

August 22, 1983

INTRODUCED BY: Audrey Gruger

PROPOSED NO: 83 - 427

MOTION NO. 5827

1
2 A MOTION adopting the Amended 1983-1985 Housing
3 Assistance Plan and 1984 Annual Action Plan and
4 authorizing the King County Executive to submit the
Plans to the United States Department of Housing and
Urban Development.

5 WHEREAS, the Housing and Community Development Act of 1974, as amended,
6 establishes a program of financial assistance to local governments for the
7 development of viable urban communities through the provision of decent hous-
8 ing and a suitable living environment and expanded economic opportunities,
9 primarily for persons of low and moderate income, and,

10 WHEREAS, the Act provides that the three year Housing Assistance Plan and
11 Annual Action Plan are the focus for mutual cooperation between local juris-
12 dictions and Federal housing programs for carrying out locally determined
13 housing strategies, and,

14 WHEREAS, King County is in a Consortium with twenty-five cities and
15 towns, and

16 WHEREAS, the Joint Policy Committee has reviewed and approved the
17 Amended 1983-1985 Housing Assistance Plan and the 1984 Annual Action Plan,
18 required by Federal law to be submitted as part of the Community Development
19 Block Grant program, and

20 WHEREAS, the Council has held public hearings to hear the views of
21 citizens on housing and community development needs,

22 NOW, THEREFORE, BE IT MOVED by the Council of King County:

23 The 1983-1985 Amended Housing Assistance Plan and 1984 Annual Action
24 Plan are adopted as part of the overall Community Development Block Grant
25 Program.

26 BE IT FURTHER MOVED:

27 A. The Council of King County finds and determines that this Amended
28 1983-1985 Housing Assistance Plan reflects current conditions and needs for
29 housing assistance in King County and after adoption by the Council and
30 approval by the United States Department of Housing and Urban Development it
31 shall supersede the 1983-1985 Housing Assistance Plan adopted by Motion No.
32 5607 on November 15, 1982.

33

1 B. The Council of King County finds and determines that the 1984 Annual
2 Action Plan reflects the needs and priorities for housing assistance in King
3 County and that it shall supersede the 1983 Annual Action Plan after adoption
4 by the Council and approval by the United States Department of Housing and
5 Urban Development.

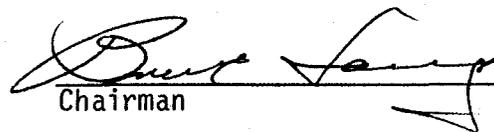
6 C. The King County Executive is hereby authorized to submit the Amended
7 1983-1985 Housing Assistance Plan and 1984 Annual Action Plan to the United
8 States Department of Housing and Urban Development.

9 D. The King County Executive is also authorized to use the 1984 Annual
10 Action Plan in reviewing and ranking projects proposed for Federal housing
11 assistance as provided for by Section 213 of the Housing and Community
12 Development Act of 1974, as amended.

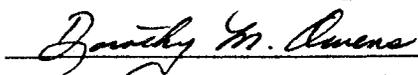
13 E. It is King County's intention that Federal housing agencies comply
14 with both the spirit and the letter of the goals and priorities stated in the
15 Amended 1983-1985 Housing Assistance Plan and 1984 Annual Action Plan when
16 making program allocations and conducting other activities in King County.

17 PASSED this 29th day of August, 1983.

18
19 KING COUNTY COUNCIL
20 KING COUNTY, WASHINGTON

21
22 
23 Chairman

24 ATTEST:

25 
26 Clerk of the Council

AMENDED 1983 - 1985 HOUSING ASSISTANCE PLAN
AND 1984 ANNUAL ACTION PLAN

King County
Department of Planning and Community Development
Housing and Community Development Division
July 1, 1983

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SUMMARY
1984 ANNUAL HOUSING ACTION PLAN

A. 1983 - 1985 Housing Assistance Planning

King County Housing and Community Development Division (H&CD) annually prepares a Housing Action Plan (HAP) on behalf of the cities and towns in the King County Community Development Block Grant Consortium (Consortium) and is responsible for coordinating assisted housing activities within King County, except for Bellevue and Seattle. The Annual Action Plan (AAP) establishes the assisted housing goals and strategies for the year. To ensure that these goals are met, County staff works with the United States Department of Housing and Urban Development (HUD), housing authorities in King County, private developers and nonprofit sponsors. The Plan is used by HUD to direct allocations of Federal funds for housing programs in King County outside Seattle and Bellevue. The Plan also describes Consortium housing planning and development efforts, including use of Community Development Block Grant (CDBG) funds, to create new housing programs to meet urgent needs and to establish other funding and finance sources to meet housing needs.

Even though significant strides were made in the past decade to provide low income housing, particularly for seniors, several types of groups are still underserved. These include families with children, and mentally and physically disabled people. The Plan recommends no more additional senior housing once the current commitments have been met for the proposed 62-unit Renton Low Rent Public Housing project, the 35 proposed senior units in Kirkland and the 40 proposed senior units in Redmond. During the last year the need for additional senior housing has decreased. Vacancies and turnovers in assisted senior housing have increased.

The Plan identifies 1984 housing priorities to reduce urgent needs. The priorities are:

- o Completion of the senior housing developments "in the pipeline";
- o Leased housing for families;
- o Construction or acquisition of housing for mentally and physically handicapped persons;
- o Emergency housing for families; and
- o Housing repair, rehabilitation and weatherization programs for low income homeowners and renters.

B. Housing Needs and Conditions

Overall Needs

- o 1,753 refugee households
- o 3,555 low income single persons not eligible for Federal housing programs
- o 6,991 income eligible elderly/handicapped households
- o 20,287 income eligible small family households
- o 1,516 income eligible large family households
- o 34,102 total estimated households needing housing assistance

Immediate Needs

- o There are 3,129 households on King County Housing Authority and Renton Housing Authority waiting lists for conventional public housing and for Section 8 Existing leased housing. These latest figures for 1983 show a 19% decline in the elderly waiting list, but a 29% increase in the family waiting list. Even with the decline in the elderly waiting list, this represents almost a 12% increase over last year's waiting list total. The following table shows the waiting list by type of household and housing program.

| | <u>Waiting Lists</u> | |
|----------------------------|----------------------|---------------|
| | <u>Elderly</u> | <u>Family</u> |
| Low-Rent Public Housing | 611 | 1,353 |
| Section 8 Existing Housing | <u>153</u> | <u>1,013</u> |
| Total | 764 | 2,366 |

Conditions

- o 249,923 total occupied housing units
 - 71% owner units
 - 29% renter units
- o 20,781 units in need of rehabilitation
 - 70% owner units
 - 30% renter units

Vacancy Rates

1983 vacancy rates have increased over the 1982 rates. A portion of the high rental vacancy rate is in the unsold new construction condominium units that have converted to rental units. This is especially true in South King County. The following chart was assembled using data provided by the March 1983 Cain & Scott Apartment Vacancy Study and the March 1982 Housing Vacancy Survey conducted by the Federal Home Loan Bank.

| | <u>Single Family</u> | <u>Multi-family</u> |
|-------------------|----------------------|---------------------|
| North King County | 1.8% | 4.6% |
| South King County | 2.0% | 10.8% |

Average Sales Price

- o According to the Spring 1983 Real Estate Research Report, average sales price for a home in King County (less Seattle) in the second half of 1982 was \$91,611.
- o High interest rates and a slow economy have limited the increase in the average house price to about 1% since one year ago. This condition may change if interest rates continue to moderate during 1983. House prices could accelerate once again.

Average Monthly Rent

- o Average rents in the Consortium area for the first half of 1983 according to information provided by Cain & Scott are:
 - North King County \$373
 - South King County \$306
- o During 1982 and the first half of 1983, apartment values in King County outside Seattle have increased about 3.6%. The average price paid per unit according to information provided by Cain & Scott was approximately \$31,100.

Average Household Size

- o Average household size in King County (excluding Bellevue and Seattle) is 3.0, according to information provided by the 1980 United States Census.

C. 1984 Housing Strategies

The strategies listed below provide an action plan for the coming year in the Consortium area. These strategies recognize a reduction in Federal housing assistance. They are designed to stretch local dollars and to focus on urgent needs.

- o Increase the units available for emergency housing.
 - Complete implementation of the CDBG-funded emergency housing program with the Renton and King County Housing Authorities to acquire and own units. These will be leased to emergency housing service providers.
 - Work with the City of Kent to implement CDBG-funded acquisition of two housing units. The YWCA will operate the units on a two year lease-maintenance agreement.
 - Work with United Way and other agencies to obtain operating funds.
 - Propose ways of increasing the number of units for emergency housing Countywide.
- o Maintain and improve housing repair and rehabilitation programs.
 - Maintain funding of the Affordable Monthly Payment Loan Program and the Housing Repair and Weatherization Program.
 - Implement Joint Venture Rental Rehabilitation Program for small rental properties (1 - 4 units) occupied by low income tenants in targeted neighborhoods.

- o Supplement Federal and State programs for handicapped housing and semi-independent residential care.
 - Continue Expediter fund to assist nonprofit sponsors develop handicapped housing.
 - Provide more units for semi-independent living for handicapped and mentally ill persons when operating funds are available.
- o Provide low cost housing for families and seniors.
 - Investigate ways the new State Housing Finance Agency program can be used to produce lower-cost housing in King County.
 - Complete manufactured housing subdivision for families.
 - Complete three senior mobile home park projects.
 - Complete CDBG-supported Senior Housing Program.
 - Work with developers to implement provisions of the Master Plan Development requirements for lower cost housing.
 - Obtain an allocation of Section Existing units for families
- o Continue cooperative interjurisdictional efforts to expand housing opportunities.
 - Provide housing planning assistance to cities and towns in the Consortium.
 - Continue the interjurisdictional Family Housing Opportunities Program. Sponsors include the Consortium, the City of Seattle, and the City of Bellevue.
 - Study local ways that Consortium jurisdictions and unincorporated King County can facilitate construction and rehabilitation of affordable housing through: (1) land use regulations and code changes (such as the mobile home ordinance), add-a-rental ordinance, and density bonuses for providing low-cost housing; (2) generation of alternative sources of housing finance at the local level, including tax-exempt financing and general obligation bonds; (3) improved administrative coordination on housing projects and programs; and (4) public/private sector participation in housing development.

D. 1984 Annual Action Program Goals

These goals are realistic estimates of our capacity to serve existing needs based upon information received from HUD on anticipated funding levels. The limited amount of available Federal funds means that goals for housing assistance will fall far short of meeting actual needs.

o HOUSING SERVICE PROGRAM GOALS

| | |
|--|---|
| Housing Hotline (344-7640)* | 2,800 callers |
| Fair Housing Office (344-7652) | 275 callers |
| Block Grant Housing Repair and Weatherization Program | 130 homeowner units |
| Farmers Home 504 Repair Program | 3 homeowner units |
| King County Housing Authority Weatherization Program | 550 homeowner & renter units |
| Cities Housing Repair Program | 70 homeowner units |
| Emergency Housing - North and South | 364 Emergency clients (14 units used by new families every two weeks) |

*Call these toll-free numbers if you live in these communities:

| | |
|-----------------|--|
| 463-9184, x7640 | Vashon |
| 463-9185, x7640 | Maury Island |
| 888-3700, x7640 | North Bend, Snoqualmie, Preston, Fall City, Carnation, Crystal Mountain, Skykomish, Stevens Pass, Lester |
| 939-5255, x7640 | Auburn, Federal Way, Black Diamond, Enumclaw |

o MAJOR HOUSING ASSISTANCE PROGRAM ANNUAL GOALS

| | <u>Elderly or Handicapped Units</u> | <u>Small Family Units</u> | <u>Large Family Units</u> | <u>Total Units</u> |
|--|---|-----------------------------------|-----------------------------------|------------------------|
| Homeowner Rehabilitation | | | | |
| AMPL | 26 | 21 | 3 | 50 |
| Farmers Home Administration 504 Program | 0 | 2 | 1 | 3 |
| Rental Rehabilitation | | | | |
| Joint Venture Low Income Rental Rehab Program | 2 | 26 | 2 | 30 |
| New Rental Construction | | | | |
| Low-Rent Public Housing | 62* | 80 | 10 | 152 |
| Section 202 Program | 75** | 16 | -- | 91 |
| Farmers Home Administration 515 Program | -- | 25 | 5 | 30 |
| Existing Rental Units | | | | |
| Section 8 Existing*** | -- | 305 | 25 | 330 |
| Emergency Housing | -- | 8 | -- | 8 |
| Homeownership | | | | |
| Farmers Home Administration 502 | -- | 19 | 6 | 25 |
| Senior Mobile Home Park Cooperative | 40 | -- | -- | 40 |

*Renton's Sylvia Terrace Project

**Proposed 35 senior units for Peter Kirk House Project in Kirkland and 40 senior units in Redmond.

The Annual Goals for senior Low-Rent Public Housing and senior Section 202 are the same as the Three-Year Goal. King County would prefer the Three-Year Goal total in 1984 to fulfill our Three-Year Goal.

***The Annual Goal and the Three-Year Goal for Section 8 Existing is the same. King County will accept Section 8 Existing in any of the three years.

E. 1983-85 THREE-YEAR HOUSING PROGRAM

o MAJOR HOUSING ASSISTANCE PROGRAM THREE-YEAR GOALS

| | <u>Elderly or Handicapped Units</u> | <u>Small Family Units</u> | <u>Large Family Units</u> | <u>Total Units</u> |
|------------------------------|---|-----------------------------------|-----------------------------------|------------------------|
| Homeowner Rehabilitation | | | | |
| AMPL | 78 | 63 | 9 | 150 |
| Farmers Home Administration | | | | |
| 504 Program | 1 | 6 | 2 | 9 |
| Rental Rehabilitation | | | | |
| Joint Venture Low Income | | | | |
| Rental Rehab Program | 4 | 52 | 4 | 60 |
| Proposed Renton/Kent | | | | |
| Rental Rehab Program | 2 | 10 | 2 | 14 |
| New Rental Construction | | | | |
| Low-Rent Public Housing | 62* | 80 | 10 | 152 |
| Section 202 Program | 75** | 16 | -- | 91 |
| Farmer's Home Administration | | | | |
| 515 Program | -- | 75 | 15 | 90 |
| Existing Rental Units | | | | |
| Section 8 Existing*** | -- | 305 | 25 | 330 |
| Emergency Housing | -- | 28 | 2 | 30 |
| Homeownership | | | | |
| Farmer's Home Administration | | | | |
| 502 Program | -- | 57 | 18 | 75 |
| Senior Mobile Home | | | | |
| Park Cooperative | 40 | -- | -- | 40 |

*Renton's Sylvia Terrace Project

**Proposed 35 senior units for Peter Kirk House Project in Kirkland and 40 units in Redmond.

***King County will accept the Three-Year Goal for Section 8 Existing in any one year.

I. INTRODUCTION

This document combines two requirements from the United States Department of Housing and Urban Development (HUD): a three-year housing plan and a one-year action plan. The King County Housing and Community Development Division (H&CD) prepares the Housing Assistance Plan (HAP) and Annual Action Plan (AAP) on behalf of the cities and towns in King County's Community Development Block Grant Consortium (Consortium) and is responsible for coordinating assisted housing activities within King County, except for Bellevue and Seattle. Housing assistance planning is an integral part of King County's Community Development Block Grant (CDBG) Program. The condition of the County's housing stock is surveyed and the housing assistance needs of lower income persons are analyzed. Three-year housing assistance goals are formulated to meet these needs and are reflected in the HAP document.

This document is the amended 1983-1985 Housing Assistance Plan and the 1984 Annual Action Plan. The original HAP submitted to HUD was an interim document. At the time it was written, 1980 United States Census income data was not available and therefore could not be used in the analysis for last year's HAP. In addition, a much clearer picture has developed on the type of Federal housing assistance that may be available over the next several years.

Over the past several years, the resources for meeting housing needs of low income people have been guided by an overall Federal strategy encompassed in the Housing and Community Development Act of 1974, as amended. The HAP, adopted as part of a local CDBG program, was used to guide the allocation of Federal resources to mesh with the local development and revitalization programs. The Federal government provided housing assistance funds primarily for renters -- new apartment construction, rehabilitation, and leased housing. To a lesser degree, Federal assistance was available to homeowners. The CDBG program was used by King County to fund areas of need where Federal housing assistance was inadequate, primarily for homeowner rehabilitation assistance. CDBG funds were used to leverage private lending institution loans for housing rehabilitation and to make Federal programs

more workable in meeting local needs such as land cost subsidies to construct family housing.

Now we are faced with significantly reduced resources available for housing assistance. Federal funds are at their lowest levels since 1945.

At least for the foreseeable future, there will be a continuance of fewer Federal dollars for housing assistance programs. This is particularly true for new construction programs. Thus, a smaller proportion of the need can be met. Local resources can only contribute a portion of lost Federal funds. The low income housing need continues to exist and current economic conditions have heightened the severity of the problem for many family households. King County will strive throughout this year to make the best use of limited local resources to meet the shelter needs of low income eligible households. King County will also make every effort to present our case for local housing needs to the Federal government.

II. COUNTY ROLE IN HOUSING

King County develops the Housing Assistance Plan (HAP) on behalf of the King County Community Development Block Grant Consortium (Consortium). To fulfill the goals contained in the HAP, King County works with the United States Department of Housing and Urban Development (HUD) to obtain all available Federal funding, develop new programs, coordinate project and program implementation, and provide assistance to housing developers and Consortium members.

