

MOTION NO. 5607

1 A MOTION adopting the 1983-1985 Housing
2 Assistance Plan and 1983 Annual Action
3 Plan and authorizing the County Executive
4 to submit the Plans to the U.S. Department
of Housing and Urban Development (HUD).

5 WHEREAS, the Housing and Community Development Act of 1974,
6 as amended, establishes a program of financial assistance to
7 local governments for the development of viable urban
8 communities through the provision of decent housing and a
9 suitable living environment and expanded economic opportunities,
10 primarily for persons of low and moderate income; and,

11 WHEREAS, the Act provides that the three year Housing
12 Assistance Plan and Annual Housing Action Plan are the focus for
13 mutual cooperation between local jurisdictions and national HUD
14 housing programs for carrying out locally determined housing
15 strategies; and,

16 WHEREAS, King County is in a Consortium with twenty-five
17 cities and towns; and

18 WHEREAS, the Joint Policy Committee has reviewed and
19 approved the Housing Assistance Plan and the Annual Housing
20 Action Plan, required by Federal law to be submitted as part of
21 the Block Grant program; and

22 WHEREAS, the Council has held public hearings to hear the
23 views of citizens on housing and community development needs;

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

25 The 1983-1985 Housing Assistance Plan and 1983 Annual Action
26 Plan are adopted as part of the overall Community Development
27 Program, as amended by Attachment A. to this motion.

28 BE IT FURTHER MOVED:
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32
33

1 A. The Council of King County finds and determines that
2 this Housing Assistance Plan reflects current conditions
3 and for housing assistance in King County and that it shall
4 supersede the 1979-1982 Housing Assistance Plan after adoption
5 by the Council and approval by HUD.

6 B. The Council of King County finds and determines that
7 this Annual Housing Action Plan reflects the needs and
8 priorities for housing assistance in King County and that it
9 shall supersede the 1981 Annual Housing Action Plan after
10 adoption by the Council and approval by HUD.

11 C. The King County Executive is hereby authorized to submit
12 the 1983-1985 Housing Assistance Plan and 1983 Annual Plan to
13 the Department of Housing and Urban Development.

14 D. The King County Executive is also authorized to use this
15 Annual Housing Action Plan in reviewing and ranking projects
16 proposed for Federal housing assistance under Section 213 of the
17 Housing and Community Development Act of 1974, as amended.

18 E. It is the County's intention that Federal housing
19 agencies comply with both the spirit and the letter of the goals
20 and priorities stated in this Housing Assistance Plan and
21 Housing Action Plan when making program allocations and
22 conducting other activities in the County.

23 PASSED this 15th day of November, 1982.

24
25 KING COUNTY COUNCIL
26 KING COUNTY, WASHINGTON

27
28 Lois North
29 Chairman

30 ATTEST:

31
32 Dorothy M. Quinn
33 DEPUTY Clerk of the Council

ATTACHMENT A

1983-1985 HOUSING ASSISTANCE PLAN AND 1983 ANNUAL ACTION PLAN

VI. General Locations for Assisted Housing

c. Specific Site and Location Criteria, page 29.

4. (~~Project-sites-which-do-not-require-a-rezoning, special-use-permit, or variance will be favored in most cases.~~) Appropriately zoned sites will be preferred.

ST/hz
11/10/82

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5607

1983 - 1985 HOUSING ASSISTANCE PLAN

AND 1983 ANNUAL ACTION PLAN

King County
Department of Planning and Community Development
Housing and Community Development Division
August, 1982

TABLE OF CONTENTS

	Page
SUMMARY	
I. INTRODUCTION	1
II. COUNTY ROLE IN HOUSING	3
A. Housing Planning	3
B. Program Development	3
C. Program Coordination	4
D. Assistance to Housing Projects and Sponsors	4
E. Program Operation	5
F. Review for Project Consistency with the Housing Assistance Plan	5
III. HOUSING CONDITIONS AND NEEDS	7
A. Changing Conditions and Needs	7
B. Housing Conditions Survey and Updated Needs Data	9
IV. EMERGING ISSUES	11
A. Increasing Demands for Emergency and Interim Housing	11
B. Mobile Home Park Displacement	12
C. Handicapped Housing: The Need for Semi-Independent Residential Care	13
D. Lack of Opportunity for Families	13
E. Decreased Low Income Rental Housing Assistance	14
V. STRATEGIES AND GOALS	16
A. 1983 Housing Strategies for the Consortium	16
B. Annual and Three Year Goals	17
VI. GENERAL LOCATIONS FOR ASSISTED HOUSING	24
A. New Construction (12 or More Units)	24
B. Rehabilitation Units	25
C. Specific Site and Location Criteria	29

APPENDICES

Table 1	Survey of Housing Conditions
Table II	(1) Housing Assistance Needs of Lower Income Households
Table II	(2) Status of Minority Households Requiring Assistance
Table III	Three Year Housing Program Three Year Goal
Table IV	General Locations for Proposed Housing
Table V	Annual Housing Action Program Annual Goal

SUMMARY
1983 ANNUAL HOUSING ACTION PLAN

A. Housing Assistance Planning

King County Housing and Community Development Division annually prepares a Housing Action Plan on behalf of the cities and towns in the King County Block Grant Consortium and is responsible for coordinating assisted housing activities within King County, except for Bellevue and Seattle. The Annual Housing Action Plan establishes the assisted housing goals and strategies for the year. To ensure that these goals are met, County staff works with the Department of Housing and Urban Development (HUD), housing authorities in King County, private developers and nonprofit sponsors. The plan is used by HUD to direct allocations of funds for housing programs in King County outside Seattle and Bellevue, and provides guidance for the location of new low and moderate income housing. The plan also describes County Block Grant Consortium housing planning and development efforts to create new housing programs to supplement and enhance HUD programs and to establish other funding and finance sources to meet housing needs.

The plan encourages assisted family housing to be located outside of areas that have an existing concentration of low-income households or in areas with poor housing conditions, and to be located in areas where it will promote a good mix of income groups through small, scattered family housing projects. Elderly projects are encouraged to be located near services, shopping, facilities, and public transit. All new assisted housing projects are reviewed by King County to determine consistency with site and location criteria of this plan.

B. Housing Needs and Conditions

Overall Needs

- o 1,753 refugee eligible households
- o 7,707 income eligible elderly/handicapped households
- o 8,122 income eligible small family households
- o 811 income eligible large family households
- o 18,393 total estimated income eligible households

Immediate Needs

- o 2,798 households on King County Housing Authority and Renton Housing Authority waiting lists for conventional public housing and for Section 8 Existing leased housing.

Conditions

- o 249,923 total occupied housing units
 - 71% owner units
 - 29% renter units
- o 20,781 units in need rehabilitation
 - 70% owner units
 - 30% renter units

Vacancy Rate

1981 and 1982 vacancy rates have increased over the 1980 rates, particularly for rental units. A portion of the high rental vacancy is in the unsold new construction condominium units that have been converted to rental units.

	<u>Used</u>	<u>New</u>	<u>Total</u>
Single Family	1.2%	.8%	1.9%
Multifamily	6.3%	2.9%	9.2%

Average Sales Price

- o Average sales price for a home in King County (less Seattle) in the second half of 1981 was \$90,740.
- o Despite high interest rates and a slow economy, the average house price has increased by 7.8% since one year ago.

Average Monthly Rent

- o Average 1981 rent in unincorporated King County: \$281.
- o Apartment values increased only 6.5% in all of 1981. All of that gain occurred in the first half of the year. Since then values have held steady at about \$30,000 per unit.

Average Household Size

- o Average household size in King County (excluding Bellevue and Seattle): 2.8.

C. 1983 Housing Strategies

- o Increase the units available for emergency and interim housing.
 - Provide Block Grant funding to the Renton and King County Housing Authorities to acquire units. These will be leased to emergency housing service providers.
 - Work with United Way and other agencies to obtain operating funds.
- o Maintain and improve housing repair and rehabilitation programs.
 - Maintain funding of the Affordable Monthly Payment Loan Program and Housing Repair and Weatherization Program.
 - Propose Joint Venture Repair Program with local lenders for small rental properties occupied by low income tenants.
- o Supplement Federal and State programs for handicapped housing and semi-independent residential care.
 - Continue Expediter fund to assist nonprofit sponsors of elderly and handicapped housing.
 - Provide local match funds for acceptable Referendum 37 proposals.
 - Provide more units for semi-independent living for handicapped and mentally ill persons.
- o Provide low cost housing alternatives for families and seniors.
 - Complete manufactured housing subdivision for families.
 - Complete two senior mobile home park projects.
 - Propose Block Grant funds for a mobile home park cooperative.
 - Continue Block Grant supported Senior Housing Program and include shared living arrangements.
- o Continue cooperative interjurisdictional efforts to expand housing opportunities.
 - Provide housing planning assistance to cities and towns in the Block Grant Consortium.
 - Continue the interjurisdictional Family Housing Opportunities Program. Sponsors include the King County Consortium, the City of Seattle, and the City of Bellevue.

- Study local ways that Consortium jurisdictions can provide additional low income housing through (1) local land use regulations, and code changes such as a mobile home ordinance, add-a-rental ordinance, and density bouses for providing low cost housing and (2) generation of alternative sources of housing finance at the local level, including tax-exempt financing and general obligation bonds.

