

LARRY GOSSETT
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May 23, 1997

Introduced By:

97-375

Proposed No.:

MOTION NO. **10407**

A MOTION amending the 1996 - 1999 King County Consortium Consolidated Housing and Community Development Plan.

WHEREAS, King County is a member of the King County Community Development Block Grant and HOME Investment Partnerships Consortia, and

WHEREAS, King County as the official applicant is responsible to the federal government for all activities undertaken in the King County Consortium with Community Development Block Grant, HOME Investment Partnerships, and other federal funds, and

WHEREAS, federal legislation requires King County to adopt an annual consolidated plan to guide the use of Community Development Block Grant, HOME Investment Partnerships, and other federal funds, and to identify housing and community development needs, and

WHEREAS, the 1996 - 1999 King County Consortium Consolidated Housing and Community Development Plan (hereinafter referred to as the H&CD Plan) was adopted by the Metropolitan King County Council on September 25, 1995, and

WHEREAS, King County consortium members and interested citizens have participated in the development of amendments to the H&CD Plan through review and comment, and

1 WHEREAS, the Consortium's Joint Recommendations Committee endorsed the
2 amendments to the H&CD Plan;


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

4 A. The attached amendments to 1996 - 1999 King County Consortium
5 Consolidated Housing and Community Development Plan are hereby adopted to guide the
6 planning and development of the 1998 federal housing and community development
7 program for the King County Consortium.

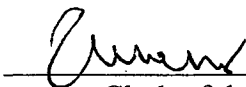
8 B. The King County executive is hereby authorized to apply for 1998 Community
9 Development Block Grant, HOME Investment Partnerships, and other federal funds.

10 PASSED by a vote of 9 to 0 this 17th day of February,
11 1998.

12 KING COUNTY COUNCIL
13 KING COUNTY, WASHINGTON

14 
15 Chair

16 ATTEST:

17 
18 Clerk of the Council

19 Attachments:
20 A. Amendments to the 1996-1999 H&CD Plan
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**KING COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT CONSORTIUM:
CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT PLAN
for 1996-1999**

**EXECUTIVE PROPOSED SNOQUALMIE VALLEY HOUSING AND
COMMUNITY DEVELOPMENT STRATEGIES for 1998 -2002**

May 2, 1997

The Snoqualmie Valley's communities have identified a vision and goals for their future in city comprehensive plans, the King County Comprehensive Plan and the Public Health and Safety Comprehensive Plan of the Snoqualmie Valley Community Network. The vision articulated in these plans includes the following elements:

- The Valley's cities provide infrastructure which supports urban land uses, including a range of housing types, while maintaining their historic small town identity; and
- Families are healthy, safe and economically secure and have access to education, health and human services.

The community's vision is reflected in specific goals and policies contained in these plans. King County will provide technical assistance and funding for housing and other capital projects which advance specific community goals and policies in the Cities of Duvall, Carnation, Snoqualmie and North Bend and the Valley's unincorporated communities. The Proposed Strategies below identify projects that King County, the Valley's cities and nonprofit agencies have prioritized for CDBG funding and the specific goals or policies that the projects will advance.

[References to plans shown in italics below the strategies and activities are for information only and will not appear in the amended Consolidated Housing and Community Development Plan for 1996-1999.]

HOUSING STRATEGIES

Strategy #1: *Build local capacity for affordable housing development* in the Valley by providing information and technical assistance to the cities, community organizations and citizens.

- Activity #1: Provide King County HCD technical assistance to cities, organizations and citizens interested in partnering with existing organizations or forming a Community Housing Development Organization(CHDO) to develop and manage affordable housing in the Valley. CHDOs are nonprofit, tax-exempt 501(c)(3) corporations which are eligible to receive one-time capacity building grants of HOME Investment Partnerships funds.

Duvall Comprehensive Plan: Goal, To increase housing opportunities, including affordable housing, in a diversity of housing types by promoting the creative and innovative use of land designated for residential and mixed use.

Carnation Comprehensive Plan: Goal H2, Encourage the provision of housing in a wider range of costs with primary emphasis on housing units provided to low and moderate income households. Policy H2.7 Encourage public, private and nonprofit associations and joint public-private partnerships to enter the low and moderate income housing market.

