

May 3, 1984

INTRODUCED BY RUBY CHOW

PROPOSED NO. 84 - 300

MOTION NO. 6006

1
2 A MOTION relating to the Community Development Block
3 Grant Program adopting the 1985 King County Community
4 Development Block Grant Consortium Policy Plan, including
5 the King County regional earmarks for 1985 and King
6 County's 1985 Community Development Block Grant Program
7 Policies.

8 WHEREAS, King County is a member of the Community Development Block
9 Grant Consortium, and

10 WHEREAS, King County as the official applicant is responsible to the
11 Federal Government for all activities undertaken with Community Development
12 Block Grant funds, and

13 WHEREAS, the 1982-1984 Interlocal Cooperation Agreement between the
14 governing body of King County and twenty-five incorporated jurisdictions
15 within King County sets forth an arrangement for planning the distribution
16 of Community Development Block Grant funds, and

17 WHEREAS, Federal Community Development Block Grant legislation requires
18 King County to adopt an annual community development plan to guide the use
19 of Community Development Block Grant funds and identify community development
20 and housing needs, and

21 WHEREAS, the 1985 King County Community Development Block Grant Consor-
22 tium Policy Plan (hereinafter referred to as the 1985 CDBG Consortium Plan)
23 meets the federal Community Development Block Grant requirements, and

24 WHEREAS, the formula for the distribution of county "population" funds
25 among three designated regions of unincorporated King County: north and
26 east, southeast and southwest; and countywide adopted in Motion 5746 is
27 now incorporated in the 1985 CDBG Consortium Policy Plan, and

28 WHEREAS, all consortium members, King County departments, and other
29 non-county agencies participated in the development of the 1985 CDBG Consor-
30 tium Policy Plan through review and comment, and

31 WHEREAS, the Joint Policy Committee approved the 1985 CDBG Consortium
32 Policy Plan and will be requested to approve the CDBG Consortium Cities
33 and King County CDBG Program Policies for the 1985 program year after approv-
al by local councils, and

WHEREAS, the King County executive has submitted the 1985 CDBG Consortium

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

2 The attached 1985 King County Community Development Block
3 Grant Consortium Policy Plan including the King County regional
4 earmarks and the King County 1985 Community Development Block
5 Grant Program Policies, excluding Community Development Area
6 Policies, are hereby adopted to replace the 1984 King County
7 Community Development Block Grant Consortium Policy Plan and the
8 1984 King County Community Development Block Grant Funding
9 Guidelines and to govern the planning process and development of
10 the 1985 Community Development Block Grant Program.

11 PASSED this 21st day of May, 1984.

12 KING COUNTY COUNCIL
13 KING COUNTY, WASHINGTON

14 Gary Grant
15 Chairman

16 ATTEST:

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19 Jessie M. Owen
20 Clerk of the Council
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PROPOSED
1985
KING COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT
CONSORTIUM
POLICY PLAN

RANDY REVELLE
KING COUNTY EXECUTIVE
KING COUNTY, WASHINGTON
MAY, 1984

JOINT POLICY COMMITTEE

Barbara Shinpoch, Mayor, City of Renton, Chairperson
Gary Grant, King County Councilmember
Audrey Gruger, King County Councilmember
Isabel Hogan, Mayor, City of Kent
Darwin Sukut, Mayor, City of Snoqualmie
Holly Miller, Director, Planning and Community Development Department

KING COUNTY COUNCIL

Gary Grant, Chairman, District 9
Audrey Gruger, District 1
Cynthia Sullivan, District 2
Bill Reams, District 3
Lois North, District 4
Ruby Chow, District 5
Bruce Laing, District 6
Paul Barden, District 7
Bob Grieve, District 8

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1985

KING COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT CONSORTIUM

POLICY PLAN

King County, Washington
in consortium with:

Algona
Black Diamond
Bothell
Carnation
Clyde Hill
Des Moines
Duvall
Enumclaw
Hunts Point
Issaquah
Kent
Kirkland
Lake Forest Park
Medina
Mercer Island
Normandy Park
North Bend
Pacific
Redmond
Renton
Skykomish
Snoqualmie
Tukwila
Yarrow Point

1985 KING COUNTY CDBG CONSORTIUM POLICY PLAN

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THE KING COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND CONSORTIUM

INTRODUCTION

Each year King County receives Federal Community Development Block Grant (CDBG) funds under the Housing and Community Development Act of 1974, as amended. King County will receive about \$5,124,000 in 1985 CDBG funds to distribute among the partners of the King County CDBG Consortium (the Consortium). The Consortium, organized to receive CDBG funds as an entitlement urban county, is comprised of twenty-four cities and towns and the unincorporated areas of King County. The cities of Seattle, Bellevue and Auburn administer their own CDBG programs. Beaux Arts has chosen not to participate in the CDBG Program.

Congress has made CDBG funds available to provide needed housing, capital improvements, community facilities, and critical public services to improve living conditions in neighborhoods and communities where low and moderate income people live.

Federal objectives for the use of CDBG funds include:

- o Maintain and upgrade current housing and provide new housing for people with low and moderate incomes.
- o Eliminate conditions causing health, safety and public welfare problems.
- o Aid public services that improve the communities in which low and moderate income people live.
- o Use land and other natural resources better.
- o Reduce isolation of income groups, promote diversity and vitality in neighborhoods.
- o Restore and preserve historic buildings and other properties of special value to a community.
- o Reduce physical and economic distress through the stimulation of private investment.

Federal rules prohibit using CDBG funds to:

- o Reduce the amount of local financial support for a particular activity,
or
- o Support the regular ongoing responsibilities of general local government.

THE FEDERAL REGULATIONS

The United States Department of Housing and Urban Development (HUD) is the Federal agency responsible for administering the CDBG Program consistent with the intent of the United States Congress. HUD has developed two sets of requirements to determine if a proposal may be assisted with CDBG funds -- benefit criteria and eligible activities. Both sets of requirements must be satisfied in order for a CDBG proposal to be funded.

Benefit Criteria

A CDBG activity must either principally benefit low to moderate income persons, or reduce or prevent slum and blight.

Low and Moderate Income

A low to moderate income household is one whose annual income does not exceed 80% of the median income for households in King County. Table 1 below shows low and moderate income limits by household size. When a project or activity is designed to benefit a geographical area, more than half of the households located within the geographical area must have low to moderate incomes. This type of project is called an area benefit project, and the geographical area which would benefit from the project is called the project area. Applications must clearly show how the project will principally benefit the low and moderate income project area, because HUD rules state that mere location of a facility within a low and moderate income neighborhood is not enough to demonstrate that the benefit criteria has been met. 1980 Census data showing the percent of low and moderate income households by block group is available at the King County Housing and Community Development (H&CD) Division. H&CD staff can assist in defining project areas, and determining if proposed area benefit projects would principally benefit low and moderate income persons according to available Census data.

A CDBG project is also considered to principally benefit low and moderate income persons if the project provides a service only to persons with low to moderate incomes. This type of project is called a direct benefit project. Examples of direct benefit projects are housing repair, health care, or counseling programs where users can be screened for income eligibility before receiving the service.

TABLE 1
KING COUNTY CDBG CONSORTIUM
1985 LOW AND MODERATE INCOME LIMITS BY HOUSEHOLD SIZE

	<u>Persons per Household</u>							
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8+</u>
Moderate Income	\$18,150	20,750	23,350	25,900	27,550	29,150	30,800	32,400
Low Income	\$11,350	12,950	14,600	16,200	17,500	18,800	20,100	21,400

Slum and Blight

Federal regulations provide two methods for applying slum and blight benefit criteria.

- o A project must be located in an area that meets the definition of a slum or blighted area under State or local law, and be designated as a slum or blighted area by the local legislative body. HUD regulations also specify that such a locally designated area must have a substantial number of deteriorating or dilapidated buildings or improvements throughout the area, in order to be eligible for CDBG assistance. Or,
- o A CDBG project to eliminate scattered slum and blight located outside of a locally designated area must be limited to activities necessary to eliminate specific conditions posing a threat to the public health or safety.

Eligible Activities

A variety of activities are eligible for CDBG assistance. Below are summaries of the most common types of eligible activities and any special requirements or limitations that apply.

- o Community Facilities -- CDBG funds can be used for acquisition, design, construction, or rehabilitation of community centers to serve youth, elderly or other low to moderate income groups with special needs. Applications for community facilities must include a self-sufficiency plan to show how programs operating from the facility will continue to be funded, and how operation and maintenance costs will be paid for on a long-term basis. Private agencies intending to request funds for a community facility project should also refer to public interest requirements explained under CDBG Proposal Requirements in Section III of the Plan.
- o Economic Development -- Eligible economic development activities include acquisition, construction or reconstruction of commercial or industrial buildings; and assistance to private for-profit businesses such as grants, loans, loan guarantees, interest supplements and technical assistance for implementing projects. Economic development activities can be implemented by private for-profit agencies when the project will create or retain permanent jobs primarily for low to moderate income people, or when the business provides services primarily to residents of an area with a majority of low and moderate income persons.
- o Environmental Quality -- CDBG funds may be used to acquire land for and design, construct or reconstruct water and sewer projects, flood and drainage facilities, and solid waste disposal facilities. Environmental quality projects must serve existing low and moderate income neighborhoods and communities. Applicants for environmental quality projects should refer to CDBG Proposal Requirements in Section III of the Plan for matching requirements and restrictions on assessments to low and moderate income property owners.

- o Fire Protection -- Eligible fire protection activities include acquisition, design, construction or rehabilitation of fire protection facilities, and purchase of fire protection equipment. Fire protection projects are subject to matching requirements described in CDBG Proposal Requirements, Section III of the Plan.
- o Historic Preservation -- CDBG funds may be used to rehabilitate publicly or privately owned historic properties. Historic properties are those sites or buildings that are listed, or are eligible to be listed, in the National Register of Historic Places or in State or local inventories. CDBG proposals for historic preservation projects will be reviewed by the King County Office of Historic Preservation (OHP).
- o Housing -- Acquisition and renovation of housing units to provide emergency shelter or housing for groups with special needs is an eligible CDBG activity. Projects to provide permanent low cost shelter and housing opportunities for low and moderate income families such as shared housing, housing cooperatives, mobile home parks and manufactured housing can also be assisted with CDBG. Activities in support of new housing construction -- such as land acquisition, site improvements, and mortgage fees -- are eligible, although new construction of the housing itself is ineligible.
- o Local Match -- CDBG funds may be used for the non-Federal share required by other Federal or State grant programs.
- o Parks, Recreation, Open Space -- Eligible park and recreation projects include acquisition, design, site preparation, drainage, construction or rehabilitation of parks or recreational facilities. Acquisition of land for open space is also eligible.
- o Public Services -- CDBG funds may be used to support or provide social and health services such as emergency services, nutrition, transportation, counseling or health/dental care programs. HUD limits the amount of CDBG funds which can be spent for public services to 15% of the annual grant amount, and prohibits CDBG funding of public service projects which have been funded with local funds within the previous calendar year.
- o Rehabilitation -- Publicly or privately owned single and multi-family housing units, commercial buildings and other non-residential structures are eligible for CDBG assisted rehabilitation. Energy conservation improvements and removal of architectural barriers are eligible rehabilitation activities, as is the cost of connecting residential structures to available water and sewer lines. Rehabilitation assistance can be provided in the form of grants, loans, loan guarantees or interest supplements.
- o Relocation -- CDBG funds may be used for relocation payments and assistance to permanently or temporarily displaced individuals, families or businesses. All CDBG proposals that may cause displacement must include relocation assistance in the project plan and budget. Refer to the Consortium Displacement Policy in Section III of the Plan.

