

July 21, 1976

INTRODUCED BY: BERNICE STERN

2644

76 - 704

MOTION NO. _____

A MOTION amending the King County Housing Repair Program as approved in 1975 to establish new guidelines for use of the 1976 Block Grant Funds and authorizing the County Executive to amend the 1976 contract with the Housing Authority of the County of King.

WHEREAS, in Motion 2370 the King County Council authorized the use of 1976 Block Grant Funds to repair and rehabilitate housing for low and moderate income households, and

WHEREAS, by Motion 2203 the King County Council authorized the County Executive to execute a Housing Repair Program, and

WHEREAS, the Joint Policy Committee recommends that the Housing Repair Program for King County be amended for the 1976 program year;

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

The Housing Repair Program for King County is hereby amended according to the revised program summary (attached), and the County Executive is authorized to amend the 1976 contract with the Housing Authority of the County of King.

PASSED this 23rd day of August, 19 76.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Olave Mooney
Chairman

ATTEST:

Walter Hansen
Clerk of the Council

1976 KING COUNTY HOUSING REPAIR POLICY

Community Development Block Grant funds in the amount of \$410,518 have been authorized for use in a Housing Repair/Rehabilitation Program for low and moderate income families. This proposed program is entirely voluntary and limited to home owners within the County's five 1976 Target Areas (White Center, Snoqualmie Valley, South Central, Maple Valley, and Vashon Island), one County Pocket Area (Census Tract 217), and participating jurisdictions (Duvall, Carnation, Snoqualmie, North Bend, Skykomish, Black Diamond, Pacific, and Algona). An exception to this geographic limitation may be made when the manager of the Planning Division of King County determines that a severe hardship is being created by the limitation. Although it will not be a code enforcement program, the repair work will have to meet code requirements.

TYPE OF ASSISTANCE

Assistance will be provided in three forms:

1. A grant of 100% of the cost of repairs needed on a home up to a maximum of \$2,000 for families with incomes below 50% of the median income in the County. Except for self-help, this work would be done directly by the King County Housing Authority. Under the self-help option, a 100% rebate would be made.
2. A rebate of from 99% to 10% of the cost of repairing a home, with a \$2,000 maximum cost per house, for families with incomes between 80% and 50% of the County median. The actual percentage is based on a sliding scale depending upon the particular family's income. The owners may undertake the repairs themselves, in which case the rebate would apply to material costs only, or they may hire a contractor in which case the rebate would apply to both labor and materials.
3. Additional funds will be available under #1 and #2 up to a \$1,000 maximum; a lien for the Block Grant portion financed under #3 will be placed on property to be repaid at the time the property title passes to another owner.

Funds are not available for renter-occupied units. No households having incomes in excess of 80% of the median will be eligible for assistance under this program. The specific income limits vary according to household size.

ELIGIBLE REPAIRS

Certain types of repairs would receive priority in this order:

1. Health and safety repairs
 2. Energy conservation repairs
-

1976 King County Housing Repair Policy
August 19, 1976
Page Two

3. Building preservation repairs
4. Other repairs

Additions to homes and the finishing of unfinished areas are not eligible except when needed to solve overcrowding problems. House to street sewer connections will not be eligible with two exceptions: where a sewage disposal problem (health) exists or in connection with a Block Grant subsidized sewer project. In either case, the special approval of the manager of the Planning Division of King County must be obtained before King County Housing Repair funds can be committed or expended for this purpose.

PRIORITIES

This program will be heavily advertised within eligible Target Areas and applications will be received from homeowners on a voluntary basis. Priority for program funds will be assigned to selected neighborhoods within the eligible communities. Neighborhoods within $\frac{1}{4}$ mile or four blocks (whichever is less) of H&CD funded physical projects can be designated as "selected neighborhoods" by the city, town, or county jurisdiction. Applications will be prioritized by type of repair needed (health and safety, etc.) and by individual need (elderly, handicapped, single women heads of household) within each week. All families who apply within the first week will have priority within those categories over those within the second week and so on.

ADMINISTRATION

The entire program would be administered by the Housing Authority of King County. Housing and Community Development staff will monitor the program as it proceeds and promote it in the County's "selected neighborhoods." The King County Building Division will inspect all repairs to insure that the work has been completed satisfactorily (i.e., up to code) and that the repaired houses warranted the County's investment.

REHABILITATION MARKET STUDY

A rehabilitation market report will be made in conjunction with the 1976 program to provide a factual representation of investment conditions in selected neighborhoods. The report will compile the number of housing units assisted through the Housing Report Program, conventional local bank loans, and Title I FHA insured rehabilitation loans. Trends in building permits, real estate sales, and census data will also be reported for housing units in selected neighborhoods. Program

1976 King County Housing Repair Policy
August 19, 1976
Page Three

funds may also be set aside to assist a more thorough study of the subregional market for rehabilitation funds/programs. This latter study would be undertaken in cooperation with other jurisdictions and private lending institutions.

COMMUNITY PARTICIPATION

Community participation with the county would be welcomed with regard to selection of "selected neighborhoods" to receive priority assistance, provision of technical advice or assistance to homeowners under the self-help options, evaluation of program effectiveness, and advertisement and promotion of the program.

MOTION 2644

**1976
KING COUNTY HOUSING REPAIR POLICY**