A. Housing Planning

The County develops the HAP on behalf of the Consortium. The Plan serves as the basis for reviewing individual projects as will be discussed below; it also is used by HUD to direct program allocations.

The County conducts housing surveys and prepares reports that are used by Consortium members. This includes the Housing Conditions Survey and two recent vacancy surveys of mobile home parks in King County.

The County provides housing policy guidance through various Community Plans. The East Sammamish and Newcastle Community Plans require low and moderate income housing in Master Plan Developments. In other parts of the County, such as Vashon, 50% to 100% density bonuses are allowed for low and moderate income housing construction.

B. Program Development

The County researches the feasibility of various housing development programs. Feasible programs are presented to the King County Council for approval and ways of funding the projects are sought. The County contracts with the King County and Renton Housing Authorities, nonprofit developers and other housing agencies to carry out project implementation.

The County currently funds nonprofit sponsors and the housing authorities to implement several different housing developments. These projects include a manufactured housing subdivision for low income families, three senior mobile home parks, the Senior Housing Program, the Housing Repair and Weatherization Program, and a phased emergency housing program for families.

C. Program Coordination

The County coordinates housing assistance in the Consortium. A Housing Hotline provides information on the many homeowner assistance programs operating in the County. This phone service to residents is also advertised in the brochures and posters the County publishes.

The County has worked to modify its housing repair programs to better meet the needs of the occupants. Current efforts are expanding the use of private financing in conjunction with public assistance for both homeowners and apartment owners.

The County coordinates the Senior Housing Program with the cities of Redmond, Renton, Kirkland, and the Housing Authorities of Renton and King County.

The County has contracted with the King County Housing Authority (HACK) and the Renton Housing Authority (RHA) to build or administer CDBG-funded low and moderate income housing programs. HACK and RHA coordinate with the County to provide timely housing data on both current tenants and waiting list demand.

The County coordinates with other housing agencies and private developers. Private and nonprofit developers build, own and manage over 1,250 units of low income housing in the County. The County keeps in close touch with HUD representatives to ensure clear communication of County housing needs and goals.

D. Assistance to Housing Projects and Sponsors

King County Housing and Community Development Division (H&CD) provides a variety of assistance to sponsors.

Assistance could include:

- Market surveys
- Reviewing site appropriateness for low income housing
- Specific site analysis
- Information on kinds of housing programs available such as:
 - Housing needs in the county
 - Housing census data
 - Mobile home parks
- Descriptions, including location, of Federally-assisted family and senior housing units in the County
- Expediter Fund for nonprofit sponsors of handicapped housing

E. Program Operation

H&CD operates several housing programs directly. The Housing Hotline provides centralized intake for available housing repair programs. The Affordable Monthly Payment Loan Program combines a CDBG deferred payment loan with a private lender market rate loan for rehabilitation loans. Under the Housing Repair Program, emergency grants or deferred payment loans are available.

F. Review for Project Consistency with the Housing Assistance Plan

HUD regulations (CFR Title 24, Part 891.201 (f)) permit local jurisdictions with Housing Assistance Plans to review proposals submitted to HUD for housing assistance and to make findings of consistency or inconsistency with their Plans. Local findings of inconsistency are binding upon HUD. In addition, HUD makes a similar determination of consistency or inconsistency based upon the Plan.

Projects of less than twelve units are not subject to local review. King County will review all other projects regardless of sponsor type (for-profit, nonprofit, public housing authority, or other).

Normally, HUD conducts an initial screening of preliminary proposals received by it and forwards to local jurisdictions only those which do not have an obvious defect. The locality has thirty (30) days in which to conduct its review. King County's response will generally take four forms:

1. The proposal is fully consistent with the HAP and is positively supported by the County.
2. The proposal is consistent with the HAP.
3. The proposal is acceptable and consistent only if certain modifications are made.
4. The project is inconsistent with the HAP for some reason which cannot be remedied.

These rankings are derived from two determinations: First, as to consistency with the General Locations for Assisted Housing found in Section VI.; second, as to overall project desirability judged according to Specific Site and Location Criteria in Section VII.

III. HOUSING CONDITIONS AND NEEDS

A. Housing Conditions

King County's Housing and Community Development Division (H&CD) fall 1981 Housing Conditions Survey shows that 82,586 units, or 31.9% of the total number of housing units in King County Consortium need either minor or major repairs. For single-family, duplex and triplex units, 54,079 (28%) were in need in minor repair while 16,259 (9%) required major repairs. Multi-family results indicate the 10,038 (22%) units need minor repairs with 2,211 (5%) units having major repair problems.

An estimated 35,165 units of the 54,079 single-family, duplex, and triplex units which required minor repair in the County are rentals. Small rental structures with one to four units make up 50% of the County's total rental housing. In a January 1983 housing condition survey in Kent, the multi-family and single family rental units had a 70% rate of minor or major repair needs.

The H&CD 1981 survey showed a geographic dispersal of minor housing repair needs. In the unincorporated County areas, pockets of low income homeowners are scattered throughout the older suburban ring. These areas include White Center, Skyway, and Shoreline. Many of these homes are owned by senior low income residents who can no longer afford the upkeep of their homes. Housing repair programs are essential to prevent the decline of the County's housing stock.

Renton Highlands, Kirkland/Houghton, Skyway, and Boulevard Park are four areas in the County with high concentrations of small rental properties needing repair that house low or moderate income tenants.

B. Housing Needs

Housing conditions in King County have changed over the past decade, reflecting the boom-and-bust economic cycles associated with regional and

national economic patterns. In the early to middle 1970's, this area was recovering from a serious recession. The recession resulted in a significant decline in home maintenance and a high need for housing rehabilitation financing. As the economy improved in the latter 1970's, the Puget Sound area experienced substantial economic development and growth pressures. Vacancies reached all-time lows, the cost of housing soared, and low income households were displaced because of condominium conversions and increased housing costs. Affordable housing, a long-standing issue for low income persons, became an issue for middle income young persons and families entering the home purchase market. By the early 1980's, the swift rise in interest rates brought new residential construction to a standstill and stagnation to the local economy. Units developed to be sold as condominiums had to be rented instead, forcing vacancies in the rental market upward.

Throughout all of the above changes, low and moderate income people have encountered increasing difficulties in obtaining or keeping safe, sanitary and affordable housing in decent living environments. For example, although vacancies exist in the rental market and rent increases have slowed, rents are still high and represent a hardship for many low income families and elderly persons.

Even though significant strides were made in the 1970's to provide low income housing and housing assistance programs, there are several types of low and moderate income groups who are underserved. These groups include families with children, and mentally and physically disabled people.

Housing strategy formerly depended upon deep Federal housing subsidies to meet the housing needs of very low income people. CDBG funds were used to supplement and facilitate Federal programs and to demonstrate affordable housing techniques so a broad range of needs could be met. Federal housing subsidies were used mainly to build much needed assisted housing for both families and seniors. CDBG funding was used supplementally to produce housing without deep subsidy, primarily for seniors -- the Senior Housing Program, Senior Condominium Purchase Program, and three Senior Mobile Home Parks.

Given cutbacks in Federal funds, CDBG funds should now be used to meet the most pressing needs and to keep the housing stock repaired, thus avoiding the larger future costs of deferred maintenance.

During the last year, the need for additional senior housing has decreased. Approximately 300 units still in the development pipeline will be available for occupancy in 1983 and 1984. Meanwhile, vacancies and turnovers in assisted senior housing have increased. The King County Housing Authority now has to call five seniors on the waiting list to fill a vacancy. The waiting list for both the King County and Renton Housing Authorities has decreased to 764 from 1,600 senior persons two years ago.

The lack of demand has three explanations: (1) Most of the senior housing was built in the mid-1960's. The average age of senior occupants is now 74. Thus, a higher turnover of units is occurring as occupants leave for nursing homes. (2) Seniors needing housing in the 1960's had mainly been renters all their lives; whereas a larger percent of today's seniors are homeowners who want to stay in their homes as long as possible. (3) Past production of senior housing has been high in proportion to other needs. Since 1975, almost one-thousand permanent units of assisted senior housing have been produced.

The need for low income non-elderly and handicapped housing is still great. The King County and Renton Housing Authorities report increased waiting lists totaling almost 2,400 families. Without new Federal funding, this need will continue. There is also a need for semi-independent housing for approximately 600 recovering mental health patients. Many are living in inappropriate living situations such as nursing homes or on the street. CDBG capital funds should be used in support of available operating funds to help make projects feasible.

IV. 1984 HOUSING PRIORITIES

A. Emergency Housing for Families

Families with children are the largest single group in need of emergency housing. In September, 1980, agencies operating family shelters turned away 1,200 families during the month. In September, 1982, the same agencies reported turning away 2,400 families during the month.

Under current economic conditions, the number of low income working families being evicted and requesting emergency shelter is on the increase. They either cannot meet increased rental costs or are unemployed and cannot continue making rental or mortgage payments. Sixty percent of families and individuals seeking shelter are from the Seattle metropolitan area.

Emergency housing -- temporary shelter provided during periods of displacement or crisis -- is usually offered by agencies which provide other types of supportive assistance. This assistance could include food and cash assistance, and counseling for funding long-term housing. Emergency housing facilities range from the missions in downtown Seattle serving single men to larger individual unit shelters for families with children.

As of spring, 1983, 918 beds are available each night -- 880 in Seattle and 38 in King County, outside Seattle. There is no permanent emergency housing located in King County. Shelter is made available through a voucher system for use at various motels. Within the next year, two King County nonprofit agencies should be operating 14 units of permanent emergency housing. Emergency housing is also provided in the form of short term "safe homes" that are volunteered for placement of victims of domestic violence.

B. Handicapped Housing: The Need for Semi-Independent Residential Care

Over the past decade, State and Federal programs have encouraged the integration of handicapped individuals, including those with developmental disabilities and mental illness, into the community. These people require special semi-independent residential care facilities in transition to independent living. Those people who are able to live independently are still faced with housing affordability problems. Several new group homes have been developed during the past five years in King County using Federal Section 202 and State Referenda 29 and 37 subsidies to provide semi-independent residential care. Most projects have been sponsored and managed by nonprofit groups, organized by parents. According to the King County Department of Human Resources, the need for more group homes and an adequate supply of low-cost rental housing is still great. More than 800 handicapped persons originating from King County are still under care in institutions and nursing homes. Most of these could manage to live in an independent or semi-independent housing situation given affordable housing and appropriate levels of service.

Appropriate types of shelter are needed for both physically and mentally disabled persons. Too often, most subsidized "handicapped" units are available as one-bedroom wheelchair accessible apartments in senior housing projects. A pressing concern is for more family handicapped units and for the appropriate types of semi-independent housing for the mentally ill.

More attention has been paid in recent years to housing need for the mentally ill. Approximately 4,000 mentally ill persons in King County potentially need residential care. The 1979 King County Assessment of the Housing and Residential Care Needs of the Mentally Ill in King County and Recommendations for Action estimates that about 600 mentally ill individuals in King County need semi-independent living situations. In this type of housing, individuals live in a near normal setting as a long-term form of maintenance or as the last phase of rehabilitation. In 1979, only three percent of the need for semi-independent housing had been met and few new units have been added since then.

Because of psychiatric disabilities, the chronically mentally ill are generally unemployable. Most qualify for State or Federal public assistance programs that pay about \$300 per month. Apartment rentals are usually not affordable to this group. The only other alternative for this group is to join the ranks of other low income persons on the waiting lists for public housing.

C. Housing Repair, Rehabilitation and Weatherization Programs for Low Income Homeowners and Renters

Housing condition data show a continuing need for housing repair and rehabilitation in the Consortium. It is important to keep the housing stock repaired, thus avoiding the larger future costs of deferred maintenance. The 1981 Housing Conditions Survey prepared by King County's Housing and Community Development Division concluded that in the Consortium area as a whole, 37% of single family, duplex and triplex housing and 25% of multi-family housing need minor or major repair. From 1975 to 1983, housing repair programs for single family homeowners have been consistently identified by the Consortium as a funding priority.

In 1979, King County, with the Cities of Renton and Auburn, received a three-year commitment of funds for Section 8 Substantial Rehabilitation of Multi-family buildings through the Neighborhood Strategy Area (NSA) program. The program targeted the downtown neighborhoods of Auburn and Renton for revitalization, both through community development projects and improvements in owner and renter housing. The program ended in June, 1983, after completing rehabilitation of 77 units in five buildings. Because of King County's participation in the NSA Program, funds from the Section 312 Program for rehabilitation of multi-family buildings with five or more units were used by two building owners. A total of 42 units were rehabilitated with Section 312 funds.

Neither the NSA nor the Section 312 Multi-family Program was available for small rental structures with one to four units, yet these make up 50% of the County's total rental housing. Based on the 1981 Housing Condition Survey, an estimated 35,165 units in small rental structures need repair.

In 1983, King County Housing and Community Development Division began a demonstration Rental Rehab Program to upgrade the living conditions of low and moderate income tenants while keeping rents affordable and to help revitalize targeted neighborhoods. Loans of up to \$15,000 are made to owners of rental properties of one to four units where at least 50% of the tenants are low and moderate income. A portion of each loan has private lender funds and the remainder is a no-interest deferred payment loan from King County.

D. Section 8 Existing Certificates For Families

As discussed under the Emergency Housing Section, the plight for families to find shelter suitable for their needs and reasonably priced has become a dramatic problem; the housing authorities' family waiting lists have continued to increase, emergency shelters turn away an increasing number of young families with children and evidence of doubling up in small living quarters has risen.

There are currently no Federally funded new construction family programs. CDBG funds cannot be used for new housing construction. Even if the funds could be used for this purpose, housing construction would be a prohibitively expensive use of CDBG funds.

The only interim solution is to use Section 8 Existing certificates for low and moderate income families. Our goal is to obtain as many as possible.

E. Completion of Senior Housing Projects in the Pipeline

The Consortium has committed \$599,480 in CDBG funds to support the development of three projects for seniors.

Renton - The City of Renton Housing Authority (RHA) has acquired a site on Cedar River Trail, downtown, across from the Senior Center. Engineering and preliminary design have been completed. RHA has applied for Federal Public Housing funds for 62 units of senior housing.

Kirkland - The City has acquired a site adjacent to a shopping center and near the Kirkland Senior Center. A Federal Section 202 application was submitted but not funded in 1982. It will be submitted again in 1983.

Redmond - The City has selected a downtown site one block from the Redmond Senior Center. Acquisition is now proceeding. The City will submit a Section 202 proposal in 1984.

V. STRATEGIES AND GOALS

A. 1984 Housing Strategies

The strategies listed below provide an action plan for the coming year in the King County Community Development Block Grant Consortium (Consortium) area. These strategies recognize a reduction in Federal housing assistance and are designed to stretch local dollars and to focus on urgent needs.

1. Increase the units available for emergency housing.

- Complete implementation of the Community Development Block Grant (CDBG)-funded emergency housing program with the Renton and King County Housing Authorities to acquire and own units to be leased to emergency housing service providers.
- Work with the City of Kent to implement CDBG-funded acquisition of two housing units. The YWCA will operate the units on a two-year lease maintenance agreement.
- Work with United Way and other agencies to obtain operating funds.
- Propose ways of increasing number of permanent units for emergency housing Countywide.

2. Maintain and improve housing repair and rehabilitation programs.

- Maintain funding of the Affordable Monthly Payment Loan Program and Housing Repair and Weatherization Program.
- Implement a Joint Venture Rental Rehabilitation Program for small rental properties (1 - 4 units) occupied by low income tenants.

3. Supplement Federal and State programs for handicapped housing and semi-independent residential care.
 - Continue Expediter Fund to assist nonprofit sponsors develop handicapped housing.
 - Provide more units for semi-independent living for handicapped and mentally ill persons.

4. Provide low cost housing for families and seniors.
 - Investigate ways the new State Housing Finance Agency program can be used to produce lower cost housing in King County.
 - Complete manufactured housing subdivision for families.
 - Complete three senior mobile home park projects.
 - Complete CDBG supported Senior Housing Program.
 - Work with developers to implement provisions of the Master Plan Development requirements for lower cost housing.
 - Obtain an allocation of Section 8 Existing units for families.

5. Continue cooperative interjurisdictional efforts to expand housing opportunities.
 - Provide housing planning assistance to cities and towns in the Consortium.
 - Continue the interjurisdictional Family Housing Opportunities Program. Program sponsors include the Consortium, the City of Seattle, and the City of Bellevue.

- Study local ways that Consortium jurisdictions and unincorporated King County can facilitate the construction and rehabilitation of affordable housing through (a) land use regulations and code changes (such as the mobile home ordinance), add-a-rental ordinance, and density bonus for providing low-cost housing; (b) generation of alternative sources of housing finance at the local level, including tax-exempt financing and general obligation bonds; (3) improved administrative coordination on housing projects and programs; and (4) public/private participation in housing development.

B. Annual and Three-Year Goals

Much of the Federal housing assistance relied on in the past to meet housing needs is unavailable this year and the form of assistance may be restructured in the three-year period covered by this Plan. Consequently, any goals for Federal programs can only be tentative. Recent experience has shown that funds do become available intermittently. Since King County has the capacity to implement a substantial number of projects, our goals should be flexible and large enough to take advantage of unexpected fund or program availability. The goals presented below include all programs with such funding possibilities.