- o Streets, Walkways and Architectural Barriers -- CDBG funds may be used for street improvements such as curb and roadside drainage; purchase and installation of traffic signals; construction of walkways and crosswalks, neighborhood roads, parking lots, and pedestrian malls; and the removal of architectural barriers that bar the handicapped and elderly and limit their mobility within the public right-of-way.

Ineligible Activities

The following activities are not eligible for CDBG funding:

- o New Housing Construction -- CDBG funds cannot be used to construct new housing units, although activities in support of new housing construction may be eligible.
- o Regular Government Operations -- CDBG funds cannot be used to fund the ongoing responsibilities of general local government.
- o Maintenance and Operation -- Operating and maintenance expenses of public or community facilities are not eligible, with the exception of an eligible public service (human service) activity.
- o Equipment -- The purchase of motor vehicles, equipment or furnishings not permanently attached to a building is ineligible except when necessary as part of an eligible public service, or for fire protection. Park equipment such as bleachers or picnic tables purchased with CDBG funds must be permanently affixed.
- o Government Buildings -- Government buildings such as city halls, police stations, jails and other buildings used predominantly for the general conduct of government are not eligible for CDBG assistance except for the removal of architectural barriers.
- o Income Payments -- CDBG funds cannot be used for income payments such as payments for income maintenance, housing allowances or down payments.
- o Political Activities -- CDBG funds cannot be used to finance the use of facilities or equipment for political purposes or to engage in other partisan political activities.

Eligible Recipients

Any person, public agency, private non-profit or for-profit organization, neighborhood association or government agency can apply for CDBG funds. Funded projects must be implemented by public or private non-profit agencies, except for economic development or historic preservation projects which can be implemented by private for-profit agencies if the benefit criteria is met.

THE KING COUNTY CDBG CONSORTIUM

Consortium Organization

King County and twenty-four of the twenty-eight cities in King County sign an Interlocal Cooperation Agreement to receive and distribute CDBG funds as a HUD designated entitlement urban county. (The cities of Auburn, Bellevue, and Seattle each operate their own CDBG program, and the Town of Beaux Arts chooses not to participate.) The twenty-five parties to the Interlocal Cooperation Agreement are partners in the King County CDBG Consortium. The Interlocal Cooperation Agreement covers a three-year period by HUD requirement. A new Interlocal Cooperation Agreement will be executed in Fall 1984 for the 1985-87 program years.

The Interlocal Cooperation Agreement establishes a six-member Joint Policy Committee (JPC) to provide overall guidance to the Consortium, make policy decisions, and allocate CDBG funds. The JPC is comprised of three suburban mayors, the King County Executive, and two King County Councilpersons. The JPC reviews goals, objectives, and program guidelines, evaluates and makes allocations for specific project proposals, and arbitrates disagreements.

In addition to being a Consortium partner, King County is the official CDBG grantee. As such, King County has final authority and responsibility for all CDBG policy matters, allocations, and implementation of the CDBG program in the Consortium. King County's role varies with respect to the different fund categories established in the Interlocal Cooperation Agreement. King County has these functional roles:

- o direct control of King County's portion of the CDBG funds
- o shared responsibility with Consortium cities for setting policy and allocating competitive funds, and
- o an administrative role for Consortium cities funds.

The King County Housing and Community Development Division (H&CD) administers the Consortium's CDBG Program. H&CD serves as staff to all Consortium Partners and to the JPC. H&CD provides liaison between the Consortium and the U.S. Department of Housing and Urban Development (HUD). H&CD helps to identify needs in communities, provides assistance in interpreting HUD regulations, helps develop proposals, reviews proposals, contracts for funded projects, monitors funded projects, reimburses eligible costs, and submits documents and reports that HUD requires.

Decisionmaking

Each Consortium Partner prepares Local Program Policies annually, to assess community development and housing needs and to identify strategies for meeting priority needs in their jurisdiction. The King County Council and local city councils approve CDBG proposals before submitting them to the JPC for funding consideration.

For King County's share of the Consortium's CDBG funds, the King County Executive proposes Local Program Policies for adoption by the King County Council in late Spring. The proposed 1985 King County Local Program Policies are described in Section IV of the Plan. In Fall, 1984 the King County Executive will recommend specific CDBG projects for funding to the King County Council who will consider the recommendations and take action during the annual King County budget process. (Refer to the 1985 Program Year Calendar on page 11 for specific dates).

Consortium cities prepare Local Program Policies during the Summer and submit them to the JPC for approval before developing CDBG proposals. Consortium cities select and approve CDBG proposals to submit for funding consideration on varying schedules, but all Consortium cities' requests will be submitted to H&CD in Fall, 1984. (Refer to the 1985 Program Year Calendar on page 11 for specific dates).

The JPC makes the final recommendations to the King County Council for projects to be included in the Consortium's annual CDBG program submitted to HUD. These recommendations are made during a series of four public meetings held during February of each year. Consortium partners are given an opportunity to present information about their projects, and to respond to review materials provided to the JPC by H&CD staff.

The King County Council adopts by ordinance the Consortium's annual CDBG program based on the JPC recommendations prior to submittal of an application to HUD for the CDBG entitlement grant by the King County Executive in the Spring. After HUD approval, CDBG funds become available for approved projects on July 1, the beginning of the CDBG program year.

Distribution of Funds

CDBG funds are distributed among the Consortium partners according to a general allocation formula included in the Interlocal Cooperation Agreement and described below. Table 2 on page 10 displays the distribution of funds. There are four fund categories: administration setaside, Joint funds, Needs funds and Population funds.

Program Administration Setaside

Five percent (5%) of the total grant amount is set aside to support the cost of program administration. Additional funds necessary to administer the CDBG program are allocated from King County's share of the CDBG entitlement.

Joint Projects

After the grant amount is reduced by the setaside, ten percent (10%) of the adjusted CDBG entitlement is reserved for Joint projects. Joint projects are those which benefit and are supported by more than one of the Consortium partners. Joint projects can be supported by two or more cities or by the County and one or more city.

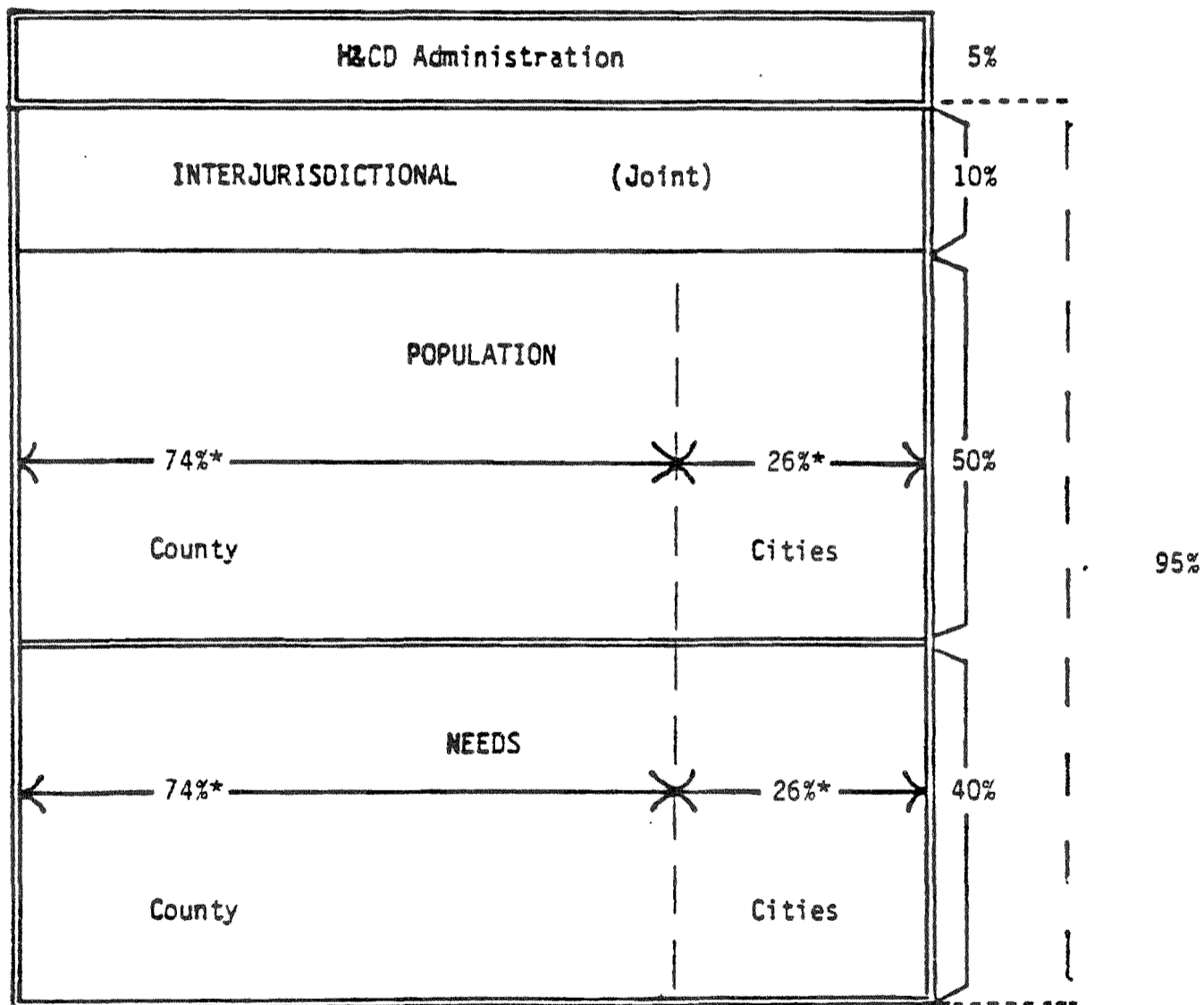
Needs Funds

Forty percent (40%) of the adjusted grant amount is allocated to Needs funds. Needs funds are awarded through competitive processes which evaluate severity of need and benefit to low and moderate income persons. Needs funds are distributed between King County and the cities based on low and moderate income population. King County receives about seventy-four (74%) of the Needs funds for projects in unincorporated areas. Twenty-six percent (26%) of the Needs funds is reserved for Consortium cities.

