

October 5, 1988

INTRODUCED BY: AUDREY GRUGER

PROPOSED NO.: 88 - 778

MOTION NO. 7335

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A Motion adopting the 1989-1991 Housing Assistance Plan and authorizing the King County Executive to submit the Plan to the United States Department of Housing and Urban Development.

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

WHEREAS, the Act provides that the Housing Assistance Plan is the focus for mutual cooperation between local jurisdictions and United States Department of Housing and Urban Development (HUD) housing programs for carrying out locally determined housing strategies, and

WHEREAS, King County is in a consortium with twenty-five cities and towns, and

WHEREAS, the Joint Policy Committee has reviewed and approved the Housing Assistance Plan required by federal law to be submitted as part of the community development block grant program, and

WHEREAS, the King County council has held public hearings to hear the views of citizens on housing and community development needs;

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

The 1989-1991 Housing Assistance Plan is adopted as part of the overall community development program.

BE IT FURTHER MOVED:

A. The Council of King County finds and determines that this Housing Assistance Plan reflects current conditions for housing assistance in King County.

B. The Council of King County finds and determines that this Housing Assistance Plan reflects the needs and priorities for housing assistance in King County and that it shall supersede the 1986-1988 Housing Assistance Plan after adoption by the council and approval by HUD.

1 C. The King County executive is hereby authorized to submit the 1989-1991 Housing
2 Assistance Plan to HUD.

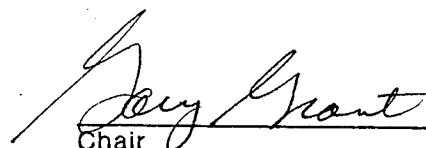
3 D. The King County executive is also authorized to use this Housing Assistance
4 Plan in reviewing and ranking projects proposed for federal housing assistance under
5 Section 213 of the Housing and Community Development Act of 1974, as amended.

6 E. It is the county's intention that federal housing agencies comply with both the
7 spirit and the letter of the goals and priorities stated in this Housing Assistance Plan
8 when making program allocations and conducting other activities in the county.

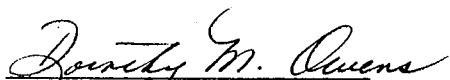
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PASSED this 17th day of October, 1988.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council

K:MN.AAP

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**KING COUNTY
1989-1991 HOUSING ASSISTANCE PLAN**

AND

1989 ANNUAL ACTION PLAN

**King County
October 1988**

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INTRODUCTION

The King County Planning and Community Development Division (PCDD) prepares the Housing Assistance Plan (HAP) and Annual Action Plans (AAP) on behalf of the King County Community Development Block Grant (CDBG) Consortium. The Consortium, organized in 1975 to receive CDBG funds as an entitlement urban county, is comprised of 25 cities and towns and the unincorporated areas of the County. The Cities of Auburn, Bellevue, and Seattle administer their own programs and develop their own housing assistance plans.

PCDD is responsible for housing planning and development, an integral part of the CDBG Program, and for coordinating assisted housing activities for lower income households in the Consortium. Housing staff also manage and monitor single family, multifamily, and housing rehabilitation programs and work with local jurisdictions, public housing authorities, and nonprofit organizations in funding and implementing projects.

The development of the HAP and AAP allows PCDD to monitor the dynamics of the housing market and define changes in housing issues as they relate to low income households. The AAP contains annual goals and strategies for addressing the housing needs of those who lack adequate resources. The goals support County policy relating to housing and community development and encourage housing delivery in a manner that increases housing opportunities through geographic deconcentration and neighborhood revitalization. PCDD is concerned not only with housing production and rehabilitation, but also with ensuring linkages among housing, support services, and other community development efforts.

The decreases in federal funds for new housing construction are, by now, common knowledge. The deep housing subsidies historically used to meet the needs of low income households are virtually nonexistent. Further, households with little or no income, including the homeless and individuals with special needs, are a growing proportion of those who need housing assistance. This has increased the burden on the few remaining traditional housing assistance programs.

Local governments are struggling to fill the funding gaps left by reductions in federal housing programs. Our thinking about approaches to addressing housing need and the development of resources has been reshaped, to some extent, by the general funding picture. It has become crucial to acknowledge housing as a human services issue and carefully weigh and balance the allocation of assistance among groups with very diverse needs.

The 1989-1991 HAP and the 1989 AAP set the goals, strategies, and programs for housing assistance in accord with the analyses of changes in housing needs and an assessment of available housing resources. It emphasizes assistance to those with very low or no income but also attempts a balance in programs to serve owners and renters, the elderly and families, the homeless, and those with special housing needs. Criteria for locations of assisted housing are also provided in order to promote a greater choice in housing opportunities.

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KING COUNTY HOUSING MARKET

Changes in the dynamics of the housing market affect the availability of decent and affordable housing to low income households throughout King County. PCDD annually monitors supply and demand factors in order to assess this impact as well market trends in general.

Housing Supply Factors

Cost and Availability

The cost of housing in King County continues to be an issue, particularly for low income households. Average monthly rents increased from \$267 in 1980 to \$436 in 1987, a 63 percent jump. Average rents for all bedroom sizes are also widely variable throughout the County, ranging from \$395 in Burien to \$592 in Bellevue. Larger units tend to have considerably higher rents, ranging from \$550 to nearly \$700 for three-bedrooms.

