

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

May ²⁷ 4, 1982

INTRODUCED BY Ruby Chow

PROPOSED NO. 82-253

MOTION NO. 5473

A MOTION relating to the Community Development Block Grant Program adopting the 1983 King County Community Development Block Grant Consortium Policy Plan.

WHEREAS, King County is a member of the Community Development Block Grant Consortium, and

WHEREAS, King County as the official applicant is responsible to the Federal Government for all activities undertaken with Community Development Block Grant funds, and

WHEREAS, the Interlocal Cooperation Agreement between the governing body of King County and twenty-five incorporated municipal jurisdictions within King County sets forth an arrangement for planning the distribution of Community Development Block Grant funds, and

WHEREAS, the Agreement refers to the Three Year Plan (which was updated annually and most recently adopted by Motion 5249) to guide the distribution of those funds, and

WHEREAS, the Three Year Plan is no longer a Federal requirement but the need to produce a local policy statement to guide the use of Community Development Block Grant funds continues, and

WHEREAS, an annual Consortium-wide Policy Plan consisting of the general policies governing Community Development Block Grant funds and Consortium members' guidelines for funding in 1983 has been developed to continue guiding the distribution of Community Development Block Grant funds, and

WHEREAS, all Consortium members, housing agencies, and other non-county agencies participated in the development of the 1983 Policy Plan through review and comment and the submission of funding guidelines for the 1983 program year, and

WHEREAS, the Joint Policy Committee approved the 1983 Policy Plan and will be asked to approve the incorporated municipal jurisdictions' funding guidelines for the 1983 program year, and

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

WHEREAS, the King County Executive has submitted the 1983 King County Block Grant Consortium Policy Plan and the King County Community Development Block Grant Funding Guidelines for 1983,

NOW, THEREFORE, BE IT MOVED by the Council of King County: The attached 1983 King County Community Development Block Grant Consortium Policy Plan and the 1983 King County Community Development Block Grant Funding Guidelines are hereby adopted to replace the existing Three Year Plan and to govern the planning process and development of the 1983 Community Development Block Grant Program.

PASSED this 1st day of June, 1982.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Lois North
Chairman

ATTEST:

Janet M. Owens DEPUTY
Clerk of the Council

1983
KING COUNTY
COMMUNITY DEVELOPMENT
BLOCK GRANT CONSORTIUM
POLICY PLAN

1983

KING COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT CONSORTIUM
POLICY PLAN

King County, Washington
in consortium with:

Algona
Auburn
Black Diamond
Bothell
Carnation
Clyde Hill
Des Moines
Duvall
Enumclaw
Hunts Point
Issaquah
Kent
Kirkland
Lake Forest Park
Medina
Mercer Island
Normandy Park
North Bend
Pacific
Redmond
Renton
Skykomish
Snoqualmie
Tukwila
Yarrow Point

1983

KING COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT CONSORTIUM
POLICY PLAN

Table of Contents

	Page
INTRODUCTION	i
I. COMMUNITY DEVELOPMENT BLOCK GRANT - THE FEDERAL MANDATE	1
The Federal Regulations	1
II. COMMUNITY DEVELOPMENT BLOCK GRANT AND THE KING COUNTY BLOCK GRANT CONSORTIUM	5
An Overview of the Program	5
Who Makes the Funding Decisions	7
How Block Grant Funds Are Divided in the Consortium	8
III. COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING POLICIES AND PRIORITIES	11
Policies For All Activities	11
Policies Specific To Functions	12
Community Facilities	14
Economic Development	15
Energy Conservation	17
Environmental Quality	18
Fire Protection	21
Historic Preservation	22
Housing	23
Parks, Recreation, and Open Space	27
Planning and Management	29
Public Services (Human Services)	30
Streets, Pathways and Architectural Barriers	31
IV. 1983 KING COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT CONSORTIUM FUNDING GUIDELINES	34
King County's Funding Guidelines	34

Introduction

Each year King County receives Community Development Block Grant (Block Grant) funds under the Housing and Community Development Act of 1974, as amended. The funds are divided among the partners of the King County Block Grant Consortium (the Consortium). The Consortium is composed of twenty-five of King County's twenty-eight cities and towns and the unincorporated areas of King County. The cities of Seattle and Bellevue administer their own Community Development Block Grant Program. The Town of Beaux Arts has elected not to join the Consortium for the years 1982-1984. In previous years, the Department of Housing and Urban Development Block Grant regulations required that the participating cities and towns and the unincorporated areas of King County set forth a strategy for the use of Block Grant funds in a document known as the Three Year Plan. This year revised Housing and Urban Development regulations no longer require the Three Year Plan. To fulfill the continuing need to state the policies and priorities which govern the allocation of the Block Grant funds, King County Housing and Community Development Division has prepared this first annual King County Block Grant Consortium Policy Plan for projects starting in July 1983. This Plan presents the Block Grant funding policies as established by the Department of Housing and Urban Development, the Joint Policy Committee, and King County; as well as the Block Grant funding guidelines of King County and each city and town in the Consortium. It also incorporates the community development policies as stated in various adopted community and municipal plans and King County plans such as the King County Comprehensive Plan, the Growth Management Program Guidelines (Motion 4152), Parks Policy Plan, the Sewerage General Plan, and the Housing Assistance Plan. These Block Grant funding policies and priorities guide the Consortium in developing the 1983 Block Grant Program.

The Legal Authority of the Plan

- The King County Block Grant Consortium Policy Plan is developed in cooperation with the twenty-five cities and towns, and King County. The Joint Policy Committee and the King County Council formally adopt the Plan which guides

funding decisions for the 1983 Block Grant Program. Each member jurisdiction adopts its own annual statement of local funding guidelines which the Joint Policy Committee also adopts.

The Purpose of the Plan

The King County Block Grant Consortium Policy Plan is intended to help any person, non-profit or for-profit organization, neighborhood association or governmental agency in King County who wishes to use Community Development Block Grant funds for an eligible activity in 1983. An eligible activity can be carried out by a city or County department, special purpose district, or private organization. Applications for activities that serve outside city limits should be submitted to the Housing and Community Development Division by July 6, 1982. Applications for activities that serve areas within a city or town in the Consortium must be sponsored by the involved city and town. City and town applications should be submitted to the Housing and Community Development Division by October 29, 1982. Contact the city or town staff for information on application procedures. This Plan is a reference which will assist persons in considering and designing a Block Grant activity to be funded through the King County Block Grant Consortium.

