

MOTION NO. 1891

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A MOTION authorizing the Executive to submit an application for Community Development Block Grant Funds.

WHEREAS, King County has qualified as a complete urban county arrangement under the Housing and Community Development Act of 1974; and

WHEREAS, the King County Council has provided policy direction throughout the process of developing the program; and

WHEREAS, the Joint Policy Committee has recommended an allocation of funds for the 1975 program year consistent with those policies; and

WHEREAS, the Joint Policy Committee has recommended that the Housing Assistance Plan be adopted;

NOW, THEREFORE, BE IT MOVED by the King County Council that the Executive is hereby authorized to submit the application for Community Development Block Grant Funds for the 1975 program year.

BE IT ALSO MOVED that the attached allocation of funds be included in that application.

BE IT ALSO MOVED that the Housing Assistance Plan be included in that application.

PASSED this 24th day of February, 1975.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Bill Ream
CHAIRMAN

ATTEST:

Dorothy M. Stevens
Clerk of the Council

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		1. STATE CLEARINGHOUSE IDENTIFIER	
APPLICATION FOR FEDERAL ASSISTANCE		2. APPLICANT'S APPLICATION NO.	
3. FEDERAL GRANTOR AGENCY Department of Housing and Urban Development		4. APPLICANT NAME King County	
AREA OR REGIONAL OFFICE Seattle Area Office		STREET ADDRESS - P.O. BOX Room 400, King County Courthouse	
STREET ADDRESS - P.O. BOX 1321 - 2nd Ave.		CITY Seattle	COUNTY King
CITY Seattle	STATE Washington	ZIP CODE 98101	STATE Wash
5. DESCRIPTIVE NAME OF THE PROJECT Community Development Block Grant Program			
6. FEDERAL CATALOG No.		7. FEDERAL FUNDING REQUESTED \$1,497,000.-	
8. GRANTEE TYPE <input type="checkbox"/> STATE, <input checked="" type="checkbox"/> COUNTY, <input type="checkbox"/> CITY, <input type="checkbox"/> OTHER (Specify)			
9. TYPE OF APPLICATION REQUEST <input checked="" type="checkbox"/> NEW GRANT, <input type="checkbox"/> CONTINUATION, <input type="checkbox"/> SUPPLEMENT, <input type="checkbox"/> OTHER CHANGES (Specify)			
10. TYPE OF ASSISTANCE <input checked="" type="checkbox"/> GRANT, <input type="checkbox"/> LOAN, <input type="checkbox"/> OTHER (Specify)			
11. POPULATION DIRECTLY BENEFITING FROM THE PROJECT Not Applicable		13. LENGTH OF PROJECT Not Applicable (9 months)	
12. CONGRESSIONAL DISTRICT a. First - Joel Pritchard b. Second - Lloyd Meeds c. Third - Don Bonker d. Sixth - Floyd Hicks e. Seventh - Brock Adams		14. BEGINNING DATE	
		15. DATE OF APPLICATION February 28, 1975	
16. THE APPLICANT CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE DATA IN THIS APPLICATION ARE TRUE AND CORRECT, AND THAT HE WILL COMPLY WITH THE ATTACHED ASSURANCES IF HE RECEIVES THE GRANT.			
TYPED NAME John D. Spellman		TITLE King County Executive	TELEPHONE NUMBER
SIGNATURE OF AUTHORIZED REPRESENTATIVE		Area Code 206	Number 344-4040
FOR FEDERAL USE ONLY			

7505511

COMMUNITY DEVELOPMENT PLAN SUMMARY (STATEMENT OF NEEDS)

INSTRUCTIONS: Within the space provided and in the format given below, summarize the applicant's community development needs, quantified where possible, and indicate the data source on which they are based; i.e. Census, Capital Improvement Program, Special Local Surveys or Plans, etc. The needs shall be numbered consecutively; i.e., A-1, A-2, A-3, A-4, etc. Attach additional pages as necessary. Specifically describe those community development needs having a particular urgency which are referred to in Assurance 10.

A-1. Housing Related Needs: *(Data Source Key, A, B, & C, appears on following page.)

Supported by the following indicators:

- a. 24% of King County's census tracts fall below the county median annual income of \$11,149. (a)
- b. 20% of the census tracts have severe environmental stress conditions. (b)
- c. 43% of census tracts have severe structural problems. (b)
- d. 2,201 units of the housing stock in County census tracts lack adequate plumbing. (c)
- e. 26,864 units of the housing stock in County census tracts were built prior to 1940. (c)

Data Source:

A-2. Human Service Needs:

Supported by the following indicators:

- a. 24% of the census tracts have median income levels which fall below the median income of 11,149 dollars per year. (a)
- b. 50% of census tracts have an elderly population that exceed 5% of the population in 25% have elderly populations that exceed 8% of population. (a)
- c. 46% of the census tracts have 10% or greater rate of high school dropouts. (a)
- d. 32% of the census tracts lack public facilities. (b)
- e. 45% of the census tracts have poor street conditions and lack sufficient public walkways. (b)
- f. 17% of the census tracts have greater than 8% of families with a single head of household and with children under 18 years of age. (a)
- g. 15% of the census tracts have at least 6.5% of their families receiving public assistance. (a)

In addition a number of census tracts show a correlation between low income levels and other specific human need indicators which further support the need for Human Services in those census tracts.

- h. 13% of the census tracts have 15% or more elderly with a median family income level below 11,149 dollars per year. (a)
- i. 10% of the census tracts that have 8% or more families with single head of household and children under 18 also earn less than 11,149 dollars a year.

Data Source:

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**COMMUNITY DEVELOPMENT PLAN SUMMARY
(LONG-TERM OBJECTIVES)**

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B-1

Assure an adequate housing supply to low and moderate income persons through: (a) production of new dwelling units, (b) maintenance of existing standard dwelling units; (c) rehabilitation of below standard dwelling units; and (d) removal of obsolete dwelling units.

Supports Need(s) No: A-1

B-2

Improve economic opportunities through housing and human service programs for low and moderate income persons, minorities, elderly, handicapped and youth.

Supports Need(s) No: A-2

B-3

Insure that public utility investment (such as storm and sanitary sewers and water, drainage, etc.) is used to improve housing and employment opportunities for low and moderate income persons.

Support Need(s) No: A-1, 2 & 3

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- b. 50% of census tracts have an elderly population that exceed 5% of the population in 25% have elderly populations that exceed 8% of population. (a)
- c. 46% of the census tracts have 10% or greater rate of high school dropouts. (a)
- d. 32% of the census tracts lack public facilities. (b)
- e. 45% of the census tracts have poor street conditions and lack sufficient public walkways. (b)
- f. 17% of the census tracts have greater than 8% of families with a single head of household and with children under 18 years of age. (a)
- g. 15% of the census tracts have at least 6.5% of their families receiving public assistance. (a)

In addition a number of census tracts show a correlation between low income levels and other specific human need indicators which further support the need for Human Services in those census tracts.

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Data Source:

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A-3. Environmental Related Needs:

Supported by the following indicators:

- a. 43% of the census tracts are rated as having severe structural problems. (c)
- b. 32% of the census tracts shown an adequate level of public facilities. (b)
- c. 60% of the census tracts have severe health hazards. (b)
- d. 20% of the census tracts have a high rate of environmental stress problems. (b)
- e. 45% of the census tract sheets are in poor condition. (b)
- f. 35% of the census tracts suffer from a high rate of visual blight. (b)

* 17% of the census tracts show correlation between severe structural conditions and low income levels. (a.b.)

