

MOTION NO. 2735

A MOTION adopting the 1977 Unincorporated Housing and Community Development Program priorities and earmarks by region.

WHEREAS, King County will receive \$4,518,000 in Housing and Community Development Block Grant funds in the 1977 program year, and

WHEREAS, appropriate decisions for planning and allocation of these funds depend upon policy directions by the King County Council, and

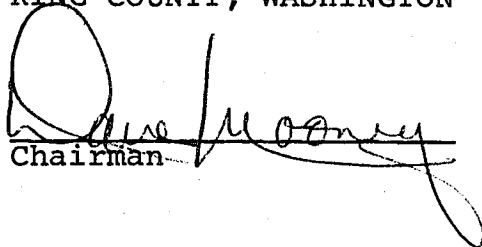
WHEREAS, the King County Executive has submitted a Policy Plan for the use of 1977 Housing and Community Development Block Grant funds,

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

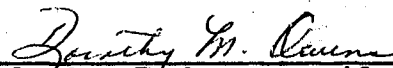
The attached 1977 Unincorporated Housing and Community Development Program priorities and earmarks by region is hereby adopted to govern the planning process and development of the 1977 Community Development Program.

PASSED this 18th day of October, 1976.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chairman

ATTEST:


Deputy Clerk of the Council

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1977 UNINCORPORATED H&CD PROGRAM PRIORITIES & EARMARKS BY REGION (SEE MAP)

"MAXIMUM FEASIBLE PRIORITY":

With regard to the following categories, "maximum feasible priority must be given to projects which benefit low or moderate income families or aid in the prevention or elimination of slums or blight".

PRIORITIES: 1-TOP, 2-MIDDLE, 3-LOW, 4-"NOT THIS YEAR"

REGIONAL PRIORITIES

N.	E.	S.E.	S.W.
2	1	1	1
3	1	3	1
2	4	4	4

PROGRAM CATEGORIES:

HOUSING REPAIR

Housing repair should be limited to owner-occupied dwellings where total family income is below 80% of the county-wide median income. They should be part of a locally approved Housing and Community Development Plan and "provided in connection with other physical development activities which are eligible for Block Grant Funding", as required by Federal regulation. To accomplish neighborhood preservation it is desirable to concentrate these repairs in small areas, packaged together with other physical improvements.

UTILITIES IN EXISTING AREAS

Water and sewer projects should be limited to previously developed, lower income areas which are experiencing severe problems such as septic tank failure, surface seepage, etc. Block Grant assistance shall be limited to a maximum of 50% of the cost of the project. This requires local financial commitment and/or funding from other funding sources which also recognize the severity of the need enough to back it up with funds.

SUPPORT FOR NEW LOWER COST HOUSING

Water, sewer and road projects, and the purchase and write down of the cost of land, can be used to reduce costs of developments with new housing for low and moderate income households consistent with the *Consortium's* Housing Assistance Plan. A written commitment or lien must be obtained to scale rents and prices down to such levels and for such time periods as are necessary to amortize the amount of the grant. Appropriate income limits for occupants of some units must be part of the agreement.

JNAL PRIORITIES

..	E.	S.E	S.W.
3	3	3	3
3	1	1	1
4	3	4	2

CLEARANCE AND REDEVELOPMENT

Projects to remove blighted structures (abatement) or correct inappropriate land use by clearing the land, clearing title, and assembling parcels of land for redevelopment can be undertaken, provided that liens are placed against the properties: 1) to recover the Block Grant costs upon resale, 2) to recover Block Grant costs through an amortization schedule which accounts for cost reduction or other concrete benefits to future low and moderate income users of the redevelopment (as in employment or as in housing, above), or 3) upon reuse the local governing body declares all or part of the lien to be paid in full due to the overall community benefit from the redevelopment.

PUBLIC SERVICES

Eligible public service projects may be of two types and funding shall be limited to 20% or \$580,000 in 1977.

1. Provision of direct services where low and moderate income individuals are the primary beneficiaries, such as nutrition, health care, day care and transportation to Block Grant facilities.
2. Provision of direct services of a project planner, for a limited duration, with a Block Grant Project whose primary purpose is the success of that project.

NEIGHBORHOOD PARKS & RECREATION FACILITIES

The acquisition and/or development of reclaimed or vacant land to provide open space or recreational opportunities to improve existing lower income neighborhoods and to serve low and moderate income persons will be considered provided that Block Grant funds are not used to replace existing park commitments. Improvement and expansion of existing recreational facilities will be considered provided they primarily benefit lower income residents and neighborhoods.

REGIONAL PRIORITIES

N.	E.	S.E.	S.W.
2	3	2	1
3	3	2	1
4	4	1	1

NEIGHBORHOOD STREET, PATHWAY, OR SIDEWALK IMPROVEMENTS

Street improvement, pathway, curb and roadside drainage projects can be funded only for neighborhood streets if part of the locally approved Community Development Plan. Projects to remove architectural barriers for elderly and handicapped can be undertaken. While arterial street, curb, and roadside drainage will not be considered, pathways on arterial streets may be funded if part of the locally approved Community Development Plan.