PART I. COMMUNITY DEVELOPMENT BLOCK GRANT - THE FEDERAL MANDATE

Congress mandates that Community Development Block Grant funds provide needed housing, capital improvements, and community development services to improve living conditions in low and moderate income areas. More specifically, the intent of these funds is to:

- Maintain and upgrade current housing and provide new housing for people with low and moderate incomes.
- Eliminate conditions causing health, safety and public welfare problems.
- Aid public services that improve the communities in which low and moderate income people live.
- Use land and other natural resources better.
- Reduce isolation of income groups, promote diversity and vitality.
- Save historic buildings and other properties of special value to a community.

The funds are not to be used to:

- Reduce the amount of local financial support for a particular activity.
- Support the regular ongoing responsibilities of general local government.

A. The Federal Regulations

Two sets of requirements in the federal regulations apply to all Block Grant proposals: 1. Benefit Criteria and 2. Eligible Activities.

1. Benefit Criteria

A Community Development Block Grant activity must either principally benefit low to moderate income persons, or reduce or prevent slum and blight. These two objectives are the "Benefit Criteria". They are the ultimate test against which proposals are judged. Lack of documentation to meet the benefit criteria makes a proposal ineligible for Block Grant funding. Definition of the criteria follows.

Low to Moderate Income: A low to moderate income household is one whose annual income does not exceed 80% of the median income for families of the same size in King County. More specifically, for 1982, 80% of the median income in King County translates into: \$17,440 for a single person, \$20,000 for a family of two and \$24,960 for a family of four. These figures are Housing and Urban Development income limits which are published for King County, and updated annually.

"Principally Benefiting": Over half of the people helped by a Block Grant activity must have low to moderate income. The above standards apply to activities providing indirect benefits to low to moderate income individuals, such as the funding of community centers. Participation in such activities need not be restricted by income but it must be shown that 51% of the individuals benefiting from the activity are low to moderate income. An activity can only provide direct benefits to individuals where income screening is used to verify that persons benefiting are low to moderate income. An example of such an activity is a housing repair project. Data on housing conditions, participation in free and reduced school lunch program, census data, and other such sources should be used to show that the benefit to low and moderate income people will result from the proposed activity.

Reduction or prevention of slum and blight: Local jurisdictions and King County's Department of Planning and Community Development in their respective community plans determine areas that need revitalization. Detrimental conditions which are scattered or located outside slums or blighted areas may also be addressed, although activities must be limited to those necessary to eliminate the specific conditions of blight or physical decay. This is done by acquisition of blighted structures, demolition, historic preservation, or relocation.

2. Eligible Activities

The following is a summary of eligible Block Grant activities:

- Activities such as acquisition, rehabilitation (including the removal of architectural barriers), and preservation of public or private buildings or land for housing units, halfway houses, group homes, neighborhood and senior centers, emergency shelters, parks, recreational facilities, and fire protection facilities that improve and revitalize areas where low to moderate income people live.
- Activities that support physical improvements by assuring environmental quality: acquisition, construction, reconstruction, and installation of public and private utilities including sewer, water, drainage, and solid waste disposal.
- Activities such as street improvements, construction of sidewalks and wheel chair ramps, and the installation of traffic signals that improve access and pedestrian mobility.
- Activities such as the cost of clearance, relocation assistance and loss of rental income that mitigate the costs of physical improvements to areas where low to moderate income people live.
- Activities such as the acquisition, construction, reconstruction or rehabilitation of property that promote economic development.
- Activities that help low to moderate income communities become better places to live by providing health and social services.
- Activities that provide comprehensive planning in communities, studies that improve Block Grant applicants' policy planning and management capacity, as well as detailed feasibility and engineering studies.

The following are new or revised regulations:

- Block Grant assistance may be given to governmental agencies, special purpose districts, and non-profit organizations. Recent changes now

allow for funds to be given to for-profit entities, "when the assistance is necessary or appropriate to carry out an economic development project".

- The amount of Community Development Block Grant funds obligated for public services (health and social services) is limited to 10% of the total annual grant amount of the Consortium.
- Activities that promote energy efficiency and develop comprehensive community-wide energy use strategy are now eligible.

The following are Ineligible Activities and may not be funded through the Block Grant program:

- Public facilities such as city halls, police stations, exhibit halls and stadiums, schools, airports, hospitals, and nursing homes, unless the activity to be done in these facilities is the removal of architectural barriers.
- The purchase of equipment or furnishings not permanently attached to a building or a motor vehicle, except when necessary as a part of an eligible public service.
- Operating and maintenance expenses of a Block Grant assisted facility, unless part of a public service activity.
- General government expenses.
- Political activities.
- New housing construction.
- Income payments such as payments for income maintenance, housing allowances, down payments, etc.

King County's Division of Housing and Community Development can help in making determinations of eligible activities. Call 344-7605 and ask for Technical Assistance.

PART II. COMMUNITY DEVELOPMENT BLOCK GRANT AND THE KING COUNTY BLOCK GRANT CONSORTIUM

A. A History of the Program

The King County Block Grant Consortium under the provisions of the Housing and Community Development Act of 1974, as amended, received in 1981 about \$6.3 million in Community Development Block Grant funds. In 1982, Block Grant funds were decreased to \$5.6 million. The Consortium anticipates further cuts in the total entitlement for 1983.

It is the Consortium's responsibility to develop programs in support of Community Development Block Grant federal objectives as discussed on the preceding pages. The Community Development Block Grant Program in King County is directed toward improving the living conditions of low to moderate income people through housing and capital improvement projects and services in the thirteen designated planning areas in unincorporated King County and the twenty-five cities and towns in the Consortium. ~~The following is a brief history which represents the expenditure by activity of Block Grant funds in the King County Block Grant Consortium.~~

Housing

In 1982, 45% of the Consortium's Block Grant funding went to housing programs. From 1975 to 1982 housing repair programs for single family homeowners have been consistently identified by the Consortium as a funding priority. Housing Repair programs are concentrated in unincorporated King County and in some of the larger cities in the Consortium such as Mercer Island, Kirkland, Renton, Auburn, and Kent. Housing programs in 1982 remain responsive to housing needs of many low to moderate income families and elderly persons who need to find affordable housing. Housing programs funded in 1982 rely on private sector contribution and participation. The Affordable Monthly Payment Loan Program (AMPL) and Senior Mobile Home Park are just two housing programs which used combined Block Grant funds and private sector financing to increase housing opportunities for low to moderate income families and elderly in the Consortium.