1. 1984 Annual Goals

For a more detailed explanation of housing assistance programs, see the Annual Report on King County Housing Assistance Programs.

a. HOUSING SERVICE AND MINOR REHABILITATION PROGRAMS FOR LOW AND MODERATE INCOME HOMEOWNERS AND RENTERS

Housing Hotline - 344-7640

Annual Goal: Serve 2,800 Callers

The Housing Hotline is a special phone number to provide information to King County residents seeking housing assistance outside of Seattle and Bellevue. The Hotline provides centralized intake for available housing repair programs. The Hotline is staffed by a CDBG-funded employee who takes applications for home repair

programs, interviews clients, processes home repair loan documents, and tracks progress of repairs. In addition, the Hotline staff handles a variety of calls seeking general information and referrals. The Hotline staff keep an up-to-date catalog of housing assistance provided by local jurisdictions and private agencies in the County.

Fair Housing Office - 344-7652

Annual Goal: Assist 275 residents

It is the policy of King County that discrimination in the rental, sale or in the financing of housing accommodations against any persons on the basis of race, color, religion, national origin, age, sex, marital status, parental status, sexual orientation, the presence of any sensory, mental or physical handicap, or the use of a trained dog guide by a blind or deaf person are contrary to the public welfare, health, peace and safety of the citizens of King County.

Such practices of housing discrimination are prohibited by King County Ordinance #5280, as amended, which was enacted in January, 1981. This Ordinance is administered and enforced by the Fair Housing Section of the King County Affirmative Action Office, located at Room 400 in the King County Courthouse. Any persons who feel they have been aggrieved by housing discrimination should call the Fair Housing Office at 344-7652.

In 1984, the Fair Housing Section plans to serve over 275 residents of King County through education, information and referral, and resolution of discrimination complaints.

CDBG Housing Repair and Weatherization Program

Annual Goal: Repair 130 homeowner units

Emergency grants up to \$1,500 per house or a deferred payment loan up to \$7,500 are available under this program. Health and Safety repairs must be made before other repairs can be assisted. The program is coordinated by King County for small jurisdictions and unincorporated areas. Each of the larger cities manages its own program. Housing Repairs are carried out by rehabilitation staff of the King County Housing Authority.

Cities' Housing Repair Program

Annual Goal: Repair 70 homeowner units

Various grants and deferred payment loans are available from the cities which have their own repair programs. Currently, Kent, Auburn, Renton, Redmond and Mercer Island operate local housing repair programs.

The City of Kent, in addition to using grants and loans, encourages more self-help efforts. Homeowners are being encouraged to perform their own repairs by drawing on the combined resources of the educational home repair classes, church and/or community services, the King County Housing Authority, Kent's home repair specialist and CDBG funds for materials.

Kent's minor home repair program assists many senior and disabled persons to remain in their homes by fixing minor housing repairs which, unchecked, could lead to major housing rehabilitation problems.

King County Housing Authority Weatherization Program

Annual Goal: Weatherize 550 homeowner and renter units

Weatherization grants of up to \$1,500 are available. The King County Housing Authority coordinates the program. Weatherization is carried out by Housing Authority staff or private contractors.

Farmers Home Administration 504 Program

Annual Goal: Repair 3 homeowner units

Loans and grants for health and safety repairs are available to residents in the rural parts of the County. The maximum loan amount is \$5,000 and grants are available to senior citizens. This program is operated by the Farmers Home Administration County Supervisor in Auburn.

Emergency Housing for Families

Annual Goal: Serve 364 families in 14 units

Kent Emergency Housing Program - annual goal is to use 1983 CDBG funds to acquire two housing units to serve 52 families with

emergency housing. The units will be operated by the YWCA for two years under a lease-maintenance agreement. The program should be operating by January, 1984.

North/East King County Emergency Housing Program - annual goal is to use CDBG funds to acquire eight housing units for emergency housing to serve 208 families. North/East King County Multi-Service Center will operate the program. The units should be available by Fall, 1984.

Renton Emergency Housing Program - annual goal is to use CDBG funds to acquire four housing units to use as emergency housing for 104 families. The South King County YWCA will operate the program under a two-year lease agreement. Units will be available in the fall of 1983.

b. SUBSTANTIAL REHABILITATION ASSISTANCE FOR HOMEOWNERS

Affordable Monthly Payment Loan (AMPL) Program

Annual Goal: Rehabilitate 50 single-family units

This program combines a CDBG deferred payment loan with a private lender market rate loan to provide a homeowner with affordable monthly payments. The maximum combined loan is \$15,000.

This program makes it possible for an increased number of homeowners to rehabilitate their properties and allows lenders to serve an expanded market. CDBG funds for this project, combined with conventional loans from a private lender, will create a lending pool in excess of one million dollars. Lenders participating in the program include Citizens Federal Savings and Loan Association, First Interstate Bank of Washington, Old National Bank, and Washington Mutual Savings Bank.

c. HOME PURCHASE ASSISTANCE

Farmers Home Administration 502 Program

Annual Goal: Provide loans for the purchase of 25 homes

This program provides a source of funds to finance housing in rural areas for low to moderate income people who cannot obtain credit from commercial sources. This program is managed by the Farmers Home Administration District Office in Auburn.

d. NEW RENTAL UNITS

Nonprofit Housing Expediter Fund

NOTE: This program indirectly assists in the accomplishment of annual housing goals for new rental units.

King County has a limited amount of CDBG funds to assist nonprofit organizations with the initial costs of preparing applications for HUD's Section 202 Program to construct housing for handicapped persons. Funds may be used for necessary appraisals, engineering reports, attorney fees, housing consultant fees, preliminary sketches or site control.

In some cases, part of the Section 202 funds may be used to reimburse the nonprofit organizations for front-end expenses. The CDBG funds can then be returned to the County and reused to help other nonprofit organizations.

Low Rent Public Housing Program

Annual Goal: 90 family and 62 elderly new rental units

The Annual senior LRPH Goal is the same as the Three-Year Goal. King County will accept the total Three-Year Goal in senior LRPH units in any single year, if available, in order to complete the project proposed in Renton. The King County Housing Authority manages about 3,000 low-cost housing units throughout the County and the Renton Housing Authority manages about 310 units. Under the conventional public housing program, housing authorities sell bonds to finance the construction cost while the Federal government pays the annual cost of paying off those bonds (Annual Contributions Contract or ACC). Rents can thus be quite low since they cover operating expenses only. Under the Turnkey Program, private developers purchase land, build a project and turn it over to the housing authority when it is completed.

Section 202 Program

Annual Goal: 75 new rental units for elderly and 16 units for handicapped persons

The Annual senior Goal is the same as the Three-Year Goal. King County will accept 75 Section 202 units of elderly housing in any single year in order to complete proposed projects in Kirkland and Redmond. This Federal program provides direct loans to eligible, private, nonprofit sponsors to construct rental housing for elderly and/or handicapped persons..

Farmers Home Administration 515 Program

Annual Goal: 30 new family units

This program provides direct loans to private developers and non-profit sponsors at below market rates for construction of new rental housing in rural areas.

e. SUBSTANTIAL REHABILITATION OF RENTAL UNITS

Joint Venture Low Income Rental Rehab Program

Proposed Annual Goal: Repair 30 units

This program leverages CDBG funds for rehabilitation of rental properties (1 - 4 units in size) where low income renters are currently living. Priority is given to properties in targeted neighborhoods where a high percentage of substandard small rental properties is located.

f. EXISTING RENTAL UNITS

Section 8 Existing Program

Annual Goal: Provide assistance to 330 family renters

With funds from HUD, housing authorities can guarantee landlords Fair Market Rents while the tenant pays no more than 25% of his or her income. Both the King County and Renton Housing Authorities can issue available certificates to eligible low income renters to live in existing housing units that are approved as being in standard condition. The housing authorities administer more than

1,600 units of leased, assisted housing. The Annual Goal and the Three-Year Goal for Section 8 Existing is the same. King County will accept Section 8 Existing in any of the three years.

g. EMERGENCY HOUSING UNITS

Annual Goal: Provide 8 housing units to serve 208 families

CDBG funds will be used to acquire eight existing units for emergency family housing. These units would be owned by the King County Housing Authority and, if no longer needed, would be used as permanent low income housing.

2. 1983 - 1985 Three-Year Goals for Major Programs

HUD requires the three-year goals to be balanced in proportion to the elderly, small family, and large family need for housing assistance. Over the three-year period the three annual goals must add to meet the "proportionality" requirement.

Due to the unpredictable nature of the Federal housing programs, three-year goals are necessarily more general than our annual goals and except for new construction for senior rental housing, are not tied to specific projects.

The chart on the next page summarizes the three-year goals.

1983-85 THREE-YEAR HOUSING PROGRAM

o MAJOR HOUSING ASSISTANCE PROGRAM THREE-YEAR GOALS

| | <u>Elderly or Handicapped Units</u> | <u>Small Family Units</u> | <u>Large Family Units</u> | <u>Total Units</u> |
|--|---|-----------------------------------|-----------------------------------|------------------------|
| Homeowner Rehabilitation | | | | |
| AMPL | 78 | 63 | 9 | 150 |
| Farmers Home Administration 504 Program | 1 | 6 | 2 | 9 |
| Rental Rehabilitation | | | | |
| Joint Venture Low Income Rental Rehab Program | 4 | 52 | 4 | 60 |
| Proposed Renton/Kent | | | | |
| Rental Rehab Program | 2 | 10 | 2 | 14 |
| New Rental Construction | | | | |
| Low-Rent Public Housing | 62* | 80 | 10 | 152 |
| Section 202 Program | 75** | 16 | -- | 91 |
| Farmer's Home Administration 515 Program | -- | 75 | 15 | 90 |
| Existing Rental Units | | | | |
| Section 8 Existing*** | -- | 305 | 25 | 330 |
| Emergency Housing | -- | 28 | 2 | 30 |
| Homeownership | | | | |
| Farmer's Home Administration 502 Program | -- | 57 | 18 | 75 |
| Senior Mobile Home Park Cooperative | 40 | -- | -- | 40 |

*Renton's Sylvia Terrace Project

**Proposed 35 senior units for the Peter Kirk House in Kirkland and 40 senior units in Redmond.

***King County will accept the Three-Year Goal for Section 8 Existing in any one year.

VI. GENERAL LOCATIONS FOR ASSISTED HOUSING

A. New Construction (12 or more units)

New low and moderate income housing construction will be encouraged in areas where it will promote a good income mix leading to healthy, vital communities. There is a tendency to locate additional low and moderate income housing next to existing housing of the same type. Therefore, new assisted construction will be unacceptable in Census Tracts with at least one of the following characteristics:

1. More than 25% of residents had incomes below 50% of the 1980 County median income, or
2. More than 10% of total year-round housing units were permanently assigned assisted units, or
3. A combination of all three factors listed below under the discouraged category.

New assisted housing will be discouraged in Census Tracts with at least one of the following characteristics:

1. More than 150 family and elderly units, or
2. More than 100 family units, or
3. More than 100 elderly units.

An exception to these limitations is made for the location of elderly housing units in certain central city areas where services are available and there is a high degree of unmet need. See the General Locations for New Assisted Housing Map on page 28.

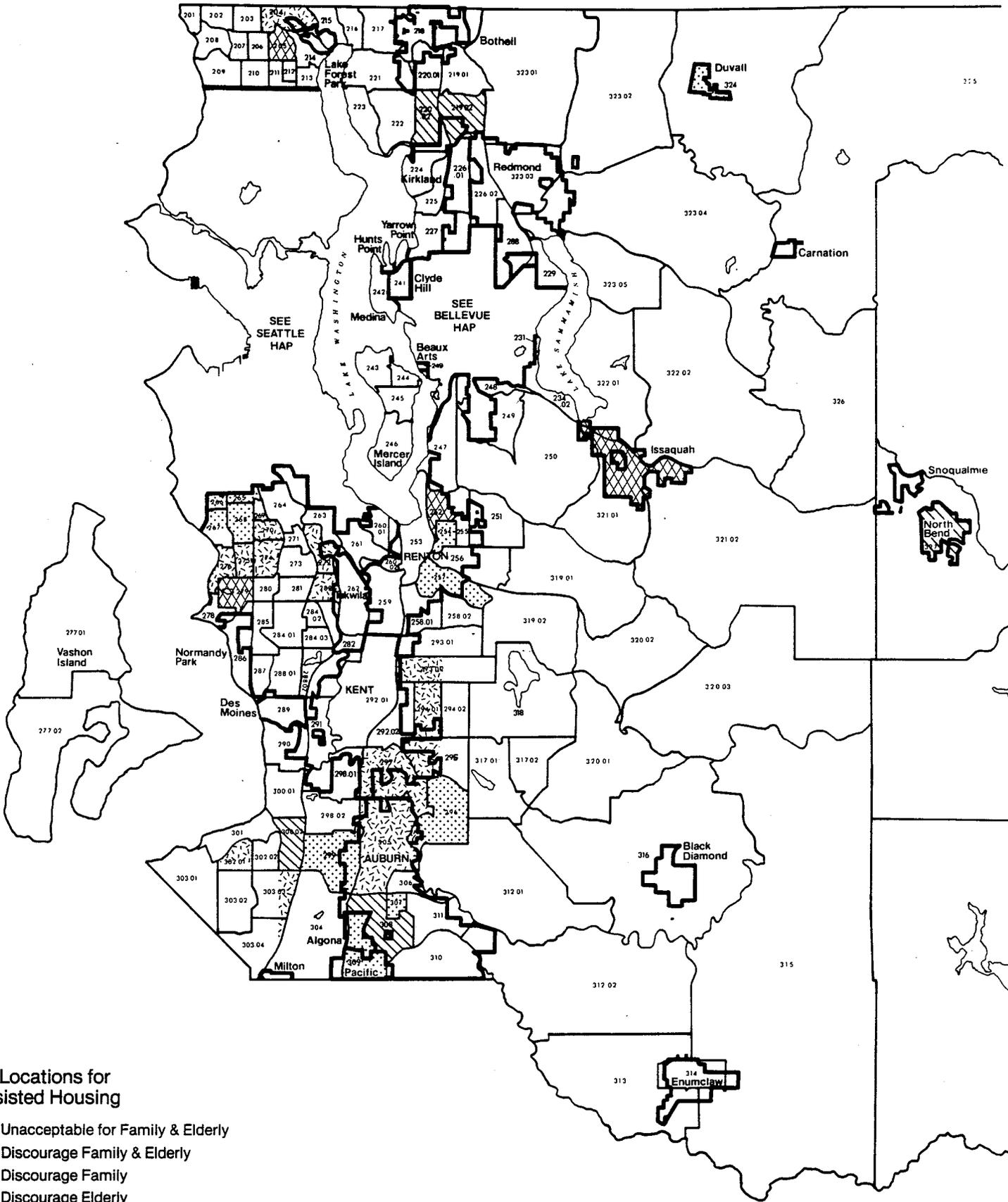
New assisted housing must also be in a local service area (sewer and water). The General Sewerage Areas Map on page 28 indicates these areas in general. In addition, developers should make sure that a proposed site

is located outside 100 year flood plains and not located in the Sea-Tac Airport Noise Zone. Details for a specific site may be obtained by contacting the King County Building and Land Development Division (344-7900) or the appropriate local jurisdiction planning department.

B. Rehabilitation Units

Certain housing programs, especially rehabilitation and home repair, combined with other community development money, seek to improve the housing stock of defined areas which are characterized by conditions leading to blight and a concentration of low income residents. The goal is both to improve the condition of the housing stock in those areas for persons who could not afford to do so without outside assistance, and to create a climate for renewed private investment in the neighborhood. King County also has many low income persons throughout the suburban and rural areas. Rehabilitation and repair assistance on a deconcentrated basis throughout the County will allow these persons to stay in their homes and will contribute to economic diversity within communities.

The General Locations for Community Revitalization and Housing Rehabilitation Map on page 40 shows Areas Needing Revitalization and Rehabilitation, and Areas of Deconcentrated Need.