D. 1983 Annual Action Program Goals

These goals are realistic estimates of our capacity to serve existing needs based upon information received from HUD on anticipated funding levels. The limited amount of available federal funds means that goals for housing assistance will fall far short of meeting actual needs.

o HOUSING SERVICE PROGRAM GOALS

Housing Hotline (344-7640)*	2800 callers
Block Grant Housing Repair and Weatherization Program	130 homeowner units
Farmers Home 504 Repair Program	3 homeowner units

o MAJOR HOUSING ASSISTANCE PROGRAM ANNUAL GOALS

	<u>Elderly or Handicapped Units</u>	<u>Small Family Units</u>	<u>Large Family Units</u>	<u>Total Units</u>
Homeowner Rehabilitation				
AMPL	42	34	4	80
Rental Rehabilitation				
Section 312	2	26	2	30
New Rental Construction				
Low Rent Public Housing	60	50	10	120
Section 202 Program	80	--	--	80
Farmers Home 515 Program	--	25	5	30
Existing Rental Units				
Section 8 Regular	160	220	20	400

* Call these toll free numbers if you live in these communities:

463-9184, x7640	Vashon
463-9185, x7640	Maury Island
888-3700, x7640	North Bend, Snoqualmie, Preston, Fall City, Carnation
939-5255, x7640	Auburn, Federal Way, Black Diamond, Enumclaw
Call Operator and ask for ZEnith 9243, x7640	Crystal Mountain, Skykomish, Stevens Pass, Lester

E. 1983 - 1985 Three Year Housing Program

o THREE YEAR GOAL

	<u>Elderly or Handicapped Units</u>	<u>Small Family Units</u>	<u>Large Family Units</u>	<u>Total Units</u>
Homeowner Rehabilitation				
AMPL	141	90	9	240
Rental Rehabilitation				
Section 312	6	78	6	90
New Rental Construction				
Low Rent Public Housing and Section 202 Program	300	150	30	480
Farmers Home 515 Program	--	75	15	90
Existing Rental Units				
Section 8 Existing	480	660	60	1200

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I. INTRODUCTION

This document combines two requirements from the Department of Housing and Urban Development: a three year housing plan and a one year action plan. The King County Housing and Community Development Division prepares the Housing Assistance Plan and Annual Action Plans on behalf of the cities and towns in King County's Community Development Block Grant Consortium and is responsible for coordinating assisted housing activities within King County, except for Bellevue and Seattle. Housing assistance planning is an integral part of the County's Community Development Block Grant Program. The condition of the County's housing stock is surveyed and the housing assistance needs of lower income persons are analyzed. Three year housing assistance goals are formulated to meet these needs and are reflected in the Three Year Housing Assistance Plan (HAP) document.

The strategies for achieving these goals are updated annually in the Annual Action Plan. The Annual Action Plan and the Three Year Housing Plan are presented in the following pages. The Three Year Housing Plan is an interim document. It will be updated during 1983 when 1980 U.S. Census income data becomes available and further study can be made into longer term strategies for meeting housing needs utilizing local resources.

Over the past several years the resources for meeting housing needs of low income people have been guided by an overall Federal strategy encompassed in the Housing and Community Development Act of 1974. The Housing Assistance Plan, adopted as part of a local Block Grant program, was used to guide the allocation of federal resources to mesh with the local development and revitalization programs. The Federal government provided housing assistance funds primarily for renters - new apartment construction, rehabilitation, and leased housing. To a lesser degree, Federal assistance was available to homeowners. The Block Grant program was used by King County to fund areas of need where Federal housing assistance was inadequate, primarily for homeowner rehab assistance. Block Grant funds were used to leverage private lending institution loans for housing rehabilitation and to make federal programs

more workable in solving local needs such as land cost subsidies to construct family housing.

Now we are faced with significantly reduced resources available for housing assistance. Both Federal funds and private financing are at their lowest levels since 1945.

At least for the foreseeable future, there will be a continuance of fewer Federal dollars for housing assistance programs. This is particularly true for new construction programs. Thus, a smaller proportion of the need can be achieved. Local resources can only contribute a portion of lost Federal funds. The low income housing need continues to exist and current economic conditions have heightened the severity of the problem for many elderly and family households. King County will strive throughout this year to make the best use of limited local resources to meet the shelter needs of low income eligible households. King County will also make every effort to present our case for local housing needs to the Federal government.

II. COUNTY ROLE IN HOUSING

King County develops the Housing Assistance Plan on behalf of the King County Block Grant Consortium. To fulfill the goals contained in the Housing Assistance Plan, King County works with HUD to obtain all available Federal funding, develops new programs, coordinates project and program implementation, and provides assistance to housing developers and Consortium members.

A. Housing Planning

The County develops the Housing Assistance Plan on behalf of the King County Block Grant Consortium. The Plan serves as the basis for reviewing individual projects as will be discussed below; it also is used by HUD to direct program allocations.

The County conducts housing surveys and prepares reports that are used by Consortium members. This includes the Housing Conditions Survey and a recent survey of mobile home parks in King County.

B. Program Development

The County researches the feasibility of various housing development programs. Feasible programs are presented to the County Council for approval and ways of funding the projects are sought. The County contracts with the King County and Renton Housing Authorities, non-profit developers and other housing agencies to carry out project implementation.

The County currently funds non-profit sponsors and the housing authorities to implement several different housing developments. These projects include a manufactured housing subdivision for low-income families, two senior mobile home parks, the Senior Housing Program, and the Housing Repair and Weatherization Program.

C. Program Coordination

The County coordinates housing assistance in its jurisdiction. A Housing Hotline provides information on the many homeowner assistance programs operating in the County. This phone service to residents is also advertised in the brochures and posters the County publishes.

The County has worked to modify its home repair programs to better meet the needs of homeowners. Current efforts are expanding the use of private financing in conjunction with public assistance. A Housing Advisory Committee, including private lending institution representatives, provides guidance in this endeavor.

The Neighborhood Strategy Area Program, now in its final year in the urban centers of Auburn and Renton, requires extensive coordination, not only of community development and housing assistance resources, but between King County and the two cities as well. Under an interlocal agreement, King County provides general program coordination and assistance to multifamily building owners. The cities are responsible for coordinating citizen participation and implementing single family home repair and community development projects.

The County coordinates the Senior Housing Program with the cities of Redmond, Renton, Kirkland, and the Housing Authorities of Renton and King County.

D. Assistance to Housing Projects and Sponsors

The Federal Community Development Block Grant regulations provide for a variety of forms of assistance to sponsors.

Assistance could include:

- Market Surveys
- Site and Utility Plans

- Other Preliminary Proposal Assistance
- Public Improvements Accompanying a Housing Project
- Site Acquisition and Preparation
- Expediter Fund for Non-Profit Sponsors of Elderly and Handicapped Housing

E. Program Operation

The Housing and Community Development Division of the County operates several housing programs directly. The Affordable Monthly Payment Loan Program combines a Block Grant deferred payment loan with a private lender market rate loan for rehabilitation loans. The Section 312 Multifamily Rehabilitation Loan Program provides low interest loans also, as funds are made available.

F. Review for Project Consistency with the Housing Assistance Plan

HUD regulations (CFR Title 24, Part 891.201 (f)) permit local jurisdictions with Housing Assistance Plans to review proposals submitted to HUD for housing assistance and to make findings of consistency or inconsistency with their Plans. Local findings of inconsistency are binding upon HUD. In addition, HUD makes a similar determination of consistency or inconsistency based upon the Plan.

Projects of less than twelve units are not subject to local review. King County will review all other projects regardless of sponsor type (for-profit, non-profit, public housing authority, or other).

Normally, HUD conducts an initial screening of preliminary proposals received by it and forwards to local jurisdictions only those which do not have an obvious defect. The locality has thirty (30) days in which to conduct its review. King County's response will generally take four forms:

1. The proposal is fully consistent with the HAP and is positively supported by the County.

2. The proposal is consistent with the HAP.
3. The proposal is acceptable and consistent only if certain modifications are made.
4. The project is inconsistent with the HAP for some reason which cannot be remedied.

These rankings are derived from two determinations: First, as to consistency with the General Locations for Assisted Housing found in Section VI. A.; second, as to overall project desirability judged according to Specific Site and Location Criteria in Section VI. C.

III. HOUSING CONDITIONS AND NEEDS

A. Changing Conditions and Needs

Housing conditions in King County have changed over the past decade, reflecting the boom and bust economic cycles associated with regional and national economic patterns. In the early to middle 1970's this area was recovering from a serious recession. The recession resulted in a significant decline in home maintenance and a high need for housing rehabilitation financing. As the economy improved in the latter 1970's, the Puget Sound area experienced substantial economic development and growth pressures. Vacancies reached all time lows, the cost of housing soared, and low income households were displaced because of condominium conversions and increased housing costs. Affordable housing, a long standing issue for low income persons, became an issue for middle income young persons and families entering the home purchase market. By the early 1980's the swift rise in interest rates brought new residential construction to a standstill and stagnation to the local economy. Units developed to be sold as condominiums had to be rented instead, forcing vacancies in the rental market upward.

Throughout all of the above changes, low and moderate income people have encountered increasing difficulties in obtaining or keeping safe, sanitary and affordable housing in decent living environments. For example, although vacancies exist in the rental market and rent increases have slowed, rents are still high and represent a hardship for many low income families and elderly persons.

