

September 6, 1984

INTRODUCED BY RUBY CHOW

PROPOSED NO. 84-528

6928

ORDINANCE NO. _____

AN ORDINANCE relating to housing and community development; establishing the rental rehabilitation program; and adding a new chapter to the King County Code.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is added to the King County Code a new chapter entitled RENTAL REHABILITATION PROGRAM.

SECTION 2. Only federal rental rehabilitation program funds or federal community development block grant funds or other federal funds shall be used for the government funded portion of rental rehabilitation projects as set forth in this chapter.

SECTION 3. The King County executive is authorized as part of the rental rehabilitation program to enter into a participation agreement with one or more private financial institutions for the purpose of securing commitments of private capital to be loaned to owners of investor-owned property for housing rehabilitation purposes. Repayment of the lender shall be the sole responsibility of the individual owners through standard mortgage loan agreements.

SECTION 4. Needed repairs to investor-owned properties performed under the program authorized by this chapter shall be performed by the owner either personally or by contract. The owner's materials and hired labor costs shall be approved in advance by King County: Provided that, an owner shall not be reimbursed for his or her own labor or that of immediate family members or that of residents of the investor-owned property unless such residents are licensed contractors and meet county requirements for qualified contractors.

SECTION 5.

A. Investor owned properties must house or be expected to house predominately low income tenants to be eligible for rental rehabilitation program assistance. Program assistance, up to an average of \$5,000 per unit, in the form of no-interest or low-interest secured loans for one-half the cost of rehabilitation may be provided to owners of investor-owned properties located in eligible rental rehabilitation program neighborhoods

1 as defined at 24 CFR Part 511.10(d). Total rehabilitation assistance
2 may consist of a combination of funds from a private lender or the owner,
3 and rental rehabilitation program funds, community development block grant
4 funds, or other federal funds.

5 B. Rental rehabilitation program loans shall be used only to make
6 essential repairs and to provide the other eligible costs of design and
7 financing defined in the federal regulations at 24 CFR Part 511.10(g).
8 Repairs shall be provided only to projects having one or more substandard
9 conditions which are those housing conditions that do not meet the appli-
10 cable state or county housing codes or do not meet the Section 8 Housing
11 Quality Standards for Existing Housing. Repairs shall be approved according
12 to the following order of priority:

- 13 1. major structural/mechanical system repairs including handicapped
14 access;
- 15 2. energy conservation repairs; and
- 16 3. building preservation repairs.

17 SECTION 6. The program authorized by this chapter shall be adminis-
18 tered by the department and the Housing Authority. The department shall
19 be responsible for administration of individual rental rehabilitation
20 projects and monitoring, and the Housing Authority shall be responsible
21 for administration of the Section 8 existing housing certificates and/or
22 housing vouchers provided by HUD for rental assistance to tenants.

23 SECTION 7. The rental rehabilitation program shall be carried out
24 in full compliance with all applicable federal regulations including but
25 not limited to 24 CFR Part 511--Rental Rehabilitation Program.

26 SECTION 8. King County shall give highest priority for rental reha-
27 bilitation program assistance to rehabilitation of investor-owned properties
28 which will not result in either temporary or permanent displacement of
29 tenants. In cases where either temporary or permanent displacement of
30 tenants will result from the rehabilitation, tenant assistance shall be
31 provided.

1 A. When temporary displacement of a tenant will result from rehabili-
2 tation of investor-owned property in the rental rehabilitation program,
3 the owner shall provide the following:

- 4 1. moving costs to and from a temporary rental unit; and
- 5 2. all reasonable steps to protect personal property during the
6 tenant's absence.

7 In addition, for moderate income and low income tenants, the owner shall
8 provide compensation for increased monthly housing costs to the extent
9 the tenant would be entitled to rental assistance through then existing
10 HUD rental assistance programs. King County shall provide assistance
11 to the tenant in locating a temporary rental unit.

12 B. When permanent displacement will result from the rehabilitation
13 of investor-owned property in the rental rehabilitation program, the owner
14 shall provide cash benefits of the following:

- 15 1. moving expenses;
- 16 2. a displacement benefit; and
- 17 3. rental assistance.

18 The director shall develop rules and procedures addressing the dollar
19 amounts payable under this section. King County shall provide assistance
20 to the tenant in locating a permanent replacement dwelling unit.

21 C. In the provision of tenant assistance King County shall:

- 22 1. not discriminate in providing information, counseling, referrals,
23 or other relocation services to persons displaced by rental
24 rehabilitation activities;
- 25 2. use practices and methods of administration that will not result
26 in the displacement of persons because of their particular
27 race, color, religion, sex, age, handicap, or national origin;
28 and
29 3. provide information and counseling to familiarize tenants in
30 projects to be rehabilitated with housing opportunities in
31 the full range of available housing, their rights under the

Federal Fair Housing Law, and methods for finding suitable replacement housing.

SECTION 9. The director shall develop rules and procedures for operation of the rental rehabilitation program.

SECTION 10. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portion of this ordinance.

INTRODUCED AND READ for the first time this 9th day of September, 1984.

PASSED THIS 10th day of September, 1984.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gary Grant
Chairman

ATTEST:

Janet M. Quinn
Clerk of the Council

APPROVED this _____ day of _____

RECEIVED AND ACCEPTED WITHOUT
COUNTY EXECUTIVE'S SIGNATURE
DATED: 9/20/84

King County Executive