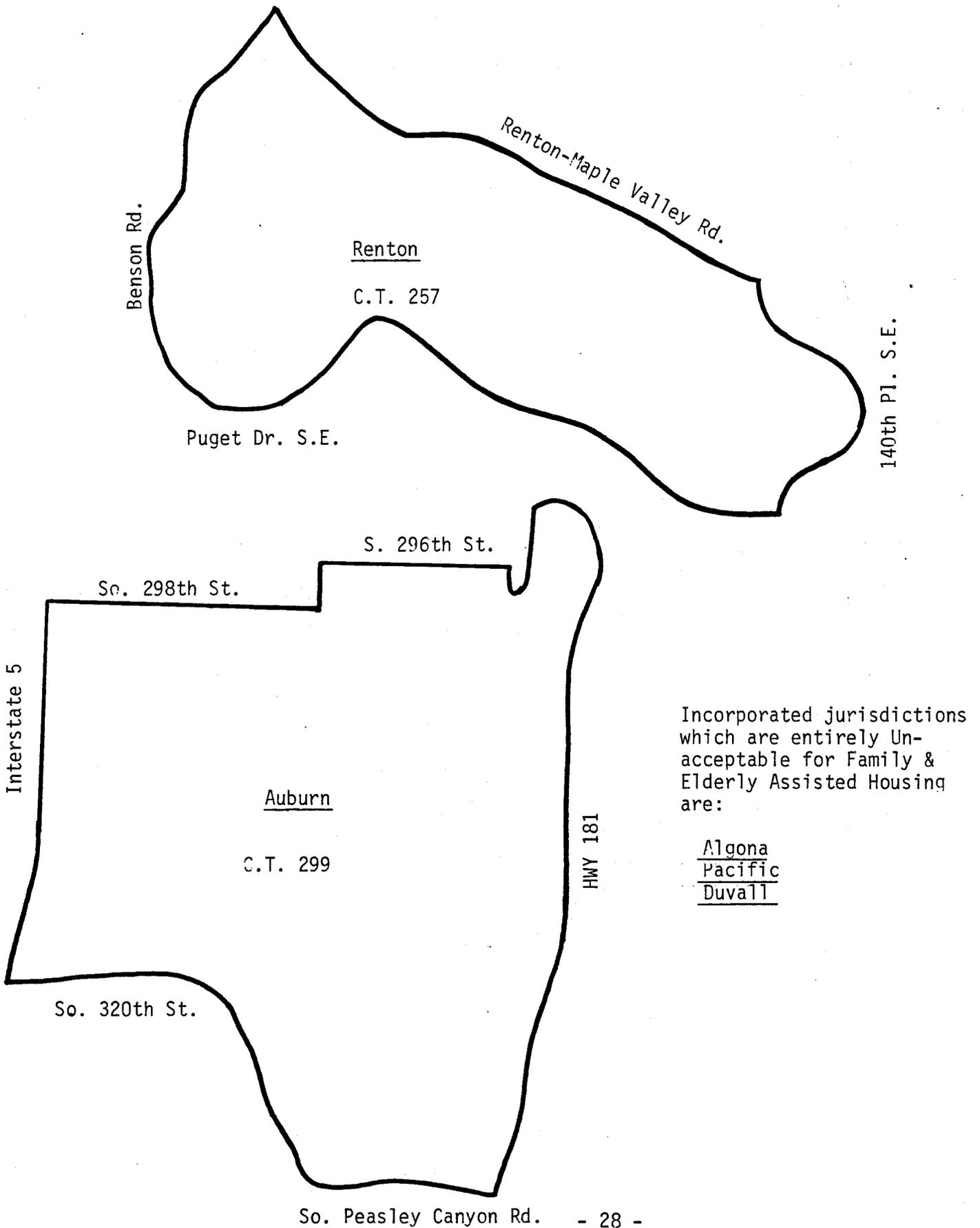


General Locations for New Assisted Housing

-  Unacceptable for Family & Elderly
 -  Discourage Family & Elderly
 -  Discourage Family
 -  Discourage Elderly
 -  Acceptable for Family, Elderly & Handicapped
-  223
Census Tract

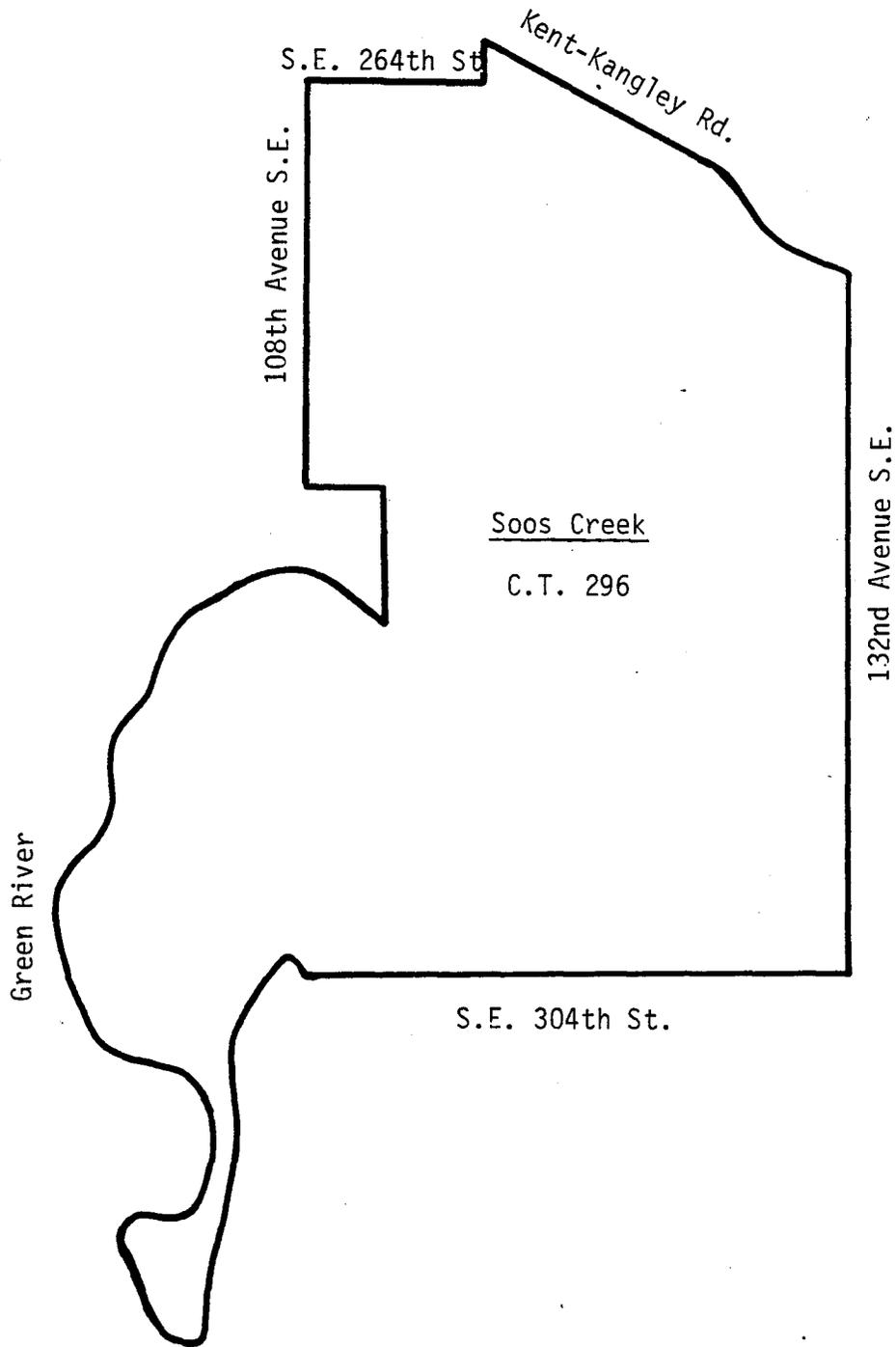
GENERAL LOCATIONS FOR NEW ASSISTED HOUSING

Unacceptable for Family & Elderly



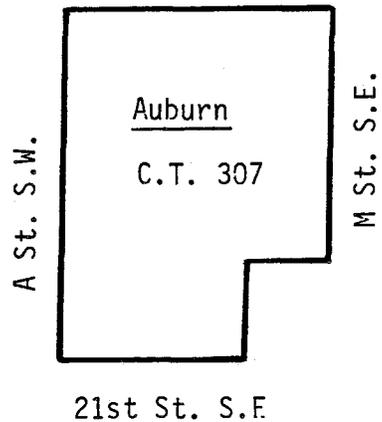
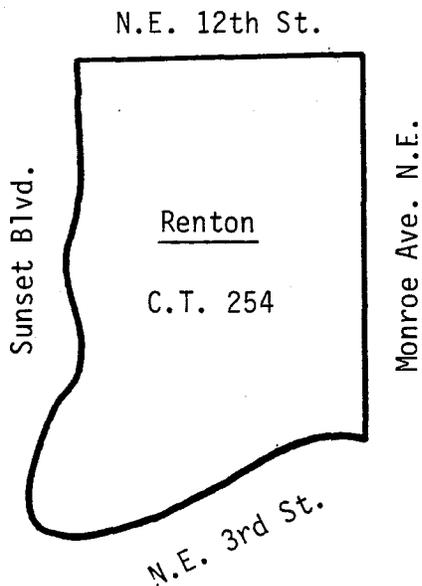
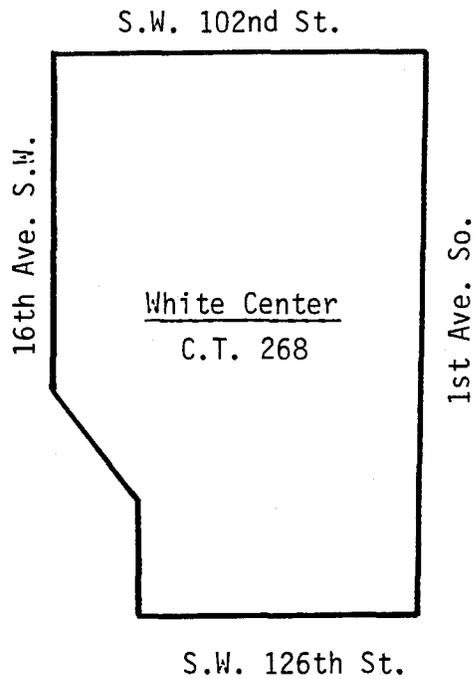
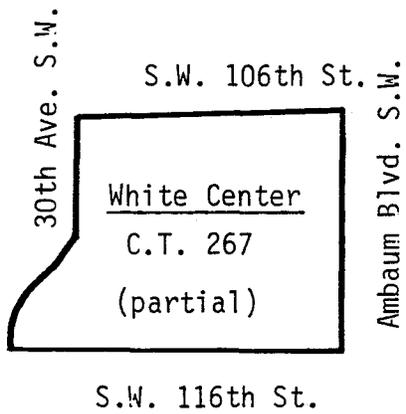
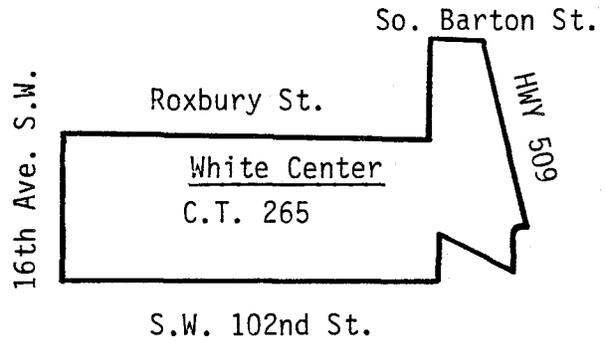
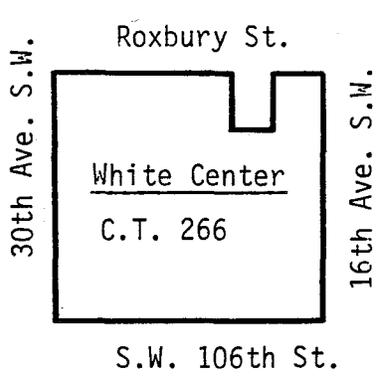
GENERAL LOCATIONS FOR NEW ASSISTED HOUSING

Unacceptable for Family & Elderly

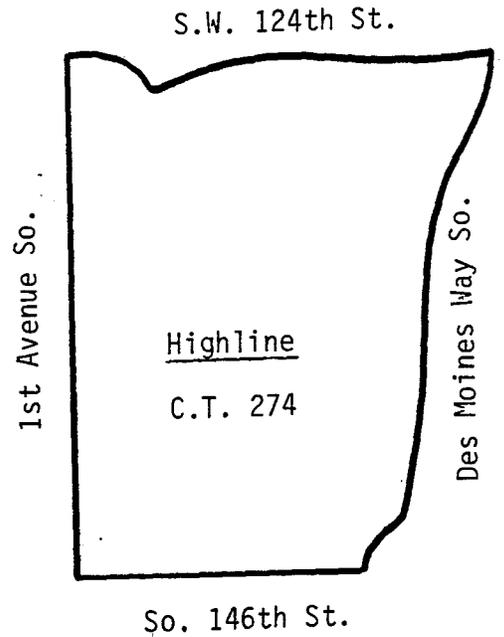
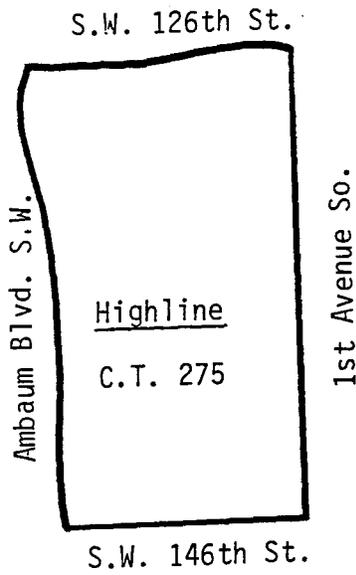
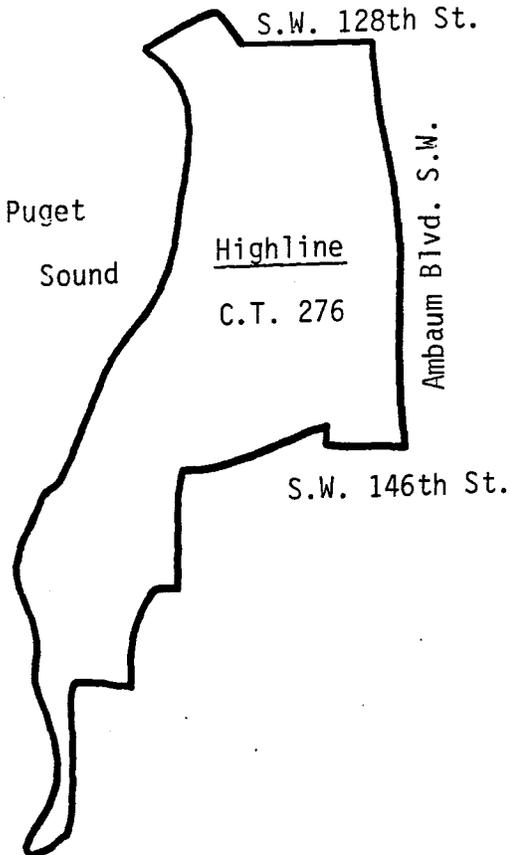
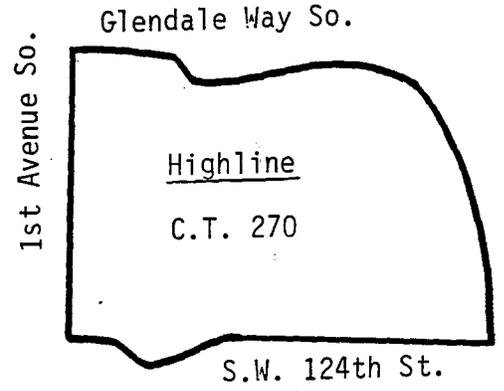
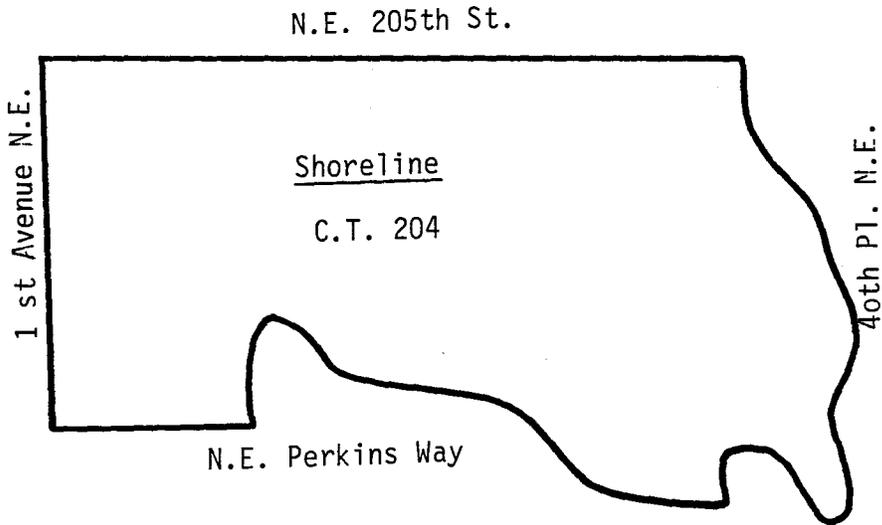