Even though significant strides were made in the 1970's to provide low income housing and housing assistance programs, the number of needy households continues to be high. Waiting lists in King County for public housing demonstrate the high need. Just for the King County Housing Authority alone, 657 elderly persons and 1,716 families are on waiting lists. The Housing Authority had to stop taking applications because no new subsidy was available. Some segments of the population continue to

require special housing assistance - particularly the handicapped who need barrier-free housing with residential care and seniors who need safe and secure living environments. During the past decade, unprecedented cost increases for energy have kept rehabilitation financing needs high, particularly for weatherization and energy efficiency improvements.

Housing analysts, developers, and financiers are projecting significant changes in the housing of the 1980's. Projections are being made about a shift to smaller single family units on smaller lots closer to employment centers, a greater reliance on manufactured housing and moderately priced condominiums for new home buyers, and a shift from predominant homeownership to more renter occupancy. These changes will ultimately affect the availability of affordable rental housing and will present new problems for low income households. Apartment vacancy rates are currently at a high level of about 9.2% in King County outside Seattle. Even so, expected growth in the regional economy during this decade and a projected lag in housing construction still point to a serious shortfall of rental housing in the late 1980's. Here are some factors to consider from the most recent annual apartment market study done for the King County area by Cain and Scott, Inc.*:

- In the 1980's, King County will grow in population by 220,000, about two and a half times faster than growth in the 1970's.
- More than half of the increase in population will be caused by immigration, most of which will be people in their early 20's and 30's.
- Housing construction in 1982 is expected to register the fourth consecutive year of decline in the region. (A quick recovery is not anticipated. Housing will recover more slowly than the economy as a whole unless a federally subsidized stimulus program is implemented.)
- The proportion of households owning their homes will not rise as much as it did in the 1970's given the higher costs of construction and financing. Homeownership will have to be postponed due to higher costs. A larger segment of the population will remain renters.

* The Cain and Scott Apartment Market Study, 1982 Edition,
Cain and Scott, Inc., 3005 First Avenue, Seattle, WA 98121

In the latter half of this decade the demand for new apartments and moderately priced condominiums will most likely substantially exceed the housing industry's ability to gear back up to build new housing. A continued shortage of reasonable cost mortgage financing will delay the housing construction recovery even after an economic recovery starts. As the economic recovery gets underway, substantial population growth projected for King County will result in very low vacancy rates, rising rents, and possibly more condominium conversions. These projections do not bode well for low income renters. In short, the demand for middle income rental housing will exceed the supply of such housing. This will squeeze out lower income households from current housing or cause them to pay inordinate amounts of their income for housing.

B. Housing Conditions Survey and Updated Needs Data

We have updated both our survey of housing conditions and estimates of households needing housing assistance.

Our fall 1981 housing conditions survey show that 82,586 units, or 31.9% of the total number of housing units in King County Consortium need either minor or major repairs. For single family, duplex and triplex units, 54,079 (28%) were in need of minor repair while 16,259 (9%) required major repairs. Multifamily results indicate that 10,038 (22%) units need minor repairs with 2,211 (5%) units having major repair problems.

Different premises were used for estimates of housing need. We found that most persons living in publicly assisted housing have incomes below 50% of median income, rather than between 50% and 80% of median. Since those with lower incomes were most likely to seek help, we used the lower income as a measure of need in the Puget Sound Council of Governments region. Thus our total need figure is somewhat lower than in the last Three Year Housing Assistance Plan. 1980 U.S. Census income statistics are not available; we will update this estimate next year after the 1980 statistics are published.

These conditions and needs updates tell us that there still is a substantial need for housing repair and rehabilitation in the Consortium and that there is a significant number of very low income persons who pay proportionately too much income for shelter.

Our strategies for providing rehab and housing cost assistance will be different over the next three years than in the past three years. In the past, we were in a boom construction period; we had a very tight vacancy rate, and housing costs were climbing higher and higher. Many persons were involuntarily evicted due to condominium conversion or higher rents.

Now we face a prolonged period of higher interest rates and reduced construction activity. Worry over unemployment or its possibility has kept many from making repairs on their homes or moving to new units. Developers who "overbuilt" condominiums two years ago cannot sell their units, and have turned to renting them, causing abnormally high vacancy rates in higher cost units in some parts of the Consortium. This dramatic change in the housing market is cause for a new concerned look at our housing policies and strategies.

IV. EMERGING ISSUES

With the economic downturn and the changes in the housing market described in the previous section, a number of problems have been created which need special attention. These are described below.

A. Increasing Demands for Emergency and Interim Housing

Emergency housing, temporary shelter provided to individuals and families, is usually offered by agencies which provide other types of supportive assistance, including food and cash assistance, and counseling for finding long term housing. Emergency housing facilities range from the missions in downtown Seattle serving only single men to larger individual unit shelters for families with children. A survey done by King County H&CD in 1979 of the Consortium area showed that emergency housing requests came primarily from women with children. The two primary causes were that they had recently moved to the area and had exhausted their resources or they had been either evicted or displaced from their current housing. Nearly 50% of the requests were from people who either were receiving or eligible to receive public assistance.

Under current economic conditions, the number of low income working families being evicted and requesting emergency shelter is on the increase. They either cannot meet increased rental costs or they are unemployed and cannot continue making rental payments. A survey of agencies completed recently by the King County Human Resources Division indicate that 760 requests for assistance are being turned down monthly.

Emergency shelters are mostly located in downtown Seattle. King County has only one permanent emergency housing unit outside Seattle.

In addition to emergency housing, there is a growing need for interim housing. Stays in interim housing are one to three months. This type of

emergency shelter enables families in crisis to stabilize and have time to find permanent housing.

B. Mobile Home Park Displacement

Many of the older mobile home parks in the County are located in areas where more intensive zoning and development pressures are causing sale of parks for redevelopment at higher residential density or as commercial uses. According to the King County Chapter of Mobile Home Owners of America, Inc., over the last four years eight mobile home parks have been sold or converted, affecting approximately 735 pads. Three more large parks, involving 700 pads, have been sold recently. The conversions have a serious impact on the elderly and those who own older home units. Often, the senior mobile home owner cannot find either another mobile home pad in a park or a residential lot to purchase for placement of the unit. In general, owners of older units are barred from newer mobile home parks due to restrictive mobile home unit standards.

In the past, mobile home parks were an affordable home ownership alternative for families and elderly households. In 1981, a H&CD survey of mobile home parks showed that pad rents ranged from \$85 to \$210. Several of the family parks surveyed were changing to adult-only parks by replacing family tenants as the pads turned over.

In addition, the survey showed a tight market for rental pads. According to the Department of Assessments, there are 166 mobile home parks in King County (60 in incorporated areas and 106 in the unincorporated county) totalling 14,000 pads. Our sample survey showed a vacancy rate less than 0.2 percent and turnover of pads was about one per park per year. The average age of the parks in the sample was a little over 16 years. Only three of the parks had been developed in the last ten years.

Without public subsidy, it is highly unlikely that any low cost family or senior rental parks will be privately developed. Even if interest rates decline, new mobile home park developments will probably rent for over \$250 a month per pad and be restricted to adults over 18. There is

usually no guarantee in private mobile home parks that rents will not jump dramatically over a five year period. This is both a financial and emotional hardship for seniors on fixed income and low income parents and their children.

C. Handicapped Housing: The Need for Semi-Independent Residential Care

Over the past decade, State and Federal programs have encouraged the integration of handicapped individuals, including those with developmental disabilities and mental illness, into the community. These people require special semi-independent residential care facilities in transition to independent living. Those people who are able to live independently are still faced with housing affordability problems. Several new groups have been developed during the past five years in King County using Federal Section 202 and State Referenda 29 and 37 subsidies to provide semi-independent residential care. Most projects have been sponsored and managed by non-profit groups, organized by parents. According to the King County Division of Human Resources, the need for more group homes and an adequate supply of low cost rental housing is still great. More than 800 handicapped persons originating from King County are still under care in institutions and nursing homes. Most of these could manage to live in an independent or semi-independent housing situation given affordable housing and appropriate levels of service.

D. Lack of Opportunity for Families

Homeownership is prohibitively expensive for first time homebuyers, many of whom are moderate income working families. The average house sale in King County (less Seattle) in 1981 was \$90,740. On a \$70,000 mortgage loan, monthly housing payments would be over \$900 a month plus property tax and insurance.

In addition, rental options for low-income families have been reduced. The total number of three-bedroom apartments has always been a small proportion of the total rental stock. Although the worsening economic con-

ditions have stabilized rental rates and caused higher vacancies, this has not directly helped low income families with children. Many of the units with vacancies are in the newly constructed condominiums with smaller bedroom sizes that have gone unsold and are now being rented. In addition, economic conditions have caused an increase in unemployment.

Seattle Emergency Housing Service is the only emergency shelter in the region that serves large families. The agency has seen an increase in families seeking emergency shelter where one or both adults have recently lost their job. The Service has seen a 50% increase in families in need of shelter in the past year. The agency turned away an average of 368 families per month in the first quarter of 1982. Families fortunate enough to find rental units in the private market are usually paying \$350 to \$500 in rent each month.

Several ownership options are still viable for families. The Federal government is redirecting FHA mortgage insurance programs to focus more on the needs of first time homebuyers. Philosophically, the Federal government wants to encourage homeownership. Also, this approach requires less of a commitment of long term Federal subsidies than rental assistance programs.