Population Funds

The balance of funds, fifty percent (50%) of the adjusted grant amount, is shared by all of the Consortium Partners. Each city and the County receives a pro rata share based on the ratio of the number of low and moderate income persons within the Consortium Partner's boundaries, to the total number of low and moderate income persons in the King County Consortium.

TABLE 2
FUNDS DISTRIBUTION



* Approximate. Percentages figured each funding cycle according to the most recent population figures published by Washington State OFM.

KING COUNTY CDBG CONSORTIUM
1985 PROGRAM YEAR CALENDAR

May 2, 1984 King County Housing and Community Development Division (H&CD) recommends and the JPC approves 1985 CDBG Consortium Policy Plan.

May 3, 1984 King County Executive recommends King County's 1985 Local Program Policies and 1985 CDBG Consortium Policy Plan to King County Council.

May 15, 1984 H&CD distributes draft Policy Plan and Application Kits to Consortium Partners and interested citizens.

May 21, 1984 King County Council Adopts 1985 CDBG Policy Plan and King County's Local Program Policies.

May 23, 1984 H&CD publishes Federally required notice of amount of 1985 CDBG funds available and information on the 1985 CDBG Program.

June 8, 1984 H&CD transmits instructions to Consortium Cities on completing individual 1985 Local Program Policies.

July 6, 1984 All applications for King County CDBG funds serving unincorporated areas are due at H&CD. This includes Population, Needs and Joint funds involving King County as a sponsor.

July 13, 1984 Consortium Cities' resolutions authorizing Joint applications with King County due at H&CD.

July 27, 1984 King County Executive recommends and the JPC approves 1985 Annual Housing Action Plan.

August 1, 1984 Consortium Cities 1985 Local Program Policies and letters of intent for Public Service and Planning funds due at H&CD.

July - October 1984 Consortium Cities develop 1985 CDBG Programs with citizen input.

August 29, 1984	JPC approves Consortium Cities 1985 Local Program Policies and Public Service and Planning Allocations.
September 4, 1984	King County Council adopts 1985 Annual Housing Action Plan.
September 5, 1984	King County Executive submits 1985 Annual Housing Action Plan to the U.S. Department of Housing and Urban Development (HUD).
September - October	Consortium Cities hold public hearings on their 1985 CDBG Programs.
October 15, 1984	King County Executive recommends King County's 1985 CDBG Program to King County Council.
October 26, 1984	Consortium Cities 1985 Pop, Needs, Joint applications due at H&CD.
November 12, 1984	Consortium Cities resolutions authorizing Cities' 1985 applications due at H&CD.
November, 1984	King County Council holds public hearing on 1985 County CDBG Program.
November, 1984	King County Council approves 1985 County CDBG Program.
February, 1985	JPC meetings to allocate 1985 Consortium Partners CDBG funds and finalizes 1985 Program.
March, 1985	H&CD publishes Proposed "Statement of Community Development Objectives and Projected Use of 1985 CDBG funds.
April, 1985	King County Council adopts 1985 Consortium Partners CDBG Program.
April - June, 1985	H&CD staff work with Subgrantees to prepare 1985 contracts and environmental review checklists.
May 31, 1985	King County Executive submits Final Statement of Community Development Objectives and Projected Use of 1985 CDBG Funds to HUD.
July 1, 1985	1985 CDBG Program begins.

CITIZEN PARTICIPATION

Federal CDBG regulations require that citizens be given many opportunities to examine and appraise the Consortium's use of CDBG funds. King County and Consortium Cities in compliance with the regulations afford citizens opportunities for participation in the annual CDBG program development process and in the final selection of activities, and opportunities to comment on implementation of CDBG activities. The 1985 Program Year Calendar on page 11 provides the dates when CDBG program information is available for citizen review and comment as well as the months when public hearings on the Program are scheduled.

Prior to the distribution of applications and proposal preparation, each Consortium Partner is responsible for furnishing citizens with information on the amount of CDBG funds available for the upcoming year and the range of activities that may be undertaken with those funds. Citizen response to this information helps each Consortium Partner develop Local Program Policies which guide the allocation of funds to address the needs of each Consortium Partner. Ideas for CDBG activities also come from citizens serving on King County community plan advisory committees or on issue task forces, or from citizens directly contacting King County departments and elected officials. Each Consortium City has a different process for involving citizens. For more information contact the individual city.

To ensure that citizens have the opportunity to comment on community development and housing needs in their community each Consortium Partner is required to hold at least one public hearing. On behalf of the Consortium, H&CD publishes a proposed "Statement of Community Development Objectives and Projected Use of Funds" which provides citizens an opportunity to comment on the program prior to the King County Council's final adoption of the CDBG Program.

After the CDBG Program is adopted each Consortium Partner is responsible for informing citizens affected by any proposed deletions, additions or substantial changes to the adopted CDBG Program. Once citizens have been given an opportunity to comment a description of adopted changes to the Program is made available to the public.

All records regarding the past use of CDBG funds are available at H&CD offices for citizen review as well as in each Consortium City.

FUND ALLOCATION POLICIES

FUND ALLOCATION POLICIES

This section describes in more detail the three CDBG fund categories -- Joint, Cities Population and Needs Funds, and County Population and Needs Funds -- and includes allocation policies relevant to each category.

JOINT FUNDS

Joint funds are for projects that benefit two or more of the Consortium partners. In order to be considered for Joint funding, a project must be approved by the legislative bodies of two or more of the Consortium Partners.

Applicants who want King County sponsorship for a Joint project must submit the proposal to King County by July 6, 1984 when applications for King County CDBG funds are due. As part of the annual County budget process, the King County Executive recommends and the King County Council adopts Joint projects to be cosponsored by King County.

Joint projects sponsored by two or more cities, not requesting King County support are submitted October 26, 1984 when Cities Population and Needs requests are due. Proposals must be approved by the city council of each sponsor.

Intercity Joint requests and King County-city sponsored Joint requests will be considered together by the JPC in the February, 1985 decision making meetings.

Joint Funds Allocation Policies

- o Priority will be given to Joint projects which leverage other funds.
- o Joint projects which are innovative or serve as a demonstration project will be given special consideration.
- o Joint funds cannot be used for public services or planning projects.

CITIES FUNDS

Consortium Cities receive both Population and Needs funds. This section describes how cities use both kinds of funds and includes policies relevant to each category.

Population Funds

Cities allocate their Population funds to address priorities identified in their Local Program Policies. Cities can allocate Population funds to any CDBG eligible activity identified in their Local Program Policies which satisfies the benefit criteria, within HUD limits on public service and planning activities.

In order to maximize the impact of limited Needs funds, rules for Needs fund applications now require cities to allocate a portion of their Population funds to each project for which Needs funds are requested.

Needs Funds

Consortium cities compete with one another for Needs funds. Because Needs funds requests have always far exceeded the amount of funds available, there is a set of requirements which cities must meet in order to apply. Needs funds requests are reviewed for compliance with Requirements and Review Guidelines for Proposals in Section III of the Plan, but in addition are also evaluated by the JPC against a set of Needs Rating Criteria. The Needs Rating Criteria are adopted by the JPC to ensure that Needs funds are allocated to projects which leverage other funds, serve large numbers of low and moderate income persons, and respond to the most critical community needs. The Needs Rating Criteria also ensure consistency with Federal CDBG objectives. Requirements for submitting Needs requests and the Needs Rating Criteria are listed below.

Requirements for Cities Needs Funds Applications

- (1) A city must have all its Population funds allocated to viable projects in order to apply for Needs funds.
- (2) A city must contribute a substantial amount of its Population funds to a project request for Needs funds.
 - o A city with a population over 15,000 must fund 25% or more of the total project with its Population funds.
 - o A city with a population under 15,000 must commit 50% of its Population funds to the project.
- (3) When requesting Needs funds, a city must include in the application a realistic schedule showing how the proposed project will be implemented within the 1985 program year (July 1985 - June 1986).
- (4) No request for Needs funds may exceed \$100,000 unless a waiver is granted by the JPC prior to the annual decisionmaking meetings.

- (5) Only cities receiving less than \$15,000 in Population funds may request Needs funds for public services. The following conditions apply:
 - o the total Needs funds requested by each city for public services does not exceed \$15,000,
 - o more than 50% of the city's population are of low to moderate income, and
 - o the total CDBG request (Population and Needs funds) cannot exceed the public service allocation approved for the city by the JPC.
- (6) Public service requests must be consistent with all Requirements and Review Guidelines for Proposals in Section III of the Plan. Public service projects will not be assigned Needs Rating Criteria points.
- (7) Each city is limited to three Needs requests.
- (8) No cost overruns will be funded out of Needs funds.

Cities Needs Funds Rating Criteria

Needs requests receive a point or points, as shown below, for each Rating Criterion met. Rating Criteria are met if the proposed project is:

- (1) A project for which there is documentation that:
 - a) More than 50% of the population benefitting from the project are low and moderate income (1 point),
 - b) More than 75% of the population benefitting from the project are low and moderate income (2 points), or
 - c) More than 50% of the population benefitting from the project are low income (3 points).
(Refer to the income guidelines on page 3.)
- (2) A project that reduces or eliminates detrimental conditions which have created health and safety hazards (2 points).
- (3) A project that:
 - a) is coordinated with other CDBG activities (1 point), or
 - b) is part of a concentrated set of physical development and human service activities carrying out an adopted plan or program to revitalize an area of the community (adopted by motion, ordinance, or as Local CDBG Program Policies) (2 points).
- (4) A project that directly supports deconcentration of low and moderate income housing (1 point).

PUBLIC SERVICE FUNDING

Federal regulations limit the amount of CDBG funds which may be allocated to public service projects (human services) to fifteen percent (15%) of the annual CDBG entitlement grant. Based on the estimated 1985 King County Consortium CDBG entitlement, a total of \$768,600 will be available for public service projects Consortiumwide. Public service funds will be distributed among Consortium partners as described below:

- o Fifteen percent (15%) of the total of King County's Population and Needs funds, or \$485,291 will be reserved for projects serving the unincorporated areas of King County.
- o The balance, or \$283,309, will be allocated among cities by the JPC in advance of the October application deadline.

The allocation of public service dollars to cities by the JPC will be based on the following guidelines:

- (1) Cities and towns unable to fund physical development or improvement projects because they do not have geographic concentrations of low and moderate income persons, will receive first priority for allocating their Population funds to eligible public service projects, provided the 1985 allocation does not exceed the city's 1984 public services allocation.
- (2) A high need for public services in predominantly low income small towns which receive less than \$15,000 in Pop funds and therefore are eligible to use up to \$15,000 in Needs funds for public services;
- (3) Continuation of Cities Needs funds to support the Multi Cities Health Care Program provided by the King County Department of Public Health;
- (4) The balance of funds within the public service limit will be distributed among cities who request to use their Population funds for public service activities. Each city will receive a pro rata share of the cities public services funds based on the ratio of the number of low and moderate income persons within the city's boundaries, to the total number of low and moderate income persons in all cities requesting these funds.