Public Works

From fiscal 1980 through 1982, public works projects have received the next largest amount of Block Grant funds, after housing. The Consortium is somewhat reluctant to spend funds on public works projects due to their high cost in relation to benefits realized. Projects such as the construction or reconstruction of drainage and sewers as in White Center and Algona and Pacific, the improvement of water quality in Carnation, or walkways in Kent, Des Moines and Soos Creek have relatively high cost/benefit ratios. The need to improve or reconstruct never disappears. Block Grant funds cannot address all the Consortium's public works needs. As Block Grant funds decrease, public works projects will have to be coordinated with other programs such as the Capital Improvement Program, the formation of Local Improvement Districts and leveraging of local funds.

Parks

The jurisdictions have generally requested and spent less funds on park projects than the unincorporated areas of King County. This is partially because park projects in the jurisdictions are on the neighborhood scale rather than regional or open space scale, thus requiring fewer funds and partially due to other funding priorities like public works projects or public services projects. In 1981 parks projects in the jurisdictions dropped from third to fourth in total funding. In 1982, Block Grant funding in the unincorporated areas is being directed toward rehabilitation of existing parks and recreation facilities rather than acquisition of land for the development of parks.

Public Services

Public Services projects have consistently taken 10-12% of the Consortium's Block Grant funding. In the unincorporated areas of King County, Block Grant funds are mainly used for health care delivery programs. In the cities, Block Grant funds programs in neighborhood centers and senior centers such as counseling services, nutrition programs, transportation to and from centers and program staff. In 1982, the Department of Housing

and Urban Development placed a 10% ceiling on the amount of funds that may be allocated to public services from the total grant amount.

Planning and Management

Housing and Urban Development regulations mandate that only 20% of the grant amount may be allocated to planning and management. In 1982, 19% of the total grant amount funded planning and management projects. Consistently, the Consortium has funded planning, economic, environmental, and feasibility studies in both the unincorporated areas of King County and in the cities and towns.

Community Facilities

The most critical needs for community facilities including neighborhood centers and senior centers in the Consortium were addressed early in the Block Grant program. In 1982, the amount of funds programmed for community facility projects was 8% of the total grant amount. Most of these funds are earmarked for physical improvements to existing centers. The Tukwila Community Center roof and the renovation of the Algona/Pacific gym are examples.

Historic Preservation

Since 1978, historic preservation projects have received about 1% of the Consortium's total grant amount. Seven projects have been funded since 1978. Block Grant funding has been used to restore the exterior and the interior of various structures such as the Renton Fire Station. Funds have also been used for energy conservation as in the Black Diamond Depot. In 1982, exterior restoration of the Clise Mansion in Marymoor Park is planned.

B. Who Makes the Funding Decisions

A partnership agreement called the Interlocal Cooperation Agreement establishes a six-member Joint Policy Committee that provides overall

guidance to the Consortium, makes policy decisions and allocates Block Grant funds. The membership of the Joint Policy Committee consists of three mayors appointed by the Suburban Mayors' Association, the King County Executive, and two King County Councilpersons. More specifically, this Committee reviews goals, objectives, and program guidelines, as well as reviews specific project proposals and arbitrates disagreements. The Joint Policy Committee approves all Block Grant policies and makes the final recommendations to the King County Council for projects to be included in the annual application to the Department of Housing and Urban Development for Community Development Block Grant funds.

Because King County is the official applicant for Housing and Urban Development Community Development Block Grant funds, the King County Council has the final authority and responsibility for all Block Grant policy matters and allocations. The King County Council approves all Block Grant projects in the Housing and Urban Development application, as well as all projects in unincorporated King County.

The twenty-five cities and towns in the Consortium identify their community development needs through local staff and citizen participation and develop Block Grant projects.

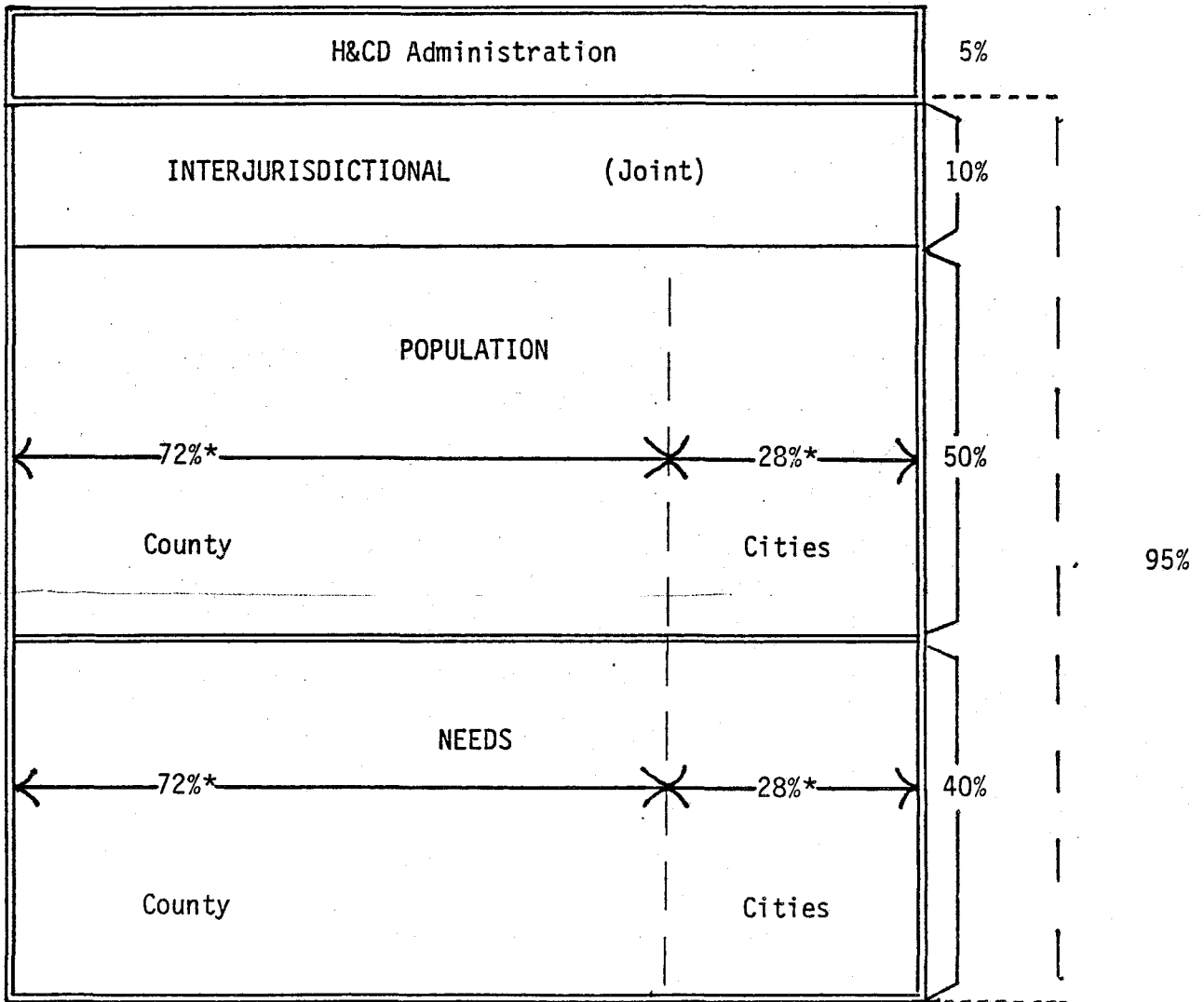
King County's Division of Housing and Community Development (H&CD) administers the Consortium's Block Grant Program. H&CD acts as staff to the jurisdictions, including King County, the Joint Policy Committee and the Department of Housing and Urban Development (HUD). H&CD identifies needs in the communities, provides assistance in interpreting HUD regulations, helps to develop proposals, reviews proposals, contracts for services, monitors programs, reimburses eligible costs, and submits documents and reports that HUD requires.