Low and moderate income working families who are upwardly mobile could be helped into homeownership through the proposed new FHA programs by using Block Grant in combination with innovative and less costly approaches for producing housing. In addition, housing cooperatives and mobile home park communities could provide ownership opportunities for families.

E. Decreased Low-Income Rental Housing Assistance

King County received 400 units of Federal housing assistance in 1978. Most of this was used for construction of new rental units. In 1979 our Federal housing assistance was cut to 274 units. The following year we were able to capture unused funds from other localities and obtain assistance for 324 units.

For 1982 we expect only 100 to 150 units of Federal housing assistance. We anticipate a somewhat higher allocation for 1983, but most of it will be restricted to subsidy for existing housing in the form of vouchers or a continuation of the Section 8 Existing Program.

Block Grant resources are inadequate to replace the Federal rental housing subsidy cutbacks. Block Grant funds cannot be used for direct rent subsidy or for new construction, but only for acquisition, rehabilitation, and site improvements for housing.

V. STRATEGIES AND GOALS

A. 1983 Housing Strategies

The strategies listed below provide an action plan for the coming year in the King County Consortium area. The type of strategies recognize a reduction in Federal housing assistance. They are designed to stretch local dollars and to focus on urgent needs.

1. Increase the units available for emergency and interim housing.
 - Provide Block Grant funding to the Renton and King County Housing Authorities to acquire units. These will be leased to emergency housing service providers.
 - Work with United Way and other agencies to obtain operating funds.
2. Maintain and improve housing repair and rehabilitation programs.
 - Maintain funding of the Affordable Monthly Payment Loan Program and Housing Repair and Weatherization Program.
 - Propose Joint Venture Repair Program with local lenders for small rental properties occupied by low income tenants.
3. Supplement Federal and State programs for handicapped housing and semi-independent residential care.
 - Continue Expediter fund to assist nonprofit sponsors of elderly and handicapped housing.
 - Provide local match funds for acceptable Referendum 37 proposals.
 - Provide more units for semi-independent living for handicapped and mentally ill persons.

4. Provide low cost housing alternatives for families and seniors.
 - Complete manufactured housing subdivision for families.
 - Complete two senior mobile home park projects.
 - Propose Block Grant funds for a mobile home park cooperative.
 - Continue Block Grant supported Senior Housing Program and include shared living arrangements.

5. Continue cooperative interjurisdictional efforts to expand housing opportunities.
 - Provide housing planning assistance to cities and towns in the Block Grant Consortium.
 - Continue the interjurisdictional Family Housing Opportunities Program. Program sponsors include the King County Consortium, the City of Seattle, and the City of Bellevue.
 - Study local ways that Consortium jurisdictions can provide additional low income housing through (a) local land use regulation and code changes such as mobile home ordinance, add-a-rental ordinance, and density bonus for providing low cost housing and (b) generation of alternative sources of housing finance at the local level, including tax-exempt financing and general obligation bonds.

B. Annual and Three Year Goals

Much of the Federal housing assistance we relied on in the past to meet our housing needs is unavailable this year and the form of assistance may be restructured in the coming three year period. Consequently, any goals for Federal programs can only be tentative. Recent experience has shown us that funds do become available intermittently. Since we have the

capacity to implement a substantial number of projects, our goals should be flexible and large enough to take advantage of unexpected fund or program availability. The goals presented below include all programs with such funding possibilities.

1. 1983 Annual Goals

a. HOUSING SERVICE PROGRAMS FOR HOMEOWNERS

Housing Hotline - 344-7640

Annual Goal: Serve 2,800 Callers

The Housing Hotline is a special phone number to provide information to King County residents seeking housing assistance outside of Seattle and Bellevue. The Hotline provides centralized intake for available housing repair programs. The Hotline is staffed by a Block Grant funded employee who takes applications for home repair programs, interviews clients, processes home repair loan documents, and tracks progress of repairs. In addition, the Hotline staff handles a variety of calls seeking general information and referrals. The Hotline staff keep an up-to-date catalog of housing assistance provided by local jurisdictions and private agencies in the County.

Block Grant Housing Repair and Weatherization Program

Annual Goal: Repair 130 homeowner units

Emergency grants up to \$1,500 per house or a deferred payment loan up to \$7,500 are available under this program. Health and Safety repairs must be made before other repairs can be assisted. The program is coordinated by King County for small jurisdictions and unincorporated areas. Each of the larger cities manages its own program. Housing Repairs are carried out by rehab staff of the King County Housing Authority.

Farmers Home Administration 504 Program

Annual Goal: Repair 3 homeowner units

Loans and grants for health and safety repairs are available to residents in the rural parts of the County. The maximum loan

amount is \$5,000 and grants are available to senior citizens. This program is operated by the Farmers Home Administration County Supervisor in Auburn.

b. SUBSTANTIAL REHABILITATION ASSISTANCE FOR HOMEOWNERS

Affordable Monthly Payment Loan (AMPL) Program

Annual Goal: Rehabilitate 80 single-family units

This program combines a Block Grant deferred payment loan with a private lender market rate loan to provide a homeowner with affordable monthly payments. The maximum combined loan is \$15,000.

This program makes it possible for an increased number of homeowners to rehabilitate their properties, and allows lenders to serve an expanded market. Block Grant funds for this project combined with conventional loans from a private lender will create a lending pool in excess of one million dollars. Lenders participating in the program include Citizens Federal Savings and Loan Association, First Interstate Bank of Washington, Old National Bank, and Washington Mutual Savings Bank.

c. NEW RENTAL UNITS

Nonprofit Housing Expediter Fund

NOTE: This program indirectly assists in the accomplishment of annual housing goals for new rental units.

King County has a limited amount of Block Grant funds to assist nonprofit organizations with the initial costs of preparing applications for HUD's Section 202 Program to construct housing for elderly or handicapped persons. Funds may be used for necessary appraisals, engineering reports, attorney fees, housing consultant fees, preliminary sketches or site control.

In some cases part of the Section 202 funds may be used to reimburse the nonprofit organizations for front-end expenses. The

Block Grant funds can then be returned to the County and reused to help other nonprofit organizations.

Low Rent Public Housing Program

Annual Goal: 60 family and 60 elderly new rental units

The King County Housing Authority manages about 2,844 low-cost housing units throughout the County and the Renton Housing Authority manages about 280 units. Under the conventional public housing program housing authorities sell bonds to finance the construction cost while the Federal government pays the annual cost of paying off those bonds (annual contributions contract or ACC). Rents can thus be quite low since they cover operating expenses only. Under the Turnkey Program, private developers purchase land, build a project, and turn it over to the housing authority when it is completed.

Section 202 Program

Annual Goal: 80 new rental units for elderly and handicapped persons

This federal program provides direct loans to eligible, private, nonprofit sponsors to construct rental housing for elderly and/or handicapped persons. The current interest rate is based on the average rate paid on federal obligations during the preceding fiscal year. Participation in the Section 8 new construction rental housing assistance payment program is required for a minimum of 20% of the Section 202 units.

Farmers Home Administration 515 Program

Annual Goal: 30 new family units

This program provides direct loans to private developers and nonprofit sponsors at below market rates for construction of new rental housing in rural areas. To make rents affordable for lower income persons, it has been necessary to match the program with the Section 8 new construction rental housing assistance payments program. This program is managed by the Farmers Home Administration District Office in Auburn.

d. REHABILITATION OF RENTAL UNITS

Section 312 Multifamily Rehabilitation Loan Program

Annual Goal: Rehabilitate 30 rental units for small families

Occasional funding is available under this Federal substantial rehabilitation program. The Housing and Community Development Division provides technical assistance and packages loan applications which are submitted to HUD for approval. Loans up to \$27,000 per unit are made to property owners. The County only uses this program in select cases where no relocation or rent increase will occur or where the property owner is prepared to provide relocation funds as required under the Federal Uniform Act.

Joint Venture Low Income Rental Rehab Program

Proposed Annual Goal: Repair 50 units

This proposed program would leverage Block Grant funds for rehabilitation of rental properties (1 - 4 units in size) where low income renters are currently living. Priority would be given to properties in targeted neighborhoods where a high percentage of substandard small rental properties are located.

e. EXISTING RENTAL UNITS

Section 8 Existing Program

Annual Goal: Provide assistance to 240 family renters and 160 elderly renters

With funds from HUD, housing authorities can guarantee landlords Fair Market Rents while the tenant pays no more than 25% of his or her income. Both the King County and Renton Housing Authorities can issue available certificates to eligible low income renters to live in existing housing units that are approved as being in standard condition. The housing authorities administer more than 1600 units of leased, assisted housing.

Section 8 Outreach Program

NOTE: This program indirectly assists in the accomplishment of the above annual goal for the Section 8 Existing Program.

Bonus Block Grant funds are being used in an interjurisdictional demonstration program to locate available units suitable for the Section 8 Existing Program in areas which currently have few units enrolled in the program. These areas are the north end of Seattle, Bellevue, and the north end of King County. The project provides information about Section 8 to owners in those areas. Better knowledge of the Section 8 Program has been proven to increase participation by owners.

2. 1983 - 1983 Three Year Goals for Major Programs

HUD requires the three year goals to be balanced in proportion to the elderly, small family, and large family need for housing assistance. Over the three year period the three annual goals must add to meet the "proportionality" requirement.

Due to the unpredictable nature of the Federal housing programs, three year goals are necessarily more general than our annual goals and are not tied to specific projects.

