

August 17, 1984

INTRODUCED BY RUBY CHOW

PROPOSED NO. 84-527

ORDINANCE NO. 6927

AN ORDINANCE relating to housing and community development general provisions and definitions; amending King County Ordinance 3269, Sections 102 and 213 and K.C.C. 24.04.020 and 24.08.150; and adding three new sections to K.C.C. Chapter 24.08.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3269, Section 102 and K.C.C. 24.04.020 are each hereby amended to read as follows:

The King County Council finds that:

A. The best interests and general welfare of King County would be served by the providing of federally funded assistance to homeowners, so that they will have an opportunity to continue to live in their present dwellings;

B. It is also in the best interests and general welfare of King County to upgrade the living environment of low-income renters when guarantees can be obtained from landlords or assistance provided to tenants to safeguard the tenants' interests and justify the public investment;

C. Programs should be established which will further the aforementioned policies, such programs to provide for the maintenance and improvement of living environments in order to provide safe and sanitary living conditions for the citizens of King County;

D. Implementation of housing rehabilitation and repair programs consistent with the foregoing statements would be complementary to and consistent with the King County housing policies adopted in Ordinance 2555;

E. King County and cooperating jurisdictions under interlocal agreements have responsibility and authority to carry out housing rehabilitation and repair programs within areas delineated in the King County Housing Assistance Plan;

F. Various federally-funded programs, including the Community Development Block Grant Program under the Housing and Community Development Act of 1974 and the Section 312 Program under the Housing Act of 1964, provide

1 a source of funds and an opportunity for King County to implement such
2 housing and rehabilitation repair programs;

3 G. Title VI of the Civil Rights Act of 1964 prohibits discrimination
4 on the basis of race, color or national origin under any program or activity
5 receiving federal financial assistance, and Executive Order 11063 prohibits
6 discrimination on the basis of race, color, creed or national origin in
7 the sale, lease or other disposition of residential property (including
8 land intended for residential use) or in the use or occupancy thereof;

9 H. Under Section 312 of the Housing Act of 1964, the Secretary of
10 Housing and Urban Development (HUD) is authorized, under the conditions
11 and to the extent provided therein, to make loans to owners of property
12 for the rehabilitation of their property and to delegate authority to
13 or use as agent any local public agency or organization to the extent
14 he determines appropriate and desirable to carry out the objectives of
15 Section 312 in the designated areas involved; and

16 I. It is desirable and will significantly benefit the objectives
17 of all housing rehabilitation and repair programs for the director of
18 the department of planning and community development to have direct approval
19 authority with respect to Section 312 loans. (Ord. 3269 § 102, 1977).

20 SECTION 2. Ordinance 3269, Section 213 and K.C.C. 24.08.150 are
21 hereby amended to read as follows:

22 "Investor-owned property" means real property used ((~~exclusively~~))
23 primarily for residential purposes that is either: A. not occupied by
24 the homeowner; or B. contains two or more dwelling units whether or not
25 occupied by the homeowners.

26 NEW SECTION. SECTION 3. There is added to K.C.C. Chapter 24.08
27 a new section to read as follows:

28 Temporary displacement. "Temporary displacement" means displacement
29 of a tenant, resulting from rehabilitation of investor-owned property,
30 which is necessary to carry out the rehabilitation and lasts only for
31 the duration of the rehabilitation project.

NEW SECTION. SECTION 4. There is added to K.C.C. Chapter 24.08

a new section to read as follows:

Permanent displacement. "Permanent displacement" means displacement of a tenant from an investor-owned property when, as a result of the rehabilitation of the property, the sum of the monthly rent and utilities is greater than the total tenant payment required by federal rental assistance programs as well as greater than the sum of the monthly rent and utilities before rehabilitation, regardless of whether a tenant actually moves from the rehabilitated property.

NEW SECTION. SECTION 5. There is added to K.C.C. Chapter 24.08

a new section to read as follows:

Monthly rental housing cost. "Monthly rental housing cost" means the sum of the monthly rent paid by the tenant to the owner of investor-owned property and the monthly utility allowance as defined in the federal regulations at 24 CFR Part 511.2.

INTRODUCED AND READ for the first time this 4th day of September, 1984.

PASSED THIS 10th day of September, 1984.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gary Grant
Chairman

ATTEST:

Deborah M. Owens
Clerk of the Council

APPROVED this _____ day of _____, 19____.

DEEMED ENACTED WITHOUT
COUNTY EXECUTIVE'S SIGNATURE

DATED: 9/20/84
King County Executive