Snoqualmie Comprehensive Plan: Objective 4.D.1, Encourage and work with other public agencies and private sector developers to encourage and provide for, the development and preservation of sufficient housing affordable to all economic segments of the population. Policy 4.D.1.2, Cooperate and coordinate with other government entities to explore and encourage the means by which existing affordable housing can be preserved and additional very low-income housing can be provided. Policy 4.D.1.3, Evaluate existing resources of subsidized and low-cost non-subsidized housing and identify housing that may be lost due to redevelopment, deteriorating housing conditions, or public policies or actions. Where feasible, develop strategies to preserve existing low-income housing and provide relocation assistance to low income residents who may be displaced. Policy 4.D.1.4, Encourage and participate in grant and loan programs available from King County, the State of Washington and the Federal Government for provision of very low-income housing. Policy 4.D.1.5, Explore a formal interlocal relationship with the King County Housing Authority or other local housing authority as an alternative to establishing a Snoqualmie Housing Authority. Policy 4.D.1.6, Encourage private developers within the City and urban growth area to form partnerships with nonprofit organizations or other entities that have experience providing low-cost housing.

North Bend Comprehensive Plan: Housing Goal 1, Provide a diversity of housing types to meet the needs of all economic segments of the North Bend population with special attention to affordability for low and moderate income households. Policy H-1.5, Encourage non-profit housing providers to pursue housing development opportunities within the City limits that supply affordable housing while providing a high quality residential living environment. Policy H-1.6, Pursue the development of a local Housing Authority whose mission is to develop affordable housing opportunities within the Snoqualmie Valley communities.

King County Comprehensive Plan: Policy H-208, King County should support the efforts of non-profit developers and housing agencies to increase the supply of housing for very low-income households, through technical

assistance and funding for capacity building, training and pre-development activities.

Strategy #2: Encourage diversity in the Valley's communities by providing affordable housing opportunities for low- and moderate-income residents.

- Activity #1: Target marketing of the King County Housing Repair Program and Rental Rehabilitation Program to Valley communities.

Duvall Comprehensive Plan: Housing Policy HO-11, Encourage preservation, maintenance and improvements to existing affordable housing.

Carnation Comprehensive Plan: Goal H1, Ensure adequate housing for all current and future residents of Carnation by achieving and maintaining a high quality residential housing stock. Policy H1.2 Preserve the City's existing housing stock through code enforcement, appropriate zoning, participation in rehabilitation programs and , except for those in the Mixed Use area, discouraging conversion to nonresidential use.

Snoqualmie Comprehensive Plan: Policy 4.B.1.1, Participate and encourage participation by City residents in grant and low interest loan programs for the rehabilitation of residences. Policy 4.B.1.3, Continue to coordinate and seek funding from agencies that provide assistance for elevating residential dwelling units in the floodplain.

North Bend Comprehensive Plan: Housing Goal 3, The City should encourage the preservation and rehabilitation of the existing housing stock as a means of providing affordable housing. Policy H-3.5, Seek ways of maintaining and increasing the availability of low-income housing through pursuit of Community Development Block Grant funds for housing repair and maintenance, developing links with affordable housing providers.

King County Comprehensive Plan: Policy H-502, King County should provide financial assistance for housing rehabilitation to low-income homeowners, including owners of mobile homes residing in parks, and through community-based repair programs, such as tool banks or painting programs. Policy H-503, King County should assist owners of rental properties serving low- and moderate-income residents to acquire financing for building health and safety improvements in exchange for long-term agreements to maintain affordable rents.

COMMUNITY DEVELOPMENT STRATEGIES

Strategy #1: *Improve access to health and human services that strengthen families* including emergency (basic needs) services, counseling, child care, preschool, primary health care and educational programs by supporting community facility projects.