The chart on the next page summarizes the three-year goals.

1983 - 1985 GOALS FOR MAJOR HOUSING ASSISTANCE PROGRAMS

	<u>Elderly or Handicapped Units</u>	<u>Small Family Units</u>	<u>Large Family Units</u>	<u>Total Units</u>
Homeowner Rehabilitation				
AMPL	141	90	9	240
Rental Rehabilitation				
Section 312*	6	78	6	90
New Rental Construction				
Low Rent Public Housing* and Section 202 Program	300	150	30	480
Farmers Home 515 Program	--	75	15	90
Existing Rental Units				
Section 8 Existing Program*	480	660	60	1200
TOTAL	927	1053	120	2100
Total HUD-assisted Units*	786	888	96	1770
Proportion - Goal	44.4%	50.2%	5.4%	100.0%
Proportion - Need	43.6%	51.8%	4.6%	100.0%

VI. GENERAL LOCATIONS FOR ASSISTED HOUSING

A. New Construction (12 or more units)

New low and moderate income housing construction will be encouraged in areas where it will promote a good income mix leading to healthy, vital communities. There is a tendency to locate additional low and moderate income housing next to existing housing of the same type. Therefore, new assisted construction will be unacceptable in Census Tracts with at least one of the following characteristics:

1. More than 25% of residents had incomes below 50% of the 1970 county median income, or
2. More than 10% of total year-round housing units were permanently assigned assisted units, or
3. A combination of all three factors listed below under the discouraged category.

New assisted housing will be discouraged in Census Tracts with at least one of the following characteristics:

1. More than 150 family and elderly units, or
2. More than 100 family units, or
3. More than 100 elderly units.

An exception to these limitations is made for the location of elderly housing units in certain central city areas where services are available and there is a high degree of unmet need. See the General Locations for New Assisted Housing Map on page 26.

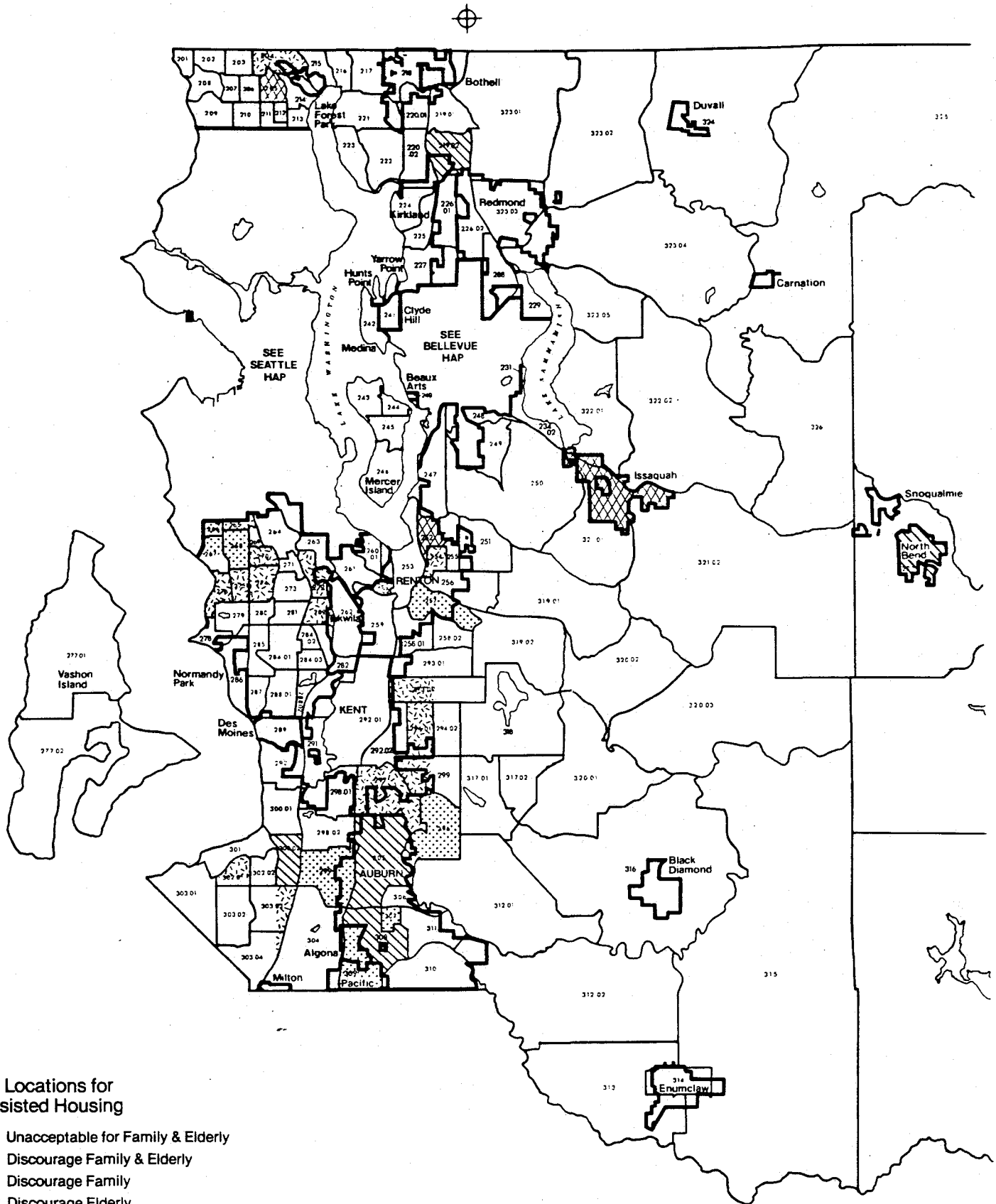
New assisted housing must also be in a local service area (sewer and water). The General Sewerage Areas Map on page 27 indicates these areas in general. In addition, developers should make sure that a proposed site is located outside 100 year floodplains and not located in the Sea-Tac Airport Noise Zone. Details for a specific site may be obtained by

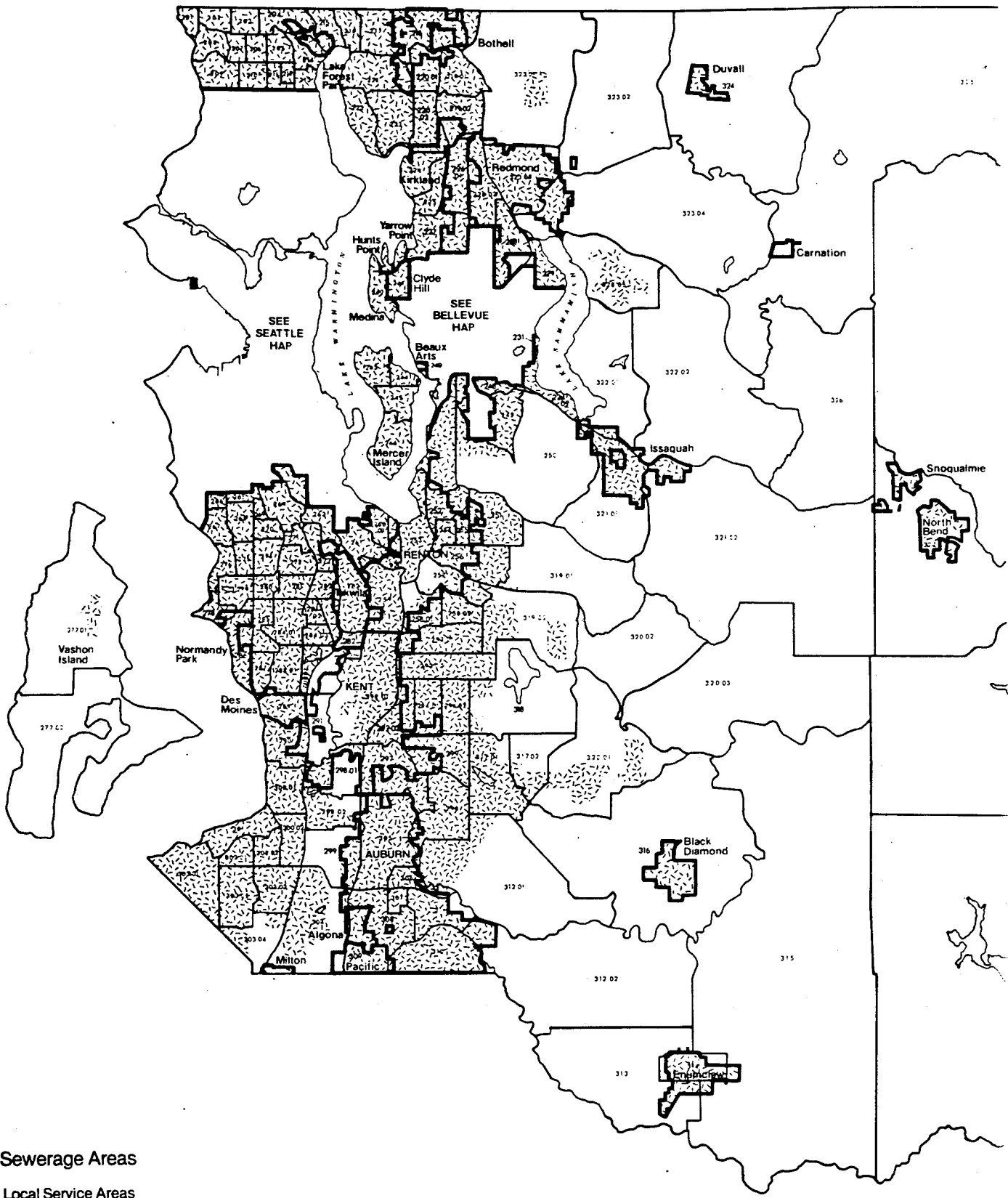
contacting the King County Building and Land Development Division (344-7900) or the appropriate local jurisdiction planning department.