GENERAL LOCATIONS FOR NEW ASSISTED HOUSING

Unacceptable for Family & Elderly

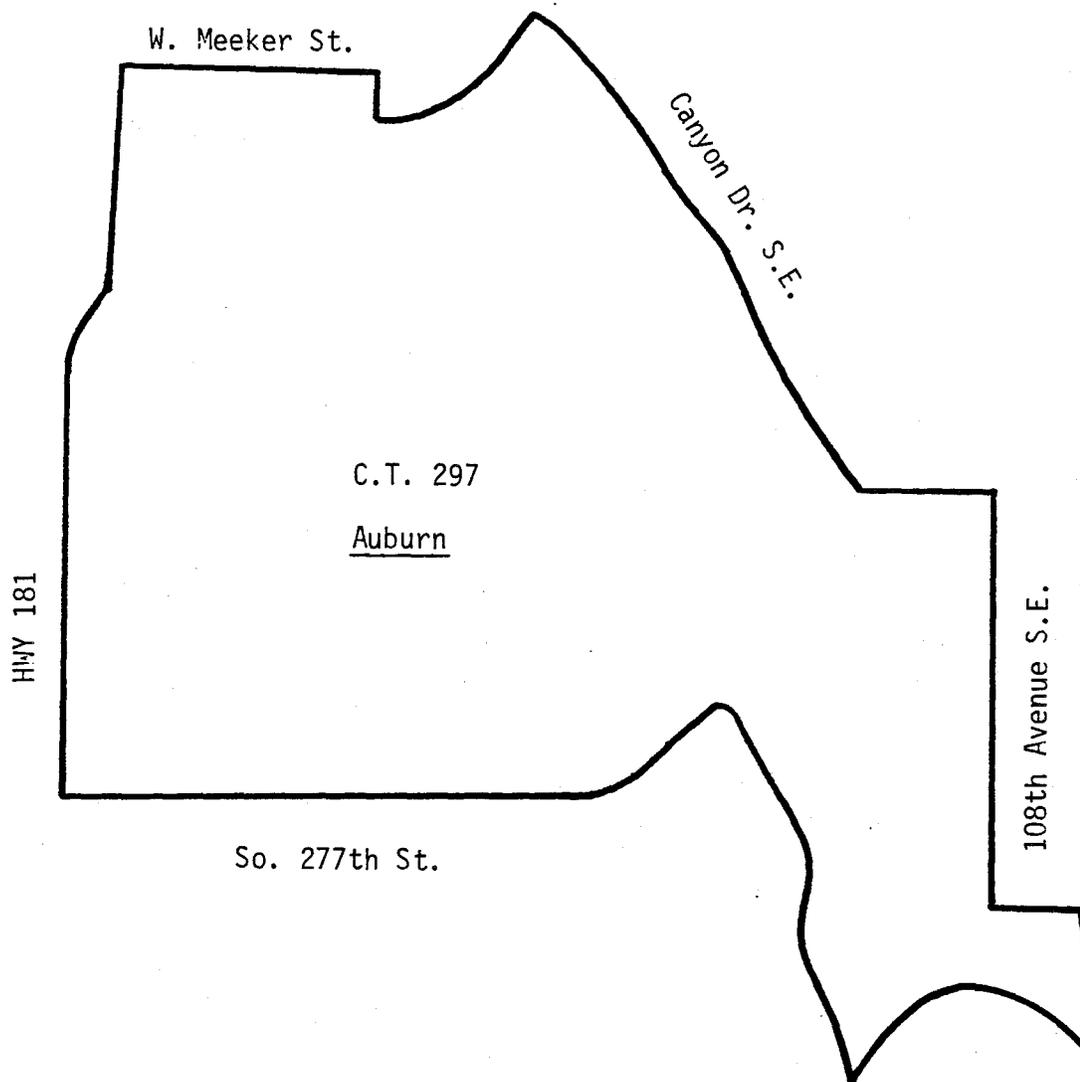


GENERAL LOCATIONS FOR NEW ASSISTED HOUSING
Discourage Family & Elderly

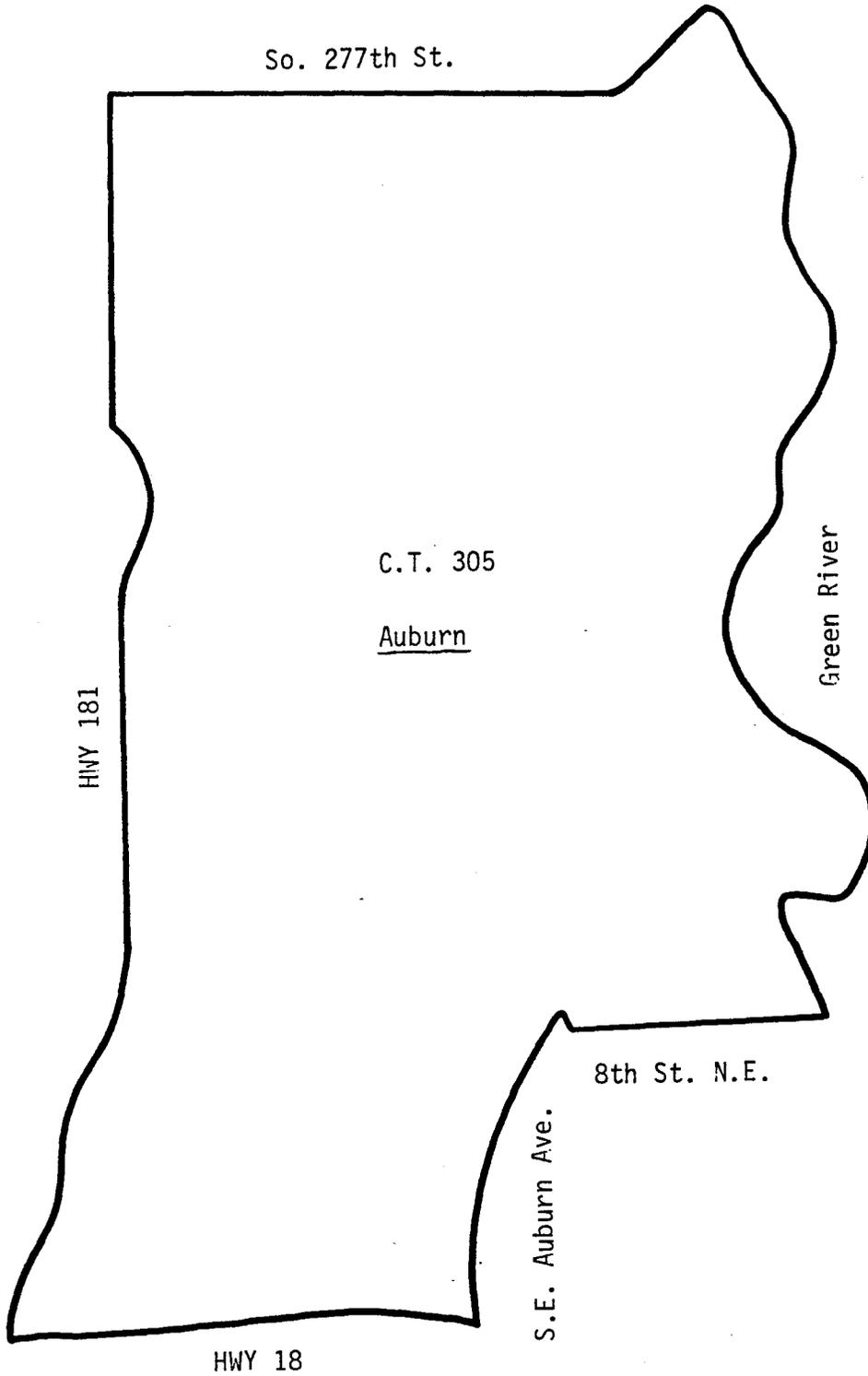


GENERAL LOCATIONS FOR NEW ASSISTED HOUSING

Discourage Family & Elderly

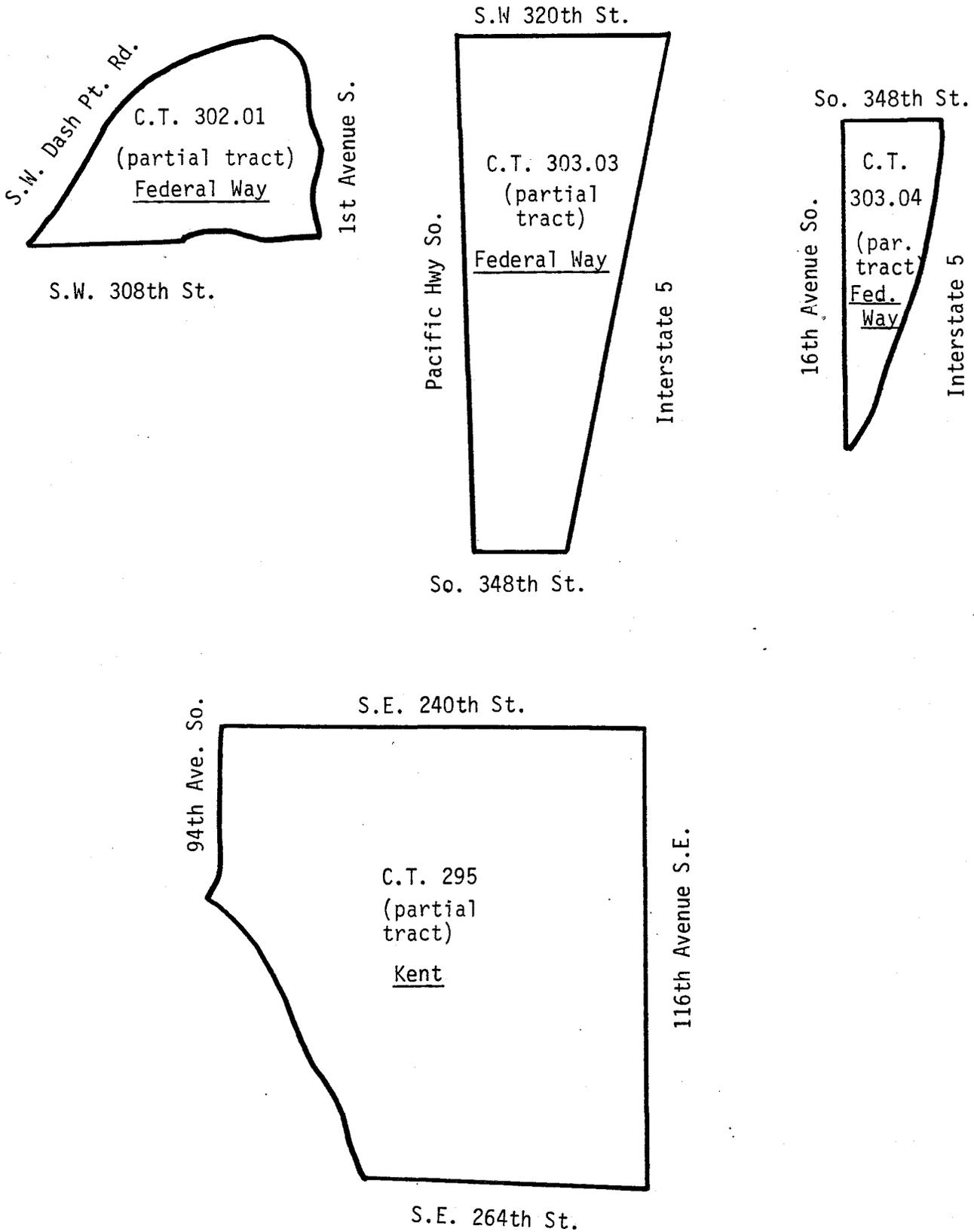


GENERAL LOCATIONS FOR NEW ASSISTED HOUSING
Discourage Family & Elderly



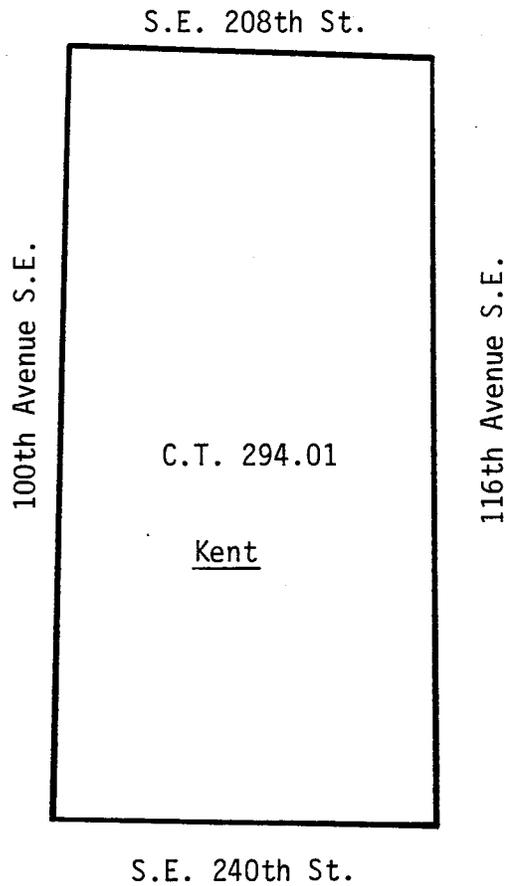
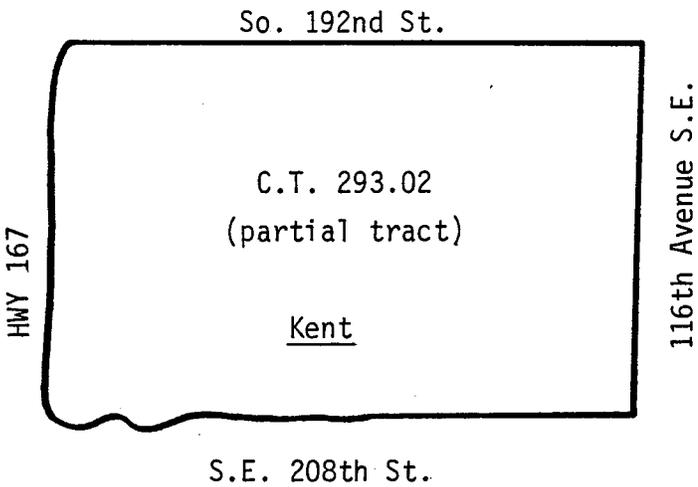
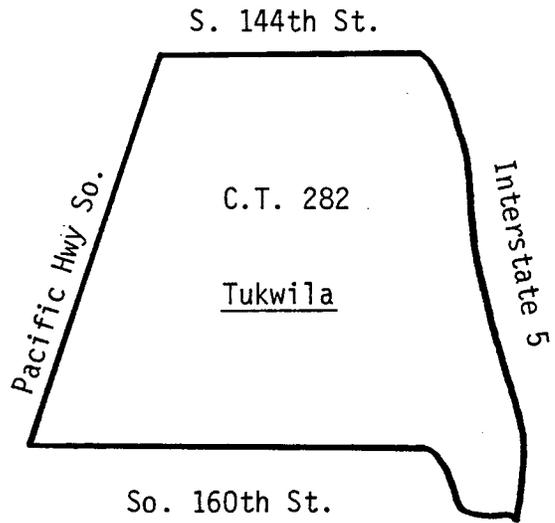
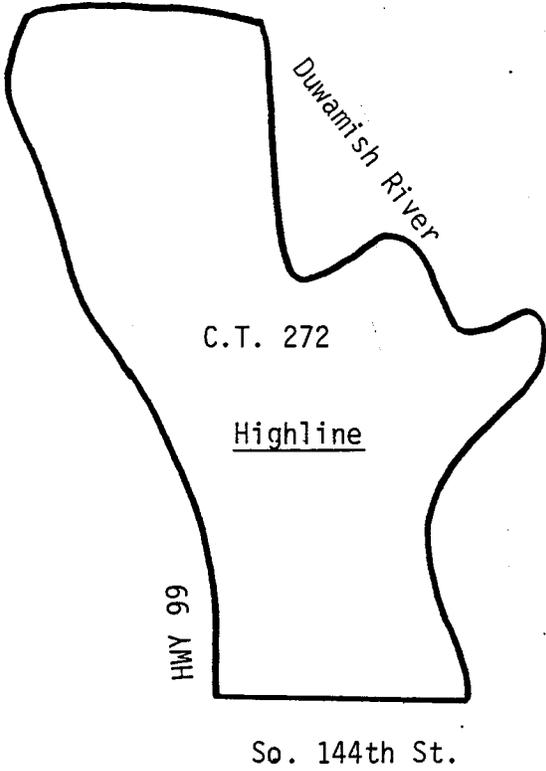
GENERAL LOCATIONS FOR NEW ASSISTED HOUSING

Discourage Family & Elderly



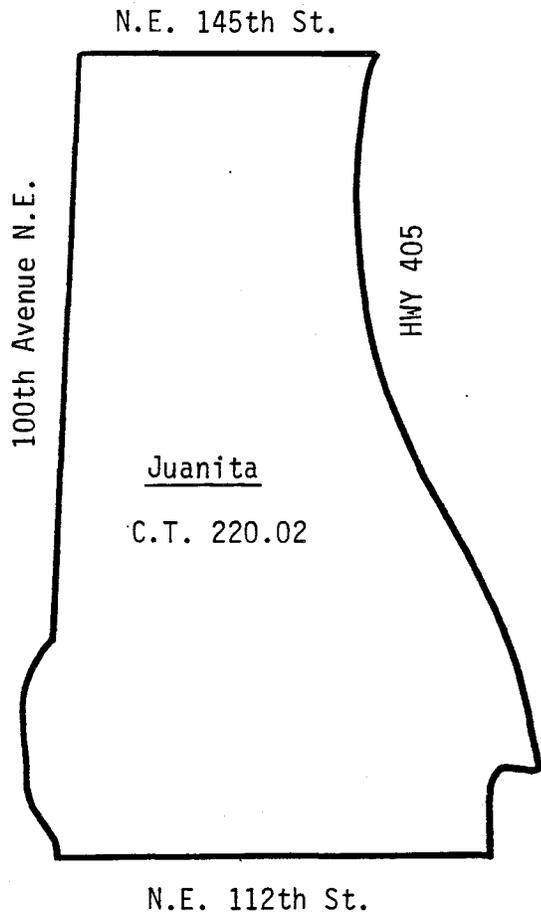
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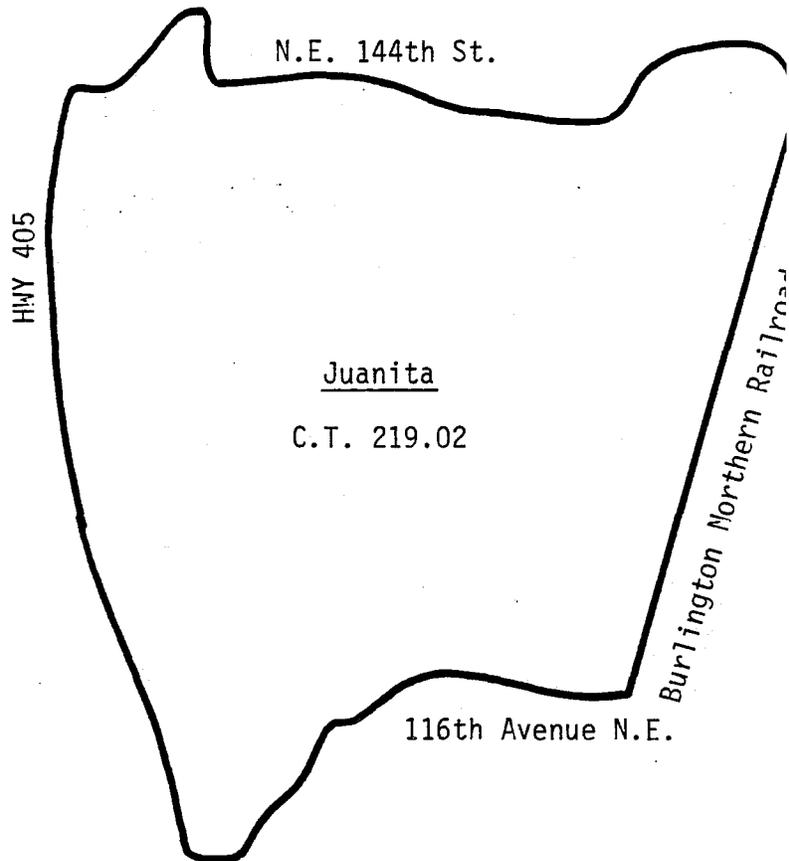