Data Source

- (a) 1970 Federal Census statistics for King County.
- (b) 1974 King County Environmental Assessment Survey by census tracts.
- (c) 1974 King County Housing Condition Survey.

of the census tracts that have 8% or more families with single head of house
with income less than \$19 dollars a year.

Data Source:

**COMMUNITY DEVELOPMENT PLAN SUMMARY
(LONG-TERM OBJECTIVES)**

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Supports Need(s) No: A-1

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Supports Need(s) No: A-2

B-3

Insure that public utility investment (such as storm and sanitary sewers and water, drainage, etc.) is used to improve housing and employment opportunities for low and moderate income persons.

Support Need(s) No: A-1, 2 & 3

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B-4

- Enhance the financial ability of persons to obtain and retain decent dwelling units. Specific means of accomplishing this objective could include:
- a. Builder guarantee of workmanship and materials.
 - b. An insurance program to cover major defects in housing construction and materials.
 - c. Cash payments to help defray the increase in property taxes due to home improvements.

Supports Need(s) No: A 1 & 2

B-5

Encourage the accessibility of employment to persons of low and moderate income through coordinating the development of housing, employment opportunities, and transportation within local communities.

Supports Need(s) No: A 1, 2 & 3

B-6

Use funds in areas where they will be appropriate to generate and promote additional involvement of the private sector.

Support Need(s) No: A 1, 2 & 3

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B-7

Encourage public and private cooperation in programs to construct or rehabilitate buildings which will subsequently be used to employ people of low and moderate income.

Supports Need(s) No: A 1 & 2

B-8

Allocate up to 20% of the total amount of block grant funds for human services as specified in the Act.

Supports Need(s) No: A-2

B-9

Improve the availability and accessibility of human services by the following:

- a. Promote geographical decentralization.
- b. Increase mobility through improved public transportation.
- c. Encourage the use of joint facilities, including those of County-wide or regional significance.

Support Need(s) No: A 2 & 3

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COMMUNITY DEVELOPMENT PLAN SUMMARY
~~LONG TERM OBJECTIVES~~
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B-10

Encourage personal development of persons of low and moderate income by the following:

- a. Assure adequate nutrition and health care;
- b. Develop new skills for livelihood;
- c. Overcome social barriers which limit opportunities;
- d. Improve mobility;
- e. Provide accommodations for people who are physically handicapped.

Supports Need(s) No: A 2 & 3

B-11

Assure an open housing market and equal opportunity for all, irrespective of sex, marital status, race, creed, color or national origin.

Supports Need(s) No: A-1

The following environmental objectives are desirable consequences to be achieved in the course of carrying out the previously stated economic and social objectives. Although not the primary objectives of the program, the Environmental Objectives should be followed in achieving the Economic and Social Objectives.

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B-12

Assure environmental quality in residential areas.

Supports Need(s) No: A 1 & 3

B-13

Minimize and offset adverse industrial, commercial and residential blighting influences.

Supports Need(s) No: A 3

B-14

Retain open space and agricultural lands.

7505511

a. Assure adequate nutrition and health care?
Income of the low-income population...

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Support Need(s) No: A 3

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B-15

Preserve and restore historical sites and buildings.

Supports Need(s) No: A 3

B-16

The following additional concerns should be incorporated in the planning, execution and application processes as management guidelines.

- a. Assure appropriate and effective working relationships among King County, other governmental jurisdictions, the private sector and the general public.
- b. Coordinate and cooperate in planning and execution both within and between jurisdictions.
- c. Establish and fund continual and meaningful citizen involvement in each designated action area, in each participating incorporated jurisdiction, and on a countywide level to assist planning, to monitor implementation and to evaluate program impacts.
- d. Minimize the impacts on local government's future operations and maintenance budgets.
- e. Plan for and evaluate both intended and unintended social, economic and environmental impacts of major program actions.
- f. Exhaust other possible sources of funding and use the Block Grant as funding of last resort.
- g. These funds shall not be substituted for expenditures appearing in existing capital improvement programs and operating budgets.

Support Need(s) No: A 3

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**COMMUNITY DEVELOPMENT PLAN SUMMARY
(SHORT-TERM OBJECTIVES)**

INSTRUCTIONS: Within the space provided and in the format given below, describe objectives designed to make measurable progress against the identified community development needs, over a period of up to 3 years. Wherever possible the short-term objectives should include measurable factors, such as quantity, quality, or a combination of these, and must describe the general location of activities to be carried out to meet the objective. The short-term objectives shall be numbered consecutively; i.e., C-1, C-2, C-3, C-4, etc. Attach additional pages as necessary.

C-1 & C-2 Reduce community health hazard and reduce environmental deterioration of communities caused by inadequate sanitary sewer facilities.

a. Duvall - The activity and objective is to subsidize the cost of sewer construction by 20% through funding over the next three years. Septic tank failure and "tight soil" causes raw sewage to flow on streets and in open culverts posing health hazards to the population and banning new construction in town. The Snohomish River Basin Study, King County Health Dept. and the State Dept. of Ecology have ranked sewer construction in Duvall as a "high priority".

b. County Lanes - The activity is to subsidize the cost of sewer construction 15% over the next two years and to eliminate existing inadequate sanitary sewage disposal by removing sewage effluent from the surface and ground water of 650 homes owned by low and moderate income residents. Once the sewage and health hazard has been alleviated these home owners will become eligible for federal financing of home mortgages and building permits for remodeling will no longer be summarily denied.

c. White Center-N. Burien - The activity is to subsidize the cost of sewer construction by 30% through funding over the next three years. The funds will be used to pay a major part of the assessment levied against the low income families (18% of total target area population) and will be used to pay approximately one-half of the assessment levied against moderate income people (32% of the total target area population).

Supports Need(s) No: A-1, 3

C-3 Reduce safety hazard and economic loss due to environmental drainage problems.

Hazel Valley - The activity will complete design and specification plans for drainage solution and secure right-of-way. Current flooding poses a health hazard and causes property damage in residential area of White Center.

Support Need(s) No:

PAGE 6 OF 6 B PAGE

Supports Need(s) No: A-1-3

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C--4 Improve the quality of housing stock through abatement, repair and rehabilitation.

- a. Snoqualmie - Inspect and repair 20 homes in 1975 and an additional 30 homes in 1976 and 1977 respectively. Repair will consist of reroofing, insulating, painting, storm window installation, and other minor repairs. Rehabilitation activity will be undertaken in the first year.
- b. White Center-N.Burien area - Will undertake repair of 88 homes in 1975 and 176 homes in the two following years. Repair will consist of roofing, painting, guttering, chimney repair, etc. Forty percent of the areas' structures are in need of some degree of rehabilitation.
- c. White Center-N.Burien Area abatement program - Preliminary inspection, by King County Building Dept., indicates that seven structures should be demolished for reasons of health and safety. This activity will be undertaken in 1975 at a cost of \$800 per structure.
- d. The activity will fund the abatement of 50 accessory buildings and 12 abandoned buildings that have been classified as dangerous in census tracts 380, 310, & 311.
- e. Kirkland - Will conduct inventory of housing conditions in target area, determine houses most appropriate for acquisition, interim rehabilitation assistance, demolition and/or retention for public use or disposition to the private sector to stimulate redevelopment. The inventory will define first year measurable goals.
- f. Kent, Algona and Pacific - Will undertake housing rehabilitation programs using measurable objectives and procedures developed by the King County Housing Rehabilitation Program. (See C-9)

Supports Need(s) No: A-1, 3

C--5 Increase health and human services available to the elderly, and moderate and low income people.

