

February 8, 1991  
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Audrey Gruger  
Greg Nickels  
Introduced by: Cynthia Sullivan

Proposed No.: 91-161

MOTION NO. 8190

1  
2 A MOTION requesting the King County  
3 executive to complete a housing levy  
4 proposal in cooperation with the City of  
5 Seattle, suburban city and King County  
6 Council representatives and submit the  
7 proposal for Council consideration by  
8 May 1, 1991.

9 WHEREAS, the cost of housing has grown twice as fast as  
10 income over the past decade, significantly increasing the number  
11 of households unable to afford adequate housing, and

12 WHEREAS, federal support for housing assistance programs for  
13 low income individuals and families has declined 80% over the  
14 same period, greatly reducing the production of low income  
15 housing, and

16 WHEREAS, the private sector cannot provide housing which is  
17 affordable to low income people without substantial assistance  
18 from the public sector, and

19 WHEREAS, there are now 85,000 households in King County who  
20 cannot afford adequate housing without assistance, and

21 WHEREAS, low income households are projected to increase by  
22 an additional 30,000 during the next decade, with three quarters  
23 of this increase occurring outside of the city of Seattle, and

24 WHEREAS, there are about 28,000 existing low income housing  
25 units in King County, three quarters of which are in Seattle,  
26 and

27 WHEREAS, by the year 2000 it is projected that half of the  
28 households needing housing assistance will live in the county  
29 outside of Seattle, and

30 WHEREAS, existing low and moderate income housing continues  
31 to be lost due to commercial development and conversion to higher  
32 income use not only adding further to the gap in low income  
33 housing but also separating low income service workers from the

1 communities in which they work and placing increasing numbers of  
2 people at risk for homelessness, and

3 WHEREAS, over 6,000 households are at risk of displacement  
4 over the next few years due to expiring use restrictions on  
5 federally subsidized rental projects and conversion of mobile  
6 home parks, and

7 WHEREAS, the demand for emergency shelter for homeless  
8 individuals and families continues to increase throughout the  
9 county, and

10 WHEREAS, King county has accepted responsibility for  
11 providing treatment and support services for a number of special  
12 needs groups including persons with mental illness, developmental  
13 disabilities and alcoholism and substance abuse and runaway  
14 youth, and

15 WHEREAS, persons with special needs are most at-risk for  
16 homelessness due to their disabling conditions and very low  
17 income, and existing service funding is neither sufficient nor  
18 appropriate to apply to the capital cost of housing, and

19 WHEREAS, the King County Affordable Housing Policy Plan was  
20 adopted in 1987 as part of carrying out the goals of the King  
21 County Comprehensive Plan, and

22 WHEREAS, the first policy in the Affordable Housing Policy  
23 Plan is to increase the supply of housing affordable to very low  
24 income households, and the accompanying strategy and work program  
25 give priority to development of a bond issue or levy proposal for  
26 that purpose, and

27 WHEREAS, the development of a plan for financing low income  
28 housing has, therefore, been in the executive work program for  
29 several years, and

30 WHEREAS, the county council adopted Motion No. 7910 in April  
31 of 1990 approving the work program for the Regional Affordable  
32 Housing Finance Plan to be developed with the oversight of an  
33 appointed Regional Working Group, and

34 WHEREAS, the Regional Working Group has completed the  
35 proposed plan, which recommends asking King County voters to

1 approve a nine-year \$147.5 million levy to finance the  
2 acquisition, rehabilitation and construction of at least 2,200  
3 affordable housing units for low-income and homeless individuals  
4 and families and for persons with special needs, as well as the  
5 necessary housing-related services, and

6 WHEREAS, the Regional Working Group submitted the proposed  
7 plan to the county executive in September 1990, and

8 WHEREAS, the Human Services Roundtable, including  
9 representatives of King County, the City of Seattle, suburban  
10 cities and United Way, reviewed the proposed plan prior to its  
11 submission to the county executive and voted to support the  
12 recommended housing and related services levy proposal, and

13 WHEREAS, the County executive has solicited comments on the  
14 proposed plan from the City of Seattle, suburban cities and other  
15 interested parties and intends to develop a final housing levy  
16 proposal for Council consideration based on those comments, and

17 WHEREAS, the county council finds there is a need to  
18 expedite the final review and refinement of the housing levy  
19 proposal by all of the affected parties in order to be able to  
20 give due consideration to placing a levy proposal on the ballot  
21 in the fall of 1991;

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

23 1. The county executive is hereby requested to complete  
24 development of a specific housing levy proposal and submit it to  
25 the council together with an implementing ordinance by May 1,  
26 1991.

27 2. The county executive is further requested to refine and  
28 finalize the levy proposal in a cooperative process with county  
29 council, City of Seattle and Suburban Cities Association  
30 representatives. The process should also provide for discussion  
31 with the key interest groups involved in the development and  
32 provision of housing and related support services for low income  
33 households.

34 3. The King County council acknowledges that the Regional  
35 Affordable Housing Finance Plan was developed with extensive

1 involvement of local elected officials and staff, experts in low  
 2 income housing financing, development and operations, and housing  
 3 and human services advocates. Accordingly, the Council expects  
 4 refinement of the program and implementation proposals as opposed  
 5 to major revisions. The Council requests refinement on the  
 6 following specific areas: 1) the linkage between the housing  
 7 levy program and the county's categorical human service programs  
 8 to take advantage of the opportunities to improve results by  
 9 combining efforts and to prevent problems due to lack of support;  
 10 2) the composition, selection, and duties of the oversight board  
 11 particularly in light of the regional governance summit  
 12 discussions, and 3) the relationship to the state Housing Trust  
 13 Fund and to federal housing programs newly combined under the  
 14 Cranston/Gonzales National Affordable Housing Act of 1990.

15 PASSED this 19<sup>th</sup> day of February, 1991.

16 KING COUNTY COUNCIL  
 17 KING COUNTY, WASHINGTON

18 Lois North  
 19 Chair

20 ATTEST:

21 Gerald G. Peter  
 22 Clerk of the Council