GENERAL LOCATIONS FOR NEW ASSISTED HOUSING

Discourage Family

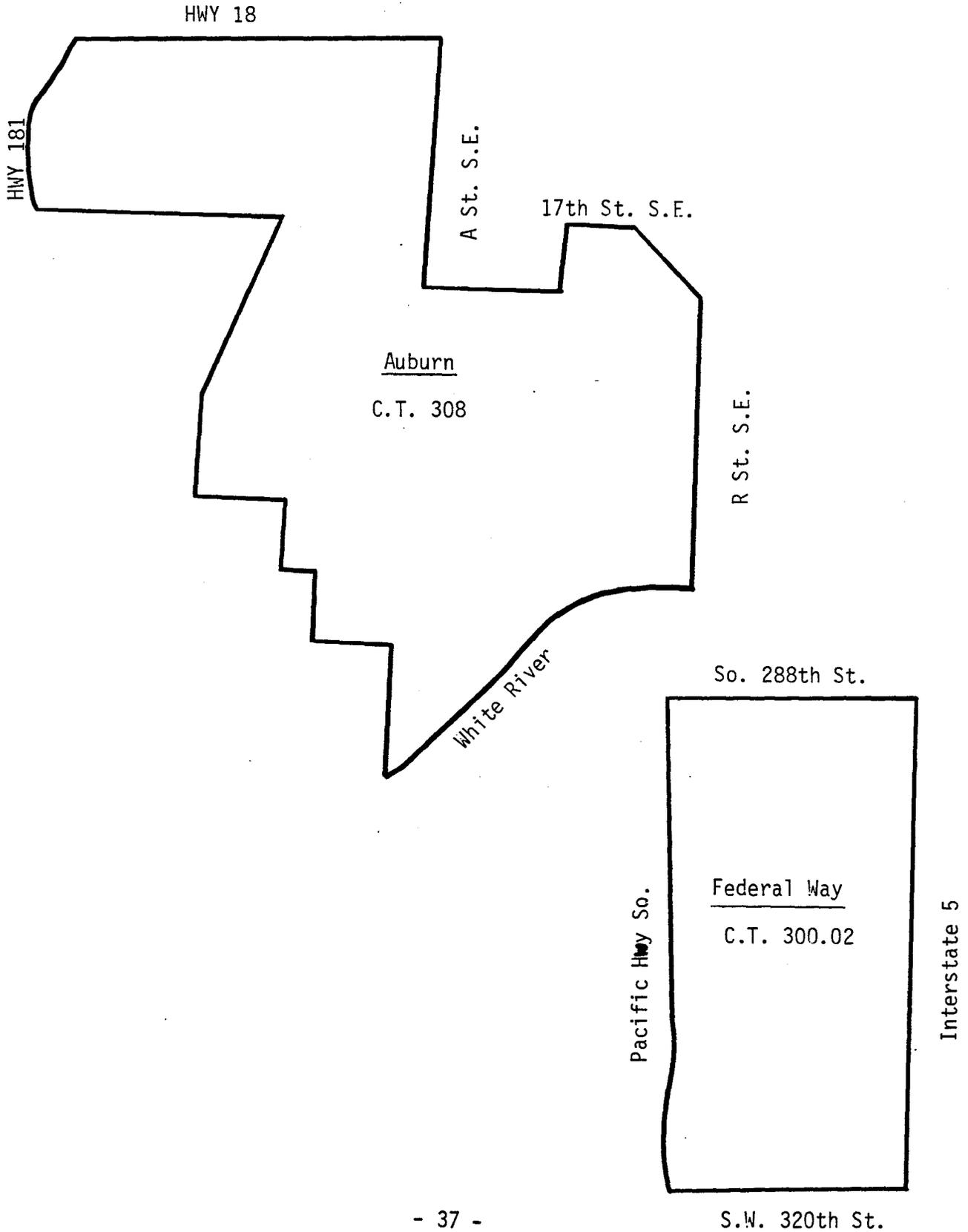


The entire jurisdiction of North Bend is in the Discouraged Family classification.



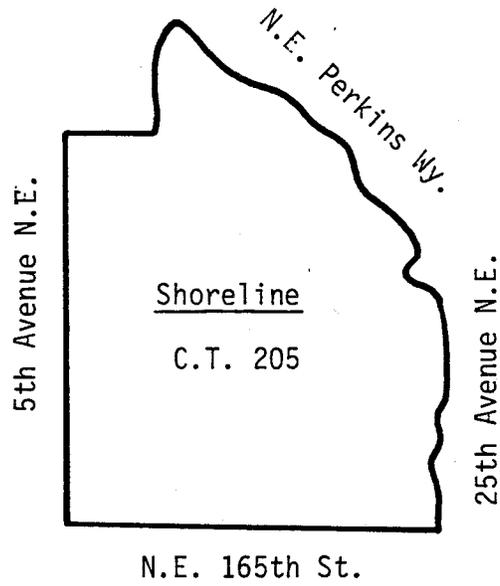
GENERAL LOCATIONS FOR NEW ASSISTED HOUSING

Discourage Family

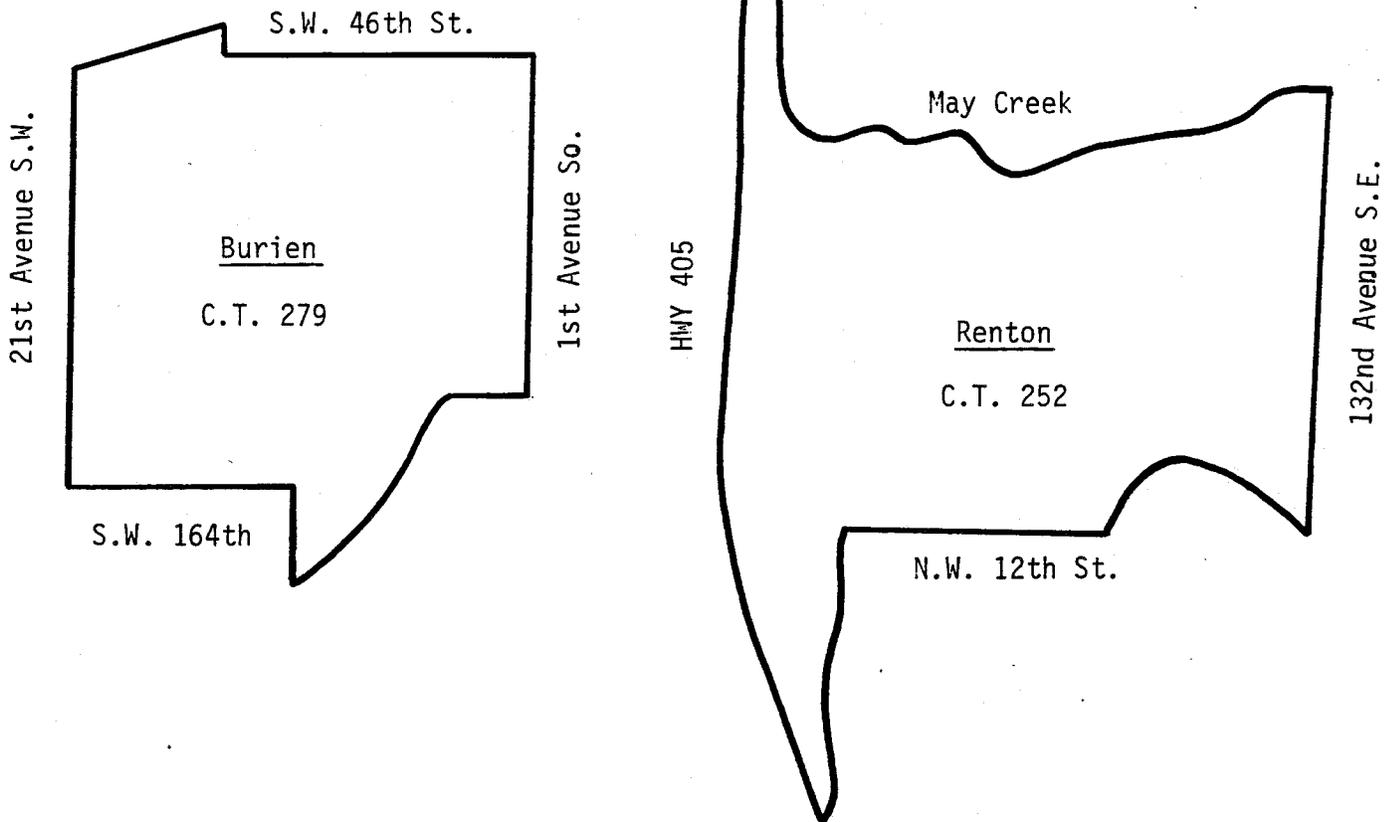


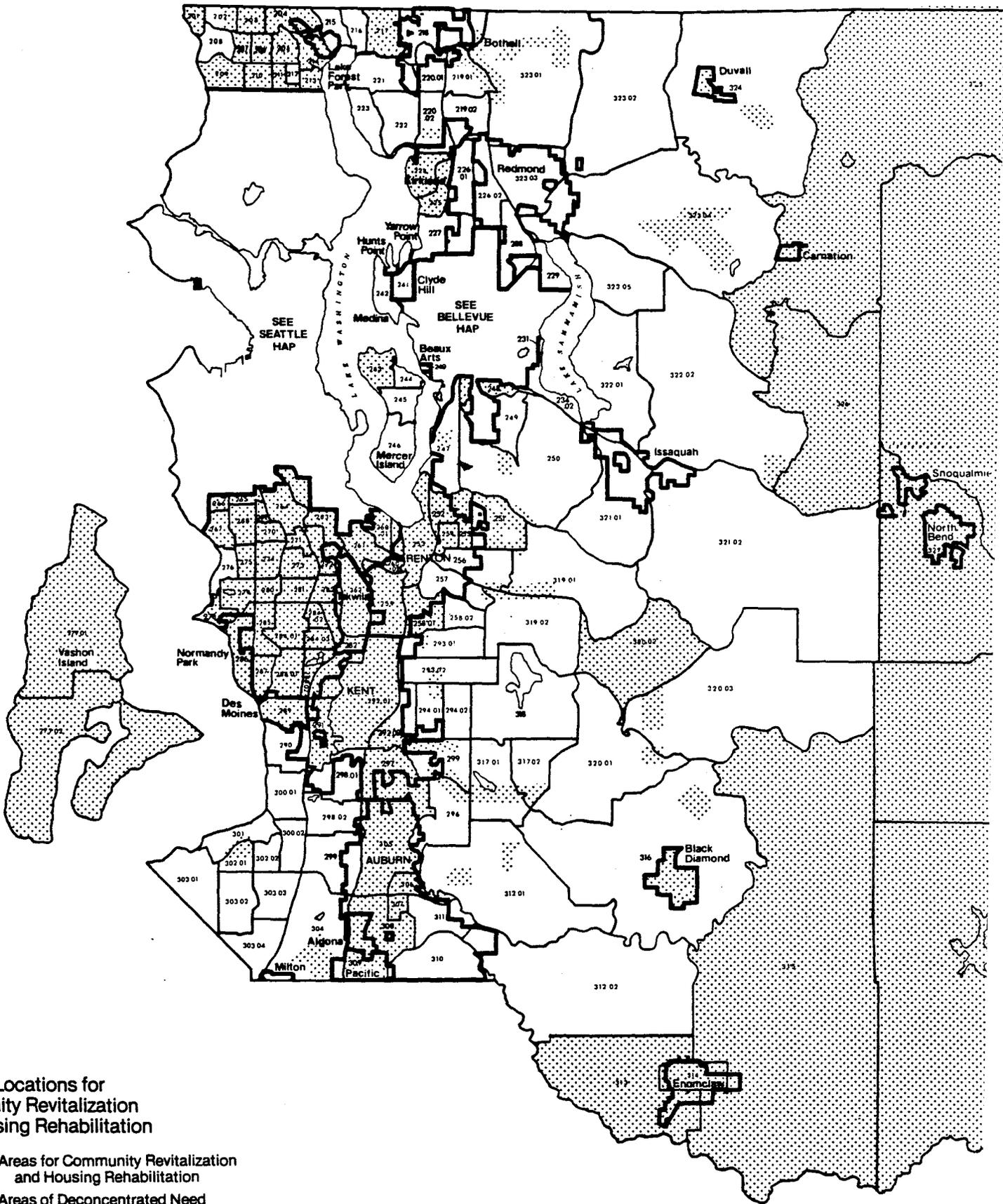
GENERAL LOCATIONS FOR NEW ASSISTED HOUSING

Discourage Elderly



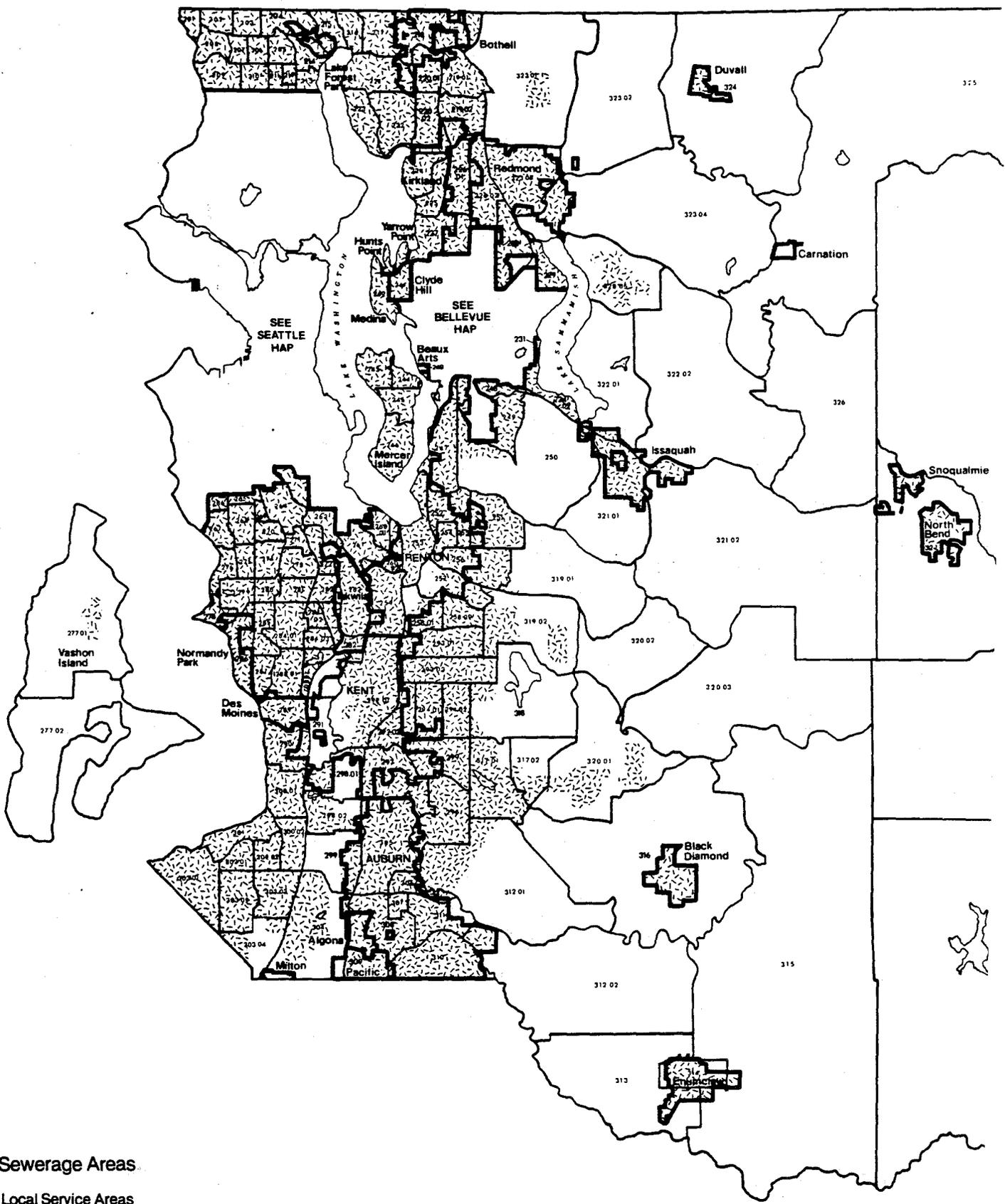
The entire jurisdiction of Issaquah is in the Discouraged Elderly Classification





**General Locations for
Community Revitalization
and Housing Rehabilitation**

-  Areas for Community Revitalization and Housing Rehabilitation
-  Areas of Deconcentrated Need
-  223 Census Tract



General Sewerage Areas

-  Local Service Areas
-  Census Tract

VII. SPECIFIC SITE AND LOCATION CRITERIA

In addition to establishing general location maps and general standards for development of new assisted housing, King County will review each assisted housing proposal for consistency with site and location criteria. These criteria do not replace HUD's Site and Neighborhood Standards, but are intended to augment them and provide the County with an ability to carefully analyze housing proposals. Each proposal will be ranked against other proposals as determined by King County's review of each proposal's attainment of each of the appropriate following criteria.