- a. Snoqualmie Valley - The activity will provide a health screening clinic for the area increasing public health nurse time 200% over the present and providing the following new or expanded services: blood pressure testing, foot care, electrocardiogram, breast exams, nutrition education, immunizations, vision and hearing tests. This activity serves the high elderly population (16%) in Carnation.
- b. Black Diamond and Renton - This activity will provide public health nurse screening and physician care to Black Diamond for the first time. With this new service 300 elderly residents will be screened, and of those 20% will be treated or referred. In Renton a half-time public health nurse will be provided plus eight hours per month of physician referral time. Renton has the highest correlation between elderly by population and low income in King County. This service fills an existing gap in health care for this population.
- c. White Center - Dental care and dental hygiene instruction will be provided to care for the 20% of those children from low income families who suffer from oral or

Supports Need(s) No:

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- C--5 (Cont)
dental disease. In the first year 300 presentation on dental hygiene instruction in 5 elementary schools, 2 jr. high schools and 2 non-public schools will be made. The presentations will also include the parents of the school children. 3000 elementary and jr. high school students will be screened for restorative, laboratory and orthodontic care, and provide appropriate treatment. Nutrition instruction will be provided for at least 50 families in those cases where continuing dental hygiene is dependent upon improved nutrition in the family. Provide transportation for at least 200 children that would be unable to take advantage of the program without it, and priority will be given to hiring residents of the target area.
- d. Mercer Island and Pacific - provide professional counseling to elderly and youth (with concentration on high school drop outs).

Supports Need(s) No: A-2, 3

- C-6 Improve the nutrition of elderly people - Auburn, Black Diamond and Enumclaw. The activity is the subsidy of nutritionally balanced weekly lunches for low and moderate income elderly residents. The measurable objective is to a) increase attendance an average of 30% and b) reduce the actual cost of the lunch to 50¢.

Supports Need(s) No: A-2, 3

- C--7 Remove architectural barriers impeding the elderly and handicapped.
- a. Enumclaw and Issaquah - The activity will a) construct wheel chair ramps at 16 key locations in the central shopping and service area of town and b) construct ramp and walkway to library.
- b. Duvall - The activity is to construct a ramp for access to the public library and also provide lavatory facilities.

Supports Need(s) No: A-2, 3

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C-8 Provide assistance to community centers and access to them.

- a. Carnation - Activity will acquire and repair the Carnation grange hall over a two-year period and bring it to standard for use as a community center housing services including; meals for the elderly, health screening, mental health counseling, job referral.
- b. Carnation, Snoqualmie, Redmond and Mercer Island - Activity will purchase a specifically designed mini-bus for transporting elderly residents to community or senior centers. Four buses will be purchased equipped with wide doors and easy access steps.
- c. Redmond and Bothell - Rehabilitate and refurbish present historical buildings for us as community senior centers.
- d. Des Moines and Enumclaw - Prepare design plans for senior centers.

Supports Need(s) No: A-2,3

C-9 Plan for and develop programs which address identified needs.

- a. County-wide housing rehabilitation program - This activity will assist and augment localities in implementing their own housing repair and rehabilitation programs and result in rehabilitation activity in unincorporated King County. This activity will address and resolve questions regarding the legal framework for assisting housing repair, the procedures involved in securing loans or selecting home for rehabilitation and realistic cost estimates to enable localities to set measurable objectives for their programs.
- b. Snoqualmie Valley Target Area Planning - The planning activity will provide staff capacity for the residents of the four communities and the unincorporated sections of the Snoqualmie Valley target area under King County's Housing and Community Development program. (H&CD)

The primary functions of the planning staff are to work with local residents to:

- define needs included in the spectrum of activities eligible under the H&CD program
- originate activity proposals which address those needs
- serve to balance local goals with the long range good of the whole valley.

During the next year this activity will:

- Provide a "staff" for the target area including the part time employment of a local resident. The activity is to construct a ramp for access to the public library and
- Develop a resource packet for the local jurisdictions identifying the appropriate county agencies and services provided and sources of federal and state funds which are addressed to the well being of small communities.
- Coordination between community activities and regional environment bodies with respect to the new dam proposed for the Snoqualmie River.
- Prepare submission of 1976 proposals from the target area.

- c. White Center-North Burien target area community plan - The primary purpose of this activity is to develop guidelines, through the cooperation of public agencies and citizen participation, for the rational and organize social, physical and economical

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(SHORT-TERM OBJECTIVES)

INSTRUCTIONS: Within the space provided and in the format given below, describe objectives designed to make measurable progress against the identified community development needs, over a period of up to 3 years. Wherever possible the short-term objectives should include measurable factors, such as quantity, quality, or a combination of these, and must describe the general location of activities to be carried out to meet the objective. The short-term objectives shall be numbered consecutively, i.e., C-1, C-2, C-3, C-4, etc. Attach additional pages as necessary.

C-9 (Cont.) development of the White Center-N. Burien area, i.e. a community plan.

1. Organize a community steering committee that would oversee and advise on procedures and plans for the White Center - N. Burien community.
2. Complete a total assessment of major issues and needs within the community and a finalized statement as to their goals and objectives.
3. A preliminary comprehensive plan that will deal with the social, environmental and economic factors in the community.
- d. Selecting new target areas for 1976. Planning will include application of target area criteria, conducting public meetings in potential target area sites, defining and documenting needs for recommended target areas.

Supports Need(s) No: A-1, 2, 3

C-10 Assist in reating recreation facilities for the low and moderate income residents

- a. Fall City - The proposal allows for acquisition of appropriate land for a recreation field, and for structural improvements to the existing Preson recreation facilities.
- b. Bothell - Construct a river front park which will house the senior citizen's activity center. The H.C.D. funds will provide a necessary match for completion of projects over the next three years through the use of other state and local money.

Supports Need(s) No: A-2, A-3

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COMMUNITY DEVELOPMENT PLAN SUMMARY (SHORT-TERM OBJECTIVES)

INSTRUCTIONS: Within the space provided and in the format given below, describe objectives designed to make measurable progress against the identified community development needs, over a period of up to 3 years. Wherever possible the short-term objectives should include measurable factors, such as quantity, quality, or a combination of these, and must describe the general location of activities to be carried out to meet the objective. The short-term objectives shall be numbered consecutively; i.e., C-1, C-2, C-3, C-4, etc. Attach additional pages as necessary.

C-11 Improve Public Works Facilities - Pacific - The activity will purchase and install new pumps and controls for the town of Pacific's water system replacing delapidated older equipment and increasing fire fighting capacity for the town and area.

Supports Need(s) No: A-3

C.

Supports Need(s) No:

C.

C-9 (Cont.)
development of the White Center N. Harbor area, a community

White Center North Harbor (C-9) (Cont.)