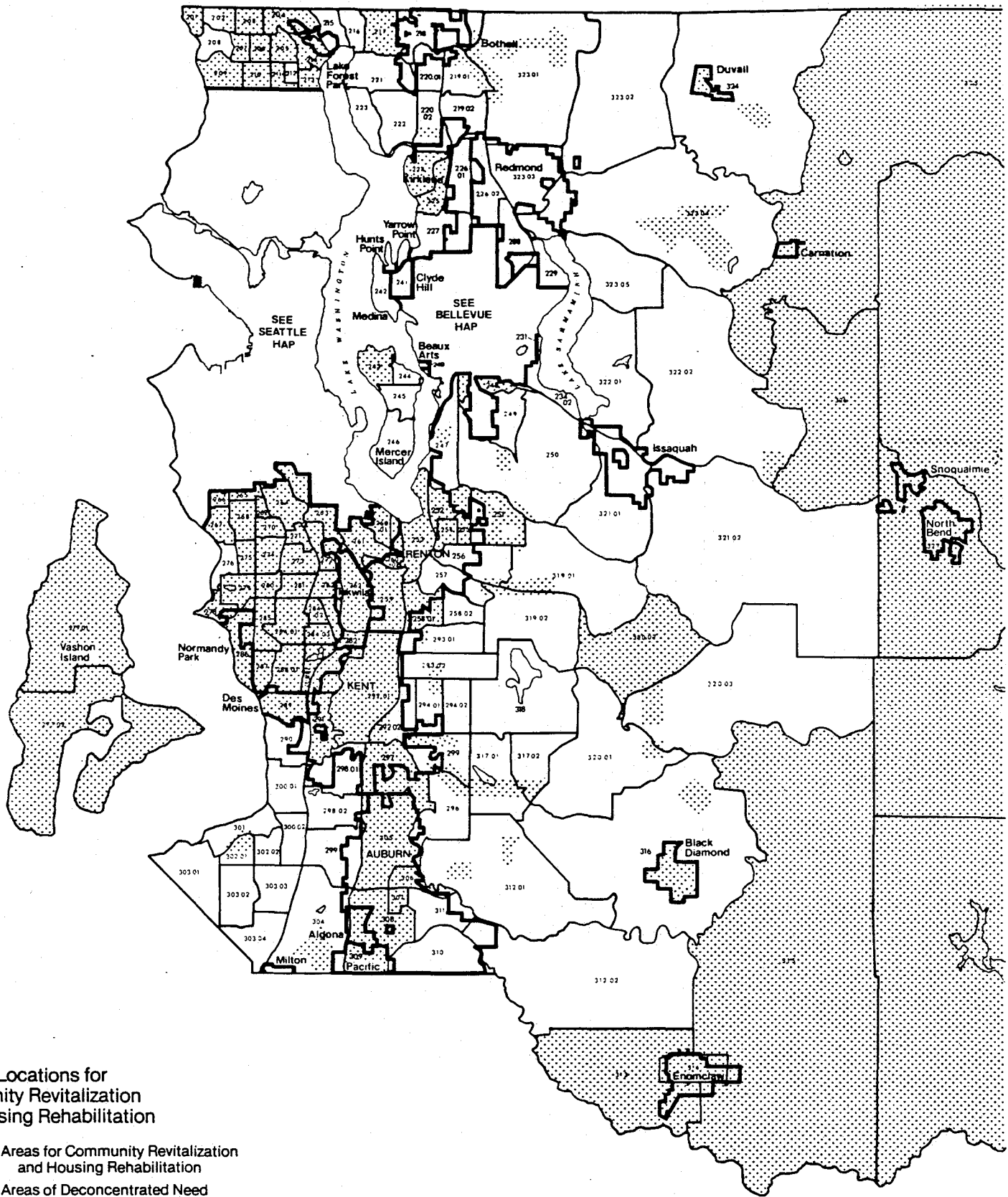
B. Rehabilitation Units

Certain housing programs, especially rehabilitation and home repair, combined with other community development money, seek to improve the housing stock of defined areas which are characterized by conditions leading to blight and a concentration of low income residents. The goal is both to improve the condition of the housing stock, in those areas for persons who could not afford to do so without outside assistance, as well as to create a climate for renewed private investment in the neighborhood. King County also has many low income persons throughout the suburban and rural areas. This is well documented in the findings of the 1981 Housing Conditions Survey conducted by King County. Rehabilitation and repair assistance on a deconcentrated basis throughout the county will allow these persons to stay in their homes and will contribute to economic diversity within communities.




The General Locations for Community Revitalization and Housing Rehabilitation Map on page 28 shows Areas Needing Revitalization and Rehabilitation, and Areas of Deconcentrated Need.







**General Locations for
Community Revitalization
and Housing Rehabilitation**

-  Areas for Community Revitalization and Housing Rehabilitation
-  Areas of Decentralized Need
-  223
Census Tract

C. Specific Site and Location Criteria

In addition to establishing general location maps and general standards for development of new assisted housing, King County will review each assisted housing proposal for consistency with site and location criteria. These criteria do not replace HUD's Site and Neighborhood Standards, but are intended to augment them and provide the county with an ability to carefully analyze housing proposals. Each proposal will be ranked against other proposals as determined by King County's review of each proposal's attainment of each of the appropriate following criteria.

General

1. PROJECTS MUST CONFORM TO THE COUNTY'S GROWTH AND AGRICULTURAL PRESERVATION POLICIES, WITH PARTICULAR ATTENTION PAID TO THE PROPOSED PROJECT'S CONFORMANCE TO APPROVED UTILITY PLANS AND PLAN REQUIREMENTS. IF A PROJECT SITE IS LOCATED WITHIN AN INCORPORATED AREA, PROJECTS MUST ALSO CONFORM TO LOCAL LAND USE POLICIES.
2. ASSISTED HOUSING SITES MUST HAVE ADEQUATE SEWERS OR SEPTIC TANK FACILITIES AND SHOULD NOT INVOLVE SERIOUS STORM DRAINAGE PROBLEMS.
3. ASSISTED HOUSING SHOULD BE LOCATED IN AREAS FREE FROM ADVERSE ENVIRONMENTAL CONDITIONS, NATURAL OR MANMADE, SUCH AS SOIL INSTABILITY, FLOODING, HARMFUL AIR POLLUTION, SMOKE OR DUST, EXCESSIVE NOISE, VIBRATION, VEHICLE TRAFFIC, FIRE HAZARDS, OR WHERE SITES ARE IN NEIGHBORHOODS WHERE SUBSTANDARD DWELLINGS OR OTHER BLIGHTED CONDITIONS PREDOMINATE, UNLESS A COORDINATED STRATEGY TO IMPROVE A NEIGHBORHOOD IS UNDERWAY.
4. PROJECT SITES WILL BE FAVORED TO THE EXTENT THEY HELP TO DIVERSIFY A NEIGHBORHOOD ECONOMICALLY.
5. PROJECT SITES WHICH DO NOT REQUIRE A REZONING, SPECIAL USE PERMIT, OR VARIANCE WILL BE FAVORED IN MOST CASES.

6. ASSISTED HOUSING SITES MORE ACCESSIBLE TO APPROPRIATE SOCIAL SERVICES AND FACILITIES WILL BE FAVORED OVER OTHER SITES.
7. PROJECT SITES LOCATED ON OR NEAR HANDICAPPED ACCESSIBLE PUBLIC TRANSPORTATION ROUTES WILL BE FAVORED.
8. NEW ASSISTED HOUSING DESIGNED WITH PUBLIC AND OPEN SPACES ACCESSIBLE FOR HANDICAPPED PERSONS WILL BE FAVORED. THESE FEATURES INCLUDE ACCESSIBLE PARKING LOTS, WALKWAYS, BUILDING ENTRANCES, PUBLIC MEETING ROOMS AND SPACES, AND PUBLIC BATHROOMS. IN THESE SPACES, SIGNS SHOULD BE IN TACTILE SYMBOLS AND/OR BRAILLE.

Family Units

1. 100% ASSISTED PROJECTS FOR FAMILIES WILL BE LIMITED TO 30 UNITS. MIXED INCOME FAMILY PROJECTS MAY CONTAIN 30 ASSISTED UNITS; PLUS, UP TO 20% OF THE RESIDUAL NUMBER OF UNITS IN THE PROJECT MAY ALSO BE ASSISTED.
2. ASSISTED HOUSING FOR NONELDERLY HOUSEHOLDS SHOULD BE LOCATED AT LEAST 1/4 MILE FROM ANY PERMANENTLY ASSIGNED PROJECT OF MORE THAN 30 UNITS (UNLESS THE SPECIFIC WRITTEN APPROVAL OF THE JURISDICTION WITHIN WHICH THE DEVELOPMENT WILL BE LOCATED IS OBTAINED).
3. FAMILY PROJECTS WILL BE FAVORED TO THE EXTENT TO WHICH THEY LIMIT PROJECT SIZE AND PROMISE TO FIT HARMONIOUSLY INTO THE SURROUNDING COMMUNITY THROUGH THE SENSITIVE APPLICATION OF SPECIAL DESIGN, HIGH CONSTRUCTION STANDARDS, AND APPROPRIATE AMENITIES.
4. FAMILY PROJECTS WILL BE FAVORED TO THE EXTENT THEY PROVIDE 3, 4, OR MORE BEDROOM UNITS TO MEET THE NEEDS OF LARGE FAMILIES.
5. MIXED INCOME DEVELOPMENTS WHICH DO NOT SEGREGATE LOW AND MODERATE INCOME FROM CONVENTIONAL UNITS WITHIN THE PROJECT WILL BE FAVORED.