Cities that received a 1984 public services allocation above their fair share based on their proportion of low and moderate income residents may receive a slight reduction in their 1985 public services allocation. Cities that received less in 1984 than their fair share based upon their proportion of low and moderate income residents will receive a slight increase in their 1985 public services allocation.

Cities will be notified in July, 1984 of the total of cities public services dollars available. They will need to submit letters of intent indicating they plan to use their share of public services funds. Letters of intent are due at H&CD on August 1, 1984. This will allow H&CD to compute the allocated amount for each city prior to development of local programs and submittal of applications. This will ensure that each city will know in advance the amount of public service dollars they may allocate.

PLANNING/ADMINISTRATION FUNDING

A change in the Federal regulations in late 1983 now limits planning/administration activities -- including administration of the entire King County CDBG Consortium Program -- to twenty percent (20%) of the annual grant amount. Previous regulations allowed the twenty percent lid to be applied to the total amount of CDBG funds available, which included recaptured and reprogrammed funds. The stricter regulation has resulted in the need to develop allocation policies for planning/administration funds.

Following is a description of the process that will be used to allocate CDBG funds for planning/administration activities for the 1985 CDBG program year. The process recognizes:

- (1) the need to first provide funding for H&CD administration and planning for the Consortium's CDBG Program,
- (2) the need for planning efforts in Consortium Cities to ensure successful local CDBG programs, and
- (3) the need for use of CDBG funds for planning in small towns below 5,000 in population or in cities and towns unable to fund physical development or improvement projects because they do not have geographic concentrations of low income persons.

Eighteen percent (18%) of the total Cities Population funds, or an estimated \$116,404, will be available to Consortium Cities for planning/administration activities. Cities will be notified in July, 1984 of the total of the final cities planning/administration dollars available. They will need to submit letters of intent to H&CD to use eighteen percent (18%) of their Population funds for planning/administration activities by August 1, 1984 and indicate if they would allocate more funds to planning/administration activities if funds were available.

An estimated \$24,000 - \$33,000 in funds will likely be available for planning/administration activities because some cities do not use CDBG funds for planning/administration. These funds will be distributed among those cities whose letter of intent had indicated a need for planning/administration funds beyond the fifteen percent of their Population funds, based on the following priorities:

- (1) First priority will be given to CDBG administration projects in cities which are experiencing a significant cutback from 1984 in their 1985 allocation for planning/administration;
- (2) Second priority will be given to cities with populations below 5,000;
- (3) Last priority will be given to planning activities in cities unable to fund eligible physical development projects.

JPC ADOPTED ADMINISTRATIVE POLICIES

The following policies apply to the administration of CDBG funded projects:

- o CDBG funds allocated for planning studies but unspent 18 months after the start of the project will be recaptured. Exceptions may be made by the JPC for those planning studies awaiting final legislative action for final publication.
- o All unspent public service funds for continuing projects will be recaptured at the end of each program year, except that Consortium partners may choose to extend them with their own Population funds.
- o Needs funds and Joint funds may not be used for costs that exceed the original total project cost estimates. A jurisdiction may choose to use their Population funds for these cost overruns.
- o The status of Needs and Joint projects will be reviewed by the JPC six months after the beginning of the program year. Projects not yet begun may be reevaluated by the JPC for possible reduction or cancellation. Such determination will be made in the form of a recommendation to the King County Council in keeping with the Consortium's Interlocal Cooperation Agreement. Any funds resulting from such Council action will revert to the fund from which they originated.
- o When a project is funded from more than one CDBG fund category, the grant recipient must expend Population funds first, Joint funds second, and Needs funds last. At the conclusion of a project, if funds remain unexpended, these funds shall revert to the CDBG fund category from which the funds originated. Recaptured Needs funds, regardless of whether County or Cities Need in origin, will be divided between the Consortium cities and King County according to low and moderate income population (about 26% for the cities and towns, and 74% for King County).
- o Population funds not allocated to an eligible CDBG project by the end of October of the program year, the date on which Cities applications for the following program year funds are due, will be recaptured and distributed among Consortium partners who have allocated all their Population funds. Recaptured Cities Population funds will be redistributed as Needs funds for competition between Consortium Cities.
- o Cities and towns unable to fund physical development or improvement projects, because they do not have geographic concentrations of low and moderate income persons, may apply for Cities Needs Funds for housing repair programs without affecting their first priority status for allocation of public service funds.

REQUIREMENTS AND REVIEW GUIDELINES FOR PROPOSALS

CDBG PROPOSAL REQUIREMENTS

This section includes requirements and review guidelines that will apply to all Consortium CDBG proposals requesting funding. In addition to these general policies, Fund Allocation Policies listed in Section II of the Plan and Local Program Policies in Section IV of the Plan apply to individual project proposals. The following requirements and review guidelines incorporate policies previously adopted by the Joint Policy Committee and the King County Council for administration of the CDBG Program.

Proposals must meet the following requirements in order to be accepted for CDBG funding consideration.

POLICY 1: PROPOSED PROJECTS MUST BE CONSISTENT WITH LOCALLY ADOPTED POLICIES, PLANS, AND STANDARDS.

Applicants should contact the jurisdiction in which the proposed project would be located to make sure the project would be consistent with local comprehensive land use and community development plans.

POLICY 2: PROJECT PROPOSALS SUBMITTED BY APPLICANTS OTHER THAN THE IMPLEMENTING AGENCY MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE IMPLEMENTING AGENCY PRIOR TO SUBMITTAL.

All CDBG projects located on publicly owned property will be implemented by the public agency responsible for the property.

Except in unusual circumstances, County road and walkway projects will be implemented by the King County Department of Public Works; park, recreation, and open space projects will be implemented by the King County Parks Division; and water and sewer projects will be implemented by public utility districts. A list of agencies who will provide pre-submittal reviews for County projects is included as an appendix to King County's 1985 Program Policies.

Consortium cities will review and approved all projects proposed by non-city agencies prior to submitting them to King County for funding approval.

POLICY 3: PRIVATE AGENCIES PROPOSING TO CONSTRUCT OR REHABILITATE PRIVATELY OWNED FACILITIES MUST BE WILLING TO ESTABLISH A LEGALLY BINDING PUBLIC INTEREST IN THE FACILITY FOR A PERIOD OF TIME COMMENSURATE WITH THE FUNDING LEVEL.

A public interest will be required for seven (7) years on CDBG assisted minor rehabilitation projects, fifteen (15) years on substantial rehabilitation projects, and twenty-five (25) years on acquisition or new construction.

Normally the public interest is secured through a leasehold agreement which is recorded as a real estate document. The agreement makes sure that the facility is used for the purposes intended for a specified period of time, so that the public derives a benefit from the use of public funds on a privately owned facility. The agreement requires the facility to be open to the general public and prohibits discrimination in use of the facility or the provision of services from the facility.

In order for the leasehold to be effective, the agency will have to hold fee simple title to the real property on which the facility is to be built or rehabilitated, or be in control of the real property through a lease arrangement with a term that is at a minimum the duration of the public interest requirement.

POLICY 4: PROJECT PROPOSALS MUST INCLUDE DOCUMENTATION THAT REQUIRED MATCHING FUNDS ARE COMMITTED AND WILL BE AVAILABLE TO THE PROJECT.

CDBG funding for the following types of projects will be limited to a maximum of fifty percent (50%) of the total project cost:

WATER SYSTEMS (including storage)
SANITARY SEWERS
DRAINAGE
FIRE PROTECTION

The design phase of water or sewer projects will be waived from matching requirements if the applicant can provide documentation that the conditions the project would address pose a serious threat to the health or safety of a predominantly low and moderate income area.

POLICY 5: CDBG FUNDS MAY NOT BE USED FOR PUBLIC IMPROVEMENT PROJECTS WHERE A PORTION OF THE PROJECT IS TO BE FINANCED BY ASSESSMENTS TO AREA PROPERTY OWNERS, UNLESS THE PROJECT IS STRUCTURED SUCH THAT CDBG FUNDS ARE USED TO PAY THE ASSESSMENTS ON BEHALF OF ALL AFFECTED LOW AND MODERATE INCOME PROPERTY OWNERS.

Applicants will need to conduct an income survey to identify the number of low and moderate income property owners within the proposed local improvement district area in order to determine if the project is feasible given matching requirements, assessment restrictions, and projected assessments.

POLICY 6: PROPOSALS FOR MULTI-YEAR PROJECTS MUST INCLUDE A DESCRIPTION OF AND COST ESTIMATE FOR ALL PROJECT PHASES AT TIME OF APPLICATION FOR THE FIRST PHASE OF THE PROJECT.

A multi-year project is a set of activities which takes place at a single project site over more than one program year as a pre-planned phased project.

CDBG PROPOSAL REVIEW GUIDELINES

In addition to CDBG Proposal Requirements and Local Program Policies, requests for CDBG funding will be reviewed by H&CD and the JPC in relationship to the following guidelines.

Positive Review Factors

- o Preference will be given to projects using a variety of public and private funding sources; applicants are especially encouraged to leverage private funds or contributions.
- o Proposals which reuse existing resources to bring down the cost of the project will be given special consideration.
- o Proposals which benefit significant numbers of low and moderate income persons for a reasonable cost per person are encouraged.
- o Proposals which respond to a documented community need and do not duplicate existing services will be favored.
- o Preference will be given to projects which are coordinated with other CDBG assisted activities, result in coordination of CDBG assisted physical improvements, or provide physical improvements to aid in the delivery of public services.
- o Proposals for community facilities which include long-term self sufficiency plans showing how operation and maintenance costs will be paid for without continued CDBG support will be favored.
- o Applicants are encouraged to develop proposals which preserve an historically significant structure while accomplishing other community development objectives.
- o Special consideration will be given to projects which address problems creating health and safety hazards for low and moderate income persons.
- o Applicants are encouraged to phase large projects over more than one program year, limiting annual requests to a set of activities which can be accomplished within the program year.

Negative Review Factors

- o Proposals where the cost of administration is high in relation to the service or benefit provided will receive unfavorable reviews.
- o Projects that would create long-term public maintenance responsibility or other public financial obligations without adequate resources committed to operations and/or maintenance are discouraged.
- o Projects for which other funding sources are available but have not been applied for will generally not be considered.

- o CDBG proposals should not encourage or support development of new neighborhoods, unless the applicant can show that the development will benefit low and moderate income persons, such as the development of assisted housing.
- o Previously funded agencies which did not meet contractual obligations or projects for which the need is no longer apparent will not be favorably considered.
- o CDBG proposals should not include activities that would cause displacement, especially of low and moderate income persons.

DISPLACEMENT POLICY

Introduction

The 1983 Amendments to the Housing and Community Development Act require CDBG Entitlement grantees to adopt a plan to minimize displacement of low and moderate income persons caused by CDBG activities and to assist displacees if displacement is unavoidable. This new Federal requirement results from situations in other parts of the country where the cumulative effect of CDBG improvements has generated private market activity. Rents have gone up and older houses and businesses have been demolished to make room for new high-rent buildings. In these situations the improvement of low and moderate income areas has actually resulted in displacing the low and moderate income residents rather than benefitting them.