Supports Need(s) No:

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description (1)	Related Objective (2)	Environmental Review Status (3)	Census Tract/or Enumeration District (4)	ESTIMATED COST (\$000)		
				Current Program Year (5a)	Subsequent Program Year (5b)	
HOUSING ABATEMENT REPAIR AND REHABILITATION	C-4	assessment	# 309	\$10,000		
	C-9	"	308,310,311	35,000		
	B-1	"		25,000		
	B-2	"	292	40,000		
	B-3	"		20,000		
	B-4	"	224	56,000		
	B-5	"				
	B-7	"	326			
	B-11	"				
	B-12	"	266,265			
	B-15	"				
	B-16	"	268,275			
	HUMAN SERVICES AND ELDERLY NUTRITION	C-6	assessment	# 308	4,000	
		C-9	"	316	18,000	
		B-2	"	314	3,500	
		B-6	"	292	10,000	
B-8		"	245	7,000		
B-10		"	309	11,000		
B-16		"	252,253 325,324	14,000 11,000		

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description (1)	Related Objective (2)	Environmental Review Status (3)	Census Tract/or Enumeration District (4)	ESTIMATED COSTS	
				Current Program Year (5a)	Subsequent Program Years (5b)
(Cont.)			(4)	(5a)	(5b)
HUMAN SERVICES AND ELDERLY NUTRITION		Assessment	266,265	68,000	
		"	268, &276		
DRAINAGE IMPROVEMENTS	C-3	"	275	15,000	
	C-4	"			
	B-3	"			
	B-12	"			
	B-13	"			
SANITARY SEWER SYSTEMS	C-1	Clearance EIS	324	50,000	125,000
	C-2	Assessment	302	150,000	150,000
	C-3	"	266	100,000	150,000
	B-3				
	B-12				
	B-13				
	B-16				

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description (1)	Related Objective (2)	Environmental Review Status (3)	Census Tract/or Enumeration District (4)	ESTIMATED COST (In \$)	
				Current Program Year	Subsequent Program Year
REMOVE ARCHITECTURAL BARRIERS	C-7	Assessment	# 322	12,000	
	B-10	"	324	6,500	
	B-12	"	314	2,600	
COMMUNITY CENTERS AND TRANSPORTATION ACCESS TO THEM	C-5	Assessment	218	2,500	
	C-8	"	325	34,000	30,000
	C-10	"			
	B-2				
	B-5	Assessment	324	5,000	
	B-8	"	289	3,000	
	B-9	"	314	6,000	
	B-10	"	292	2,400	
		"	244	10,000	
		"	323	17,000	
	"	326	10,000		

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description (1)	Related Objective (2)	Environmental Review Status (3)	Census Tract/or Enumeration District (4)	ESTIMATED COST (\$,000)	
				Current Program Year (5a)	Subsequent Program Years (5b)
RECREATION FACILITIES	C-10 B-6 B-10 B-12	Assessment " "	218 	20,000	
KING COUNTY PLANNING IN TARGET AREAS	B-14	Assessment	322,325	22,000	000
	B-16	"	309	1,345	
		"	244	4,000	
KING COUNTY HOUSING REHABILITATION PLANNING	C-9	Exempt	266,265	44,000	
	B-16	"	268,275	27,000	
		"	324,325		
		"	326,328,327		
	C-9 B-1 B-2 B-4,	Exempt Exempt	ALL OF KING COUNTY B-5, B-7, B-11, B-13, B-16	22,000	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description (1)	Related Objective (2)	Environmental Review Status (3)	Census Tract/or Enumeration District (4)	ESTIMATED COST (\$000)	
				Current Program Year (5a)	Subsequent Program Year (5b)
1976 TARGET AREA PLANNING	C-9 B-16	Exempt	County-wide	24,000	
H. & C. D. ADMINISTRATION	C-9 B-16	Exempt	County-wide	75,000	
OTHER LOCAL PLANNING ACTIVITY	C-9	Exempt	216	2,500	
	B-16	"	292	3,800	
		"	224	5,000	
		"	244	4,410	
		"	L52	56,000	
		"	309	748	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description (1)	Related Objective (2)	Environmental Review Status (3)	Census Tract/or Enumeration District (4)	ESTIMATED COST (\$000)	
				Current Program Year (5a)	Subsequent Program Year (5b)
PUBLIC WORKS IMPROVEMENT	C-11	Assessment	309	47,000	
	B-3 B-12 B-16	"	239	472	

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PART I

INTRODUCTION

The Housing and Community Development (H&CD) Act of 1974 has significantly revised both the nature and administration of federal assistance for housing and community development. The changes in the guidelines and programs for housing assistance have brought increased planning and administrative responsibilities to large cities and counties. Under the H&CD Act, King County is required to develop a Housing Assistance Plan (HAP) WHICH WILL 1) set forth the County's objectives for assisted housing and 2) provide a link between community development activities and housing activities.

The County's objectives and guidelines for assisted housing which are outlined in this plan are primarily addressed toward the major 1975 HUD housing assistance program; a program of rental subsidies for newly constructed, rehabilitated, or existing standard housing units. (Title II, Section 8 of the H&CD Act). The HAP will serve as a guideline for the review of all development proposals for new assisted housing, under the new HUD program. This review will be executed by HUD, King County, and the locality in which the development is proposed. This new construction guideline is basically a refinement of zoning and leaves all local land use controls in full effect.

The use of community development funds (Title I) under the H&CD Act of 1974 may directly affect housing through a number of eligible activities: Demolition and removal of dilapidated residential buildings, the removal of architectural barriers which restrict elderly and handicapped mobility, relocation assistance for persons displaced through community development activities, and housing rehabilitation and repairs.

The HAP has highlighted the need for some of these activities within the County and has indicated locational guidelines which reinforce those established under the Community Development Plan.

The following draft of the 1975 Housing Assistance Plan has been developed through the combined efforts of King County staff, staff from many of the incorporated jurisdictions, and citizen representatives. The 1975 plan applies to assisted housing within the County, excepting the cities of Seattle and Bellevue, which are developing their own plans. This HAP pertains only to the 9 month, 1975 community development program year. A new plan will be developed for the 1976 program year which will be more detailed and involve extensive participation from local governments and citizens within the County. USING ?

Part III through Part VI of the draft are specific elements required by HUD. The objectives and Program Guidelines of Part II have been included to address special needs and issues important to assisted housing in King County.

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PART II

OBJECTIVES AND PROGRAM GUIDELINES

Objectives

Approximately 12,500 low and moderate income families within King County (excepting the cities of Seattle and Bellevue) are currently in need of housing assistance. These households are either occupying substandard units, living in overcrowded conditions, or paying more than 25% of their income for housing. King County supports and encourages activities which will address the housing needs of these low and moderate income persons when these activities will further the following additional King County goals and objectives:

- a. The elimination of slums and blight and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of community, principally to persons of low and moderate income;
- b. The elimination of conditions which are detrimental to health safety, and public welfare, through code enforcement, demolition, interim rehabilitation assistance and related activities;
- c. The conservation and expansion of the County's housing stock in order to provide a decent home and a suitable living environment for all persons, but principally those of low and moderate income;
- d. The reduction of the isolation of income groups within communities and geographical areas and the promotion of an increase in the diversity and vitality of neighborhoods through the spatial deconcentration of housing opportunities for persons of low and moderate income and the revitalization of deteriorating or deteriorated neighborhoods to attract persons of higher income;
- e. The assurance of an adequate housing supply to low and moderate income persons through: a) production of new dwelling units, b) maintenance of existing standard dwelling units; c) rehabilitation of below standard dwelling units; and d) removal of obsolete dwelling units.
- f. The improvement of economic opportunities through housing and human service programs for low and moderate income persons, minorities, elderly, handicapped and youth.
- g. The assurance of an open housing market and equal opportunity for all, irrespective of sex, marital status, race, creed, color or national origin.

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In light of these objectives, the following program priorities are presented as guidelines for housing programs within the County during the 1975 program year.