6. FAMILY PROJECTS WILL BE FAVORED WHERE HANDICAPPED UNITS ARE 2 BED-ROOMS OR LARGER IN SIZE.

Elderly Units

1. PROJECTS FOR THE ELDERLY MUST BE LOCATED NEAR SHOPPING, AND OTHER NECESSARY FACILITIES, SUCH AS MEDICAL CARE, RECREATION, SOCIAL SERVICES, ETC. GOOD BUS SERVICE MUST BE AVAILABLE WITHIN 2 BLOCKS. PROJECTS MORE THAN A 15-MINUTE BUS RIDE FROM GROCERY SHOPPING WILL BE UNACCEPTABLE.

Rural Housing

(NOTE: Assisted housing for residents in rural King County requires special consideration to meet local housing needs. Developments may not be able to satisfy all of the above site location criteria, although King County will review HUD assisted proposals against such criteria. The following criteria will also be considered when reviewing HUD assisted proposals to meet the distinctive needs of rural areas. Under the 213 review process, King County does not have authority to review projects solely assisted by Farmers Home Administration.)

1. PROJECTS MUST BE IN CLOSE PROXIMITY TO RECOGNIZED CITY OR TOWN CENTERS AND NOT ENCOURAGE UNWANTED ADDITIONAL DEVELOPMENT THROUGH THE EXTENSION OF FACILITIES TO SERVE THE PROJECTS.
2. RURAL PROJECTS WILL BE FAVORED WHERE THERE IS AN EVIDENT NEED TO PROVIDE LOW AND MODERATE INCOME HOUSING FOR EXISTING RESIDENTS OR TO MEET NEEDS ARISING OUT OF INCREASED LOCAL EMPLOYMENT.

APPENDICES

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
HOUSING ASSISTANCE PLAN

1. NAME OF APPLICANT
King County,
2. APPLICANT

TABLE I -- SURVEY OF HOUSING CONDITIONS

3. PERIOD OF APPLICABILITY
FROM: 1983 TO: 1985

4. ORIGINAL
 REVISION, DATE _____
 AMENDMENT, DATE _____

B - 8 2 - U C
5. DATE OF SURVEY(S) USED
1980, 1981

	STATUS AND CONDITION OF ALL HOUSING UNITS	YEAR OF ESTIMATE	ALL UNITS		OWNER	
			TOTAL	SUITABLE FOR REHABILITATION*	TOTAL	SUITABLE FOR REHABILITATION*
			(c)	(d)	(e)	(f)
1	1. Occupied Units - Total	1980	249,923	19,591	178,945	14,027
2	a. Substandard	1981	20,473	19,591	14,659	14,027
3	b. Standard (line 1 minus line 2)	1981	229,450	--	164,286	--
4	2. Vacant Available Units - Total	1980	15,176	1,190	6,890	540
5	a. Substandard	1981	1,244	1,190	565	540
6	b. Standard (line 4 minus line 5)	1980/81	13,932	--	6,325	--
7	3. Housing Stock Available - Total (sum of lines 1 and 4)	1980	265,099	20,781	185,835	14,567
8	4. Standard Housing Stock Available - Total (sum of lines 3 and 6)	1980	243,382	--	170,611	--
9	5. Current Standard Available Vacancy Rate (line 6 ÷ line 8)	1980	5.7%		3.7%	

DEFINITIONS, DATA SOURCES, AND METHODS (Attach additional sheets, if necessary, and identify with items above.)

1. Definition of "substandard" used.
2. Definition of "suitable for rehabilitation" used.*
3. Data sources and methods used.
4. Special housing conditions.

* Required only if the applicant proposes rehabilitation as a part of its Housing Strategy and as a goal for housing assistance.

TABLE 1 - SURVEY OF HOUSING CONDITIONS

1. Definition of "Substandard" Used

Does not provide apparently adequate housing. Having one or more major defects contributing to structural unsoundness and/or lacking in adequate weather protection. Requiring replacement of materials and/or repair beyond ordinary maintenance.

2. Definition of "Suitable for Rehabilitation"

Housing that falls into the substandard category that may still be economically feasible to rehabilitate. Units with rehabilitation costs equal to or greater than new construction costs are not economically feasible, except in cases of historic preservation.

3. Data Sources and Methods Used

a. Methodology

Information in Table 1 represents an estimate of 1981 conditions and occupancy status of the County's housing stock. Estimates are based upon preliminary 1980 census information and a 1981 Countywide survey of exterior housing condition.

b. Data Sources

1980 Census Data by City Housing Units By Rental Status, Average Rent, and Average Value

Table 26, 39, and 44

Exterior Surveys of Multi Family Rental Units, 1981 in King County, Block Grant Consortium Area

King County Property Records, Residential Characteristics File, 1981 for single family, duplex, and triplex housing conditions in King County Block Grant Consortium Area.

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
HOUSING ASSISTANCE PLAN**

1. NAME OF APPLICANT
King County, WA

2. APPLICANT

TABLE II-1 — HOUSING ASSISTANCE NEEDS OF LOWER-INCOME HOUSEHOLDS

B - 8 2 - U C

3. PERIOD OF APPLICABILITY

4.

ORIGINAL

REVISION, DATE _____

AMENDMENT, DATE _____

FROM: 1983 TO: 1985

5. DATE OF SURVEY(S) USED

1982

NUMBER OF HOUSEHOLDS

	ALL HOUSEHOLDS				ALL MINORITY HOUSEHOLDS				ALL
	TOTAL	ELDERLY (1-2 persons) and HANDICAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY (1-2 persons) and HANDICAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	
(a)	(b-1)	(b-2)	(b-3)	(b-4)	(c-1)	(c-2)	(c-3)	(c-4)	(d-1)
1 A. Total Owner Households (sum of lines 2 and 3)	1,710	1,197	1,385	128	163	26	35	102	791
2 Owner Households to be Displaced during the three year program	0	0	0	0	0	0	0	0	0
3 Owner Households (excluding displacees)	1,710	1,197	385	128	163	26	35	102	791
4 Percentage of Total by Household Type	100%	70.0 %	22.5%	7.5 %					
5 B. Total Renter Households (sum of lines 6, 7 and 8)	14,930	6,510	7,737	683	665	61	414	190	2,755
6 Renter Households to be Displaced during the three year program	0	0	0	0	0	0	0	0	0
7 Renter Households (excluding displacees)	6,610	3,601	2,679	330	295	27	184	84	2,755
8 Households Expected to Reside	3	2,909	5,058	353	370	34	230	106	1,104
9 Percentage of Total by Household Type	100%	43.6 %	51.8%	4.6 %					

NARRATIVE (Attach additional sheets, if necessary)

1. Data sources and methods.

2. Special housing needs of lower-income households.

² 2,056 non-elderly one-person renter households included since they are not eligible for assistance as a result of their household size.

³ In addition there are 1,753 refugee households needing assistance available on age or family size.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
HOUSING ASSISTANCE PLAN

1. NAME OF APPLICANT
King County,

2. APPLICANT

TABLE II-2 - HOUSING ASSISTANCE NEEDS OF LOWER-INCOME HOUSEHOLDS

B - 8 2 - U

3. PERIOD OF APPLICABILITY

4.

5. DATE OF SURVEY(S) USED

ORIGINAL

REVISION, DATE _____

AMENDMENT, DATE _____

1982

FROM: 1983 TO: 1985

PROVIDE DATA FOR EACH CATEGORY OF MINORITY HOUSEHOLD, AS A

	(e)	PROVIDE DATA FOR EACH CATEGORY OF MINORITY HOUSEHOLD, AS A										TOTAL																		
		(Check appropriate box)					(Check appropriate box)																							
		TOTAL	ELDERLY (1-2 persons) and HANDICAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	1. Reserved	2. Black, not Hispanic	3. American Indian or Alaskan Native	4. Hispanic	5. Asian or Pacific Islander	TOTAL		ELDERLY (1-2 persons) and HANDICAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	1. Reserved	2. Black, not Hispanic	3. American Indian or Alaskan Native	4. Hispanic	5. Asian or Pacific Islander										
(f-1)	(f-2)	(f-3)	(f-4)	(g-1)	(g-2)	(g-3)	(g-4)	(h)																						
1	A. Total Owner Households (sum of lines 2 and 3)	25	6	3	16	30	6	3	16	30	6	3	16	30	6	3	16	30	6	3	16	30	6	3	16	30	6	3	16	10
2	Owner Households to be Displaced during the three year program	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	Owner Households (excluding displacees)	25	6	3	16	30	6	3	16	30	6	3	16	30	6	3	16	30	6	3	16	30	6	3	16	30	6	3	16	10
4	B. Total Renter Households (sum of lines 5 and 6)	188	14	158	16	209	1	99	16	209	1	99	16	209	1	99	16	209	1	99	16	209	1	99	16	209	1	99	109	2
5	Renter Households to be Displaced during the three year program	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Renter Households (excluding displacees)	188	14	158	16	209	1	99	16	209	1	99	16	209	1	99	16	209	1	99	16	209	1	99	16	209	1	99	109	2