Displacement has not been a problem in the King County Block Grant Consortium. King County's past policy has been to give priority to projects which do not cause permanent displacement. Only nine permanent relocations have occurred as a result of CDBG activities since 1975 in approximately 900 projects funded. Because King County has an adequate supply of vacant land for new development, little demolition is occurring. CDBG investment has improved neighborhoods, but the 1970-1980 Census data does not show dramatic changes in the relative incomes of neighborhood residents.

Plan to Minimize Displacement

King County will give priority for CDBG funds to projects which:

- o use vacant buildings on properties;
- o do not demolish buildings currently housing low and moderate income tenants;
- o require no relocation or only temporary relocation;
- o use properties being voluntarily sold by the owner occupant so relocation is not the direct result of the project;
- o will not cause increases in neighborhood rents as a result of cumulative impacts of CDBG investment in the neighborhood.

Projects which include displacement will compete less favorably with projects which accomplish the same purpose without displacement.

Plan to Assist Displacees

For projects where displacement is unavoidable, King County will require project grantees to follow the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 guidelines for financial and relocation assistance. Potential relocatees are entitled to benefits if they occupied the property when it was identified for CDBG funding by legislative action of one of the Consortium partners, or 90 days prior to initiation of negotiations to acquire the property, whichever is earlier.

Displacement benefits outlined in more detail in HUD Handbook 1376.1, may include:

Residential

- o Tenants - up to \$4,000 housing cost supplement plus moving costs up to \$500 and help finding other affordable housing;
- o Owners - involuntarily displaced, up to \$15,000 new mortgage supplement plus moving costs up to \$500.

Non-Residential

- o Business or operating farm - between \$2,500 and \$10,000 moving and loss of business cost;
- o Non-profit agency - \$2,500 moving and loss of business cost.

CDBG applications for projects where relocation will occur must include a budget covering the maximum benefits to relocatees and the realistic staff and operating costs associated with helping relocatees move.

KING COUNTY 1985 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM POLICIES

INTRODUCTION

The highest priority of King County's Community Development Block Grant (CDBG) Program is to improve living conditions for low and moderate income persons, particularly in areas which have a majority of such persons. These policies are intended to provide guidance to applicants for unincorporated King County's share of the Consortium's CDBG funds. The policies address both (1) needs which are Countywide or regional in scope and (2) varying needs within Community Development Areas -- geographic areas having concentrations of low and moderate income persons.

In 1983, the King County Executive and Council approved funding for a consultant survey of CDBG needs in unincorporated King County. The consultant, with the assistance of an interdepartmental committee representative of various King County agencies, has: (1) analyzed 1980 Census data to identify Community Development Areas (CDAs), (2) identified and analyzed past improvement efforts in the CDAs, (3) identified gaps and needs in services and facilities, and (4) assessed the need for Countywide or regional programs and facilities serving low and moderate income populations. The outcome of the consultant survey is a set of specific King County program policies organized by region and within region by CDA.

The analysis of needs show that certain Community Development Areas have a multiplicity of needs while others have fewer needs. The CDAs have been classified into primary and secondary priority categories. The CDAs classified as primary are either:

- 1) An area with a large low and moderate income population (more than 6,000 low income persons), or
- 2) A service center area to a large number of dispersed low and moderate income persons (particularly small rural towns and environs).

Preference in reviewing applications will be given to funding activities in primary CDAs over activities in secondary CDAs. See Table 1 on page 33 for the designation of CDAs. A King County map displaying the Community Development Areas follows the table.

The King County Program Policies will be used in conjunction with the Regional Earmarks of King County CDBG funds -- see page 19, Section II of the Policy Plan -- to select projects for 1985 Executive Proposed funding recommendations. The King County Program Policies described on the following pages are organized by region and by CDA within region and describe encouraged activities and activities which will be considered for CDBG funding for these areas. Categories of activities are described in descending order of funding priority at all levels -- Countywide, regionwide, and CDA.

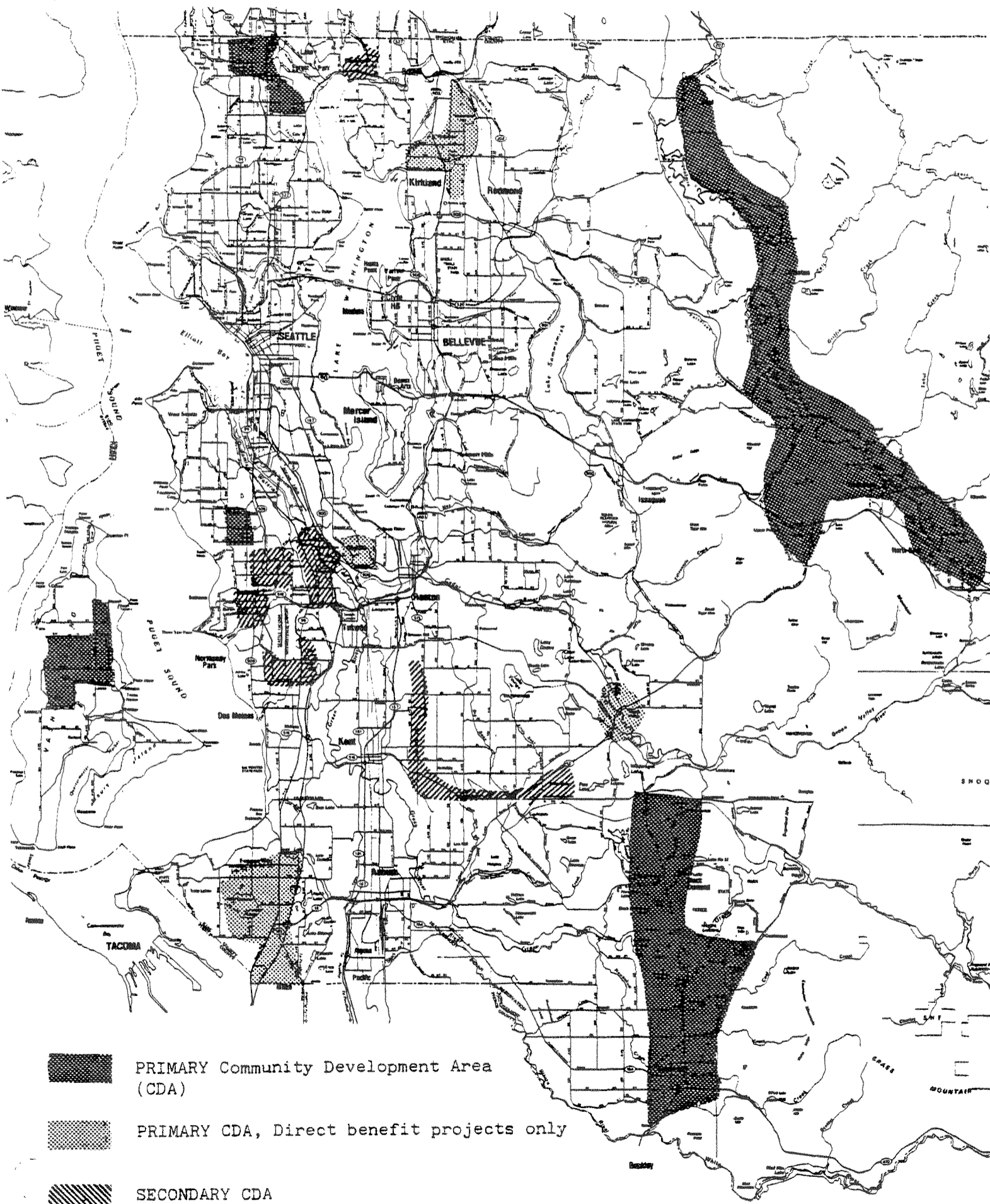
In addition to the policies described on the following pages, all proposals will be reviewed against the Consortium's Requirements and Review Guidelines for Proposals in Section 3 of the CDBG Consortium Policy Plan to determine project feasibility and effectiveness.


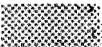

CDBG funds are limited and must address a variety of needs throughout the large geographic area of King County. CDBG funds are intended to provide only partial funding for facilities and physical improvements. Generally, facilities and physical improvements serving individual Community Development Areas will not be funded above \$100,000. Only facilities and physical improvements serving regionwide or Countywide needs will be considered for funding at amounts above \$100,000. Public service projects will be considered for funding at levels consistent with a reasonable cost for providing the service to the number of persons benefitting/needing the proposed service.

TABLE 1: PRIMARY AND SECONDARY
CDAs BY REGION

REGION	PRIMARY CDAs		SECONDARY CDAs
	Area Benefit and Direct Benefit Projects ^{1/}	Direct Benefit Projects Only ^{2/}	Area Benefit and Direct Benefit Projects ^{1/}
NORTH AND EAST	Shoreline Snoqualmie	Eastside	Kenmore
SOUTHEAST	Black Diamond/Enumclaw	Maple Valley	Benson Highway/Timberlane/ Southeast Kent ³
SOUTHWEST	Vashon White Center	Federal Way Skyway	Burien Allentown Airport Riverton/Riverton Heights

- 1/ In these CDAs certain Census Block Groups are principally low and moderate income and area benefit projects (facilities and capital projects) will generally be eligible in these Block Groups.
- 2/ In these CDAs only direct benefit projects are eligible, such as housing repair, public services and services facilities where service to income eligible clients can be documented.
- 3/ In these CDAs only ~~small scale area benefit projects which principally serve low income housing developments~~ may qualify for CDBG assistance if surveys or documentation show eligibility.



-  PRIMARY Community Development Area (CDA)
-  PRIMARY CDA, Direct benefit projects only
-  SECONDARY CDA

COUNTYWIDE REGION

Background and Assessment of Needs

The consultant survey of community development needs found that of the 538,608 persons in unincorporated King County, that about 180,000 persons have low and moderate incomes. There are sixteen Community Development Areas (CDAs) having concentrations of low and moderate income persons. These areas include less than 25% of King County's low and moderate income population. For each of the CDAs, the Housing and Community Development Division and the consultant studied 1980 Census data and socioeconomic factors, including the number of low/moderate income population, age of housing, housing condition, percentage of single parents, percentage of youth, percentage of elderly, percentage of people working in/out of the area, growth 1970-1980 and percentage of non-white population.

The vast majority of low and moderate income persons are dispersed throughout all parts of King County in pockets of poverty too small to be eligible in the CDBG block group Census data. The dispersed pattern of low and moderate income persons in King County is due to its varied topography and development patterns. For example, many scattered, small suburban subdivisions were developed hastily to provide inexpensive housing for families. Such inexpensive housing has in many places become the deteriorated housing that signals bigger problems in the area, such as the need for public (human) services. Low income persons also reside in the older, once rural communities which have now been surrounded by new development. A 1981 survey of housing conditions conducted by King County's Housing and Community Development Division shows that 82,586 units, or 31.9% of the total number of housing units in the King County CDBG Consortium need either minor or major repairs. The survey also showed a geographic dispersal of poor housing conditions. Another factor contributing to the dispersed pattern of low and moderate income households is the successful policy of King County since 1975 to locate federally assisted, newly constructed housing in small developments throughout all areas of King County where little assisted housing previously existed.

