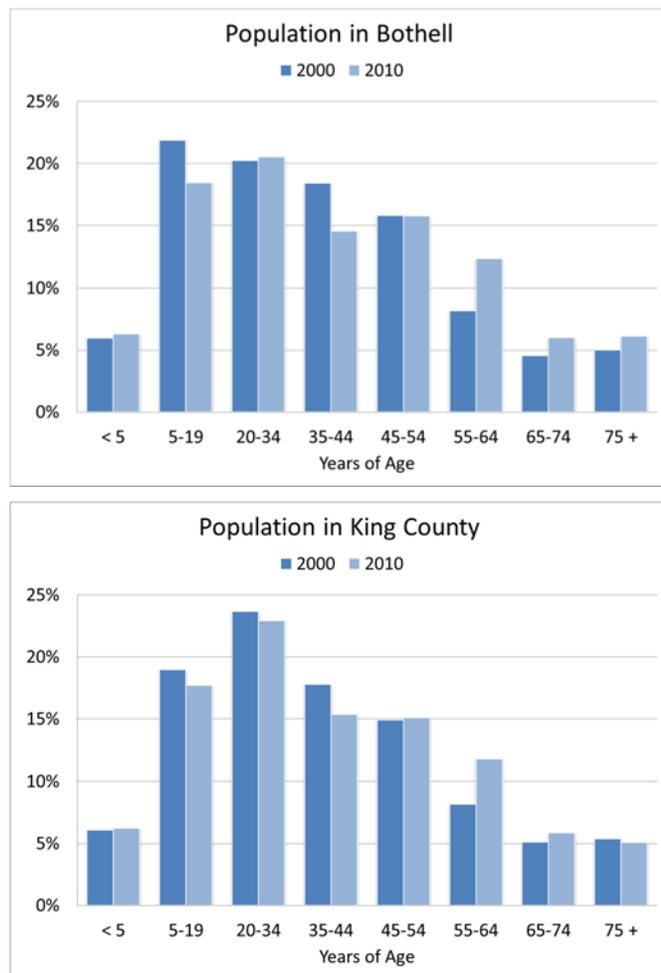
Bothell added about 1,600 households in the 2000s, or 13% growth, about the same percentage increase as East King County (EKC) cities combined (Appendix, **Exhibit A**).

The number of persons age 55 and older grew by 44% during the same period, and make up close to one-quarter of the population. The proportion of persons over 55 is comparable to East King County and slightly greater than countywide figures. In particular, the city saw an increase in people 75 years and older. This may be partially due to development of senior housing in the city's senior overlay zone area in the vicinity of the Northshore Senior center, which is essentially now built out. Households with children dropped slightly, to about one-third of the total.

The 55 to 64 years old age group had the largest increase (69%) in population. The largest decrease (-12%) was among those 35 to 44 years old. There was also a drop in the percentage in school aged children. **Chart B-1** shows how these changes have made Bothell's age profile very similar to King County's (Appendix, **Exhibit**).

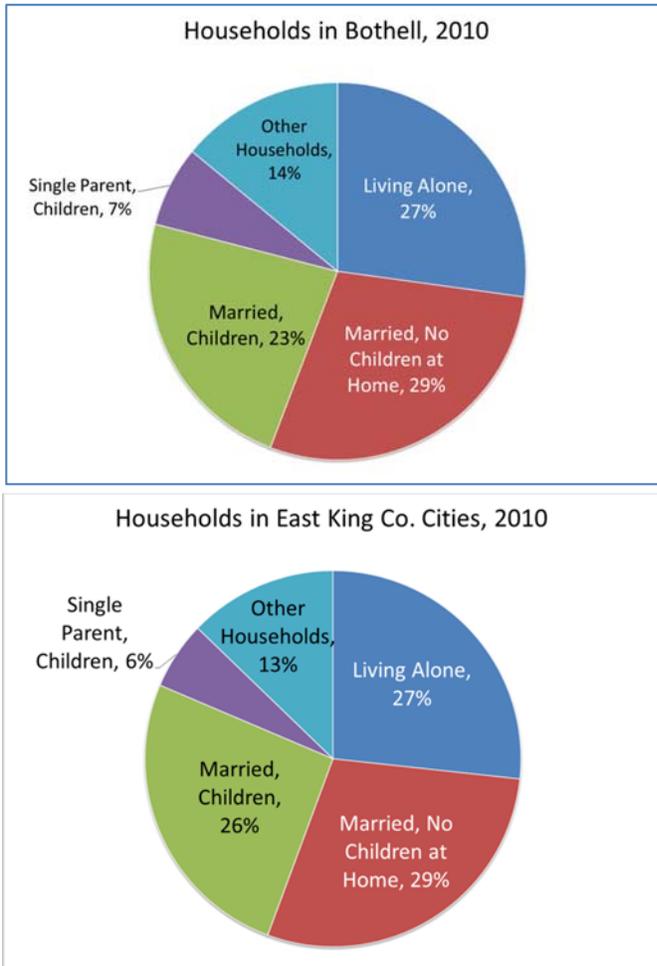
In other demographics, Bothell has been quite stable through the 2000s, and remains similar to EKC; e.g., household types (**Chart B-2** and Appendix, **Exhibit B**) and household sizes, especially one- and two-person households (Appendix, **Exhibit C-2**).

