

CHRISTOPHER VANCE
CYNTHIA SULLIVAN
LARRY PHILLIPS
MAGGI FIMIA
GREG NICKELS

January 28, 1997
bcm4

Introduced By:

97-169

Proposed No.:

MOTION NO.

10137

A MOTION relating to affordable housing and authorizing the county executive to enter into a one-year interlocal cooperation agreement with the cities of SeaTac and Tukwila. This agreement creates a regional housing entity to address South King County affordable housing issues.

WHEREAS, the county council allocated \$30,000 in 1996 to aid in the creation of this interlocal agreement and the resulting South King County affordable housing entity, and

WHEREAS, the county council has allocated \$30,000 in 1997 to this to-be-created South King County Housing entity, and

WHEREAS, the creation of this entity will further the housing policies and goals in King County's Comprehensive Plan, and

WHEREAS, the county currently participates in a regional affordable housing interlocal cooperative agreement for East King County;

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

10137

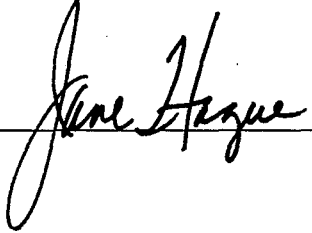
1
2
3
4
5
6
7
8
9
10
11
12
13
14

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


The county executive is hereby authorized to enter into an interlocal cooperation agreement, which will create an entity to address South King County affordable housing issues.

PASSED by a vote of 11 to 0 on this 24th day of March, 19 97

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council

Attachments:
A. Interlocal Cooperation Agreement

INTERLOCAL AGREEMENT

THIS AGREEMENT is entered into by and between the Cities of SeaTac, Tukwila, and King County for the purpose of cooperative planning and financing of affordable housing on the following terms and conditions:

WHEREAS, the participating jurisdictions desire to maximize the efficiency and effectiveness of each participating jurisdiction's planning, financing, and provision of affordable housing programs in South King County by sharing resources, pooling resources, and avoiding redundant programs; and

WHEREAS, it is desired that technical assistance be available for designing programs to rehabilitate and maintain existing housing for low- and moderate-income wage earners and populations with special needs (e.g., senior, people with disabilities), thereby increasing the availability of affordable housing and enhancing neighborhood stability; and

WHEREAS, it is desired that technical assistance be used to leverage increased funding for affordable housing programs from outside sources and innovative financing mechanisms;

NOW, THEREFORE, it is mutually agreed as follows:

- I. Executive Committee, membership and structure: The participating jurisdictions agree to create an Executive Committee to administer all provisions of this Agreement and oversee and ensure the effective implementation of the workplan. The Executive Committee will consist of a designated elected official of each participating jurisdiction, or his or her designee. The Executive Committee shall have the authority to hire, fire, and monitor staff, modify the workplan, and take other actions necessary to ensure the effective implementation and administration of this Agreement. The Executive Committee shall elect from among its members a Chair, a Secretary, and such other officers as the Executive Committee deems necessary and appropriate. The Executive Committee may create such other committees as it deems appropriate from time to time, including a citizens advisory committee, but under no circumstances shall the Executive Committee delegate its ultimate authorities and responsibilities.

- II. Executive Committee, meetings and voting: The Executive Committee will hold its initial meeting no later than 45 (forty-five) days after the effective date of this Agreement. The Executive Committee shall meet not less than once every three months thereafter. The Executive Committee shall at all times comply with all relevant state, county, and local open meeting and public disclosure laws. No action shall be taken except at a meeting where a quorum exists. A quorum shall consist of a simple majority of the Executive Committee. The Chair shall make at least two attempts to achieve consensus before calling for a vote on any substantive matter before the Executive Committee. Absent consensus, the Executive Committee may take action by an affirmative vote of a simple majority of the Executive Committee members. However, an action to modify the workplan must be approved by an unanimous vote of the entire Executive Committee.
- III. Supremacy: No jurisdiction, by virtue of participating in this Agreement, shall yield any authority it now exercises over its land base, police powers, or internal affairs.
- IV. Funding, staffing and workplan: A position of one full-time employee with the title of "Program Manager" shall be created and funded under this Agreement. The Program Manager will be responsible for implementing the workplan set forth below (Attachment #1). The participating jurisdictions agree to jointly fund the position of Program Manager as set forth in the attached budget (Attachment #2), and administer the position under the terms of sections I and II of this Agreement.
- V. Duration: This Agreement shall be one year in duration, commencing upon the effective date of the Agreement.
- VI. Renewal: No later than nine months after the effective date of this Agreement, and in any event no later than November 1, 1997, the Executive Committee shall make a recommendation to the participating jurisdictions as to whether this Agreement should be renewed, and if so, under what terms.
- VII. Effective date: The effective date of this Agreement shall be February __, 1997, the date by which all participating jurisdictions have signed this Agreement.

VIII. Authorizations:

Donald J. DeHan, Mayor
City of SeaTac

Date

John Rants, Mayor
City of Tukwila

Date

Barbara J. Gletne, Director
King County Department of Community
and Human Services

Date

Approved as to form: _____
City Attorney, City of SeaTac

Date

Approved as to form: _____
City Attorney, City of Tukwila

Date

Approved as to form: _____
King County Prosecuting Attorney

Date

d7
(1/30/97)

WORKPLAN:

1. Research and provide information and technical assistance about housing renovation, rehabilitation and maintenance programs.
 - A. Catalogue and disseminate information on variously existing programs.
 - B. Provide Quarterly status reports on technical assistance provided to participating cities.

- 2.* Establish a comprehensive first-time home buyers assistance program.
 - A. Report and evaluate the merits of various financial assistance programs.
 - B. Analyze the feasibility of establishing a South King County revolving fund for housing.
 - C. Discuss and disseminate information on existing programs and materials, including the programs and service of the Community Home Ownership Center, Habitat for Humanity, and others.
 - D. Provide quarterly progress reports.

3. Research and analyze outside sources of funds and resources that could be leveraged for affordable housing programs by the member participating cities.
 - A. Provide information and technical assistance in accessing funding sources such as state and Federal tax credits, King County Housing Opportunity Funds, HOME, and others.
 - B. Provide status report every six months.

4. On behalf of the participating South King County cities, report on King County Housing Finance Implementation Committee proposals.
 - A. Provide monthly reports.

5. Conduct informational/educational presentations to councils, boards, commissions, developers, and any other group, as requested by participating cities.

* The workplan item #2 is funded by the City of Tukwila and King County only. *The City of SeaTac is not contributing to this work item.*

BUDGET:

<u>Expense</u>	<u>Cost</u>
Salary, Program Manager	\$37,500
Benefits (@ 15% of Salary)	5,550
Rent and Utilities	in-kind ¹
Computer rental	1,200
Purchase multi-function printer/fax/modem	500
Office supplies	500
Telephone/fax/e-mail/voice-mail	1,000
Travel/mileage	900
Photocopying/printing	1,800
Postage/shipping	750
Liability insurance	300
Miscellaneous	1,000
TOTAL	\$51,000

Revenue or In-Kind Sources:²

Tukwila	\$10,500
SeaTac ³	\$10,500
King County	\$30,000
U.S. Bank	in-kind
TOTAL Revenue	\$51,000

¹ Office space for the program manager and the cost of utilities for the space will be donated by U.S. Bank in Renton.

² Participating jurisdictions are particularly encouraged to make in-kind contributions of items that will cut down on administration and overhead costs, such as computer access, office supplies, and photocopying.

³ SeaTac's contribution is for items 1, 3, 4, and 5 of workplan only.