Because of the dispersed pattern of low and moderate income households in King County, in addition to making improvements to Community Development Areas, King County's CDBG Program must address Countywide and regional needs for services and programs serving low and moderate income persons. The survey of needs in Community Development Areas showed certain recurrent needs of low and moderate income persons regardless of location. These needs also can best be served by Countywide or regional programs. Countywide or regionwide strategies are needed to serve needs of low and moderate income persons for public (human) services including community facilities housing public services, housing rehabilitation, special housing -- such as emergency housing and handicapped housing -- and to provide affordable housing opportunities in areas where growth and urban density development are encouraged.

The following Countywide policies address priority needs across the County that are common needs for more than one or all regions. The descriptions of the CDAs discuss the County policies as they specifically relate to the background, socio-economic data and needs assessment for each CDA within each region.

Countywide Policies

Housing

Housing programs are encouraged to: (1) meet the most pressing needs of low and moderate income households, (2) keep the housing stock repaired, thus avoiding the larger costs of deferred maintenance and, (3) promote a good income mix of households and ensure healthy, vital communities throughout unincorporated King County.

Policy 1: Proposals for acquisition and/or rehabilitation of housing to develop additional facilities to serve special shelter needs of low and moderate income persons will be encouraged, including temporary shelters for youth and cluster living for mentally or physically disabled persons. Operating agencies must have adequate funds committed for program operation. Proposers are encouraged where feasible to have units developed and managed by a housing authority. When proposals to rehabilitate housing for a special housing purpose are located within a CDA, the proposer must commit to measures to be taken to minimize any adverse effects on the neighborhood.

Policy 2: Housing repair, rehabilitation and weatherization programs serving a range of low and moderate income homeowners and renters will be continued Countywide.

Policy 3: Proposals demonstrating affordable housing opportunities for low and moderate income families in areas encouraged for growth and urban densities development will be encouraged using land acquisition, site improvements, or other eligible CDBG activities in support of housing.

Public Services (Human Services)

Under new Federal regulations, the King County CDBG Consortium is limited to spending 15% of its entitlement grant for public services. King County's share of public services funds for the 1985 Program Year is estimated at \$489,973. Needs for public services will vary from region to region due to the variations in population characteristics of regions. CDBG funds will be used to the extent possible to first cover gaps in public services for low and moderate income persons in certain regions. This will ensure an equitable delivery of these services to low and moderate income persons regardless of where they reside.

Policy priorities for public services have been developed to:

- (1) complement the policies for community facilities which are established in this Plan to ensure operating funds are available for facilities assisted with CDBG funds,
- (2) support those health care facilities operated by or on behalf of the County's Department of Public Health which serve residents in Community Development Areas, and
- (3) support other services for high concentrations of low income populations in Federally subsidized housing, including refugee populations.

The effect of these policies jointly will be to maximize benefits through facilities and services to concentrations of low income persons in Community Development Areas as well as elsewhere in the County.

Policy 1: Use of public service funds for the provision of the following types of services on a regionwide or larger service area for critical human service needs will be in the following order of priority:

(1) Health Care - CDBG funds will be encouraged to support, for an additional year, the current primary care and preventive care services provided by or on behalf of the County's Department of Public Health to low income County residents. In order to maximize the use of CDBG funds, preference should be given to using CDBG funds to serve populations not covered by other sources of health coverage, such as workmen's compensation, Medicaid/Medicare, and other sources of insurance.

Continued assistance to other health care providers currently assisted with CDBG funds will also be considered.

No other specific recommendations for health services are included as policies pending completion of the Health Policy Plan currently being developed by the Seattle/King County Department of Public Health.

(2) Emergency Housing operating funds will be encouraged to support existing CDBG assisted emergency housing facilities or to provide operating funds for agencies to temporarily expand the supply of emergency housing, such as renting motel rooms.

(3) Emergency Services, such as clothing, food, and crisis counseling, for residents in areas having a concentration of low and moderate income persons, including refugees, will be continued.

(4) Refugee Assistance, including but not limited to employment counseling and training, will be considered.

Specific gaps in services are identified by region and will be considered in applying the above priorities to ensure a balanced delivery of services Countywide to low and moderate income persons.

Policy 2: Use of CDBG public service funds will be considered as funds allow to alleviate local gaps in the provision of the following critical human services in regions or the Community Development Areas in the order of priority as shown. Specific gaps in services are identified under each applicable region or CDA.

- (1) Youth crisis services will be considered.
- (2) Domestic abuse services, including but not limited to safe homes programs, will be considered.
- (3) Child day care services will be considered.

Policy 3: Preference within the priorities above will be given to public service projects which are linked to CDBG assisted facilities and Federally assisted housing.

Community Facilities

Multi-region or Countywide community facilities providing public services to principally low and moderate income persons can be constructed, acquired, rehabilitated, or expanded with CDBG assistance. Facilities which are designed to house or coordinate critically needed public services as described above are encouraged. CDBG funds are intended to only provide partial funding for facilities or to assist in the expansion of facilities.

Policy 1: Preference will be given to supporting community facilities serving both a regionwide need as well as serving residents of Community Development Areas where in comparison to other areas of the County:

- a) facilities are inadequate;
- b) there is a high concentration of a low and moderate income group to be served (such as youth, special population, or elderly); and
- c) the agency is delivering a program receiving ongoing operating funds from King County or United Way to support the new or expanded community facility.

Policy 2: Multi-region or Countywide community facilities will be considered in the following order of priority:

- (1) Multi-purpose community centers housing a variety of agencies;
- (2) Youth crisis service facilities.

Economic Development

Many of the projects currently funded by the CDBG Program do create jobs, revitalize neighborhood business districts, and serve as a catalyst for economic development in communities. This year's plan to focus CDBG funds on strategic projects in CDAs may have a greater economic impact on the revitalization of these communities. In addition to these efforts, CDBG funds can be used to assist private economic development activities. Proposals for private economic development activities assisted with CDBG funds must be designed to alleviate physical and economic distress by directly expanding economic and employment opportunities for low and moderate income persons. Federal programs of the Department of Labor, Small Business Administration, and Farmers Home Administration provide more general assistance to expanding or redeveloping businesses.

Policy 1: CDBG funds for technical assistance for implementing private economic development projects will be considered.

Policy 2: CDBG assistance for acquisition, construction or reconstruction of commercial or industrial buildings for private economic development projects to create or retain long-term employment opportunities for low and moderate income persons will be considered, provided that:

- a) CDBG funds will be limited to a maximum of fifty percent (50%) of the total project cost; and
- b) Preference will be given to projects using the least amount of CDBG assistance to leverage the most amount of other funds; and
- c) Preference will be given to economic development projects located in CDAs.

Historic Preservation

Historic Preservation projects are intended to encourage rehabilitation of public or private buildings, sites and areas that depict the development of King County and to provide usable community facilities and housing for low and moderate income persons. Historic properties are those sites or buildings that are listed or eligible to be listed in the National Register of Historic Places or in State or local inventories of historic places. A building should be at least 40 years of age, and possess integrity of design, setting, materials, and workmanship. CDBG funds may be used for the exterior rehabilitation of publicly or privately owned historic properties. Interior rehabilitation and adaptive reuse of historic properties is eligible only if more than 50% of the users are low to moderate income. Acquisition of historic properties is eligible only if used as a public facility benefitting more than 50% low and moderate income persons. The criteria for evaluating the historic significance of a building or site is described in King County's Historic Preservation Ordinance No. 2991, adopted in 1976 and Ordinance 4828 adopted in 1980.

Policy 1: Funding a special allocation of funds for the Historic Preservation Office to support historic preservation efforts Countywide will be continued.

Policy 2: Historic preservation efforts will be coordinated with other CDBG activities, such as housing, service facilities and economic redevelopment, in Community Development Areas whenever possible and appropriate.

NORTH AND EAST REGION

REGIONWIDE AREA

Background and Assessment of Needs

Certain needs for community facilities and services in the CDAs in this region can best be served by regional facilities and services for low and moderate income persons. The assessment of needs in this region is discussed under each CDA in this region. In addition to serving the concentrated low and moderate income population in CDAs, regional facilities and services would also serve low and moderate income persons dispersed throughout the region.

Policies

Policy 1: A temporary housing shelter for youth will be encouraged to serve the Eastside and Snoqualmie Valley areas.

Policy 2: Refugee assistance programs serving the Eastside area will be encouraged.

Policy 3: A shelter or safe home programs for victims of domestic abuse will be encouraged to serve the Shoreline area and parts of Northshore.

SHORELINE COMMUNITY DEVELOPMENT AREA (PRIMARY CDA)

Background

This area north of Seattle includes parts of Richmond Highlands, North City, Ballinger and Briarcrest-Fircrest neighborhoods. It has developed into a full urban area with residential and business districts. The residential parts range from portions built in the 1940s and 1950s with a relatively high percentage of elderly residents to newer portions built in the 1970s with younger families and residents.

The Shoreline CDA has assisted housing in four locations (three for the elderly and one for families). There are several specialized institutions such as the United Cerebral Palsy Center and the Fircrest School for the Developmentally Disabled. In the past five years, 19 King County funded capital improvement projects have been undertaken at a cost of \$2,955,000. These included four street improvement projects, six pedestrian access improvements, three drainage projects, four park projects, one lighting project and one housing project.

The socio-economic information for each of the subareas indicates that the Briarcrest-Fircrest and North City East subareas have a relatively large number of low to moderate income people. Ballinger and North City have a relatively high percent of young people while Richmond Highlands and North City East have a high percentage of elderly people.

Assessment of Needs

Neighborhood recreation needs are adequately served throughout the area. Health care needs are adequately served from the North District Services Center of the Health Department in North Seattle. Services for elderly and youth are provided by Shoreline Senior Center, the Center for Human Services, and the Northwest Youth Service Bureau. Day care and pre-school programs are needed for youth in assisted housing projects and low and moderate income neighborhoods of North City and Ballinger. Shelters and safe home programs for victims of domestic abuse have been identified as a need in this area. Much of the housing stock is of post-World War II poor construction, and rehabilitation of owner-occupied housing continues to be needed. Localized as well as basinwide drainage problems exist throughout much of the area.

Pedestrian access improvements identified in the North City Business District Development Guide to revitalize the district have not been completed. Pedestrian access improvements to schools in the North City area continue to be needed.

SNOQUALMIE VALLEY COMMUNITY DEVELOPMENT AREA (PRIMARY CDA)

Background

This area includes Duvall, Carnation, Preston, Upper Preston, Snoqualmie, North Bend, and Fall City. These communities are included in the Snoqualmie Valley Plan which will be completed by the King County Planning Division in June, 1986.