King County supports programs of housing rehabilitation and repair of owner-occupied units when these programs will: a) assist low and moderate income persons when they are unable to afford to repair their own homes; b) complement activities occurring under the Community Development Program, especially in the Community Development target areas.

King County supports the rehabilitation and subsidized rental of units under Title II, Section 8 when these activities will: a) expand the opportunity for a mix of income groups within the area; b) expand locational housing choices for low and moderate income persons; c) minimize the need to relocate residents; d) are located in areas which are accessible to public transportation, services and facilities; e) provide standard units to replace demolished units.

King County supports the construction of new housing units when this will: a) expand the opportunity for a mix of income groups within the area; b) expand locational housing choices for low and moderate income persons; c) replace demolished units; d) increase the supply of housing opportunities for low and moderate income persons; e) provide housing opportunities for special groups such as the elderly, handicapped and large families; f) be located in areas which are accessible to public transportation, services and facilities, and (for family housing) employment centers; g) be effectively managed to meet the unique needs of low and moderate income households; h) emphasize the use of vacant land with services before opening up new areas for development; i) be located at least 1/4 mile from any permanently assigned projects of more than 25 units (unless the specific approval of the jurisdiction within which the development will be located is obtained); j) provide housing for the elderly which is readily accessible to public transportation and shopping facilities.

King County strongly supports technical and educational assistance to low and moderate income residents of the rural areas of the County, where housing assistance programs offered by the Farmers Home Administration and the Bureau of Indian Affairs are utilized.

King County supports other activities which will ensure that the housing needs of low and moderate income will be effectively met.

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are presented as guidelines for housing programs within the County
PROGRAM GUIDELINES FOR NEW CONSTRUCTION

Both private developers and a local housing agency may submit applications to HUD for the construction of new assisted units for low and moderate income people. In order to meet the adopted King County Objectives of "assuring an adequate housing supply to low and moderate income persons" and "assuring appropriate and effective working relationships among King County, other governmental jurisdictions, the private sector, and the general public", all jurisdictions participating in the Community Development Program are required to execute a cooperation agreement upon request from a local housing agency. (See Appendix A). This agreement will give the Housing Authority the same status as private developers and will be for specified numbers of dwelling units to be located within the jurisdictions under Title II of the Housing and Community Development Act of 1974. The execution of the cooperation agreement will be prior to the submittal of an application by the public housing agency to HUD, in response to HUD's advertisement for proposals.

Execution of the cooperation agreement will not obligate the jurisdiction to accept the public housing agency's proposal if it does not conform to the other objectives of the Community Development Plan, including the Housing Assistance Plan. Its purpose will be to insure that the public agency housing, if approved by HUD and units are constructed, will receive the same municipal services as a privately owned residential development, even though the publicly owned housing development is exempted, by law, from the payment of real property taxes.

Under the regulations which have been established for the construction of assisted housing units under Title II, Section 8, all preliminary proposals received by HUD for construction of housing will be forwarded to the local government for review and comment within 30 days. Any local government receiving such a proposal will request the Housing Authority operating in that jurisdiction to prepare and present written comments relating to the housing proposals received. If no Housing Authority is operating within the particular jurisdiction where housing is proposed, the Housing Authority of the County of King will be requested to comment on the proposals.

Such comments will be addressed to the Chief Executive of the local government and to the King County Executive, and will be advisory in nature, limited to technical comments related to operation feasibility of the project.

Comments may include, but are not limited to, the following:

1. The effects of site design and layout on successful management;
2. The effects of proposed construction materials on project safety, security, and future maintenance costs;
3. The suitability of individual unit design, for low and moderate families and/or the elderly;
4. The potential effects of project density upon the neighborhood environment;

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5. Provisions for community facilities and services within the development;
6. Suitability of the site as related to requirements of the Housing Assistance Plan.

HUD program regulations also require program applicants to submit final proposals which include an acceptable management plan. The entire final proposal, including the management plan, will also be reviewed by participating jurisdictions. In addition, the King County Housing Authority will submit advisory and technical comments on the management plan. These comments will include, but are not necessarily limited to, the following information:

1. Staffing program for project operation. The number of staff and experience requirements of each position in management and maintenance functions.
2. An explanation of the management organization, including the number of management staff on-site, if any, and the extent of their decision-making authority.
3. Form of lease agreement.
4. Management rules for tenants in care of units, rent paying requirements, etc.
5. Provision for professional services such as legal and accounting services whether a part of direct staff or contracted to an outside firm.
6. Provision for maintenance services whether direct staff or contracted to an outside firm.
7. Extent, if any, to which tenant organizations will participate in day to day management of the development.

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PART III

Form Approved
OMB No. 61-R1471U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING ASSISTANCE PLAN
TABLE I - SURVEY OF HOUSING CONDITIONS

1. NAME OF APPLICANT		2. APPLICATION NUMBER	3. <input type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT
		4. PROGRAM YEAR From: _____ To: _____	
A. OCCUPANCY STATUS AND CONDITION OF HOUSING UNITS	NUMBERS OF YEAR-ROUND HOUSING UNITS		
	TOTAL	OWNER - TYPE	RENTAL - TYPE
1. a. OCCUPIED UNITS: TOTAL	188,857	133,086	55,771
b. SUBSTANDARD	4,196	2,361	1,835
c. ALL OTHER	184,661	130,725	53,936
2. a. VACANT UNITS: TOTAL	4,578	3,195	1,383
b. SUBSTANDARD	352	70	282
c. ALL OTHER	4,226	3,125	1,101
3. TOTAL OCCUPIED AND VACANT UNITS	193,435	136,281	57,154
B. SUITABLE FOR REHABILITATION			
1. OCCUPIED UNITS	2,502	1,328	1,174
2. VACANT UNITS	228	40	188
3. TOTAL SUITABLE FOR REHABIL- ITATION	2,730	1,368	1,362
C. DATA SOURCES AND METHODS See Attached			

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TABLE I - SURVEY OF HOUSING CONDITIONS

Survey of Housing Condition

Information in Table I represents an estimate of the 1974 condition and occupancy status of the County's housing stock. Estimates are based upon an update of 1970 census information; they are not derived from a field survey of housing units. The data in this table reflects a rental unit vacancy rate of approximately 2.4% and an owner type unit vacancy rate of approximately 2%.

During the 1975 program year, a County-wide survey of exterior housing condition will be conducted throughout the County which will provide housing condition data essential to the development of a housing rehabilitation program and the 1976 Housing Assistance Plan.

Data Sources:

1970 Census of Housing, Volume HC-6 (Table 2) Real Estate Research Report (Seattle Real Estate Research Committee) Volume 25, Number 2, October 1974.

HUD News, Postal Vacancy Survey, July 1974, August 1973.

King County Building Department, Net Housing Units Authorized by Structure Type; 1970, 1971, 1972, 1973.

(For explanation of statistical methods used to derive Table I, see Appendix B.)