- Activity #1: Prioritize King County HCD technical assistance and Community Development Block Grant funding for acquisition, construction and/or rehabilitation of the following facilities:

Duvall

Human Services Building Project: Acquisition or construction of a facility housing a range of compatible health and human services including youth and family counseling, drug/alcohol counseling, parent education, literacy services and emergency (basic needs) services

Carnation

Multi-Service Center Building Project: Acquisition or construction of a facility for the Sno-Valley Multi-Service Center's food bank, emergency (basic needs) and other human services

Sno-Valley Senior Center Building Project: Rehabilitation of the Sno Valley Senior Center second floor to expand space for senior programs and create office space for compatible health and human service providers

North Bend

Children's Services of Sno-Valley Building Project: Acquisition of land and rehabilitation of the Children's Services of Sno-Valley facility to allow for expansion of services and accommodate shared use by compatible service providers

Youth Center: Acquisition or construction of a youth center

Mt. Si Senior Center Building Project: Construction of multi-use building addition to the Mt. Si Senior Center

Snoqualmie Valley Network Comprehensive Plan: Broad Strategy Area - Strong Sense of Community, Advocate for availability of a broad variety of options in preventive, therapeutic and support services. Support developing and maintaining availability of local places such as youth and family centers, facilities that house recreation and other activities that address Network priority protective factors.

North Bend Comprehensive Plan: Capital Facilities Policy 1.7, Support and encourage the joint development and use of cultural and community facilities with other governmental or community organizations where these are areas of mutual concern and benefit.

Strategy #2: Enable the Valley's cities to support urban land uses consistent with their respective Comprehensive Plans by supporting public infrastructure improvements.

- Activity #1: Prioritize King County HCD technical assistance and Community Development Block Grant funding for the ULID special assessments associated with development of a wastewater treatment system in the City of Carnation. Community Development Block Grant funding will be used to pay the assessments of low- and moderate-income homeowners.

Carnation Comprehensive Plan: Goal U4, To provide and maintain safe, reliable and cost-effective water and wastewater systems to serve the needs of Carnation residents. Policy U4.4 The City places a high priority on the development of a wastewater treatment system serving, at a minimum, the commercial center of the community. Policy U4.7, The City shall aggressively pursue potential funding sources for proposed wastewater collection and treatment including local improvement district financing and state and federal grant programs.

- Activity #2: Prioritize King County HCD technical assistance and Community Development Block Grant funding for rehabilitation of the City of North Bend's wastewater treatment system mandated by consent orders of the State Department of Ecology.

North Bend Comprehensive Plan: Policy CF 4.5, Identify established priorities and replace existing sewer lines that are in poor condition in order to reduce inflow and infiltration and to increase the capacity of the sewage treatment system

- Activity #3: Prioritize King County HCD technical assistance and Community Development Block Grant funding for pedestrian improvements which enhance the commercial areas of Carnation, Snoqualmie and North Bend while preserving their character consistent with their respective Comprehensive Plans.

Carnation Comprehensive Plan: Downtown Design Element, Establish a Town Square, Create a Safe and Attractive Pedestrian Environment, Add Street Trees and Landscaping, Provide Parking Which Supports the Downtown Plan

Snoqualmie Comprehensive Plan: Policy 2.E.2, Continue to support the downtown Snoqualmie historic district. Urban design, streetscape and park improvements in this area should support the historic theme. Policy 6.F.3.3 Provide good pedestrian walkways to and from transit stops.

North Bend Comprehensive Plan: Land Use-Goal 4, Facilitate the revitalization of the downtown as the civic and historic commercial center of the community; Transportation-Goal 2, Create a pedestrian-friendly environment throughout North Bend that integrates cultural, historic, recreational and economic facilities

- Activity #4: Prioritize King County HCD technical assistance and Community Development Block Grant funding for pedestrian and storm drainage improvements in the Carrie Rae and Valley View neighborhoods of the City of Duvall provided an income survey indicates that these are predominantly low- and moderate-income neighborhoods.

Pending inclusion in Duvall Capital Improvement Program

Strategy #3: Reduce health and safety risks associated with inadequate public water systems and failing private wells outside of the urban growth area by encouraging annexation and connection of these neighborhoods to Group A water systems (10 or more connections) which can provide a safe and reliable source of water or, where this is not feasible, by encouraging satellite management in conjunction with system improvements.

