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ORDINANCE NO. 2555

AN ORDINANCE adopting certain housing policies as an additional element of the Comprehensive Plan.

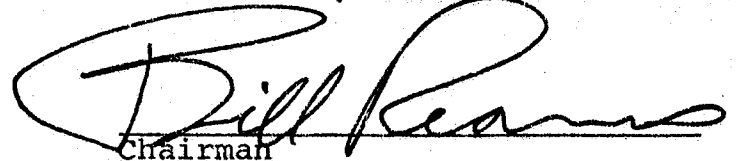
BE IT ORDAINED BY THE COUNTY OF KING:

SECTION 1. The policy statements of the Housing Report attached hereto are adopted as an addendum to the Comprehensive Plan for King County. As an amplification and augmentation of the Comprehensive Plan they constitute official county policy for King County regulations and programs which affect housing supply, condition, occupancy, cost, design, mix and location.

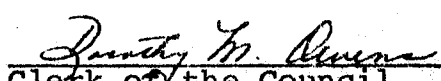
INTRODUCED AND READ for the first time this 28th day of October, 1974.

PASSED this 8th day of December, 1975.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chairman

ATTEST:


Clerk of the Council

APPROVED this _____ day of _____
DEEMED ENACTED WITHOUT
COUNTY EXECUTIVE'S SIGNATURE
DATED: December 19, 1975

King County Executive

OBJECTIVE I:

ASSURE AN ADEQUATE HOUSING SUPPLY THROUGH (1) PRODUCTION OF NEW DWELLING UNITS, (2) MAINTENANCE OF EXISTING STANDARD DWELLING UNITS, (3) REHABILITATION OF BELOW STANDARD DWELLING UNITS, AND (4) REMOVAL OF OBSOLETE DWELLING UNITS.

POLICY I-1

KING COUNTY SHALL COLLECT AND DISSEMINATE AVAILABLE INFORMATION RELATIVE TO HOUSING SUPPLY AND DEMAND.

POLICY I-2

KING COUNTY SHALL ENCOURAGE THE FEDERAL AND STATE GOVERNMENTS TO PROVIDE SUBSIDIES FOR HOUSING PURPOSES AND SHALL USE INCENTIVES TO ENCOURAGE THE PRIVATE DEVELOPMENT OF LOW PRICED HOUSING TO MEET THE CURRENT AND PROJECTED NEEDS OF COUNTY RESIDENTS.

POLICY I-3

KING COUNTY SHALL RECOGNIZE ALL TYPES OF RESIDENTIAL UNITS, UNCLUDING OFF-SITE BUILT HOUSING SUCH AS MOBILE HOMES, MODULAR AND MANUFACTURED UNITS, ETC., AS ACCEPTABLE SOURCES OF HOUSING AND SHALL REFLECT THAT RECOGNITION IN ZONING, BUILDING CODES, HOUSING CODES AND OTHER INTERVENTIONS, WITHOUT COMPROMISING QUALITY STANDARDS.

POLICY I-4

BUILDING CODES APPLICABLE TO KING COUNTY SHALL BE THE BASIC QUALITY STANDARDS FOR NEW HOUSING, SHALL REFLECT THE STATE OF THE ART, AND SHALL CONTINUE TO EVALUATE AND UPDAT TO INCORPORATE TECHNOLOGICAL ADVANCES WHICH WOULD IMPROVE THE QUALITY OF HOUSING AND/OR REDUCE THE COST OF EXISTING QUALITY LEVELS. ALL PROPOSED DEVELOPMENTS WHICH REQUIRE WAIVED BUILDING CODES SHALL BE REVIEWED AND THE IMPLICATIONS OF THAT WAIVER SHALL BE PRESENTED TO THE COUNCIL WITH THE REQUEST FOR THAT WAIVER.

POLICY I-5

KING COUNTY HOUSING CODES SHALL BE THE BASIC HOUSING MAINTENANCE REQUIREMENTS AND SHALL BE ENFORCED IN AN EQUITABLE, PROMPT, AND HUMANE MANNER.

