

8/30/78

Introduced by: Ruby Chow

#78-623

ORDINANCE NO. 3856

AN ORDINANCE relating to housing; amending the cooperative housing program involving King County, several suburban cities, and the federal government; amending Ordinance No. 3269, Sections 101, 103, 104, 305, 402, and 405, and KCC 24.04.010, 24.04.030, 24.04.040, 24.12.050, 24.16.020, 24.16.030, 24.16.050; and adding a new section.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance No. 3269, Section 101, and KCC 24.04.010 are hereby amended to read as follows:

POLICY. It is hereby declared to be the policy of King County to provide for the repair and rehabilitation of privately-owned dwellings within King County by the use of funds obtained through federal grant programs. This title authorizes programs to implement Policy 1-8(B) of Ordinance No. 2555 which states as follows: "King County shall create and support measures which will provide incentives to maintain and rehabilitate older housing. This shall include. . .obtaining private or public monies and pursuing feasible proposals to encourage maintenance and restoration of housing units, particularly for homeowners whose income requires such assistance." Nothing in this title shall authorize the use of public funds in violation of Article VIII, Section 7 of the Washington Constitution, and the sole source of all public funds expended hereunder shall be federal grant monies.

SECTION 2. Ordinance No. 3269, Section 103, and KCC 24.04.030 are hereby amended to read as follows:

HOUSING REHABILITATION AND REPAIR.

(a) CONTRACTING: The County Executive is authorized, on behalf of the County, to contract with other ((public agencies)), entities including the Housing Authority, for the purpose of operating and otherwise carrying out aspects of the Housing Rehabilitation and Repair Program, provided, that interlocal cooperation agreements shall be presented to the

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1 County Council for approval.

2 (b) GEOGRAPHIC LOCATION: The geographic locations for
3 carrying out the Housing Rehabilitation and Repair Program shall
4 be established annually in the Housing Assistance Plan.

5 (c) CONFIDENTIALITY: Financial information obtained
6 from applicants shall, to the extent permitted by state law, be
7 kept confidential and not publicly disclosed.

8 (d) JOINT ASSISTANCE: Any combination of assistance
9 under the Section 312 Program and the Block Grant Housing Repair
10 Program may be authorized by the Director for a single-family,
11 owner-occupied dwelling.

12 SECTION 3. Ordinance No. 3269, Section 104, and KCC
13 24.04.040 are hereby amended to read as follows:

14 ADVISORY COMMITTEE. The County Executive shall
15 appoint, subject to Council confirmation, a Housing
16 Rehabilitation Advisory Committee, which shall advise the
17 Executive and the Council on the progress, performance and
18 future directions of County Housing Rehabilitation and Repair
19 Programs. The advisory committee shall be composed of ~~((seven))~~
20 eleven members ~~((who shall be selected to include members of the~~
21 ~~financial and construction community and citizens representing~~
22 ~~communities wherein Housing Rehabilitation and Repair Programs~~
23 ~~will be carried out))~~. The Chairman of the Committee shall be
24 the Director of the Department of Planning and Community
25 Development.

26 NEW SECTION. SECTION 4. There is added to Ordinance No.
27 3269 and KCC 24.08 a new section to read as follows:

28 EMERGENCY REPAIR means the repair of any condition which
29 poses an immediate threat to the health and/or safety of the
30 occupants of a dwelling unit, as determined by the Director.

31 SECTION 5. Ordinance No. 3269, Section 305 and KCC
32 24.12.050 are hereby amended to read as follows:

33 FUND ACCOUNT. The County shall maintain a ~~((single))~~

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1 separate bank account or accounts as the depository for all
 2 Section 312 loans that are funded as well as for supplemental
 3 funds provided by the applicant owner. ~~((This-aeceunt))~~ These
 4 accounts shall be separate and distinct from all other accounts
 5 maintained by the County and shall be for the sole purpose of
 6 depositing Section 312 rehabilitation escrow account funds. The
 7 account shall be established and maintained according to the
 8 procedures contained in HUD Rehabilitation regulations.