General

1. PROJECTS MUST CONFORM TO THE COUNTY'S GROWTH AND AGRICULTURAL PRESERVATION POLICIES, WITH PARTICULAR ATTENTION PAID TO THE PROPOSED PROJECT'S CONFORMANCE TO APPROVED UTILITY PLANS AND PLAN REQUIREMENTS. IF A PROJECT SITE IS LOCATED WITHIN AN INCORPORATED AREA, PROJECTS MUST ALSO CONFORM TO LOCAL LAND USE POLICIES.
2. ASSISTED HOUSING SITES MUST HAVE ADEQUATE SEWERS OR SEPTIC TANK FACILITIES AND SHOULD NOT INVOLVE SERIOUS STORM DRAINAGE PROBLEMS.
3. ASSISTED HOUSING SHOULD BE LOCATED IN AREAS FREE FROM ADVERSE ENVIRONMENTAL CONDITIONS, NATURAL OR MANMADE, SUCH AS SOIL INSTABILITY, FLOODING, HARMFUL AIR POLLUTION, SMOKE OR DUST, EXCESSIVE NOISE, VIBRATION, VEHICLE TRAFFIC, FIRE HAZARDS, OR WHERE SITES ARE IN NEIGHBORHOODS WHERE SUBSTANDARD DWELLINGS OR OTHER BLIGHTED CONDITIONS PREDOMINATE, UNLESS A COORDINATED STRATEGY TO IMPROVE A NEIGHBORHOOD IS UNDERWAY.
4. PROJECT SITES WILL BE FAVORED TO THE EXTENT THEY HELP TO DIVERSIFY A NEIGHBORHOOD ECONOMICALLY.
5. APPROPRIATELY ZONED SITES WILL BE PREFERRED.
6. ASSISTED HOUSING SITES MORE ACCESSIBLE TO APPROPRIATE SOCIAL SERVICES AND FACILITIES WILL BE FAVORED OVER OTHER SITES.

7. PROJECT SITES LOCATED ON OR NEAR HANDICAPPED ACCESSIBLE PUBLIC TRANSPORTATION ROUTES WILL BE FAVORED.
8. NEW ASSISTED HOUSING DESIGNED WITH PUBLIC AND OPEN SPACES ACCESSIBLE FOR HANDICAPPED PERSONS WILL BE FAVORED. THESE FEATURES INCLUDE ACCESSIBLE PARKING LOTS, WALKWAYS, BUILDING ENTRANCES, PUBLIC MEETING ROOMS AND SPACES, AND PUBLIC BATHROOMS. IN THESE SPACES, SIGNS SHOULD BE IN TACTILE SYMBOLS AND/OR BRAILLE.

Family Units

1. 100% ASSISTED PROJECTS FOR FAMILIES WILL BE LIMITED TO 30 UNITS. MIXED INCOME FAMILY PROJECTS MAY CONTAIN 30 ASSISTED UNITS; PLUS, UP TO 20% OF THE RESIDUAL NUMBER OF UNITS IN THE PROJECT MAY ALSO BE ASSISTED.
2. ASSISTED HOUSING FOR NON-ELDERLY HOUSEHOLDS SHOULD BE LOCATED AT LEAST 1/4 MILE FROM ANY PERMANENTLY ASSIGNED PROJECT OF MORE THAN 30 UNITS (UNLESS THE SPECIFIC WRITTEN APPROVAL OF THE JURISDICTION WITHIN WHICH THE DEVELOPMENT WILL BE LOCATED IS OBTAINED).
3. FAMILY PROJECTS WILL BE FAVORED TO THE EXTENT TO WHICH THEY LIMIT PROJECT SIZE AND PROMISE TO FIT HARMONIOUSLY INTO THE SURROUNDING COMMUNITY THROUGH THE SENSITIVE APPLICATION OF SPECIAL DESIGN, HIGH CONSTRUCTION STANDARDS, AND APPROPRIATE AMENITIES.
4. FAMILY PROJECTS WILL BE FAVORED TO THE EXTENT THEY PROVIDE THREE, FOUR OR MORE BEDROOM UNITS TO MEET THE NEEDS OF LARGE FAMILIES.
5. MIXED-INCOME DEVELOPMENTS WHICH DO NOT SEGREGATE LOW AND MODERATE INCOME FROM CONVENTIONAL UNITS WITHIN THE PROJECT WILL BE FAVORED.
6. FAMILY PROJECTS WILL BE FAVORED WHERE HANDICAPPED UNITS ARE TWO BEDROOMS OR LARGER IN SIZE.

Elderly Units

1. PROJECTS FOR THE ELDERLY MUST BE LOCATED NEAR SHOPPING, AND OTHER NECESSARY FACILITIES, SUCH AS MEDICAL CARE, RECREATION AND SOCIAL SERVICES. GOOD BUS SERVICE MUST BE AVAILABLE WITHIN TWO BLOCKS. PROJECTS MORE THAN A 15-MINUTE BUS RIDE FROM GROCERY SHOPPING WILL BE UNACCEPTABLE.

Rural Housing

(NOTE: Assisted housing for residents in rural King County requires special consideration to meet local housing needs. Developments may not be able to satisfy all of the above site location criteria, although King County will review HUD assisted proposals against such criteria. The following criteria will also be considered when reviewing HUD assisted proposals to meet the distinctive needs of rural areas. Under the 213 review process, King County does not have authority to review projects solely assisted by Farmers Home Administration.)

1. PROJECTS MUST BE IN CLOSE PROXIMITY TO RECOGNIZED CITY OR TOWN CENTERS AND MUST NOT ENCOURAGE UNWANTED ADDITIONAL DEVELOPMENT THROUGH THE EXTENSION OF FACILITIES TO SERVE THE PROJECTS.
2. RURAL PROJECTS WILL BE FAVORED WHERE THERE IS AN EVIDENT NEED TO PROVIDE LOW AND MODERATE INCOME HOUSING FOR EXISTING RESIDENTS OR TO MEET NEEDS ARISING OUT OF INCREASED LOCAL EMPLOYMENT.

Acquisition of Existing Homes

1. EMERGENCY HOUSING FOR FAMILIES
 - a. NO MORE THAN TEN UNITS WILL BE PREFERRED AT EACH LOCATION.
 - b. BUILDINGS MUST BE SUITABLE FOR FAMILIES.
 - (1) THE MAJORITY OF UNITS MUST HAVE AT LEAST TWO BEDROOMS.
 - (2) SITE MUST BE LOCATED NEAR SHOPPING AND OTHER NECESSARY FACILITIES, SUCH AS MEDICAL CARE, RECREATION, AND SOCIAL SERVICES.

- (3) GOOD BUS SERVICE MUST BE AVAILABLE WITHIN FIVE BLOCKS.
- (4) PROJECTS WILL BE PREFERRED THAT ARE NOT FRONTING ON BUSY COUNTY ARTERIALS.

2. GROUP HOMES

- a. GROUP HOMES AND SEMI-INDEPENDENT LIVING FACILITIES SHOULD BE DESIGNED AND LOCATED IN THE SAME WAY AS NORMAL RESIDENCES FOR THE SAME TYPE OF LIVING ARRANGEMENTS.
 - (1) GROUP OR FAMILY-LIVING HOMES FOR CHILDREN AND ADULTS SHOULD BE DESIGNED TO MEET SINGLE-FAMILY RESIDENTIAL CODES AND SHOULD GENERALLY BE LOCATED IN SINGLE-FAMILY AREAS.
 - (2) MULTI-FAMILY HOUSING (APARTMENTS, DUPLEXES, CONDOS) FOR ADULTS RECEIVING SUPERVISION AND TRAINING IN DAILY LIVING SHOULD MEET THE APPROPRIATE CODES.
- b. RESIDENCES FOR THE HANDICAPPED SHOULD BE READILY ACCESSIBLE TO PUBLIC TRANSPORTATION AND NECESSARY SERVICES.
- c. COMMUNITY RESIDENCES FOR THE HANDICAPPED SHOULD OFFER OPPORTUNITIES FOR NORMAL SOCIAL INTERACTION WITH NON-HANDICAPPED. THEY SHOULD BE PART OF A NEIGHBORHOOD, NOT PHYSICALLY ISOLATED.
- d. THERE IS A NEED FOR A GREATER VARIETY OF FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS THAN HAVE RESULTED FROM APPLYING MINIMUM FEDERAL STANDARDS. PROPOSALS WHICH INCLUDE PHYSICALLY ACCESSIBLE UNITS FOR FAMILY OR GROUP LIVING (MULTIPLE BEDROOM UNITS) SHOULD BE GIVEN PRIORITY.

APPENDICES

| | | | |
|--|--|--|--|
| U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ENTITLEMENT PROGRAM HOUSING ASSISTANCE PLAN | | 1. NAME OF COMMUNITY King County, Washington 2. GRANT NUMBER B - 8 2 - U C - 5 3 - 0 0 0 1 | |
| 3. PERIOD OF APPLICABILITY FROM: October 1, 1982 TO: September 30, 1985 | | 5. HUD APPROVAL _____ (Signature of Authorized Official) (Date) | |
| 4. DATE OF SUBMISSION 4a. <input type="checkbox"/> Original <input type="checkbox"/> Revision <input checked="" type="checkbox"/> Amendment | | | |

PART I - HOUSING ASSISTANCE NEEDS

TABLE I - HOUSING STOCK CONDITIONS

| | TENURE TYPE | STANDARD UNITS | | SUBSTANDARD UNITS | | SUBSTANDARD UNITS SUITABLE FOR REHAB | | |
|---|-------------|----------------|--------------|-------------------|--------------|--------------------------------------|--------------|--------------|
| | | OCCUPIED UNITS | VACANT UNITS | OCCUPIED UNITS | VACANT UNITS | OCCUPIED UNITS | | VACANT UNITS |
| | | | | | | Total | Lower Income | |
| | | A | B | C | D | E | F | G |
| 6 | Owner | 178,945 | 6,890 | 14,659 | 565 | 14,027 | 7,294 | 540 |
| 7 | Renter | 70,978 | 8,286 | 6,446 | 679 | 5,564 | 3,823 | 650 |

TABLE II - RENTAL SUBSIDY NEEDS OF LOWER INCOME HOUSEHOLDS

| | | ELDERLY | SMALL FAMILY | LARGE FAMILY | TOTAL |
|----|--------------------|---------|--------------|--------------|-----------|
| | | H | I | J | K |
| 8 | Very Low Income | 2,490 | 7,294 | 719 | 10,503 |
| 9 | Percent | 23.7 % | 69.4 % | 6.9 % | 100% |
| 10 | Other Lower Income | 764 | 5,911 | 303 | 6,978 |
| 11 | ETR | 3,737 | 7,079 | 494 | 11,310 |
| 12 | To be Displaced | 0 | 4 | 0 | 4 |
| 13 | Total | 6,991 | 20,288 * | 1,516 | 28,795 ** |
| 14 | Percent | 24.3 % | 70.4 % | 5.3 % | 100% |

PART II - THREE YEAR GOAL

TABLE I - UNITS TO BE ASSISTED

| | | REHABILITATION OF SUBSTANDARD UNITS | NEW CONSTRUCTION | CONVERSION TO STANDARD UNITS | HOME *** IMPROVEMENTS |
|----|--------|-------------------------------------|------------------|------------------------------|-----------------------|
| | | L | M | N | O |
| 15 | Owner | 159 | 115 | 0 | 2100 |
| 16 | Renter | 74 | 243 | 0 | 2259 |

(UNITS EXPECTED TO ASSIST LOWER INCOME HOUSEHOLDS)

| | | | | | |
|----|--------|-----|-----|---|------|
| 17 | Owner | 159 | 115 | 0 | 2010 |
| 18 | Renter | 74 | 243 | 0 | 0 |

TABLE II - LOWER INCOME HOUSEHOLDS TO RECEIVE RENTAL SUBSIDIES

| | | ELDERLY | SMALL FAMILY | LARGE FAMILY | TOTAL **** |
|----|---------------------------|---------|--------------|--------------|------------|
| | | P | Q | R | S |
| 19 | Households to be Assisted | 137 | 401 | 35 | 573 |
| 20 | Percent | 23.9 % | 70.0 % | 6.1 % | 100% |

TABLE III - GOALS FOR HUD RESOURCES: SUBJECT TO LOCAL REVIEW AND COMMENT

| | | ELDERLY | SMALL FAMILY | LARGE FAMILY | TOTAL |
|----|---------------------------|---------|--------------|--------------|-------|
| | | T | U | V | W |
| 21 | Households to be Assisted | 137 | 401 | 35 | 573 |

HOUSING TYPE PREFERENCE (Maximum Number of Units that will be Accepted)

| | | | |
|----|-----|-------|----------|
| 22 | NEW | REHAB | EXISTING |
| | 243 | -- | 370 |

23 Check this box if the applicant wishes to review State Housing Agency proposals within its jurisdiction.

PART III - GENERAL LOCATIONS

24 Attach map identifying the general locations of proposed assisted housing. 3/11, Pages 27 - 38

*Does not include 3,555 lower income single non-elderly person households. There are no HUD programs to serve this group and generally these households would not be interested in permanent rental assistance because they are a very transient population. This is 50% of the total 7,110 lower-income single non-elderly person households estimated to be within the Consortium area.

**Does not include 1,753 Indo-Chinese refugee households needing assistance for which no data on household size or age is available.

***King County's Block Grant Housing Repair and Weatherization Program provides code repairs for homes of low income owners. 130 homes are expected to be repaired in 1983. King County Housing Authority also expects to weatherize 550 homes, 500 of which are owner occupied and 50 are renter occupied. The Cities' Housing Repair Program Goal is 210 homes.

Estimates for modernization of low rent public housing are 1,949 units by the King County Housing Authority during the 1983 - 85 period, and 210 by the Renton Housing Authority.

****King County will accept the Three-Year Goal for Section 8 Existing in any one year.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
ENTITLEMENT PROGRAM

HOUSING ASSISTANCE PLAN

1. NAME OF COMMUNITY
King County, WA

B - 8 2 - U

3. PERIOD OF APPLICABILITY

FROM: 10/1/83 TO: 9/30/84

4.

Original Revision Amendment

5. INCREMENTAL YEAR OF SUBMISSION

1 2 3

6.

H

(Signature of Aurt)

7. INCORPORATION OF HAP, PARTS I - III, BY REFERENCE. Parts I, II and III of the HAP approved are incorporated by reference and are not contained in this (second) (third) year submission. (Latest amendment date of the HAP, Parts I - III, if

PART IV - ANNUAL HOUSING ASSISTANCE GOALS

| PROGRAM OR PROJECT <i>List HUD Assisted Rental Housing Programs first, then other Fienter Programs and Owner Programs Separately.</i> | HUD B | UNITS TO BE ASSISTED | | LOWER INCOM ELDERLY E | SM FAT |
|--|----------|-------------------------|----------------------|-----------------------------|-----------|
| | | NUMBER OF UNITS C | HOUSING TYPE D | | |
| Low Rent Public Housing * | X | 152 | New Const. | 62 | 3 |
| Section 202/8 * | X | 91 | New Const. | 75 | |
| Section 8 Existing ** | X | 330 | Exist. | 0 | 3 |
| Rental Rehabilitation | | 30 | Rental Rehab. | 2 | |
| FmHA 515 | | 30 | New Const. | - | |
| FmHA 504 | | 3 | Owner Rehab. | - | |
| FmHA 502 | | 25 | Home Purch. | - | |
| Affordable Monthly Payment Loan Program | | 50 | Owner Rehab. | 26 | |
| Block Grant Housing Repair & Weatherization | | 130 | Owner Rehab. | 65 | |
| King County Housing Authority Weatherization | | 550 | Owner/ Renter Rehab. | 330 | 17 |

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
ENTITLEMENT PROGRAM

HOUSING ASSISTANCE PLAN

1. NAME OF COMMUNITY
King County

2. King County

3. B - 8 2 - U

4. H

5. INCREMENTAL YEAR OF SUBMISSION
 1 2 3

6. (Signature of Authorized Official)

3. PERIOD OF APPLICABILITY

FROM: 10/1/83 TO: 9/30/84

Original Revision Amendment

7. INCORPORATION OF HAP, PARTS I - III, BY REFERENCE. Parts I, II and III of the HAP approved are incorporated by reference and are not contained in this (second) (third) year submission. (Latest amendment date of the HAP, Parts I - III, if any)

PART IV - ANNUAL HOUSING ASSISTANCE GOALS

PROGRAM OR PROJECT

List HUD Assisted Rental Housing Programs first, then other Renter Programs and Owner Programs Separately.

| PROGRAM OR PROJECT | HUD | UNITS TO BE ASSISTED | | LOWER INCOME | |
|---|-----|----------------------|-----------------------|--------------|----------------|
| | | NUMBER OF UNITS | HOUSING TYPE | ELDERLY | SMALL FAMILIES |
| | B | C | D | E | FA |
| King County Emergency Housing Program | | 8 | Existing Minor Rehab. | 0 | |
| Cities' Housing Repair Program | | 70 | Owner Rehab. | 35 | |
| Senior Mobile Home Park Cooperative | | 40 | Home Purch. | 40 | |
| <p>*The Annual Goals for senior LRP and senior Section 202 are the same as the Three-Year Goal. King County prefers the Three-Year Goal total in 1984 to fulfill the Three-Year Goal.</p> <p>The Low-Rent Public Housing goal is for the 62-unit senior housing project, Sylvia Terrace, in Renton, the 75 proposed 202 units is for the 35-unit Peter Kirk Senior Housing Project in Kirkland and 40 Senior Units in Redmond.</p> <p>**King County will accept the Three-Year Goal for Section 8 Existing in any one year.</p> | | | | | |

NARRATIVE FOR HOUSING ASSISTANCE PLAN - OMB FORM 2506-0063

Local Definition of Substandard and Suitable for Rehabilitation

Definition of "Substandard" Used - Does not provide apparently adequate housing. Having one or more major defects contributing to structural unsoundness and/or lacking in adequate weather protection. Requiring replacement of materials and/or repair beyond ordinary maintenance.