POLICY I-6

KING COUNTY'S INVESTMENT IN PUBLIC FACILITIES AND ITS PROVISION OF COMMUNITY SERVICES SHALL BE UNDERTAKEN IN A COORDINATED MANNER AND USED TO REINFORCE MAINTENANCE, REHABILITATION, AND NEIGHBORHOOD REVITALIZATION. THESE INVESTMENTS SHALL BE CONSISTENT WITH COUNTY COMMUNITY PLANNING AND THE COUNTY SHALL SOLICIT COMMUNITY ADVICE FOR SUCH PROJECTS.

POLICY I-7

KING COUNTY SHALL GIVE ASSISTANCE TO NEIGHBORHOOD GROUPS IN ORDER TO ENCOURAGE THE MAINTENANCE AND REHABILITATION OF EXISTING HOUSING STOCK. SUCH ASSISTANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, PROVISION OF NECESSARY RESEARCH, PLANNING, AND PRACTICAL ASSISTANCE WHICH SHALL BE CONSISTENT WITH COUNTY COMMUNITY PLANNING.

POLICY I-8

KING COUNTY SHALL CREATE AND SUPPORT MEASURES WHICH WILL PROVIDE INCENTIVES TO MAINTAIN AND REHABILITATE OLDER HOUSING. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: (A) ACTIVELY SUPPORTING LEGISLATION AND/OR A CONSTITUTIONAL AMENDMENT WHICH WOULD WAIVE FOR SEVERAL YEARS ASSESSMENTS ON PROPERTY ON INCREASED VALUES RESULTING FROM SUCH REHABILITATION; (B) OBTAINING PRIVATE OR PUBLIC MONEYS AND PURSUING FEASIBLE PROPOSALS TO ENCOURAGE MAINTENANCE AND RESTORATION OF HOUSING UNITS, PARTICULARLY FOR HOMEOWNERS WHOSE INCOMES REQUIRE SUCH ASSISTANCE.

POLICY I-9

KING COUNTY HOUSEHOLDS SHALL NOT BE DISPLACED BY COUNTY ACTION UNTIL THEY HAVE BEEN OFFERED ASSISTANCE IN FINDING EQUIVALENT, DECENT, SAFE, AND SANITARY RELOCATION HOUSING.

OBJECTIVE II

ASSURE ENVIRONMENTAL QUALITY IN RESIDENTIAL AREAS.

POLICY II-1

KING COUNTY SHALL ASSURE THAT NECESSARY UTILITIES AND COMMUNITY SUPPORT SERVICES SHALL BE EQUITABLY PROVIDED WITHIN THE CONSTRAINTS OF DIFFERENCES IN POPULATION DENSITY AND LAND CHARACTERISTICS FOUND IN THE COUNTY. THE NECESSARY UTILITIES SHALL BE THOSE WHICH PROVIDE ESSENTIAL HUMAN AND PROPERTY PROTECTION.

POLICY II-2

KING COUNTY SHALL PROHIBIT FURTHER RESIDENTIAL DEVELOPMENT ON LAND WHERE THERE IS AN UNREASONABLE RISK TO PUBLIC HEALTH AND SAFETY AND TO THE COMMUNITY.

POLICY II-3

KING COUNTY SHALL GIVE HIGH PRIORITY TO SOLVING RESIDENTIAL ENVIRONMENTAL PROBLEMS RELATING TO HEALTH AND SAFETY.

POLICY II-4

KING COUNTY SHALL ACT PROMPTLY TO REMOVE THE BLIGHTING INFLUENCE OF UNSAFE OR ABANDONED PROPERTY AND SHALL SOLICIT COMMUNITY ADVICE REGARDING THE DEMOLITION AND/OR RE-USE OR REHABILITATION OF SUCH PROPERTY.