C. How Block Grant Funds Are Divided in the Consortium

The Interlocal Cooperation Agreement between King County and suburban cities sets forth the general allocation formula for the Block Grant funds. (See page 10 for chart.)

1. The total grant amount is first reduced by five percent to support the cost of program administration. Additional funds for program administration come from King County's share of the Block Grant.
2. Ten percent of the adjusted Block Grant amount is reserved for Joint projects. These are projects which involve and are supported by more than one jurisdiction. The key determinants in the allocation of these funds are project innovation and the leveraging ability of a project. Joint project requests are competitive. The Joint Policy Committee makes the final recommendation to the King County Council for the use of Joint funds.
3. Forty percent of the adjusted grant amount is reserved as Needs funds. These funds are divided between the cities and towns, and King County according to population (about 28% for the cities and towns, and 72% for King County), so that the cities and towns do not compete against King County for Needs funds. The Joint Policy Committee adopts Needs Considerations each year against which Needs requests are evaluated. Severity of need and benefit to low and moderate income people are key determinants in the Needs Considerations. A copy of the adopted Needs Considerations is available from King County's Housing and Community Development Division.
4. Fifty percent of the adjusted grant amount is allocated to Consortium partners on a per capita basis. These funds are called Population (Pop) funds. Each member jurisdiction of the Consortium has flexibility to allocate Pop funds to any eligible activity. Housing and Urban Development limits on public services and planning are the only external constraints. The King County Council allocates the King County Population funds. Each city allocates its own Pop funds. All Pop projects require Joint Policy Committee approval.

FUNDS DISTRIBUTION



* Approximate. Percentages figured each funding cycle according to the most recent population figures published by Washington State OFM.

PART III. COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING POLICIES AND PRIORITIES

Every year, King County's Division of Housing and Community Development receives more eligible proposals than can be funded. The urban-rural character and the diverse needs of the King County Block Grant Consortium, and the limited Block Grant funds make it necessary to consider all proposed activities in light of County and Local policies as well as Federal and State law. Here are general policies that are used to plan a program that makes the most efficient and effective use of the limited Block Grant resource. The Division of Housing and Community Development and the Joint Policy Committee use these policies to evaluate proposed activities.

A. Policies For All Activities

- All proposals for Block Grant activity must benefit low and moderate income people or reduce/prevent slum and blight, particularly where this population is adversely affected by Federal and State cutbacks.
- Block Grant projects that can be implemented in a single program year will be encouraged. Projects that cannot be implemented in a single program year will be phased wherever possible.
- The status of Needs and Joint projects will be reviewed by the Joint Policy Committee six months after funds become available. Projects not yet begun may be re-evaluated by the Joint Policy Committee for possible reduction or cancellation. Such determination will be made in the form of a recommendation to the King County Council in keeping with the Consortium's Cooperation Agreement. Any funds resulting from such Council action will revert to the fund from which they originated.
- Block Grant proposals must locate activities close to areas of greatest need such as neighborhoods where low to moderate income persons live, and where there are concentrations of youth or elderly.

- Proposals that stretch the use of Block Grant funds by combining other sources of funding are favored. For example, Block Grant funds can be used as the "local match" for other federal grants, in connection with Capital Improvement Program, or as the leverage that will bring private financing. Block Grant funds can be used as "seed monies" for organizational support or for developing applications for federal subsidy programs.
- Block Grant proposals must document need for the activity by providing cost benefit analysis, feasibility studies, and proof of community support and ability to maintain and operate completed facilities.
- Block Grant activities should be developed in accordance with adopted plans and land use policies of King County such as the King County Comprehensive Plan, the Growth Management Program Guidelines (Motion 4152), community plans and the Housing Assistance Plan.

The emphasis placed on each policy varies according to the activity.

B. Policies Specific to Function

Activities which provide a similar improvement are grouped into functional categories (housing, parks, public services, planning). Specific policies apply to each functional category in addition to the general policies just described. These policies have emerged over the last seven years of program activity, and are based on action of the Joint Policy Committee and King County Council. These policies are used to evaluate proposed activities in each functional category.

On the following pages, each functional category is listed in alphabetical order, and includes a brief description of activities that fall within the category. A general statement of goals for Block Grant funding of that category in 1983 is presented. Next, the types of projects encouraged for 1983 directs applicants to the most needed or desirable projects in the category.