The Valley has four publicly assisted housing projects built and operated by private developers. One project for the handicapped is in Duvall; the other three, a family and two elderly projects, are in North Bend. The Housing Authority of King County operates a family project in Snoqualmie.

For the last five year period, \$5,749,154 has been spent on King County funded public capital improvements. Much of this has been on parks or park related areas where 23 projects have been financed. There were four road projects, two water system improvements, two drainage improvements, two sidewalk projects, and four projects to improve facilities.

The socio-economic data for the area shows that the Valley has a small number of low to moderate income people. The area experienced moderate growth between 1970 and 1980. The percentage of the population which is elderly is moderate. Throughout the Valley the percentage of children is high, but the proportion of single parents and nonwhites is low. All localities have few renters compared with other communities except Fall City and North Bend which have a medium percentage. Housing age is old and condition is poor in most areas. North Bend has newer housing than other communities in the Valley. The Towns of Snoqualmie, North Bend, and Carnation had a moderate percentage of residents moving in between 1975 and 1980. The remaining communities had a more stable population.

Assessment of Needs

The moderate number of senior citizens in Snoqualmie Valley are well served by senior centers and services at Carnation Multi-Age Center and North Bend Mt. Si Senior Center. Geriatric and preventive care health services are provided through the two senior centers and area schools, and a newly formed public health district hospital. Although many park improvements have been made in the Snoqualmie Valley, recreation needs of the high youth population of this area have not been adequately met. Other types of youth services -- such as counselling and employment training -- are also needed. Service programs for counselling victims of domestic abuse are needed in this area. Rehabilitation of owner-occupied housing continues to be needed. Housing for special populations, such as the developmentally disabled, is needed in these communities. King County has prepared a Business District Guide for Fall City identifying physical improvements. The Office of Historic Preservation has identified Fall City as having significant structures worthy of restoration and historic preservation, both in the business district and residential areas. The cities of Carnation, Duvall, and Snoqualmie also possess commercial corridors worthy of economic redevelopment incorporating historic preservation efforts.

EASTSIDE COMMUNITY DEVELOPMENT AREA (DIRECT SERVICES ONLY)

Background

This Community Development Area includes Juanita, Kingsgate, and Rosehill. These areas are situated to the north of or between the cities of Kirkland and Redmond. According to the 1980 Census data, the community does not have at least 50% of its population with low and moderate incomes; therefore, it is not eligible for CDBG funding for capital improvements. Public services and service facilities are eligible in this area if the people they serve are CDBG income eligible. The area has a few older, large subsidized housing projects and several dispersed small-scale newer assisted housing projects.

The socio-economic data shows this area to be a growing suburban area with moderate conditions. The Kingsgate area has a high number of youth and renters. Housing is in good condition, although in Rosehill some of the housing is older.

Assessment of Needs

The low and moderate income residents of this area are served by programs and facilities in Bellevue, Kirkland, and Redmond -- including the Eastside Services Center of the Health Department in Bellevue, Eastside Youth Services Bureau facilities in Bellevue and Rosehill, and the Bellevue Senior Center, Kirkland Senior Center, and Redmond Service Center. The Eastside has a high percentage of the Asian refugee population which has settled in the Puget Sound area. This population has a continuing need for specialized services. Temporary housing shelters for youth are needed to serve this area.

KENMORE COMMUNITY DEVELOPMENT AREA (SECONDARY CDA)

Background

This area is located at the north end of Lake Washington between Shoreline and Bothell. The area is a low density urban area with a large percentage of elderly residents and homeowners, but few children or single parent families. At its core is a major business district serving the Kenmore area and parts of Snohomish County just above the King County boundary. The Kenmore CDA has three assisted housing projects all for the elderly. It receives community services including geriatric health care from the Northshore Senior Center at Bothell Landing and transportation services from the North/East King County Multi-Service Center.

Over the past five years, Kenmore has received \$3,757,745 from King County in eleven capital improvement projects. These include four park projects, one drainage project, four facility improvements, and two street widening and improvement projects.

The socio-economic data shows that this area has a small number of low-moderate income people when compared with other CDAs. Growth has been moderately high, but the number of people in the area who have moved in the last five years is only moderate. The condition and age of the housing stock is also moderate. The number of young people and single parent families is low, but the percentage of elderly is high, due in part to the three assisted housing projects for the elderly.

Assessment of Needs

Neighborhood recreation needs are served by regional parks in the area. Human service needs of residents in this area are met in nearby Bothell. Geriatric health services are provided at the Northshore Senior Center. Transportation services to service facilities in Bothell are provided by METRO and a van service program of the North/East King County Multi-Service Center. Better pedestrian access improvements are needed throughout the Kenmore business district to serve surrounding low income residents.

SOUTHEAST REGION

REGIONWIDE AREA

Background and Assessment of Needs

Certain needs for community facilities and services in the CDAs in this region can best be served by regional facilities and services for low and moderate income persons. The assessment of needs is discussed under each CDA in this region. In addition to serving the concentrated low and moderate population in CDAs, regional facilities and services would also serve low and moderate income persons dispersed throughout the region.

Policies

Policy 1: Continued start-up assistance to primary health care community health clinics will be considered.

Policy 2: Facility rehabilitation or additional facilities for child day care and early year child programs to serve single parent families in assisted housing and elsewhere throughout the region will be considered. Limited operating funds for child day care and early year child programs will also be considered.

BLACK DIAMOND/ENUMCLAW COMMUNITY DEVELOPMENT AREA (PRIMARY CDA)

Background

This area contains the Town of Black Diamond, the City of Enumclaw, and rural areas around these communities.

There are three assisted housing developments within or near Enumclaw. There is one elderly project in Enumclaw. Two projects are just south of the city limits, one for elderly and the other for families.

King County capital improvement projects in the area have totaled \$1,552,701 in the last five years. Two park renovation projects have occurred in Ravensdale. A road relocation has been completed north of Black Diamond. A waste water system has been constructed for the City of Black Diamond. Enumclaw has received a park improvement; street, sidewalk and sewer projects; and improvements in two community facilities.

The stock of architecturally significant buildings in this area has not yet been inventoried, although Enumclaw is being considered for selection as a national Main Street Town.

The socio-economic indicators show differences between the Black Diamond and Enumclaw communities. Black Diamond's population has a high proportion of youth while Enumclaw has a high percentage of elderly. Enumclaw also has an above average proportion of renters while Black Diamond has only a moderate percent. Black Diamond citizens have moved less in the last five years while Enumclaw has seen a higher proportion move. Both communities have grown a moderate amount during the 1970 decade. Neither has more than a small percent of single parents or minorities. While the age of housing in both communities is old, neither has more than a moderate or average amount of housing in poor condition. The Enumclaw CDA has a relatively large number of low to moderate income people while the Black Diamond CDA has few.

Assessment of Needs

The high number of senior citizens in Enumclaw are served by a senior center and health facilities and hospitals located in the city. The need for owner-occupied housing rehabilitation is moderate in both communities. Enumclaw has a high percentage of renter-occupied housing and older housing, but poor housing is moderate in number in comparison to other areas of King County.

Black Diamond, although relatively small in size, is isolated from other communities. No facilities exist to serve the high percentage of youth in the community. A satellite of the Auburn Youth Service Bureau operates part-time in Enumclaw. Geriatric health care services are offered in Black Diamond. Black Diamond has a very active CDBG funded nutrition program for seniors, but no permanent facility exists to serve other needs of seniors. Due to their isolation from the rest of Southeast King County, Black Diamond and Enumclaw do not have services for victims of domestic abuse.

MAPLE VALLEY COMMUNITY DEVELOPMENT AREA (DIRECT SERVICES ONLY)

Background

The small crossroads community of Maple Valley is a service center to a scattered rural, low and moderate income population. Projects can only qualify for CDBG assistance if surveys document that users/beneficiaries of a project are low and moderate income. Maple Valley also has housing in very poor condition and in need of rehabilitation.

Assessment of Needs

Maple Valley has a high concentration of youth needing recreation and other youth services. Rehabilitation of owner-occupied housing continues to be needed. Limited health care services are provided at the Maple Valley Community Center.

TIMBERLANE/BENSON HIGHWAY/SOUTHEAST KENT COMMUNITY DEVELOPMENT AREA (SECONDARY CDA)

Background

These areas together are designated as a Community Development Area because of the concentration of many Federally subsidized housing developments. Nonetheless, these developments are mixed in with higher income subdivisions such that communities do not show up as principally low and moderate in 1980 Census data. Small scale, neighborhood oriented facilities adjacent to low income developments which principally serve these developments may be potentially qualified for CDBG assistance.

This area contains the communities near Benson Road, near the Kent-Kangley highway, the Timberlane-Lake Wilderness area, and a subarea southeast of Kent.

Altogether this area has eleven public assisted housing projects. Private developers have built and operate five facilities for families. The King County Housing Authority has four family projects and two projects for the elderly.

The socio-economic data reflects the presence of large numbers of subsidized housing. The only subarea with a relatively large number of low to moderate income people is Benson Road. The highest growth in population in the 1970s was at Timberlane-Lake Wilderness. While all these areas have high percentages of youth (none have high proportions of elderly), only Kent-Kangley has a high proportion of single parents. From available data and viewing the neighborhoods, it appears that most housing is relatively new and in good condition.

Assessment of Needs

Assisted housing residents are well served by limited health services provided by the Health Department Mobile Health Van at Cascade Homes, Springwood Apartments, and Timberlane. Primary health care clinics are also located in Auburn, Kent and Renton. Pedestrian access improvements are needed to link up assisted housing to services and facilities. The area has a high concentration of youth. Youth service bureaus in Kent and Auburn serve the area. The Housing Authority of King County (HACK), which operates much of the assisted housing in this area, offers its own recreation programs. Nonetheless, there are many privately-owned low income housing developments which have youth needing recreation opportunities. Timberlane has its own community center. The area has a high concentration of single-parent households. Although a Headstart facility is located at HACK's Springwood Apartments, additional day care programs are needed.

SOUTHWEST REGION

REGIONWIDE AREA

Background and Assessment of Needs

Certain needs for community facilities and services in the CDAs in this region can best be served by regional facilities and services for low and moderate income persons. The assessment of needs can be found under each CDA in this region. In addition to serving the concentrated low and moderate income population in CDAs, regional facilities and services would also serve low and moderate income persons dispersed throughout the region.

Policies

- Policy 1: A temporary housing shelter for youth will be encouraged to serve the Southwest Region.
- Policy 2: Expansion and/or relocation of the South King County Activity Center to develop a multi-service center including space for a senior center and Youth Service Bureau will be encouraged.
- Policy 3: Continued assistance to rehabilitate the Sunnydale School, a historically significant structure, will be encouraged. The school houses a number of human service programs serving low and moderate income persons throughout Highline.