POLICY II-5

KING COUNTY SHALL REQUIRE THAT EVERY REASONABLE EFFORT BE MADE DURING THE SITE DESIGN AND DEVELOPMENT STAGES TO ENSURE THE RETENTION OF THE DESIRABLE PLANT LIFE AND OTHER NATURAL FEATURES OF THE LANDSCAPE.

POLICY II-6

KING COUNTY SHALL REQUIRE AND REVIEW A REASONABLE DESIGN PLAN FOR ALL RESIDENTIAL SUBDIVISION AND P.U.D. DEVELOPMENTS TO EFFECTIVELY ENCOURAGE QUALITY AND VARIETY OF DESIGN.

OBJECTIVE III:

ENHANCE THE FINANCIAL ABILITY OF HOUSEHOLDS TO OBTAIN AND RETAIN DECENT DWELLING UNITS.

POLICY III-1 KING COUNTY SHALL EVALUATE THE EFFECTS OF ITS TAXES, CODES, ZONING, SUBDIVISION AND OTHER REGULATIONS ON THE FINANCIAL ABILITIES OF HOUSEHOLDS TO OBTAIN AND RETAIN DECENT DWELLING UNITS. EVALUATIONS WILL ALSO BE UNDERTAKEN TO ANTICIPATE THE IMPACTS OF PROPOSED CHANGES IN THESE REGULATIONS.

POLICY III-2 KING COUNTY SHALL ACTIVELY SUPPORT ALTERNATIVE REVENUE SOURCES TO FUND SOCIAL, HEALTH, EDUCATIONAL AND OTHER SERVICES AND SHALL, IF AND WHEN THE STATE TAX STRUCTURE IS REVISED, SEEK THE USE OF PROPERTY TAXES FOR PROPERTY RELATED SERVICES ONLY.

POLICY III-3 KING COUNTY SHALL ACTIVELY SEEK ADDITIONAL AUTHORITY WHICH WOULD GIVE THE COUNTY POWER TO TAKE ADVANTAGE OF THE INCENTIVES INHERENT IN THE PROPERTY TAX IN ORDER TO ACCOMPLISH HOUSING GOALS AND OBJECTIVES.

POLICY III-4 KING COUNTY RECOGNIZES PRESENT STATE LAW GRANTING TOTAL PROPERTY TAX DEFERRALS FOR LOW INCOME ELDERLY AND HANDICAPPED PERSONS AS MEETING THE GOAL OF RELIEF FOR HOME OWNERS. THE COUNTY APPROVES THE CONCEPT OF PROPERTY TAX RELIEF FOR THE LOW INCOME ELDERLY AND HANDICAPPED WHO ARE RENTERS.

POLICY III-5 KING COUNTY SHALL ACTIVELY ENCOURAGE AND PROVIDE INCENTIVES FOR LOWER PRICED HOUSING TO MEET THE CURRENT AND PROJECTED NEEDS OF LOW AND MODERATE INCOME HOUSEHOLDS SO THAT THEY NEED NOT PAY MORE THAN 25% OF THEIR ANNUAL GROSS INCOME FOR DECENT AND SAFE HOUSING.

POLICY III-6 WHEN KING COUNTY GOVERNMENT CAUSES THE DISLOCATION OF HOUSEHOLDS AND SUCH ACTIONS WOULD HAVE THE AFFECT OF DIRECTLY INCREASING THE COSTS OF COMPARABLE, STANDARD HOUSING TO HOUSEHOLDS ABOVE A GROSS EXPENDITURE LEVEL OF 25% OF ANNUAL GROSS HOUSEHOLD INCOME, OR THEIR CURRENT EXPENDITURE LEVEL - WHICHEVER IS HIGHER, THE COUNTY SHALL PROVIDE APPROPRIATE ASSISTANCE TO MAKE UP THE DIFFERENCE.

POLICY III-7 WHEN KING COUNTY DISPLACES A HOUSEHOLD, IT SHALL PROVIDE RELOCATION ASSISTANCE INCLUDING, BUT NOT LIMITED TO, INFORMATION, NECESSARY SOCIAL SERVICES AND ALL REASONABLE RELOCATION COSTS.