Following this are the funding guidelines. They pinpoint the policies specific to the activity on which the Housing and Community Development Division and the Joint Policy Committee base their review of proposals. Special Conditions, where applicable, cover any Federal, State or Local requirements and specific King County Block Grant Consortium Policy.

COMMUNITY FACILITIES

Block Grant funds may be used for acquisition, rehabilitation and construction of senior and neighborhood centers. The Consortium recognizes the importance of community facilities as a focal point for community services for both the young and the elderly, as well as a source of community identification. Community facilities have been a popular Block Grant activity, and therefore have been provided in most areas of the County and many cities. There is concern about the ongoing self-sufficiency of existing as well as proposed facilities. Reduced Federal and State program funds cause concern about the stability of program operations as well as operation and maintenance costs. This situation causes the Consortium to require long term self-sufficiency plans for all proposed community facility projects. Plans must show how programs operating from the facility will continue to be funded and how operation and maintenance costs will be paid.

Types of Projects Encouraged

1. Projects that rehabilitate existing community facilities for continued use will be considered over projects that call for expansion or new construction.
2. Projects that rehabilitate existing facilities for reuse as a community center will be favored over new construction.
3. Projects that expand existing community centers particularly where multiple use will result, will be favored over new construction.

Funding Guidelines

- No funds will be given to funding community facilities until an acceptable long-term self-sufficiency plan has been provided to the King County Housing and Community Development Division. Consortium cities and towns must approve self-sufficiency plans for centers in their jurisdiction prior to submittal to King County's Housing and Community Development

Division. Such a plan must provide a cost benefit study identifying the population to be served by the center, and the per capita cost. The plan also must describe how operation and maintenance costs of the center will be met, without reliance on County or local jurisdictions current expense funds and without using Block Grant funds. Local jurisdictions may choose to use their current expense funds to provide operation and maintenance costs of community centers.

- An application for a new community center where none has existed must have an inventory of existing sites that could be acquired and/or renovated for use as a center, including cost per square foot of each alternative.
- A program plan must be included in the proposal showing in detail what programs will operate in the facility and how they will be funded.
- Consideration will be given to projects that use multiple sources of funding. For example, State Referendum 37 funds are available for facilities that train and rehabilitate the handicapped.

Special Conditions

1. Block Grant will not fund costs that exceed the original total project cost estimates (except that a jurisdiction may choose to use their Block Grant "Population" funds for this purpose.)
2. Private non-profit facilities funded with Block Grant will be held in public ownership through a leasehold agreement. For minimum repairs - 7 years; substantial rehabilitation - 15 years, and new construction - 25 years.

ECONOMIC DEVELOPMENT

Economic Development activities include feasibility or planning studies that investigate strategies for economic development, technical assistance for securing funds, job training and job counseling, and physical development projects that encourage job creation or retention. Block Grant funds will be

directed toward the alleviation of physical and economic distress through stimulation of private investment, community revitalization and expansion of economic opportunities for low to moderate income persons. Private non-profit entities, neighborhood-based non-profit organizations, local development corporations, Small Business Investment Companies or for-profit associations may implement economic development activities.

Types of Projects Encouraged

1. Projects that provide planning and technical assistance. Examples of this include the study of central business districts, rural town centers and neighborhood business districts that would promote changes to revitalize these areas. The study might result in job creation or encourage physical improvements like improving pedestrian access to business in order to stimulate private investment.
2. Small scale physical projects including facade restoration and improvement of pedestrian access to business districts.

Funding Guidelines

- All economic development projects will be consistent with adopted County and Local policies, environmental standards, and local community plans of the jurisdiction most affected.
- Benefit to low and moderate income people will be evaluated in terms of job creation or retention, or provision of business services to that population.
- Physical improvement projects that demonstrate reduction or prevention of slum and blight will be considered to meet Housing and Urban Development benefit criteria.
- Consideration for Block Grant funding will be given to Economic Development projects that commit local dollars (municipal or private), use Block Grant funds as "seed monies" for other funds, or show creative financing techniques such as revolving loans or tax-exempt bonds.

Special Conditions

1. The Block Grant funds for planning studies for economic development must be spent within 18 months of when they become available. The Joint Policy Committee must approve all extensions.
2. Block Grant is viewed as supplemental to the programs of the Department of Labor, Small Business Administration, and Farmers Home Administration.

ENERGY CONSERVATION

Energy conservation projects are aimed at (1) helping low and moderate income people remain in their homes by reducing energy costs; (2) encouraging energy saving programs or projects at the community level; and (3) improving the environment in areas where low and moderate income people live.

Types of Projects Encouraged

1. Weatherization projects that reduce home heating costs. Emphasis will be placed on oil and natural gas homes, and electric homes where no other assistance is available.
2. Energy efficiency improvements to community facilities that reduce their operating cost and insure their continuing operation. Examples of such improvements are insulation, storm windows, solar heating, and furnace efficiency improvements. Reduction of operating costs must be documented.
3. Recycling stations that have strong community support, public or private landowner agreements and commitments from recyclers to dispose of recyclables and provide on-going site improvements.

Funding Guidelines

- King County Office of Energy Management will review all energy projects and provide technical comments to King County's Housing and Community Development Division.
- Energy projects must meet standards set forth in the King County Energy Code, King County Ordinance 5770, the King County Energy Management Plan or any adopted energy policies of the involved jurisdiction.
- Request for weatherization programs for homeowners must complement existing energy conservation programs to minimize duplication of effort (utility programs, State programs).

Special Conditions

1. Block Grant funds are supplemental to existing programs funded by the Federal Departments of Energy or Health and Human Services or local public or private utilities.
2. Block Grant funding for planning and construction of recycling stations is limited to 50% of the total cost.
3. Proposals for recycling stations by private agencies will have to obtain public leasehold agreements.

ENVIRONMENTAL QUALITY

Block Grant funds may be used for the acquisition, construction or reconstruction of electrical utilities, water and sewer projects, flood and drainage facilities, and solid waste disposal. As with other uses of Block Grant funds, environmental quality projects must be shown to benefit low to moderate income persons, or reduce or prevent slum and blight and serve existing neighborhoods or communities. Because environmental quality projects are very expensive, the Plan calls for formation of Local Improvement Districts and Utility Local Improvement Districts wherever appropriate to meet environmental quality needs.