**CHART B-1 Population Age**



Source: 2010 U.S. Census

**CHART B-2 Household Types**



Source: 2010 U.S. Census.

Bothell’s income distribution is skewed somewhat lower than the rest of the Eastside, and has slightly higher proportions of moderate- and middle-income households than the county as a whole (**Chart B-3**).

In considering demand for housing from the local workforce, there are two important aspects: the jobs-housing balance and the salaries of employees. As mentioned in Section I (**Chart 5**), East King County’s jobs-housing ratio<sup>1</sup> increased from well below 1.0 in 1970 to 1.3 in 2006. Bothell’s ratio grew in the same way through the 1970s and 1980s, but leveled off at about 1.1 in the 2000s. *Planned growth through 2031 would keep the city at that ratio, while the overall East King County figure is expected to continue to increase slightly as a result of planned growth.* (Appendix, **Exhibit I**).

In terms of salaries of local employees, average salaries are slightly higher than countywide average salaries. Compared

to other cities in EKC, Bothell’s is the closest to the King County average, and only three other cities have higher average salaries than Bothell. However, the city does differ from countywide averages in the types of jobs and salaries in certain job sectors (Exhibit J-1 and J-2). Most notably, Bothell has a higher proportion of WTU (Wholesale-Transportation-Utilities) jobs which have relatively high wages in Bothell; a high proportion of FIRE (Finance, Insurance, and Real Estate) jobs but which have relatively low wages in Bothell; and a low percentage of Services jobs, which pay more on average than the countywide average (Appendix, **Exhibit J-2**). These variations average out so that overall salaries in Bothell are similar to countywide average salaries.

**Housing Supply Factors**

Bothell’s housing stock is 55% single-family detached homes, similar to Kirkland, Woodinville, and EKC overall (**Chart W-4** and Appendix, **Exhibit L-1**). Two-thirds (66%) of Bothell

<sup>1</sup> See Section I, page I-11 for an explanation of the jobs-housing ratio.

households own their homes, also the same as EKC (Appendix, **Exhibit L-4**). Over the past 20 years, a majority of new housing in the King County portion of Bothell has been multi-family housing, while in the Snohomish County portion of Bothell the majority of new housing has been single family (Appendix, **Exhibit L-3**).

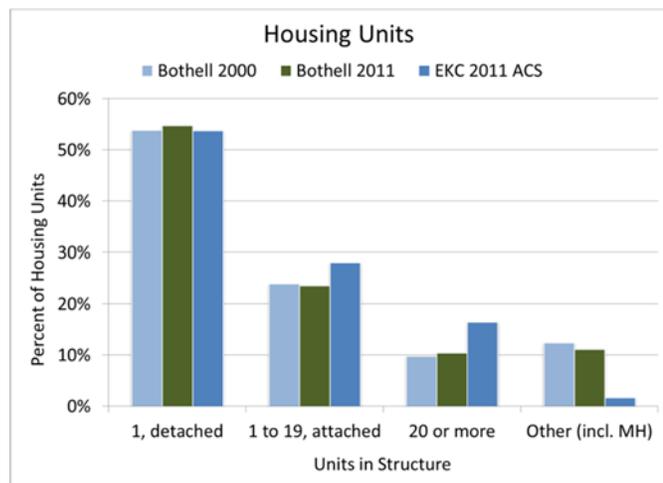
Similar to other cities, average home sales price in Bothell peaked around 2007, and declined over 20% through 2010, and have since increased. As of 2012 values of single-family homes had essentially regained their peak value, while average condominium prices were still less than their peak value (Appendix, **Exhibit P-1**). There has been a similar trend with rental housing, except that rent decreases were significantly less (less than 5%) over a shorter period of time, and since 2007. During the recession, the average rent in the Bothell market increased 5%, though not as much as the rest of the Eastside (14%; Appendix, **Exhibit P-2**).