POLICY III-8 ON ANY HOUSING WORK PERFORMED IN KING COUNTY, BUILDERS SHALL BE LIABLE FOR DEFECTS IN MATERIALS OR WORKMANSHIP FOR A MINIMUM OF TWO YEARS AFTER THE WORK IS COMPLETED OR THE PROPERTY IS INITIALLY SOLD, WHICHEVER IS LATER.

POLICY III-9 KING COUNTY SHALL REQUIRE AN INSURANCE PROGRAM TO COVER MAJOR DEFECTS IN HOUSING CONSTRUCTION AND MATERIALS FOR A TEN YEAR PERIOD AFTER A HOUSING UNIT IS INITIALLY SOLD OR OCCUPIED.

OBJECTIVE IV:

ASSURE AN OPEN HOUSING MARKET FOR ALL, IRRESPECTIVE OF RACE, SEX, RECEIPT OF FEDERAL OR STATE ASSISTANCE, AGE, COLOR OR NATIONAL ORIGIN, MARITAL STATUS OR CREED.

POLICY IV-1

KING COUNTY SHALL PROHIBIT DISCRIMINATION IN HOUSING FOR REASONS OF SEX, MARITAL STATUS, RECEIPT OF FEDERAL OR STATE ASSISTANCE, RACE, CREED, COLOR OR NATIONAL ORIGIN BY ANY PERSON, PARTNERSHIP, CORPORATION, PUBLIC AGENCY OR INSTITUTION.

POLICY IV-2

KING COUNTY SHALL USE THE PLANNING PROCESS TO ENCOURAGE A CHOICE OF OWNERSHIP AND RENTAL HOUSING TYPES AND TO ENCOURAGE LOW COST HOUSING WITHIN A COMMUNITY PLANNING AREA PROPORTIONAL TO THE INCOME LEVELS OF PEOPLE LIVING IN OR MOVING INTO THE COUNTY.

POLICY IV-3

KING COUNTY SHALL REQUIRE THE COORDINATION OF DEVELOPMENT OF RESIDENTIAL AREAS WITH EMPLOYMENT CENTERS, TRANSPORTATION, AND OTHER PUBLIC SERVICES.

POLICY IV-4

KING COUNTY SHALL ASSURE DISTRIBUTION OF LOWER PRICED HOUSING AND HOUSING ASSISTANCE PROGRAMS THROUGHOUT THE COUNTY TO PROVIDE CHOICE OF NEIGHBORHOOD TO LOW AND MODERATE INCOME HOUSEHOLDS.

OBJECTIVE V:

ASSURE A BALANCE OF INDIVIDUAL AND COMMUNITY NEEDS IN RESIDENTIAL NEIGHBORHOODS.

POLICY V-1

KING COUNTY POLICIES AND DECISIONS WHICH ARE PART OF THE RESIDENTIAL DEVELOPMENT PROCESS SHALL BE PRIMARILY CONCERNED WITH THE RESULTING LONG-TERM LIVING CONDITIONS WHICH MIGHT BE EXPECTED TO LAST MORE THAN 50 YEARS.

POLICY V-2

THE PRIVATE SECTOR HAS A RESPONSIBILITY FOR CONDUCTING ITS ACTIVITIES WITHIN THE CONTEXT OF CREATING A LONG-TERM HOUSING AND RESIDENTIAL ENVIRONMENT.

POLICY V-3

KING COUNTY SHALL ENCOURAGE A DIVERSITY OF HOUSING TYPES, AND CHOICE BETWEEN OWNERSHIP AND RENTAL UNITS, FOR A BROAD RANGE OF INCOME GROUPS WITHIN EACH NEIGHBORHOOD UNIT.

POLICY V-4

KING COUNTY RECOGNIZES THE NEED FOR MULTI-FAMILY UNITS, PUBLIC HOUSING, AND ASSISTED RENTAL UNITS. COUNTY POLICIES SHALL NOT EXCLUDE SUCH HOUSING FROM QUALITY RESIDENTIAL ENVIRONMENTS.