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PART IV

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING ASSISTANCE PLAN

TABLE II. HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

1. NAME OF APPLICANT	2. APPLICATION NUMBER									
	4. PROGRAM YEAR									
	From:					To:				
SOURCES OF HOUSING NEEDS	TOTAL					BLACK*				
	Total	Large Families**	Other	Total	Other	Total	Large Families**	Other	Total	Other
A. CURRENTLY REQUIRING ASSISTANCE (excl. displaced)										
1. TOTAL	12,415	1,224	11,191							
2. ELDERLY AND HANDICAPPED	2,744	47	2,697							
3. NON-ELDERLY/HANDICAPPED	9,671	1,177	8,494							
B. DISPLACED OR TO BE DISPLACED										
1. TOTAL	545	---	---							
2. ELDERLY AND HANDICAPPED	66	---	---							
3. NON-ELDERLY/HANDICAPPED	479	---	---							
C. ADDITIONAL HOUSEHOLDS EXPECTED TO RESIDE IN LOCALITY										
1. TOTAL	1,610	---	---							
2. ELDERLY AND HANDICAPPED	322	---	---							
3. NON-ELDERLY/HANDICAPPED	1,288	---	---							
D. DATA SOURCES AND METHODS										

NOT APPLICABLE

NOT APPLICABLE

Housing Assistance Needs of Low and Moderate
Income Persons

Table II indicates the number of low and moderate income households (renters and owners) who are or may be in need of housing assistance during the 1975 program year. The number of households indicated in Section A of this table (households currently requiring assistance) represents the number of low and moderate income households who are inadequately housed. These are households: (1) occupying units lacking some or all plumbing facilities and/or (2) with more than 1.25 persons per room and/or (3) (if tenant households) paying more than 25% of their income for rent and (d) (if owner households) occupying housing more than 30 years old and valued at less than \$10,000.

All of the households listed in Section A have incomes within the eligible income limits which have been set by HUD for the Section 8, Housing Assistance Program. (See Appendix D)

A number of approaches for obtaining the information needed in this table were investigated. Because it was completely infeasible to undertake a primary survey and because normal census data was inadequate, the data in Section A is based upon special tabulations of 1970 census data updated to 1974. Therefore, this data represents an approximation of current low and moderate income household housing needs within King County. Specific data was not available regarding the housing needs of handicapped persons, so this sub-group has not been noted separately in this table.

Parts B and C of Table II estimate the number of households needing housing assistance due to displacement and the number of additional households potentially needing housing assistance during the 1975 program.

An explanation of the statistical methods used in the data gathering for this table can be found in Appendix C.

Data Sources:

Special Census Tabulations of Owner and Rental Occupied Units by Living Condition - 1970, U.S. Department of Housing and Urban Development, April 1973.

Special Normalizations, Puget Sound Governmental Conference, October 1974.

Port of Seattle, King County Parks Dept., King County Public Works Dept., U.S. Postal Service.

Property Management Division, King County.

U.S. Census of Housing 1970.

Population Trends, Washington State Information Report, August 1974, Table I.

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PART V

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING ASSISTANCE PLAN

TABLE III - ANNUAL GOAL FOR HOUSING ASSISTANCE

1. NAME OF APPLICANT	2. APPLICATION NUMBER	3. <input type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT
4. PROGRAM YEAR From: _____ To: _____		

A. CATEGORY	NUMBERS OF UNITS (except as noted)							
	FIRST YEAR GOAL				THREE YEAR GOAL*			
	TOTAL	TYPES OF UNITS			TOTAL	TYPES OF UNITS		
		New	Exist	Rehab.		New	Exist	Rehab.
(households currently requiring moderate income households who are inadequately housed. These are housed.) 1. TOTAL	1390	840	100	450				
2. ELDERLY	550	450		100				
3. NON-ELDERLY LARGE	150	100		50				
4. OTHER	690	290	100	300				
B. SOURCES OF ASSISTANCE								
1. HUD								
a. SECTION 8**	1050	700*	100	250				
AMOUNT	\$	\$	\$	\$	\$	\$	\$	\$
b. CD BLOCK GRANTS				100				
c. OTHER								
2. STATE AGENCIES IDENTIFY PROGRAM:								
a.								
b.								
c.								
3. OTHER								
a. FARMERS HOME AD.		330		100				
b. LOCAL PROGRAMS								
Bureau of Indian Affairs c. OTHER (specify)		40						

C. EXPLANATION OF PRIORITIES

*The goal for new assisted units under the Section 8 program has been adjusted to reflect more accurately HUD allocations for the Section 8 program. If sufficient assistance were available, approximately 1200 new assisted units could realistically be absorbed within the plan area of the County.

August

* Optional
** Explain any State agency amounts included

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Annual Goal for Assisted Housing

9. NAME OF APPLICANT

PART V of the Housing Assistance Plan indicates a goal for housing assistance during the first program year.

Sources of assistance which are reflected in this Table are the Department of Housing and Urban Development (through Titles I and II of the Housing and Community Development Act of 1974), the Farmers Home Administration, and the Bureau of Indian Affairs. The major portion of the housing assistance will be provided by HUD (through Section 8 of Title II of the HCD Act) in rental subsidies. Because HUD has not indicated the exact amount of funds which will be allocated to King County for the Section 8 Program, it is important to note that the numbers of units presented in this table are approximations only. Some revisions in absolute numbers of units will occur when HUD allocations are made. The data in Table III should be interpreted as a presentation of the County's relative program emphasis.

The goals information has been developed through the consideration of the housing needs presented in Table II and inputs from private housing developers and public housing agencies. The breakdown between large and other families is based upon the proportions of these two groups within the needs given in Table II.

New Construction

Most of the emphasis for housing assistance has been placed on new construction. For the construction of new units of assisted housing, King County supports those proposals which, if all units are to be assisted family units, contain 25 units or less. In addition, projects with more than 25 family units are supported only when they contain 20% or less assisted units. As reflected in the Program Guidelines (Part I), scattered site development for new construction is strongly supported. New construction of elderly assisted is supported without regard to the 25 unit limit.

Rehabilitation

Although the County supports housing rehabilitation to assist the housing needs of low and moderate income persons, rehabilitation programs have not been stressed for a number of reasons: (1) the need for further program development for housing rehabilitation using Community Development Title II funds, (2) the need for the development of administrative precedents for housing rehabilitation using FHMA funds, and (3) inadequate information regarding the potential locations of units which could be privately rehabilitated and then rented with Section 8 rental subsidies. During the 1975 program year, extensive investigation into the needs and suitability for rental unit rehabilitation within the County will be undertaken.

Leasing of Existing Units

King County recognizes that assisted leasing of existing units to households is the most effective and expeditious means to meet the needs of low and moderate income households. However, rental

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subsidies for existing standard units through Section 8 have not been emphasized because of a combination of circumstances. HUD or a public housing agency (housing authority) are the only organizations eligible to administer this portion of the Section 8 program. HUD is unable to administer this section of the program because of a lack of management personnel.

In addition, the Housing Authority will not administer the program because of the following concerns: (1) under current guidelines for this program, the Housing Authority is permitted to receive only 1% of the fair market rents for administrative costs, and (2) there may be a shortage of available units for this program because of the low vacancy rates in the private market and decreased incentives for landlords to participate. Based on these concerns, the King County Housing Authority has indicated that, under the current Section 8 existing unit program guidelines, it cannot afford to administer this program. King County is in agreement that the 3% administrative allowance is likely to prove inadequate for the Section 8 existing unit program and supports program guideline revisions which will increase incentives and provide adequate administrative allowances.

When and if sufficient revisions are made in the program guidelines or when additional funds are located to cover the administrative costs of this program, the Housing Authority has indicated that it will participate in the existing unit portion of the Section 8 program.

In the event that an administrative agency is found to administer this program, the County may wish to re-evaluate the program emphasis as reflected in the goals in Table III.

The 100 units presented (in Table III) as a goal for the Section 8 existing unit program are included to indicate the extent to which King County would participate in this program if there were an agency to administer this program.