REMARKS

In addition there are 1,753 refugee households needing assistance. No data available.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM HOUSING ASSISTANCE PLAN TABLE III - THREE YEAR HOUSING PROGRAM THREE YEAR GOAL		1. NAME OF APPLICANT King County, Washington	
		2. APPLICATION/GRANT NUMBER B - 82 - U C - 5 3 - 0 0 0 1	
3. PERIOD OF APPLICABILITY FROM 1983 TO 1985		4. <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISION, DATE <input type="checkbox"/> AMENDMENT, DATE	
KEY PUNCH CODE E			

TYPES AND SOURCES OF HOUSING ASSISTANCE		NUMBER OF LOWER-INCOME HOUSEHOLDS TO BE ASSISTED			
		TOTAL	ELDERLY (1-2 persons) AND HANDI- CAPPED ^{1/}	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)
(a)		(b)	(c)	(d)	(e)
1	A. Total Goals for Housing Assistance for Homeowners (sum of lines 2 and 5)	249	150	90	9
2	1. New Construction Assistance for Homeowners (sum of 3 and 4)				
3	HUD Assisted Programs				
4	Other*				
5	2. Rehabilitation Assistance for Homeowners (sum of lines 6, 7 and 8)	249	150	90	9
6	Community Development Block Grants AMPL	240	141	90	9
7	HUD Assisted Programs				
8	Other* FmHA 504	9	9	0	0
9	B. Total Goals for Housing Assistance for Homeowners by Percentage of Household Type	100%	60.2 %	36.2 %	3.6 %
10	C. Total Goals for Housing Assistance for Renters (sum of lines 11, 14, 17 + 23)	1,860	786	963	111
11	1. Assistance for Prospective Homeowners (sum of lines 12 + 13)	--			
12	HUD Assisted Programs	--			
13	Other*	--			
14	2. New Rental Units (sum of lines 15 + 16)	570	300	225	45
15	HUD Assisted Programs LRP+202+Other	480	300	150	30
16	Other* FmHA 515	90	0	75	15
17	3. Rehabilitation of Rental Units (sum of lines 18, 19 + 22)	90	6	78	6
18	Community Development Block Grants				
19	HUD Assisted Programs (sum of lines 20 + 21)	90	6	78	6
20	Substantial Rehabilitation	90	6	78	6
21	Section 8 Existing with Moderate Rehabilitation				
22	Other*				
23	4. Existing Rental Units (sum of lines 24 + 27)	1,200	480	660	60
24	HUD Assisted Programs (sum of lines 25 + 26) Sec 8	1,200	480	660	60
25	With Repair				
26	Without Repair Sec 8	1,200	480	660	60
27	Other*				
28	D. Total Goals for Housing Assistance for Renters by Percentage of Household Type	100%	42.3 %	51.8 %	5.9 %
29	E. Total Goals for HUD Assisted Rental Units by Percentage of Household Type	100%	44.4 %	50.2 %	5.4 %

NARRATIVE (Attach additional sheets if necessary and identify with items above)

^{1/} 1. Footnote units to be provided specifically for the handicapped.
 * 2. Describe the programs listed under this category.
 3. Describe those actions necessary to facilitate the accomplishment of the goals.

CHECK IF APPLICANT WISHES TO REVIEW ALL STATE HFDA HOUSING PROPOSALS:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM HOUSING ASSISTANCE PLAN TABLE IV - GENERAL LOCATIONS FOR PROPOSED HOUSING		1. NAME OF APPLICANT <p style="text-align: center;">King County, Washington</p>																
		2. APPLICATION/GRANT NUMBER <table style="width: 100%; text-align: center; border-collapse: collapse;"> <tr> <td style="border: 1px solid black;">B</td> <td style="border: 1px solid black;">-</td> <td style="border: 1px solid black;">8</td> <td style="border: 1px solid black;">2</td> <td style="border: 1px solid black;">-</td> <td style="border: 1px solid black;">U</td> <td style="border: 1px solid black;">C</td> <td style="border: 1px solid black;">-</td> <td style="border: 1px solid black;">5</td> <td style="border: 1px solid black;">3</td> <td style="border: 1px solid black;">-</td> <td style="border: 1px solid black;">0</td> <td style="border: 1px solid black;">0</td> <td style="border: 1px solid black;">0</td> <td style="border: 1px solid black;">1</td> </tr> </table>		B	-	8	2	-	U	C	-	5	3	-	0	0	0	1
B	-	8	2	-	U	C	-	5	3	-	0	0	0	1				
3. PERIOD OF APPLICABILITY FROM 1983 TO 1985	KEY-PUNCH CODE D	4. <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISION, DATE _____ <input type="checkbox"/> AMENDMENT, DATE _____																

A. IDENTIFY GENERAL LOCATIONS ON MAP IN THIS APPLICATION

1. New Construction: Census Tract or Enumeration District Numbers, or other locational designation

Refer to General Locations for New Assisted Housing Repair, page 26.

2. Rehabilitation: Census Tract or Enumeration District Numbers, or other locational designation

Refer to General Locations for Community Revitalization and Housing Rehabilitation Map, page 28.

B. EXPLANATION OF SELECTION OF GENERAL LOCATIONS

1. New Construction

See text, page 24.

2. Rehabilitation

See text, page 25.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM HOUSING ASSISTANCE PLAN TABLE V - ANNUAL HOUSING ACTION PROGRAM ANNUAL GOAL	1. NAME OF APPLICANT King County, Washington 2. APPLICATION/GRANT NUMBER B - 8 2 - U C - 5 3 - 0 0 0 1 4. <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISION, DATE _____ <input type="checkbox"/> AMENDMENT, DATE _____
3. PERIOD OF APPLICABILITY FROM 1983 TO 1985	KEY PUNCH CODE E

TYPES AND SOURCES OF HOUSING ASSISTANCE		NUMBER OF LOWER-INCOME HOUSEHOLDS TO BE ASSISTED			
		TOTAL	ELDERLY (1-2 persons) AND HANDI- CAPPED ^{1/}	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)
(a)		(b)	(c)	(d)	(e)
1	A. Total Goals for Housing Assistance for Homeowners (sum of lines 2 and 5)	83	45	34	4
2	1. New Construction Assistance for Homeowners (sum of lines 3 and 4)				
3	HUD Assisted Programs				
4	Other*				
5	2. Rehabilitation Assistance for Homeowners (sum of lines 6, 7 and 8)				
6	Community Development Block Grants	80	42	34	4
7	HUD Assisted Programs				
8	Other* FmHA 504	3	3	0	0
9	B. Total Goals for Housing Assistance for Renters (sum of lines 10, 13, 16 and 22)	660	302	321	37
10	1. Assistance for Prospective Homeowners (sum of lines 11 + 12)				
11	HUD Assisted Programs				
12	Other*				
13	2. New Rental Units (sum of lines 14 and 15)	230	140	75	15
14	HUD Assisted Programs LRPB + 202	200	140	50	10
15	Other* FmHA 515	30	0	25	5
16	3. Rehabilitation of Rental Units (sum of lines 17, 18 and 21)	30	2	26	2
17	Community Development Block Grants				
18	HUD Assisted Programs (sum of lines 19 + 20)	30	2	26	2
19	Substantial Rehabilitation	30	2	26	2
20	Section 8 Existing with Moderate Rehabilitation				
21	Other*				
22	4. Existing Rental Units (sum of Lines 23 + 26)	400	160	220	20
23	HUD Assisted Programs (sum of lines 24 + 25) Sec 8	400	160	220	20
24	With Repair				
25	Without Repair	400	160	220	20
26	Other*				

NARRATIVE (Attach additional sheets if necessary and identify with items above)

- ^{1/} 1. Footnote units to be provided specifically for the handicapped.
- * 2. Describe the programs listed under this category.
- 3. Describe those actions necessary to facilitate the accomplishment of the goals.

Incremental Year of Submission <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	Tables I, II and IV of the Three Year HAP approved _____ are incorporated by reference and are not contained in this (second) (third) year submission.
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TABLE V - ANNUAL HOUSING ACTION PROGRAM - ANNUAL GOAL

NARRATIVE

Types and Sources of Housing Assistance

B.2. New Rental Units

The 200 unit annual goal includes 80 units of Section 202 Housing for the Elderly and Handicapped and 120 units of Low Rent Public Housing (LRPH). The Low Rent Public Housing units will be allocated as follows:

	<u># of Units</u>
<u>King County Housing Authority</u>	<u>30</u>
<u>Renton Housing Authority</u>	<u>90</u>
Elderly	60
Family	30

Renton Housing Authority needs the elderly LRPH allocation to develop "Sylvia Terrace", a project that is part of the Senior Housing Program. The site has already been acquired.

B.4. Existing Rental Units

The 400 rental unit allocation is for Section 8 Existing Certificates. Three hundred will be allocated to King County Housing Authority and one hundred to Renton Housing Authority. Forty percent of each allocation will be for elderly; fifty-five percent small family; and five percent large family.