Definition of "Suitable for Rehabilitation" - Housing that falls into the substandard category that may still be economically feasible to rehabilitate. Units with rehabilitation costs equal to or greater than new construction costs are not economically feasible, except in cases of historic preservation.

Expected to Reside Estimates

Figures provided by the Puget Sound Council of Governments (PSCOG) indicate that there are about 25,000 lower income households in King County that are in need of rental assistance. This figure includes households below 80% of the County median which already reside in King County and those households expected to reside over the next three years as a result of new employment.

There are 11,310 lower-income households which will require rental assistance that are expected to reside in King County. These expected-to-reside figures were developed by PSCOG and consist of estimates for currently employed and planned employment. Currently employed figures identify the number of lower income workers who work in King County but cannot find adequate housing. Planned employment is an estimate of the number of lower income housing units that will be needed in the County to accommodate employment growth over the next three years.

The following table summarizes the ETR figures for King County. Federal regulations allow the current figures to be zero if there is a negative number.

| | <u>Expected To Reside</u> | | | |
|--------------------|---------------------------|---------------------|---------------------|--------------|
| | <u>Elderly</u> | <u>Small Family</u> | <u>Large Family</u> | <u>Total</u> |
| Current Employment | 0 | 0 | 0 | 0 |
| Planned Employment | 0 | 7,079 | 494 | 7,573 |
| Elderly | 3,737 | 0 | 0 | <u>3,737</u> |
| Total | | | | 11,310 |

Condominium Conversion

Condominium conversions reached a peak of 5,753 units during the year of 1978 in King County. In April 1979, King County passed an ordinance to regulate the conversion process in unincorporated King County. Since 1978, according to the Fall 1982 issue of the Seattle-Everett Real Estate Research Report, high interest rates, the existence of the condominium conversion ordinance and lack of easily converted buildings have greatly reduced the rate of condominium conversions. In 1978, 5,753 units were converted. Beginning in 1979, to the present, seven developments were converted, totaling 331 units.

The present demand for condominiums in King County is very weak. According to the HUD Situation Report for the Seattle-Everett SMSA, May 1982, condominiums priced at the medium and high ranges face a market absorption rate of over three years if current trends do not change. As a result of these conditions, condominium conversion activity in King County is not expected to be significant.

Lower Income Minority Households Requiring Rental Assistance

The following tables provide information on minority housing tenure and minority households requiring rental assistance:

| | <u>Black</u> | <u>American Indian Eskimo/Aleut</u> | <u>Asian & Pacific Islander</u> | <u>Spanish Origin</u> |
|---------------------|--------------|---|---|---------------------------|
| Owner- Occupied | 2,950 | 2,017 | 6,109 | 3,794 |
| Renter- Occupied | 1,374 | 965 | 1,579 | 1,428 |

| | <u>Black</u> | <u>American Indian Eskimo/Aleut</u> | <u>Asian & Pacific Islander</u> | <u>Spanish Origin</u> | <u>Total</u> |
|-----------------|--------------|---|---|---------------------------|--------------|
| Elderly | 102 | 166 | 270 | 7 | 545 |
| Small Family | 1,154 | 565 | 925 | 676 | 3,320 |
| Large Family | 118 | 234 | 384 | 745 | 1,511 |
| Total | 1,374 | 965 | 1,579 | 1,428 | 5,376 |

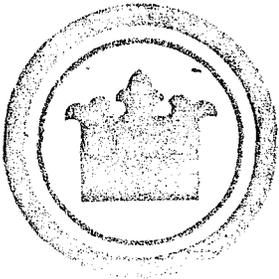
Because of the unavailability of appropriate 1980 Census data, there is no information on lower income minority households housing conditions by tenure or minority category.

Other Households in Need

Chapter IV, 1984 Housing Priorities, pages 10 - 14, discusses special need groups in King County. Single adult heads-of-household with children comprise a great deal of the need for emergency shelter. It is one indicator of the demand from lower income single heads-of-household with children for both short-term and long-term affordable housing choices. Other issues addressed in the main text include the need for semi-independent residential care, and the lack of housing opportunities for families.

Narrative Explanation of the Three Year Goals

See Chapter V, Strategies and Goals, pages 15 - 24, of the main text.



King County Council

Bruce Laing, Chairman

Gerald A. Peterson, Council Administrator
Room 402, King County Courthouse
Seattle, Washington 98104
(206) 344-2500

Handwritten initials and a double vertical line.

August 22, 1983

MEMORANDUM TO: Audrey Gruger, Chair, Health, Housing and Human Services Committee

FROM: Laura Pharr, Staff *LP*

SUBJECT: Amended 1983-85 Housing Assistance Plan (HAP) and 1984 Annual Action Plan (AAP)

REQUESTED ACTION

Proposed Motion 83-427 would authorize the King County Executive to submit the amended 1984-85 Housing Assistance Plan (HAP) and the 1984 Annual Action Plan (AAP) to the U. S. Department of Housing and Urban Development.

BACKGROUND

The original HAP submitted to the United States Department of Housing and Urban Development (HUD) was an interim document because the 1980 census data on incomes was not available when the report was prepared.

The Division of Housing and Community Development (HCD) is responsible for preparing the HAP's on behalf of cities and towns in the King County Community Development Block Grant Consortium. The consortium is responsible for coordinating assisted housing activities within King County except for Bellevue and Seattle. The division of H&CD worked with HUD, Housing Authority of King County, private developers and nonprofit sponsors while developing the HAP.

THE PLAN

"Three-year housing assistance goals and strategies are embodied in the HAP which also serves as the basis for reviewing individual projects and is used by the HUD to direct Federal housing program allocations. The Annual Action Plan (AAP) establishes the assisted housing goals and strategies for the year."

AUDREY GRUGER District 1
SCOTT BLAIR District 2
BILL REAMS District 3

LOIS NORTH District 4
RUBY CHOW District 5
BRUCE LAING District 6

PAUL BARDEN District 7
BOB GREIVE District 8
GARY GRANT District 9

According to the AAP the 1984 housing strategies and goals are:

1. Increase the units available for emergency and interim housing.
2. Maintain and improve housing repair and rehabilitation programs.
3. Supplement Federal and State programs for handicapped housing and semi-independent residential care.
4. Provide low cost housing alternatives for families and seniors.
5. Continue cooperative interjurisdictional efforts to expand housing opportunities.

The plan recommends no more additional senior housing once the current commitments have been met for the proposed 62-unit Renton Low Rent Public Housing project, the 35 proposed senior units in Kirkland and the 40 proposed senior units in Redmond.

There are some areas in the county that the Plan recommends that new assisted housing is unacceptable or discouraged for families and elderly, see pages 28-38 of the Plan. Attachments A1 through A7 show the amount of assisted housing in King County.

The HAP and AAP were approved by the Joint Policy Committee.

LP:mls

2600A

PERMANENTLY ASSISTED HOUSING IN KING COUNTY

Number of predominately family projects - 50

Number of family units - 3,198

Number of predominately elderly projects - 51

Number of elderly units - 2,472

GRAND TOTAL - 101 existing projects

GRAND TOTAL - 5,745 existing units

- (P) - Privately developed and managed
- (HACK) - King County Housing Authority built
- (RHA) - Renton Housing Authority built

PERMANENTLY ASSISTED HOUSING IN KING COUNTY

FEDERAL WAY COMMUNITY PLANNING AREA

| | <u>Name of Project</u> | <u>Elderly Units</u> | <u>Family Units</u> |
|----------|----------------------------------|----------------------|---------------------|
| (P) | 1. Homewood Terrace Co-op I | | 54 |
| (P) | 2. Homewood Terrace Co-op II | | 50 |
| (P) | 3. Homewood Terrace Co-op III | | 60 |
| (P) | 4. Laurelwood | | 92 |
| (HACK) | 5. Southridge House | 80 | |
| (P) | 6. Cove I Apts. | 16 | 20 |
| (P) | 7. Cove II Apts. | | 28 |
| (HACK) | 8. Evergreen Court | | 30 |
| (HACK) | 9. Kingscourt | | 30 |
| (P/HACK) | 10. Campus Green Condo | 15 | |
| (P) | 11. Manufactured Housing Subdiv. | <u> </u> | <u>22</u> |
| | | 111 | 394 |

ENUMCLAW COMMUNITY PLANNING AREA

| | | | |
|-----|-----------------------|-----------|-----------------|
| (P) | 1. Rainier View Apts. | | 48 |
| (P) | 2. Rainier View II | 36 | |
| (P) | 3. Golden Elms Apt. | <u>35</u> | <u> </u> |
| | | 71 | 48 |

PERMANENTLY ASSISTED HOUSING IN KING COUNTY

EASTSIDE COMMUNITY PLANNING AREA

| | <u>Name of Project</u> | <u>Elderly Units</u> | <u>Family Units</u> |
|--------|--------------------------|----------------------|---------------------|
| (P) | 1. Kirkland Plaza | 24 | |
| (P) | 2. Willowmoor Manor | | 16 |
| (P) | 3. Parkway Apts. | 6 | 35 |
| (P) | 4. Ellsworth House | 59 | |
| (HACK) | 5. Forest Grove | | 25 |
| (HACK) | 6. Avondale Manor | | 20 |
| (P) | 7. Patricia Harris Manor | 40 | |
| (HACK) | 8. Forest Glen | <u>40</u> | <u> </u> |
| | | 169 | 96 |

TAHOMA/RAVENS HEIGHTS COMMUNITY PLANNING AREA

| | | | |
|--------|------------------------|-----------|-------------|
| (HACK) | 1. Eastridge House | 40 | |
| (P) | 2. Azalea Apts. | 24 | |
| (P) | 3. Mine Hill Apts. | 7 | 20 |
| (P) | 4. Hutchison House | 90 | |
| (P) | 5. Issaquah SV. Center | 21 | |
| (P) | 6. Residence East | <u>8*</u> | <u> </u> |
| | | 190 | 20 |

*Handicapped/Developmentally Disabled

PERMANENTLY ASSISTED HOUSING IN KING COUNTY

SHORELINE COMMUNITY PLANNING AREA

| | <u>Name of Project</u> | <u>Elderly Units</u> | <u>Family Units</u> |
|----------|----------------------------|----------------------|---------------------|
| (HACK) | 1. The Lake House | 70 | |
| (HACK) | 2. Ballinger Homes | 10 | 100 |
| (HACK) | 3. Northridge II | 70 | |
| (HACK) | 4. Northridge House | 70 | |
| (HACK) | 5. Briarwood | 70 | |
| (P) | 6. Henry House | 12 | 42 |
| (P) | 7. Highlands East | 41 | |
| (P) | 8. Westminster Manor | 60 | |
| (HACK) | 9. Paramount House | 70 | |
| (P/HACK) | 10. Echo Lake Condominiums | <u>4</u> | <u> </u> |
| | | 477 | 142 |

SOOS CREEK COMMUNITY PLANNING AREA

| | | | |
|--------|----------------------|-----------------|------------|
| (HACK) | 1. Glenview Heights | | 10 |
| (HACK) | 2. Cascade Apts. | 8 | 100 |
| (P) | 3. Homestead | | 26 |
| (P) | 4. Benson Village II | | 40 |
| (HACK) | 5. Valli Kee Homes | 10 | 90 |
| (P) | 6. Stockton-Kent | | 32 |
| (P) | 7. Benson East | | 32 |
| (HACK) | 8. Mardi Gras | 61 | |
| (HACK) | 9. Springwood Apts. | <u> </u> | <u>346</u> |
| | | 79 | 676 |

PERMANENTLY ASSISTED HOUSING IN KING COUNTY

NORTHSHORE COMMUNITY PLANNING AREA

| | <u>Name of Project</u> | <u>Elderly Units</u> | <u>Family Units</u> |
|----------|--------------------------|----------------------|---------------------|
| (HACK) | 1. The Northwood | 34 | |
| (HACK) | 2. Northlake House | 38 | |
| (P) | 3. Heritage Park Apts. | 8 | 28 |
| (P) | 4. Kirkland Heights | | 180 |
| (P) | 5. Brookhaven Group Home | 12* | |
| (HACK) | 6. Cedarwood | | 25 |
| (P) | 7. Juanita View | 10 | 64 |
| (P) | 8. Westwood Square | | 14 |
| (HACK) | 9. Juanita Trace | | 30 |
| (HACK) | 10. Greenleaf | | 27 |
| (P) | 11. Alpine Ridge | | 19 |
| (HACK) | 12. Juanita Court | | 30 |
| (HACK) | 13. Casa Juanita | 80 | |
| (HACK) | 14. Wells Wood | | 30 |
| (P/HACK) | 15. Harbour Villa Condo | 5 | |
| (P/Hack) | 16. Slater Park Condo | 5 | |
| (HACK) | 17. Brookside Apartmmts | <u>16</u> | <u> </u> |
| | | 208 | 447 |

NEWCASTLE COMMUNITY PLANNING AREA

| | | | |
|-----|------------------|----------|-----------|
| (P) | 1. Newport Apts. | <u>4</u> | <u>18</u> |
| | | 4 | 18 |

*Handicapped/Developmentally Disabled

PERMANENTLY ASSISTED HOUSING IN KING COUNTY

GREENRIVER COMMUNITY PLANNING AREA

| | <u>Name of Project</u> | <u>Elderly Units</u> | <u>Family Units</u> |
|--------|--------------------------------|----------------------|---------------------|
| (RHA) | 1. Evergreen Terrace | 50 | |
| (RHA) | 2. Hillcrest Terrace | 60 | |
| (P) | 3. Cedar River Apts. | 73 | |
| (RHA) | 4. Golden Pines | 52 | |
| (RHA) | 5. Cole Manor | | 28 |
| (RHA) | 6. Sunset Terrace | 20 | 90 |
| (P) | 7. Royal Hills | 44 | 240 |
| (P) | 8. Southwood Square | | 21 |
| (HACK) | 9. Wayland Arms | 67 | |
| (P) | 10. Auburn Plaza | | 25 |
| HACK) | 11. Burndale Homes | 3 | 47 |
| (P) | 12. Northwood Square | | 24 |
| (HACK) | 13. Greenriver Homes | 16 | 104 |
| (HACK) | 14. Plaza Seventeen | 70 | |
| (P) | 15. Green River Terrace | 18 | 10 |
| (HACK) | 16. Firwood Circle | 4 | 46 |
| (P) | 17. Neighborhood Strategy Area | | |
| | Projects (4) | | 75 |
| (HACK) | 18. Gustraves Manor | <u>35</u> | <u> </u> |
| | | 512 | 710 |

VASHON COMMUNITY PLANNING AREA

| | | |
|-----|----------------------|----------|
| (P) | 1. Vashon Terrace | 16 |
| (P) | 2. Evergreen Village | 23 |
| (P) | 3. Vashon Tri-plex | 3 |
| (P) | 4. Island Associates | <u>9</u> |
| | | 51 |

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PERMANENTLY ASSISTED HOUSING IN KING COUNTY

HIGHLINE COMMUNITY PLANNING AREA

| | <u>Name of Project</u> | <u>Elderly Units</u> | <u>Family Units</u> |
|--------|-----------------------------|----------------------|---------------------|
| (P) | 1. Executive Estates | 8 | 27 |
| (HACK) | 2. Park Lake Homes I & II | 98 | 544 |
| (P) | 3. Beverly Park Group Homes | 8* | |
| (HACK) | 4. Boulevard Manor | 70 | |
| (HACK) | 5. Yardley Arms | 67 | |
| (P) | 6. Franciscan Apts. | 38* | |
| (HACK) | 7. Burien Park | 102 | |
| (HACK) | 8. Burien Haus | 33 | |
| (HACK) | 9. Munro Manor | 60 | |
| (HACK) | 10. Riverton Terrace | 30 | 30 |
| (HACK) | 11. Brittany Park | <u>43</u> | <u> </u> |
| | | 557 | 601 |

SNOQUALMIE COMMUNITY PLANNING AREA

| | | | |
|--------|--------------------------|-----------|-----------------|
| (P) | 1. Chelsea Group Home | 12* | |
| (P) | 2. Si View | | 20 |
| (HACK) | 3. Pickering Court | 4 | 26 |
| (P) | 4. Edelweiss Association | <u>27</u> | <u> </u> |
| | | 43 | 46 |

*Handicapped/Developmentally Disabled

LP:mls

2598A