9 SECTION 6. Ordinance No. 3269, Section 402, and KCC
 10 24.16.020 are hereby amended to read as follows:

11 GRANT ASSISTANCE. Grant assistance may be provided
 12 ~~((in-the-following-two-forms*))~~ to ~~((1)--For))~~ homeowners with
 13 incomes equal to or less than the low income level for emergency
 14 repairs only. ~~((,-a-grant-of))~~ The amount of the grant shall
 15 equal 100% of the actual cost of needed repairs, ~~((may-be~~
 16 ~~provided,))~~ up to a maximum of ~~((2,000))~~ \$1,500 per dwelling,
 17 provided the Director may for good cause authorize an additional
 18 amount of up to 5% above the ~~((2,000))~~ \$1,500 maximum ~~((;))~~ .

19 ~~((2)--For-homeowners-with-incomes-between-the-low-and~~
 20 ~~moderate-income-levels,-a-grant-of-from-99%-to-10%-of-the-actual~~
 21 ~~cost-of-needed-repairs-may-be-provided-up-to-a-maximum-of-\$2,000~~
 22 ~~per-dwelling.--The-percentage-in-each-case-shall-be-determined-en~~
 23 ~~a-sliding-scale-based-on-the-particular-home-owner's-income-and~~
 24 ~~family-size,-provided-the-Direeter-may-for-good-cause-authorize~~
 25 ~~an-additional-5%-above-the-sliding-scale-maximum--))~~

26 SECTION 7. Ordinance No. 3269, Section 403, and KCC
 27 24.16.030 are hereby amended to read as follows:

28 LOAN ASSISTANCE. ~~((Additional))~~ Assistance in the form
 29 of interest-free secured loans up to a maximum amount of \$7,500
 30 may be provided to homeowners ~~((under-the-rules-applicable-to~~
 31 ~~grant-assistance,))~~ with incomes equal to or less than the
 32 moderate income level, provided that priority shall be given to
 33 those homeowners with incomes equal to or less than 70% of the

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1 median income level. (~~except that the maximum loan amount shall~~
2 ~~be \$1,000.~~) The loan shall be payable at the time of the
3 homeowner's sale or transfer of the property or on a schedule
4 agreed upon between the owner and the County if the owner desires
5 earlier repayment. The loan shall be secured by a mortgage or
6 other security interest to the County on the homeowner's
7 property. Payment on the obligation shall be to the Housing and
8 Community Development Fund and shall become available for future
9 appropriation under the community development program.

10 SECTION 8. Ordinance No. 3269, Section 405, and KCC
11 24.16.050 are hereby amended to read as follows:

12 ELIGIBILITY AND PRIORITY.

13 (a) The following types of repairs shall not be
14 eligible for assistance under the Block Grant Housing Repair
15 Program:

16 (1) Additions to dwellings and finishing work, except
17 where needed to relieve overcrowding conditions.

18 (2) House-to-street sewer connections, except: 1)
19 where a sewage disposal problem exists, or 2) where the
20 connection is part of a Community Development Block Grant
21 subsidized sewer project. In either case, the special approval
22 of the Director must be obtained before Block Grant Housing
23 Repair funds can be committed or expended for these purposes.

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(b) Repairs shall be approved according to the following order of priority:

- (1) ~~((health-and-safety-repairs;))~~ emergency repairs;
- (2) ~~((energy-conservation-repairs;))~~ health and safety repairs;
- (3) ~~((building-preservation-repairs;-and))~~ energy conservation repairs;
- (4) ~~((all-ether-eligible-repairs-))~~ building preservation repairs; and
- (5) all other eligible repairs.

INTRODUCED AND READ for the first time this 28th day of August, 1978.

PASSED this 5th day of September, 1978.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Bernice Stern
Chairman

ATTEST:

[Signature]
Clerk of the Council

APPROVED this 12th day of September, 1978.

[Signature]
King County Executive