- Activity #1: Prioritize King County HCD technical assistance and Community Development Block Grant funding for the ULID special assessments associated with the proposed Water District 119 annexation and ULID formation in the Cherry Valley/Kelly Road/Blueberry Heights neighborhood. Community Development Block Grant funding will be used to pay the assessments of low- and moderate-income homeowners.

King County Comprehensive Plan: Policy F-303, In the Rural Area, private wells and Group B water systems are permissible. Group A water systems may also be allowed if they meet the following criteria: Water systems existing as of the effective date of this Plan have quality or quantity problems that threaten public health and can best be solved by Group A service...

- Activity #2: Prioritize HCD technical assistance to public water systems classified as inadequate by the King County Department of Public Health or as red permits by the State Department of Health to determine which systems are eligible for CDBG assistance. Target CDBG assistance to systems which are eligible in order to enable compliance with County and State regulations.

Strategy #4: Improve access to recreational programs in Carnation and Snoqualmie by supporting public infrastructure projects consistent with each city's Comprehensive Plan.

- Activity #1: Prioritize King County HCD technical assistance and Community Development Block Grant funding for acquisition, construction and/or rehabilitation of the following facilities:

Carnation

Rehabilitation of Memorial Park

Construction of improvements at Loutsis Park

Carnation Comprehensive Plan: Goal P1, Assure taht park and recreation land and improvements are provided to accomodate demand. Policy P1.3 The City will apply for available grants to acquire and/or develop needed park facilities. Policy P1.4 The City will strive to develop multi-use parks to serve a broad range of interests and demands. Policy P1.5, The City will continue cooperation with King County and other public and private entities to encouage and promote the development of needed partk facilities. Policy P1.6, The City shall facilitate informal public meetings for park development input at the onset of a project idea.

Snoqualmie Valley Network Comprehensive Plan: Broad Strategy Area - Strong Sense of Community, Support developing and maintaining availability of local places such as youth and family centers, facilities that house recreation and other activities that address Network priority protective factors such as ... Loutsis Park, Carnation.

Snoqualmie

Acquisition of a new park site (Christmas Tree Farm property adjacent to King County Three Forks Park)

Snoqualmie Comprehensive Plan: Policy 3.C.11.2, Preserve, protect and acquire additional natural and developed open space areas within the city according to adopted standards for park and open space land.

**King County 1996 - 1999 Consolidated Housing and Community Development Plan -
Community Development Block Grant Program - County and Small Cities Strategies**

Existing Policy Re: CDBG Funding for Water Systems

Activity 4: The priority for County and Small Cities funds for public infrastructure improvements is to address health and safety problems. Other eligible activities may be funded dependent on the need and location of the project. In the UGA, which includes rural cities and their potential annexation area (PAAs), investments addressing health and safety and other eligible activities will be targeted to neighborhoods which are predominantly low-and moderate-income. Outside the UGA, funds will be used only to address severe health and safety deficiencies arising from deteriorating infrastructure of existing low-and moderate-income communities.

Proposed Amendment (add to Activity 4)

For public water systems outside of the UGA, severe health and safety deficiencies are defined as conditions which, at a minimum:

- (1) have caused the Seattle-King County Department of Public Health to classify the system as at-risk for transmitting water-borne illness due to concerns regarding the safety of the water source pursuant to WAC 246-291-130 and King County Board of Health Regulations, Title 12; or
- (2) have been identified by the Washington State Department of Health as the cause of a public water system routinely or potentially failing to comply with the primary drinking water standards or action levels established or referenced in WAC 246-290.

Public water systems are systems which serve two or more residences whether owned by a public or private entity.

As a condition of receiving CDBG assistance, public water systems must have a water system plan approved by the King County Department of Public Health or the Washington State Department of Health. The water systems plan need not be in place at the time of application but will need to be approved before King County will enter into a CDBG contract with the water system.

Whenever feasible, CDBG funds awarded to publicly owned water systems (municipal or special district systems) will be in the form of no-interest deferred payment loans to pay for special assessments on homes which are owned by low-and moderate-income person.