VASHON COMMUNITY DEVELOPMENT AREA (PRIMARY CDA)

Background

This area includes roughly the middle third of the island, the business district and the northeastern region of the island. Vashon has four assisted housing projects built and operated by private developers.

For the past five years, Vashon has been the beneficiary of \$1,297,997 in King County capital improvements. This included four park projects, a sidewalk project, one street improvement, a landfill project, one addition to a King County facility and four projects concerned with various community centers.

The socio-economic data show that growth of the population has been moderate during the 1970s. The island has a low proportion of single parent families and nonwhites. The percentage of elderly residents is medium, but there is a high percentage of youth. Housing conditions are average.

Assessment of Needs

Ober Park has been developed to serve the Town of Vashon. Vashon Island residents have formed a park improvement district to build upon and improve the rest of the park system on the island. The community has a Senior Center currently being improved with CDBG funds. Health services are provided by the Vashon-Maury Health Center and limited health services are also provided at the Ober Park Senior Center. A youth service bureau is housed south of the Town in a rehabilitated facility. A number of assisted housing units and public facilities around the Town of Vashon business district need to have improved pedestrian access. Pedestrian access improvements identified in the Vashon Business District Development Guide to revitalize the district have not been completed. Vashon Island has a high percentage of youth needing services, but because of its moderate population size, support for a multi-purpose center housing a variety of activities has not yet proven feasible.

WHITE CENTER COMMUNITY DEVELOPMENT AREA (PRIMARY CDA)

Background

White Center is an established urban community on the southwest border of Seattle. Although it lost one fifth of its population between 1970 and 1980, it has the largest population of low to moderate income people in the CDAs. The White Center area has two major King County Housing Authority family projects --Park Lake Homes One and Two.

In the last five years \$7,038,865 has been spent by King County on capital improvements. There have been nine parks projects, four projects involving traffic signals, six sidewalk or pathways, three street projects, one drainage improvement, and two facility improvement projects.

The socio-economic data show that White Center has a high percentage of children and single parent families. Nonwhites are also a relatively high percent of the population. Both renters and those who have moved between 1975 and 1980 are a high proportion of the populace.

Assessment of Needs

Although much has been done with CDBG funds to improve White Center and provide services in this area which has the highest number of low and moderate income persons in King County, many needs continue to exist. Rehabilitation of owner-occupied housing continues to be needed. Recreation facilities for youth are in high need. Also, pedestrian access improvements are needed for safer travel by youth to the many parks and public facilities in the area. Special services needs of the large number of low income persons in assisted housing, minorities, and refugees continue.

Limited and preventive health care is offered locally at the Southwest District Health Services Center, but for other personal health care White Center residents must use health clinics inside the City of Seattle in Georgetown and High Point. No specific recommendations for health services are included as policies pending completion of the Health Policy Plan currently being developed by the County's Department of Public Health. The completion of the Health Policy Plan will enable health needs identified through the CDBG Policy Plan to be addressed in the context of a comprehensive Health Policy Plan.

The area has a high concentration of single-parent households and young children. Although a Headstart facility is located at HACK's Park Lake Homes, additional day care programs are needed. The area's senior citizens are adequately served by the Highline/White Center Senior Center. The White Center business district has been substantially improved over the last several years. Additional improvements to the business district are of lower priority than other needs in the area.

FEDERAL WAY COMMUNITY DEVELOPMENT AREA (DIRECT SERVICES ONLY)

Background

The Federal Way CDA has a north boundary of S. 320th, an east boundary of Interstate 5, and State Route 161, a south boundary on the Pierce County line, and a west boundary of 21st S.W. Since the larger Federal Way area does not have at least 50% of its population with low and moderate incomes, it is not eligible for CDBG funding for capital improvements. Public services and service facilities are eligible in this area if the people they serve are principally low and moderate income.

South Federal Way has five assisted housing projects. Four are for families; two of these are King County Housing Authority's projects and two are owned by private developers. (One of the latter is a manufactured housing project.) The single project for the elderly is operated by the King County Housing Authority.

Over the last five years the area has received \$3,779,020 in public capital improvements. These include one park project, one drainage improvement, three signal projects, and three street widenings.

The socio-economic data show the area has a large number of low and moderate income people. The area grew at a moderate rate in the 1970s. Both elderly and youth are moderate percentages of the population. There are few single parents, rental units and poor condition housing. The housing is of medium age. The percentage of the residents who have moved since 1975 is high.

A small area, bounded by State Route 99 on the west, S. 304th Street on the north, Interstate 5 on the east, and S. 320th Street on the south, is principally low and moderate income. The area, characterized by a high percentage of renters, but where housing is in good condition, shows a similar need for public services -- particularly for youth -- as does the larger Federal Way CDA. The highest concentration of housing is a large set of apartments at S. 312th and State Route 99. This area has only one assisted elderly housing project located near the western border of the area.

In the first four years of the 1980s and the last year of the 1970s this small area received \$1,938,763 in King County capital improvements. One addition to a facility has been made, three park projects have been done, and two road projects completed, one a traffic signal, the other the widening of S. 312th.

The socio-economic data suggest that the major problems in this area are the high percent of single parents and renters. Except for the relatively new housing in good condition, most other indicators are medium or average. The population has remained almost constant from 1970 to 1980. Commercial development, however, has been rapid in this same decade, primarily in the southern part of the area.

Assessment of Need

The larger Federal Way CDA experienced a major transition in the 1970s into a more cohesive community. Nonetheless, this area has inadequate facilities for the provision of human services. For example, health services must be obtained from the Southwest District Health Services Center in White Center or health clinics in Auburn, Kent, and Renton. No specific recommendations for health services are included as policies pending completion of the Health Policy Plan currently being developed by the County's Department of Public Health. The completion of the Health Policy Plan will enable the health needs identified through the CDBG Policy Plan to be addressed in the context of a comprehensive Health Policy Plan. Federal Way has its own Youth Service Bureau and other services are provided to this area by the South King County Multi-Service Center.

SKYWAY COMMUNITY DEVELOPMENT AREA (DIRECT SERVICES ONLY)

Background

The Skyway CDA sits on a hill on the southeast border of Seattle overlooking Renton. Although Skyway has a large number of low to moderate income people, they are dispersed and do not constitute a majority of residents. Since the Skyway CDA does not have at least 50% of its population with low and moderate incomes, it is not eligible for CDBG funding for capital improvements. Public services and service facilities are eligible in this area if the people they serve are principally low and moderate income.

Within the last five years, this area has received \$919,125 for six public capital improvements: two pedestrian pathways, two drainage projects (one in a park), one sidewalk/landscaping project and two signal and crosswalk projects.

A neighborhood with declining population in the 1970s, it has a moderate number of children or single parent families. One assisted housing project for families managed privately is located in the area. It does have a high percentage of nonwhites and poor housing.

Assessment of Need

Low to moderate income people receive CDBG subsidized services in Seattle for dental work, at the Valley clinic in Renton for personal health and dental care and at the Southwest Offices of the King County Health Department in White Center for preventive and environmental health care.

The Skyway CDA has housing in poor condition and a high concentration of rental housing. Both owner-occupied and rental housing rehabilitation programs are needed in this area. Outside of White Center, Skyway has the highest concentration of minorities. A need for crime prevention programs exists in the neighborhood.

BURIEN COMMUNITY DEVELOPMENT AREA (SECONDARY CDA)

Background

The Burien CDA is just west of Sea-Tac International Airport. The CDA has six assisted housing projects, all for the elderly. Half of the projects are managed by the King County Housing Authority and half the projects are managed by private developers.

For this area \$9,641,088 has been spent by the County over the last five years on public capital improvement projects. These include nine park projects, three traffic signals, six street improvements, two pathways, and two public buildings.

The socio-economic data for the area indicate that the percent of renters is high. Burien has a low percentage of youth and a low percent of nonwhites. The percentage of housing in poor condition is medium.

Assessment of Needs

Needs in Burien are more moderate than in White Center, although Burien has a high concentration of renter households. Age and condition of housing is moderate. The youth and elderly population is moderate in size. The community is stable and many of the needs of its low and moderate income residents are currently being served.

ALLENTOWN, AIRPORT, RIVERTON/RIVERTON HEIGHTS (SECONDARY CDAs)

Background

The Allentown CDA just south of Seattle is a small enclosed community, bordered on the east by railroads, on the south and west by the Duwamish River and on the north by several small hills. The Allentown CDA does not have any assisted housing for either elderly or families.

During the past five years the area has received \$5,486,180 from King County for the following five projects: a park improvement, a sewer urban local improvement district, one small street improvement and two major bridge projects.

The socio-economic data show that the population declined markedly between 1970 and 1980. Percentages of youth and elderly are medium and the percentage of single parent families is low. The area has a high percentage of nonwhites. Although there are few renters and only a small percentage of people have moved between 1975 and 1980, the housing stock is in poor condition.

The Airport CDA includes the Tub Lake and Burien East areas north of Sea-Tac International Airport and an area to the south of the Airport. Both areas have been affected by the Port of Seattle's removal of nearby homes to clear the flight path and alleviate noise impacts on homeowners in those areas. The south area is bordered on the east by State Route 99 and numerous businesses such as motels, restaurants and gas stations. The western border of this area is sparsely settled with residential homes. Also on the western border are storage lots for rental car companies and a major airlines reservation building is under construction. The area also has a large mobile home park. The north part of the CDA has a more uniformly residential character. The Airport CDA does not have any assisted housing.

The total County funds for the last five years devoted to capital improvements for the area was \$2,555,651. This included two relocation projects for housing near the Airport; three parks projects; two road improvements and two tree bank projects.

The socio-economic data show that in the area south of the Airport a smaller area called Airport Strip has a large percentage of single parents. The entire south area has a low percentage of youth and elderly and a high percentage of renters. Tub Lake to the north has more owner-occupied housing. The area south of the Airport also has a moderate percentage of nonwhites.

The Riverton/Riverton Heights CDA has industrial areas to its east and residential to its west and south. Riverton Heights has a greater proportion of residential neighborhoods and a moderate number of low to moderate income people. This CDA has only one assisted housing project for families within the area and a project for the elderly nearby.

Within the last five years, this area has received \$3,210,207 in King County capital improvements. This includes the Foster bridge reconstruction (also included in Allentown's totals), two park projects, the reconstruction of a bikeway and two street projects.

For most socio-economic indicators both subareas are medium except for the percentage of youth where they are below average and the percentage of renters where they are above average.

Assessment of Needs

These secondary Community Development Areas have on the whole a more modest amount of need for CDBG assistance than do White Center and Vashon Island where low and moderate income persons are more concentrated. Rehabilitation of owner-occupied housing continues to be needed through all these areas. Riverton/Riverton Heights has a high concentration of renter households. Age and condition of housing in these areas, however, is moderate. The youth and elderly populations in these areas are moderate in size and do not have significant unmet needs. Most capital projects identified in the Highline Communities Plan, adopted in 1977, have been completed. Therefore, until future planning efforts identify other capital projects, the emphasis on CDBG expenditures should be for public (human) services.