POLICY V-5

KING COUNTY SHALL PROVIDE INCENTIVES, INCLUDING DENSITY WHERE APPROPRIATE, TO ENCOURAGE THE CONSTRUCTION OF HOUSING UNITS OF LOWER PRICE THAN COULD OTHERWISE BE BUILT UNDER NORMAL MARKET CONDITIONS, WITHOUT COMPROMISING QUALITY STANDARDS.

POLICY V-6

THE PLANNED UNIT DEVELOPMENT MECHANISM SHALL BE SO STRUCTURED AS TO PROVIDE ADDITIONAL INCENTIVES, SUCH AS INCREASED DENSITY, TO ENCOURAGE THE PRIVATE MARKET TO ACHIEVE COUNTY HOUSING OBJECTIVES AND POLICIES, ESPECIALLY THE PROVISION OF A MIX OF HOUSING UNITS AFFORDABLE BY A RANGE OF INCOME GROUPS WITHIN EACH COMMUNITY PLANNING AREA.

OBJECTIVE VI:

ASSURE AN APPROPRIATE AND EFFECTIVE SET OF WORKING RELATIONSHIPS AMONG KING COUNTY, OTHER GOVERNMENTAL JURISDICTIONS, THE PRIVATE ECONOMIC SECTOR AND THE GENERAL PUBLIC.

POLICY VI-1

KING COUNTY SHALL ASSURE THAT ITS ACTIONS WHICH AFFECT HOUSING AND RESIDENTIAL ENVIRONMENTS SHALL HAVE EQUITABLE SHORT AND LONG-RANGE RESULTS FOR ALL HOUSEHOLDS.

POLICY VI-2

KING COUNTY SHALL EXERCISE PRIMARY GOVERNMENTAL CONTROL IN ANY HOUSING ACTIVITIES WHICH OCCUR WITHIN THE UNINCORPORATED AREAS OF THE COUNTY, INCLUDING THOSE UNDERTAKEN OR ASSISTED BY OTHER GOVERNMENTAL ORGANIZATIONS.

POLICY VI-3

KING COUNTY SHALL COORDINATE ITS PLANNING AND PROGRAM ACTIONS WHICH AFFECT HOUSING IN THE COUNTY WITH THOSE OF INCORPORATED AREAS AND OTHER GOVERNMENTAL UNITS.

POLICY VI-4

KING COUNTY RECOGNIZES THE DESIRABILITY OF THE PARTNERSHIP BETWEEN PRIVATE ENTERPRISE AND GOVERNMENTAL INTERESTS IN CREATING AND MAINTAINING DESIRABLE HOUSING AND RESIDENTIAL ENVIRONMENTS.

POLICY VI-5

THE PRIVATE SECTOR AND GENERAL PUBLIC HAVE RESPONSIBILITIES FOR AIDING KING COUNTY IN MEETING ITS RESPONSIBILITIES BY INFORMING APPROPRIATE COUNTY OFFICIALS OF INEFFICIENT, INEFFECTIVE, AND POSSIBLY INJURIOUS GOVERNMENTAL AND PRIVATE ACTIONS RELATING TO HOUSING AND RESIDENTIAL ENVIRONMENTS AND BY SUGGESTING BETTER WAYS OF ACCOMPLISHING KING COUNTY'S HOUSING OBJECTIVES.

POLICY VI-6

KING COUNTY SHALL ASSURE THAT ITS REVIEW AND OTHER PROCESSES ARE PROMPT AND EXPEDITIOUS SO AS NOT TO UNNECESSARILY IMPEDE DEVELOPMENTAL PROCESSES.

POLICY VI-7

KING COUNTY GOVERNMENT SHALL ASSERTIVELY DEVELOP AND USE EFFECTIVE TECHNIQUES TO ASSURE THAT ITS HOUSING POLICIES ARE IMPLEMENTED AND ADMINISTERED.