DRAINAGE

Projects can be funded which will reduce or eliminate the blighting effects of storm water drainage problems in neighborhoods provided they are consistent with surface water policies and a locally approved Community Development Plan. These projects may include studies, tests, plans, specifications or construction of facilities.

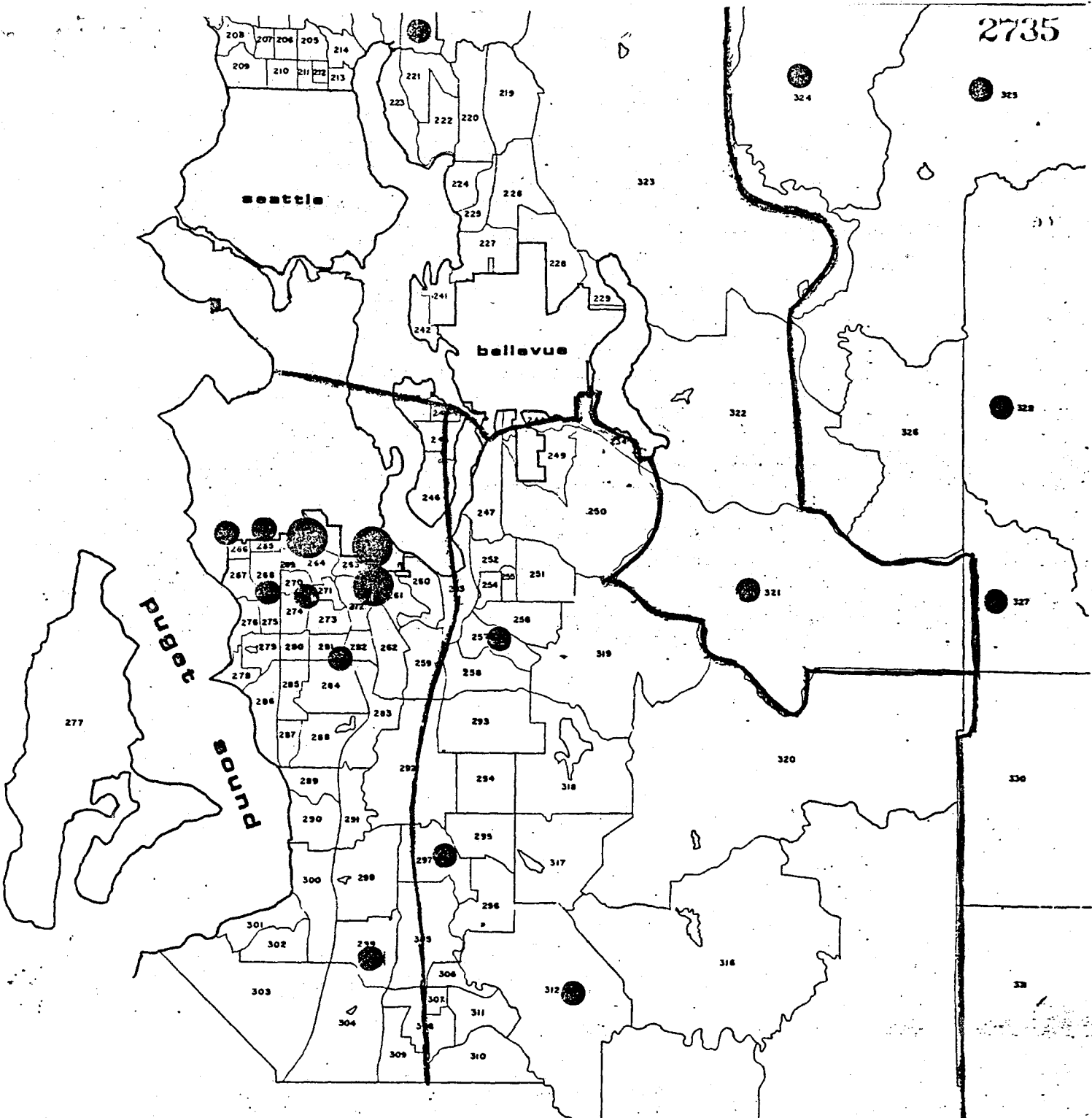
COMMUNITY CENTERS

Establishment of new neighborhood facilities and senior centers; or improvement and expansion of existing facilities will be considered if the submitting organization will take responsibility for future operation and maintenance costs. Removal of architectural barriers and leasing space are eligible parts of this activity.

Construction of new buildings for neighborhood facilities and senior centers is discouraged this year for the unincorporated area.

PLANNING AND ADMINISTRATION

Projects can be funded which include: Community Development Planning, Community Development Project Planning, and/or Community Development Administration & Execution which are necessary for proper program management.



REGIONAL BOUNDARIES

Sub-Regional Problem Levels
(Based on local conditions)

Low 1-5

Moderate 6-8

Severe 9-11



EARMARKS

North \$204,000
East \$104,000

Southeast \$263,000
Southwest \$666,000