Types of Projects Encouraged

1. Water and sewer projects in communities that correct situations that do not meet the environmental quality standards set by the State and Federal government.
2. Environmental quality projects in conjunction with construction of assisted housing.
3. Planning and designing projects that identify solutions to correct situations where extensive property damage is documented.

Funding Guidelines

- Projects must document conditions that fail to meet environmental quality standards.
- Projects must be consistent with adopted plans and policies of the involved jurisdiction. Examples are the King County Comprehensive Plan, the Growth Management Program Guidelines (Motion 4152), King County Sewerage General Plan, community plans, and required plans for Water and Sewer Districts.
- Drainage projects will only be considered if they are located in existing urban areas or town centers, or in areas where the likelihood of property damage will occur without a drainage project. Drainage projects must demonstrate that the main purpose of such projects will not encourage development that is inconsistent with land use plans and present a detailed feasibility study with cost estimates and a cost benefit analysis limited to serving low and moderate income people. (See the Housing Assistance Plan.)
- Solid waste facilities projects are considered a low priority.
- Water Supply projects that upgrade quality rather than quantity and remedy a documented public health problem will be considered when existing population or assisted housing projects are served. (See Housing

Assistance Plan.) Projects that remedy a fire flow problem will be considered a lower priority than water quality projects. Projects that involve construction of public water supply will require the availability of water districts, municipality or private water company to contract for the project and assume responsibility for ongoing maintenance and repair.

- Consideration will be given to environmental quality projects that leverage funds.
- Flood and drainage facilities will be considered only if other Federal support is not available or Federal support is insufficient to complete the facility.
- Block Grant will fund small scale flood projects where Block Grant serves as a local match. Block Grant will fund the portions of large scale flood projects that directly benefit low and moderate income persons.
- Projects for fire flow are encouraged to find other sources of funding.

Special Conditions

1. King County's sewer policy provides that 25% of the Block Grant funds for a sewer project will be allocated to sewer construction and the remainder be made available to low and moderate income persons in the project area in the form of no-interest deferred payment loans for the assessments. Loans will be available based on income, and will not be due until the home changes ownership. This policy only applies to unincorporated King County.
2. Block Grant funds may be used to pay up to 50% of the cost of the feasibility study required for an environmental quality project request.
3. Block Grant will not pay more than 50% of total cost for sanitary sewer projects (exclusive of hook-up charges for users), solid waste facility projects and water supply projects. Other funding sources are Farmers Home Administration, State Referendum 38 funds for water supply facilities through the Department of Social and Health Services and State

Referendum 39 funds for waste management systems through the Department of Energy.

4. Low and moderate income homeowners who meet the eligibility criteria of the King County Housing Repair Program can apply for no-interest deferred payment loans for the cost of sewer hookup only if a sewage disposal problem exists or the connection is part of a Block Grant subsidized sewerproject. Cities that run their own housing repair program may have different rules on sewer hookups and loans.

FIRE PROTECTION

Fire protection activities include acquisition, rehabilitation or construction of a fire protection facility and the purchase of fire protection equipment. Fire protection projects must be located in or serve areas where an overall package of community development activities have been assisted with Block Grant funds. An area of concentrated Block Grant physical improvements is called a Neighborhood Strategy Area (NSA). Check with King County's Housing and Community Development Division to determine if your project would serve an NSA.

Types of Projects Encouraged

1. Projects that provide fire protection equipment to enhance service through existing facilities.
2. Projects that provide fire protection facilities.

Funding Guidelines

- Block Grant support of fire protection will go to those areas with the greatest concentrations of low to moderate income persons.
- Block Grant support of fire protection will go only to Neighborhood Strategy Areas (NSA) or where Block Grant physical improvement activities are concentrated.

- Communities that are unable to levy funds for fire protection will be considered.

Special Conditions

Block Grant will fund 50% of the total cost of a fire protection activity. The U.S. Department of Natural Resources Rural Community Fire Protection Assistance program is a viable funding source for rural communities with a population under 10,000 that need fire protection.

HISTORIC PRESERVATION

Block Grant funds may be used for acquisition, rehabilitation and creative reuse of historic buildings. Historic Preservation projects are intended to encourage restoration of public or private buildings, sites and areas that depict the development of King County and to provide usable community facilities and housing for low and moderate income persons. The criteria for evaluating the historic significance of a building or site can be found in King County's Historic Preservation Ordinance No. 2991, passed in 1976 and Ordinance 4828 passed in 1980.

Types of Projects Encouraged

1. Projects that are coordinated with the King County Landmarks Register designations.
2. Projects that provide incentives to private enterprise for preservation, restoration and use of heritage sites for community economic development such as tourism.
3. Projects that coordinate the development of parks, trails, and other forms of recreational open space with the preservation, restoration and use of heritage sites.

Funding Guidelines

- The King County Historic Preservation Office will review all requests for Historic Preservation projects and provide comments to King County's Housing and Community Development Division on feasibility, relationship to adopted policies, and assessment of relative importance of a proposal to a community. Cities and towns will complement this information with local assessments.
- Projects that are registered as King County Landmarks will be considered, as well as those projects listed in or eligible to be listed in the National Register of Historic Places or designated as a State Landmark or historic district.
- Projects that coordinate with local programs like museums and historic associations will be favored.
- Projects that include private funds will be considered a higher priority than requests for total Block Grant funding.
- Priority is placed on exterior rehabilitation of an historic building rather than interior rehabilitation. Interior rehabilitation will be considered only in historic buildings where public access is guaranteed.
- All projects must present a realistic plan for maintenance of a historic property.

Special Conditions

None

HOUSING

Block Grant funds may be used for the acquisition of land or buildings, public improvements and rehabilitation or improvement of residential units. Block Grant may not be used to build new housing units. Federal subsidies for new housing construction have been substantially cut this year and it is too

expensive to substitute Block Grant funds to support projects at a similar level. Block Grant is a finite resource; as demands increase for its use, more ways need to be found to recycle funds so we can serve more people. Block Grant funds will be focused on projects meeting urgent needs, maximizing resources and demonstrating low cost shelter approaches.