Overall affordability of housing in Bothell is very similar to countywide figures, and more affordable than most other cities in EKC. The city has a relatively high proportion of housing units affordable to moderate-income families (Appendix, **Exhibit M-1**), and much of this is rental housing (Appendix, **Exhibit M-2**).

Manufactured/mobile homes and “other” housing types comprise an unusually high 10% of Bothell’s housing stock (**Chart B-4**). In addition, the city has a high ratio of assisted senior housing—123 beds per 1,000 population, compared to 86 beds per 1,000 across EKC.

With respect to future growth, Bothell recently increased its development capacity through its Downtown Revitalization Plan. Over half of its remaining land capacity is within mixed-use zones, primarily in the downtown area (Section I, **Chart 12**).

**CHART B-4 Housing Types**

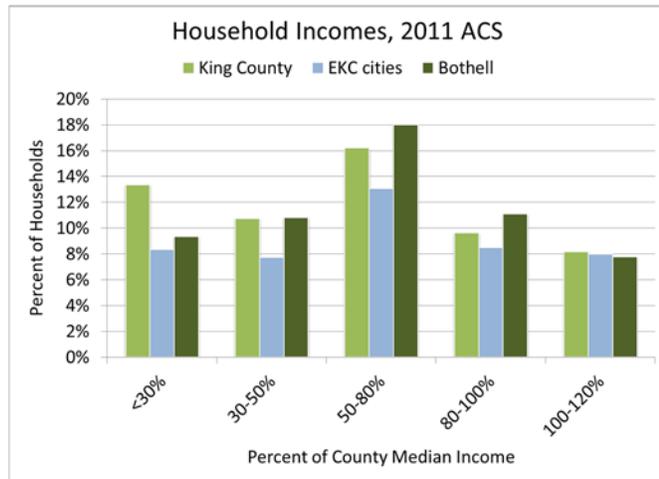


Source: 2000 & 2010 U.S. Censuses.

In summary, Bothell is strikingly similar to King County as a whole on a number of demographic and housing measures. Consequently, Bothell has many of the same housing needs as those found throughout the county:

- Just over 60% of households having one or two members.
- Roughly one-quarter of the households have one or more senior citizens, and one-third have children.
- A rapidly growing population of people 55 years and older, and very similar overall age distribution.

**CHART B-3 Household Incomes**



Source: 2010 U.S. Census.

The characteristics of Bothell that stand out are fairly modest housing prices, compared to much of King County; a relatively large number of manufactured/mobile homes and group quarters (particularly assisted senior housing), and as described in the following section, a high rate of housing cost burden for renters.

## LOCAL TOPICS

A combination of housing prices, jobs, wages, and other factors, both within and outside of Bothell, helped create *a significant increase in housing cost burden<sup>2</sup> among Bothell residents* (Appendix, **Exhibit H-1**). Almost half of the city’s renters are cost-burdened, one of the highest rates among EKC cities (the Eastside composite is 37%). Twenty-three percent (23%) are severely cost-burdened (18% in EKC; Appendix, **Exhibit H-4**).

Since 2000 the city’s number of mobile/manufactured homes has remained stable. Approximately 724 mobile homes are located within six parks that are specifically designated as Mobile Home Parks (MHP) on the Comprehensive Plan map. These parks have long been recognized as a source of affordable housing, hence the protective designation.

Another important feature of Bothell’s housing needs profile is its growing college student population, which forecasts a full-time equivalent of 10,000 people. The University of Washington acquired two apartment properties adjacent to campus with 90 units.

As mentioned, downtown Bothell is a major source of future development capacity. This is addressed below.

<sup>2</sup> See Section I, page I-10 for definitions of cost-burdened and severely cost-burdened.

## SUMMARY OF 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.

### 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 residential activity zoning districts have resulted in applications for approximately 55 new units of housing since adoption of the regulations.

### Housing Affordability

- Adopted regulations allowing accessory dwelling units (ADUs), and subsequent amendments to reduce restrictions on ADUs. New ADU regulations have resulted in two known new accessory housing units, since adoption. However, because ADUs are not tracked separately in the City's permit tracking system, the exact number of ADUs that may be permitted is unknown.
- Assignment of special designations to mobile home parks encouraging their retention and preservation (described above).

### 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.