Possible housing assistance program revisions and additional research during 1975 will result in serious reconsideration of the goal for the number of assisted units and program emphasis. Changes resulting from this reconsideration will be reflected in the 1976 King County Housing Assistance Plan.

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PART VI

GENERAL LOCATIONS FOR LOW AND MODERATE INCOME HOUSING

The two maps which have been developed for PART VI indicate: (a) areas desirable for new construction of assisted housing and (b) first priority areas for housing rehabilitation.

The map showing areas suitable for the new construction of assisted units outlines those areas within the County which contain the strongest convergence of seven specific locational criteria. The information on this map is purposefully general and broad in order to ensure maximum flexibility in site choices for potential builders and to have minimum effect on land costs. The map was developed jointly by County staff and participating jurisdictions. During the 1975 program year, incorporated cities and towns will be asked to develop similar, but more detailed, maps for their area which will reflect the details of local policies and priorities.

The seven criteria which have governed the designations of these areas have been adopted by the Joint Policy Committee and reflect the goals and objectives of the HCD Act of 1974 and the King County Housing Objectives approved by the King County Council. Reflecting the goal of avoiding concentrations of low and moderate income persons in sub-areas of the County, any census tract meeting either of the first two of the following criteria were automatically eliminated as being desirable for assisted housing:

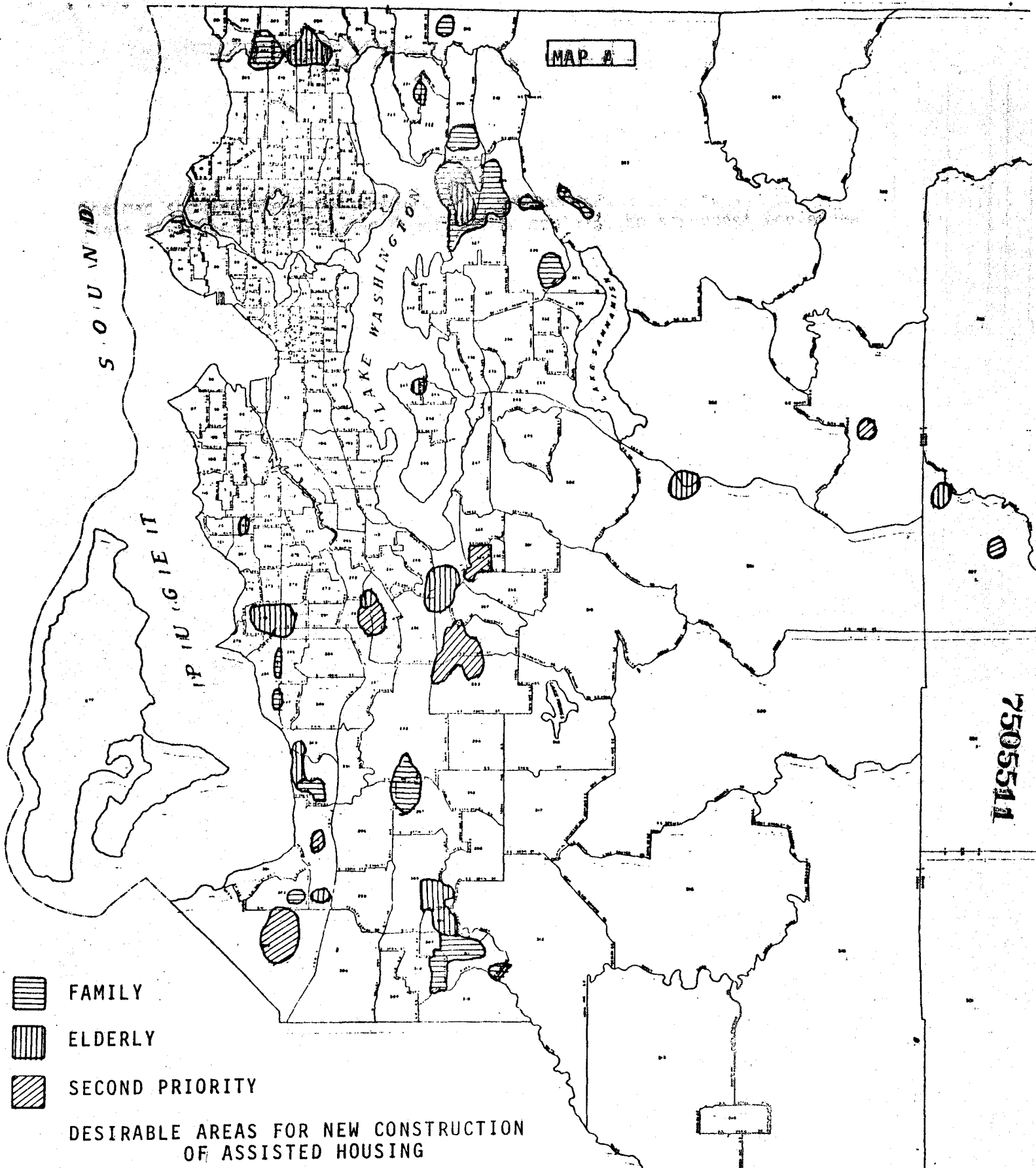
- (1) Census tracts where more than 23% of the residents had incomes below 50% of the 1970 County median income (incomes below \$5,950).
- (2) Census tracts where more than 10% of the total year round housing units were permanently assigned assisted units.

The remaining five criteria are indicators of positive qualities required of areas designated for assisted housing:




- (3) Accessibility to public transportation: Assisted housing should be located in areas where residents will have public transportation accessible to them, generally within one quarter mile.
- (4) Accessibility to employment centers: Assisted housing for non-elderly households should be located in areas where employment centers are accessible.
- (5) Land availability: Areas for the construction of assisted housing must be properly zoned and have sites which are either vacant or will be vacant following the demolition of vacant dilapidated structures.
- (6) Adequate sewage disposal: Areas for assisted housing must have adequate sewers or septic tank facilities and should not involve serious storm drainage problems.