Types of Projects Encouraged

1. Projects that increase the amount of housing to meet emergency housing needs will be favored. Interim housing (one to three months) will also be considered under this category. Projects must show that appropriate social services and housing counseling services are provided from non-Block Grant resources, since Federal regulations severely limit the use of Block Grant funds for such services.
2. For weatherization, repair and rehabilitation programs that serve homeowners, preference will be given to programs that either leverage funds or generate program income. This preference recognizes that the needs of the very low income may best be met with grant assistance.
3. Projects which supplement Federal or State programs serving special housing needs of seniors, displaced persons, the handicapped, and low income tenants, will be supported.
4. Projects using less expensive ways to provide shelter (development cost and cost to the tenant) will be favored, such as shared housing, mobile home parks, and manufactured housing.
5. Limited funding will be considered for data collection and analysis, and development of codes, ordinances and regulations aimed at producing more affordable housing. Examples include mobile home ordinances, add-a-rental ordinances, density bonuses for providing low cost housing; and local government efforts to obtain or generate additional sources of housing financing, such as bond issues.

Funding Guidelines

Emergency Housing - Interim Housing

- Proposals that quickly create the largest number of units per Block Grant dollar will be favored. Examples of ways Block Grant can be used for emergency housing include:
 - a. Acquisition of existing housing that does not require rehab. (Block Grant regulations limit this to public agencies.)
 - b. Acquisition of existing housing for rehab for use as emergency shelter. (Block Grant regulations allow this for public agencies and private non-profits.) This approach may be lengthy if substantial rehab is necessary.
 - c. Leasing of existing housing by a non-profit agency or public agency. (Preference would be given to proposals where leases include an option to purchase.)
- Proposals that have matching funds will be favored.
- Because the Consortium is at the Federal 10% limit on the amount of public services to be funded with Block Grant, agencies must provide operating funds, social services, counseling, and house finding service from non-Block Grant resources.
(NOTE: Under a Block Grant funded lease, certain utilities and maintenance costs included in the lease payments would not have to be paid for by agency operating funds.)

Weatherization, Repair and Rehabilitation for Homeowners

- Emphasis is on owner occupied dwellings.
- Areas with larger concentrations of older houses needing repair will receive consideration for program funding.

- Programs using deferred payment loans will be preferred over those using grants, except for emergency repair grants under \$1,500. Jurisdictions may choose to use Population funds for grants, particularly for the very low income or seniors.
- Public-private joint venture loan programs will be encouraged.
- Funding for weatherization and repairs aimed at energy use reduction in publicly owned low income rental housing will be considered only if no alternative funds are available and the impact of no action is clearly defined.

Special Housing Needs

- Seed money loans up to \$10,000 per organization in support of housing development projects will be favored (for site options, applications for federal assistance, acquisition of housing for rehab, etc.).
- ~~Counseling, referral and information assistance, and relocation assistance~~ projects will be considered only if:
 - a. A need can be demonstrated for the service.
 - b. The service will result in a change in physical housing condition for the beneficiary group.
 - c. The service can be provided within the Federal limits for planning and public service projects.

Less Expensive Shelter

- Preference will be given to affordable housing projects that have the least per unit subsidy required and lowest cost to the tenant, particularly homesharing programs organized at the community level and shared living residences. Mobile home parks and manufactured housing developments are more expensive per unit, but may also be considered.

- Preference will be given to programs serving renters over those serving owners.
- The Block Grant subsidy per unit for development will be limited to \$20,000, provided that the permanent Block Grant subsidy will be limited to \$5,000 per unit or 20% of the total project cost, whichever is greater. (NOTE: In the case of elderly homesharing or shared housing programs, the subsidy limit shall be applied to each individual served. This policy does not apply to emergency shelter.)

Data Gathering and Legislative Support for Affordable Housing

- Projects to study and draft new local legislation in support of affordable housing will be limited to \$10,000 each.

Special Conditions

None other than those described in relevant funding guidelines.

PARKS, RECREATION, AND OPEN SPACE

Block Grant activities include acquisition, design, site preparation, drainage, construction or rehabilitation of recreational facilities. Construction or rehabilitation includes playgrounds, picnic areas, trails, benches, landscaping, access, restrooms, and parking lots. Ongoing maintenance is not eligible. Examples of maintenance are mowing, re-seeding, trash collection or spraying. The diverse needs in King County such as the preservation of existing parks and recreational facilities in densely populated low to moderate income areas, and the development of parks in rural areas where low to moderate income persons are without recreational facilities, must be considered in the planning of parks, recreation and open space proposals.

Types of Projects Encouraged

1. Rehabilitation of existing recreational facilities in neighborhood parks will have a higher priority than large scale parks (ones that offer parking and organized playfields) or regional parks.

2. Development of existing recreational property for neighborhood use will have a higher priority than large scale or regional parks.
3. Expanding a facility to encompass a new recreational aspect in neighborhood parks will have a higher priority than large scale parks or regional parks.

Funding Guidelines

- All parks and recreation projects must be consistent with County or jurisdiction's park plans, where they exist.
- Park projects will be carefully reviewed to be sure that proposed improvements are not maintenance activities such as lawn mowing or replacement of expended light bulbs. Maintenance is not eligible.
- Projects that demonstrate that maintenance costs will be reduced will be favored. Evidence of ability to provide ongoing maintenance is required.
- In areas where parks are not readily accessible to low and moderate income persons, acquisition of land for parks will be considered.
- Consideration is given to projects that are necessary to mitigate environmental problems, for example, drainage problems in a park.
- Block Grant will fund the acquisition of land for park development if that land is threatened by large scale development.
- Park projects that coordinate with other programs and funds such as Inter-Agency Committee on Outdoor Recreation, the Capital Improvement Program and local bonds (Pro Parks) will be given consideration.
- Projects coordinated with county departments or coordinated with more than one jurisdiction will be considered.

- Water oriented recreational facilities must first document efforts to obtain Inter-Agency Committee on Outdoor Recreation funding, before Block Grant funding will be considered.

Special Conditions

None

PLANNING AND MANAGEMENT

Block Grant funds can be used for the following planning and management activities: development of overall strategies and program administration, project plans, and feasibility, environmental, and design studies leading to capital projects and other revitalization programs; and to accomplish comprehensive plans, where other planning assistance is not adequate or available. Block Grant funds for planning and management activities are limited to 20% of the Consortium's Block Grant amount. The 20% restriction on planning and management activities has always guided Block Grant allocations. With the increasing costs, meeting the 20% funding restriction becomes difficult. Therefore only a few planning proposals will be funded in 1983.

Types of Projects Encouraged

Studies that lead to capital projects and other revitalization programs. Planning projects that deal with specific community needs such as water quality problems, drainage problems and the problems of blighted areas.

Funding Guidelines

Document that other planning assistance is not available or adequate.

Special Conditions

1. Block Grant funds allocated for planning activities but unspent after 18 months after the start of the program year in which they were made available will be recaptured. Exceptions will be made for those planning

projects awaiting final legislative action to use allocated funds to pay for cost of final publication, provided Joint Policy Committee approval is granted.

2. Ongoing staff positions to manage the Block Grant Program in Consortium cities will only be funded with "Population" funds.
3. When other funding sources are available for planning activities such as feasibility studies or preliminary design of capital projects, or local funds for community plans, applicants will be expected to apply to those sources to at least reduce the amount of Block Grant required for the projects.
4. Block Grant cannot pay for ongoing government services nor can it supplant local dollars.

PUBLIC SERVICES (Human Services)

Over the years, Block Grant funds have supported or complemented social and health services like youth counseling, nutrition programs and dental care programs that benefit low to moderate income persons. This year, stringent federal requirements have limited the Block Grant dollars for public services to 10% of the Consortium's grant amount. Therefore, old and new public service projects will undergo close scrutiny as to benefit, supplementary funding and self-sufficiency plan.

Types of Projects Encouraged

1. Public Services that are combined with other Block Grant funded activities. For example, in areas where there is assisted housing or community centers that have been funded by Block Grant.
2. Projects that provide direct delivery of health care; dental, physical, prenatal and health care education will have priority over emergency services, nutrition programs, on-going counseling services and transportation programs.

Funding Guidelines

- Public service projects must document cost benefit per low to moderate income persons served.
- Transportation (rides to community centers, doctors, or shopping) programs must document the need for service, describe how Block Grant facilities are served, and provide a detailed budget.
- Public services should be coordinated with existing services in the community or area.
- Those projects that will demonstrate self-sufficiency within three years of Block Grant funding will be encouraged.

Special Conditions

1. All unspent public service funds for continuing projects will be recaptured at the end of each program year, except that jurisdictions may choose to extend them with their own Population funds.
2. The Joint Policy Committee maintains final approval of all Public Service Projects (whether funded by Population funds or Needs funds) in order to meet Housing and Urban Development's 10% restriction on public service spending. Jurisdictions may be asked to reallocate Population funds if a proposed public service does not adequately meet the above criteria.
3. Public Service projects cannot be funded with Block Grant funds unless other sources of funds have been applied for from other public or private funding agencies.

STREETS, WALKWAYS, ARCHITECTURAL BARRIERS

Block Grant funds may be used for street improvements such as curb and roadside drainage, the purchase and installation of traffic signals, the construction of walkways and crosswalks, as well as the removal of architectural

barriers that bar the handicapped and the elderly from buildings, and limit mobility within the public right-of-way. Because there are funding sources, both public and private, that are specifically designed for various street improvements, Block Grant will direct funding to older established areas where proposals relate to a package of other Community Development activities. For example, walkways that link low to moderate income residential neighborhoods to area businesses, parks, schools, and relate to a drainage project or a Block Grant funded community facility.

Types of Projects Encouraged

1. Projects that improve local roads and streets and pedestrian accessibility (construction of walkways, crosswalks, and access ramps) and support low to moderate income residential neighborhoods, assisted housing, schools, and Block Grant funded neighborhood and senior centers.
2. Projects that include local dollar support or leverage funds without further burdening low to moderate income persons. For example, in business districts or in mixed income residential neighborhoods (where 51% are low to moderate income) supporting funds such as local business dollars, revenue bonds and approved Right-of-Way Improvement Districts are encouraged.

Funding Guidelines

- Projects that are in areas where there is a concentration of Block Grant physical improvement activities such as housing repair, sewers, and drainage projects, will be favored.
- Walkway projects will be considered if they benefit low to moderate income people by linking residential neighborhoods to service areas.
- Projects that coordinate with other existing programs and community development plans such as the School Walkways Program, local Capital Improvement Programs or the jurisdictions' Six-Year Road Plan will be considered.

- Projects that remove architectural barriers must document the number of the elderly and the handicapped to be served relative to the general population.
- Local roads and streets, collectors and minor arterials will be favored over major arterials, right of way improvements and parkway beautification projects.
- Major arterials are generally not considered for Block Grant funding. Transportation funding sources such as Federal Aid to Urban Systems or Federal Aid to Rural Systems may be appropriate.

Special Conditions

None

PART IV. 1983 KING COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT
CONSORTIUM FUNDING GUIDELINES

King County Funding Guidelines

King County will develop the 1983 Community Development Block Grant Program for the County's unincorporated areas within the framework of the following general funding guidelines. These guidelines respond to current economic conditions, Federal and State budgetary cutbacks that affect the County, previous Block Grant accomplishments, adopted County plans and policies, and non-Block Grant funded initiatives. These guidelines do not alter Consortium-wide policies contained in this Policy Plan.

There are other eligible activities which are not mentioned in the King County funding guidelines. This does not mean they will not be considered. Historical funding patterns show that they are typically a small percentage of King County's program. King County will encourage projects which demonstrate widespread community support, use multiple funding sources, and positively impact concentrations of low and moderate income people. Applicants for projects not mentioned here should clearly document the need for the requested activity to improve chances of receiving funds.

The provision of safe and decent housing for low and moderate income people is the strongest Federal mandate within the Housing and Community Development Act as amended, and continues to be favored by local government. The current economic situation severely limits the ability of low and moderate income people to obtain and maintain housing. Therefore, projects that produce affordable housing for lower income families or seniors, and those that acquire and/or rehab facilities for emergency housing will be encouraged. New construction of housing is not eligible, so projects must use other funds for the construction portion. Acquisition of existing housing is eligible, as well as rehab if it is needed.

Sidewalks and pathway projects that provide safe access to business, transit, community facilities or recreation areas for lower income persons will be encouraged. Neighborhood or small scale projects will be favored.

King County intends to make full use of public service funds within the Federal limit of 10% of the annual grant amount allowed for the Consortium. Public services operating from or in support of Block Grant funded facilities will be favored. Health care programs will be favored over other types of services.