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R2E R3E R4E R5E R6E R7E R8E



7505541

-  FAMILY
-  ELDERLY
-  SECOND PRIORITY

DESIRABLE AREAS FOR NEW CONSTRUCTION OF ASSISTED HOUSING

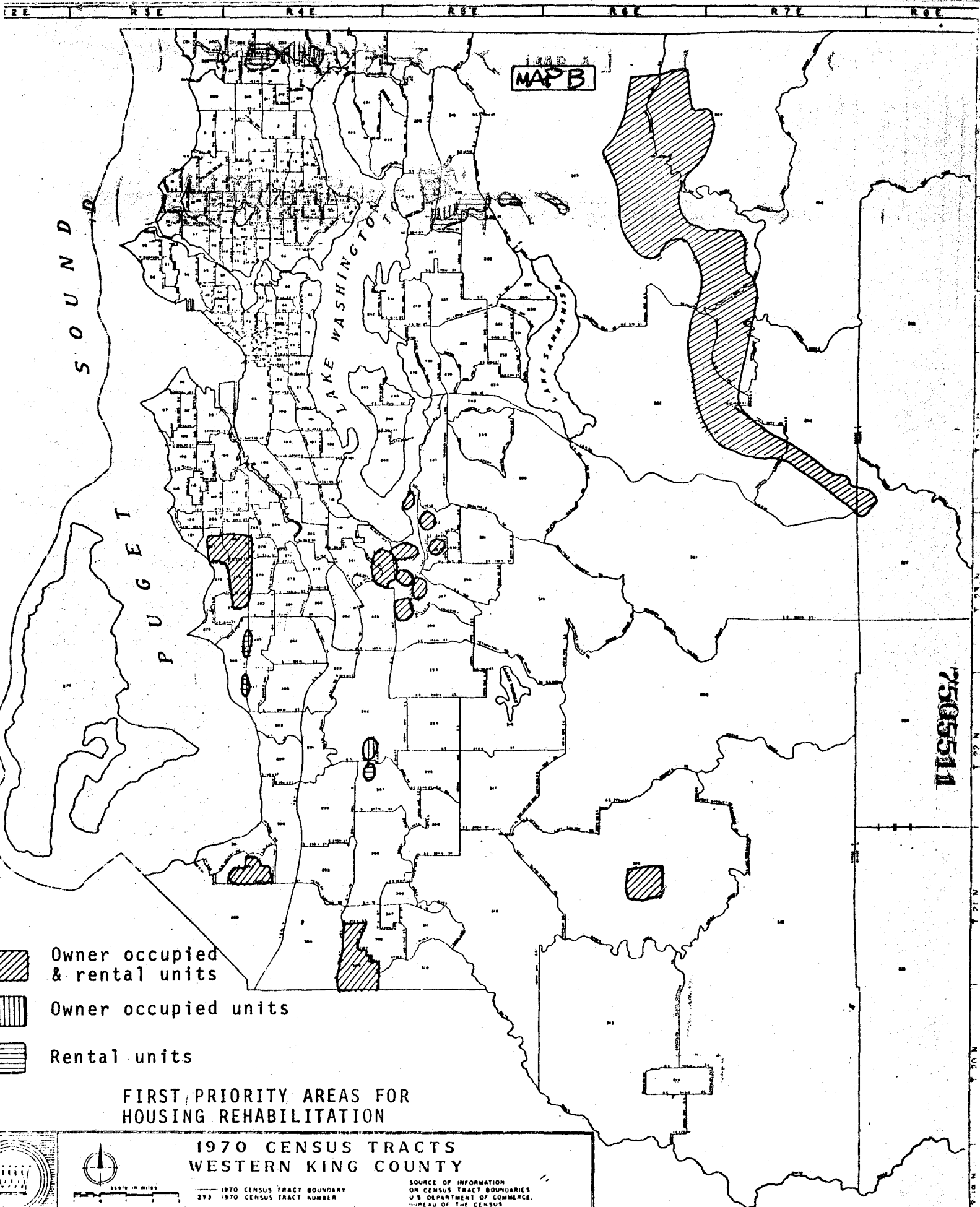
1970 CENSUS TRACTS WESTERN KING COUNTY

Scale in Miles: 0 1 2

1970 CENSUS TRACT BOUNDARY
1970 CENSUS TRACT NUMBER




SOURCE OF INFORMATION ON CENSUS TRACT BOUNDARIES: U.S. DEPARTMENT OF COMMERCE, BUREAU OF THE CENSUS

© KING COUNTY DEPARTMENT OF PLANNING ©



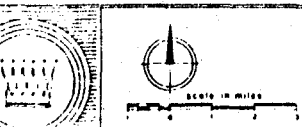
MAP B

7505511

-  Owner occupied & rental units
-  Owner occupied units
-  Rental units

FIRST PRIORITY AREAS FOR HOUSING REHABILITATION

1970 CENSUS TRACTS WESTERN KING COUNTY



1970 CENSUS TRACT BOUNDARY
295 1970 CENSUS TRACT NUMBER

SOURCE OF INFORMATION
ON CENSUS TRACT BOUNDARIES
U.S. DEPARTMENT OF COMMERCE,
BUREAU OF THE CENSUS

(7) Accessibility to services and facilities: Assisted housing should be located in areas where public services and facilities will be accessible to residents. Important services include health facilities, counseling, day care, special services for the elderly, ~~(for elderly housing)~~ and special services for handicapped persons (for handicapped housing).

Map A is a translation of these requirements into locational guidelines. Any proposal for the construction of assisted housing which is submitted by a private or public organization will be subject to review on the basis of these 7 criteria by HUD, King County, and the incorporated jurisdiction in which it is proposed (where applicable). The map is an indication to the reviewing entities as to where in the County these criteria are optimally met. All existing local and County land use, environmental, and building controls remain in effect and must be observed by any developer of assisted housing. Such controls are not affected by this map or any other part of the King County Housing Assistance Plan. Areas shown on Map A indicate general locations best suited for either elderly or non-elderly assisted housing. Second priority areas are also outlined as locations which should be considered desirable only in cases where the first priority areas are infeasible for new construction. Although no specific designations have been indicated for handicapped housing, special emphasis should be given to the outlined locations north of the City of Renton for assisted housing for handicapped persons. The need for this type of housing is the greatest in this area of the County.

Map B indicates the first priority areas for housing rehabilitation. The designations on this map reflect the Community Development Target Areas for the unincorporated County and areas within incorporated jurisdictions which have been designated by those jurisdictions for housing rehabilitation.

King County supports all housing rehabilitation which meets the program guidelines outlined in Part I of this Housing Assistance Plan, but delegates highest priority to housing rehabilitation occurring in the areas which are shown on Map B.

It should be noted that, within sub-areas of the County, one activity (housing rehabilitation or new construction) is not emphasized more than another simply because of differing sizes of designated areas on the two maps. The information on these two maps is not intended to indicate program emphasis for any sub-area of the County.

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DEFINITIONS

Low Income Household:

A family of four with an annual income of less than or equal to \$7,230 (50% of the King County median income (1974) of \$14,462)

Moderate Income Household:

A family of four with an annual income of less than or equal to \$11,570 (80% of the 1974 King County median income of \$14,462)

All composite data presented for King County is for King County except the cities of Seattle and Bellevue.

This Housing Assistance Plan is for the program year from June 1975 through March 1976.

Substandard Units:
(Table I)

Unit lacking some or all plumbing facilities and/or dilapidated (US Census definition)

Dilapidated Unit:
(Table I)

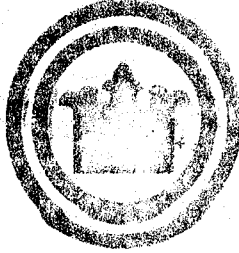
Housing unit which does not provide safe and adequate shelter, contains one or more critical defects or a combination of intermediate defects which require extensive repair (US Census definition)

Unit Suitable for Rehabilitation:
(Table I)

Dilapidated unit

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TRACY J. OWEN, Dist. No. 1
ROBERT B. DUNN, Dist. No. 2
BILL REAMS, Dist. No. 3
BERNICE STERNI, Dist. No. 4
RUBBY CHOW, Dist. No. 5
THOMAS M. FORSYTHE, Dist. No. 6
PAUL BARDEN, Dist. No. 7
ED HEAVEY, Dist. No. 8
DAVE MOONEY, Dist. No. 9



King County Council

Dorothy M. Owens, Clerk of the Council

Room 402-A, King County Court House,
Seattle, Washington 98101
344-7448

February 28, 1975

Moderate Income

Household:

Mr. John D. Spellman

King County Executive

400

C O U R T H O U S E

Dear Mr. Spellman:

MOTION 1891 was passed by the King County Council

on February 24, 1975. Attached please find a copy for
your file. This motion has been forwarded to the following:

Records

Budget & Program Planning

Executive Administration

King County Auditor

Dept. of Community & Environmental Development

Housing & Community Development

Federal State Relations

Dorothy M. Owens
CLERK OF THE COUNCIL

DMO:dLm

Attachment

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