Rental vacancy rates decreased from 5.9 percent in Spring 1987 to 4.4 percent in Spring 1988. This is partially attributable to a slow down in new construction (little more than half the new units of the previous year) and a higher absorption rate.¹

The average sales price for new and existing housing in King County has remained fairly stable over the last several years, particularly compared to the 230 percent increase that occurred between 1970 and 1980. From 1980 to 1987, the average price increased from \$75,734 to \$110,835, a 46 percent change. This signals some improvement in affordability. Increases in cost have been less sharp in recent years compared to the 1970s. This combined with income increases for some middle and upper income households has resulted in improved affordability and capability to move up in the market. However, the average sales price is clearly beyond the reach of low income households and many young first time buyers as well. The costs of buying a home, as shown in Table 1, can be prohibitive as a result of higher prices, down payment requirements, and interest rates. Further, high rents make it difficult to save the money necessary for purchase.

Table 1

The Cost of Buying an Average Home*

<u>Average Sales Price</u>	<u>Interest Rate</u>	<u>Downpayment (10%)</u>	<u>Monthly Payment</u>	<u>Required Annual Income**</u>
\$110,000	10.5%	\$11,000	\$906.80	\$36,272

* Figures do not include taxes and insurance which would increase monthly costs or closing costs which typically range from \$2,000 to \$4,000.

** Figures assume that housing costs should not exceed 30 percent of income.

The income required to purchase an average home exceeds the median income of \$28,950 for King County. Only about one-third of County households would qualify for ownership based on income alone.

¹Cain and Scott, "Apartment Vacancy Report," April 1988, p. 1.

Housing Condition

Throughout the last decade, overall housing condition in King County appears to have improved. This was, to some degree, assisted by the County housing boom of the 1970s which resulted in more than two-thirds of existing units outside of Seattle being less than 20 years old by 1980. Many suburban cities and unincorporated areas of the County continue to be high growth rate areas although the rate has slowed in the 1980s compared to the 1970s. Improvements in housing condition likely reflect this increase in the total supply of housing as well as private investment and local housing rehabilitation programs for lower income households.

Information on housing condition in King County² suggests that 5.9 percent of the rental stock and 8.7 percent of the owner stock are inadequate and require major home repair. This affects about 24,000 households. Over half or 12,803 are low income households and of these, about three out of four are homeowners.

Housing Demand Factors

Population³

The population of King County excluding Seattle grew by 13 percent or 97,597 people from 1980 to 1986. Growth was uneven across age and ethnic groups for the County as a whole. The senior population (65 and over) increased by 24,000 or 19 percent and those in the 35-44 age group grew by 30 percent. The 10-24 age group experienced an 11 percent decline, reflecting the "baby bust." Ethnic groups are a growing proportion of the County's population. The percentage of Asian and Blacks is increasing and are 6.2 percent and 5.2 percent of the population, respectively. Hispanics are 2 percent and American Indians, 1 percent.

Household size declined from 2.49 in 1980 to 2.3 in 1986. This trend indicates more one-person households, single parent households, and childless couples.

Household Income

The King County median household income increased from \$20,700 in 1980 to \$28,930 in 1987, a 40 percent change.⁴ Nationally, the fastest growth in the number of households was at the lowest and highest ends of the income scale. In King County, households with incomes under \$10,000 decreased by 23 percent from 109,810 in 1980 to 84,446 in 1987. This represents 15 percent of total County households. At the other end of the spectrum, however, households with income over \$50,000 jumped 206 percent to a total of 104,354 households in 1987.⁵

²King County Consortium Housing Condition Survey, King County, June 1982. (Figures adjusted by King County PCDD).

³1987 Annual Growth Report, King County, 1987, p. 3.

⁴1980 Census/Puget Sound Council of Governments, 1987 Income Estimates by Census Tract.

⁵1980 Census/Puget Sound Council of Governments, 1987 Income Estimates by Census Tracts.

It should also be noted that in 1980, the median renter income of \$13,067 was little more than half of the median owner income of \$25,366. 1986 estimates indicate that this disparity and attendant housing problems persist. While 40,255 renters in King County have incomes below 50 percent of the state median and pay more than 30 percent of their income for housing costs, (18% of total renters) only 3,246 owner households (1% of total owners) are in the same circumstances.⁶

Labor Force/Employment

The unemployment rate in King County has declined from 6.12 percent in 1986 to 5.0 percent in 1988. While the rate has declined, the number of unemployed people has actually increased during the time period from 26,726 to 41,000.⁷ Further, one of every three new jobs created are in services which pay, on the average, only 41 percent of manufacturing jobs.⁸

⁶Draft Washington State Housing Needs Study, Volume 2, (King County data) Joshi, Thomas, Lane, Phillips, Consultants, July 1988.

⁷"Washington Labor Market," Washington State Employment Security Department, May 1988, p. 15.

⁸"Understanding the Problem of Homelessness and its Impact on Seattle", Draft Interim Summary, City of Seattle Human Services Strategic Planning Office, July 1988, p. 5.

HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS IN KING COUNTY

"America is increasingly becoming a nation of housing haves and have nots. While the majority of American homeowners are well housed and have significant equity in their homes, the prosperity of these homeowners does not reflect the plight of the nation's growing number of low and moderate income households . . ."

Housing need has traditionally been defined as family or elderly households with 80 percent or less of area median income who 1) occupy substandard or overcrowded dwellings and/or 2) pay in excess of 30 percent of household income for housing costs. These general indicators of need are humanized to some extent when one considers that continuing high housing costs create a diversity of housing problems ranging from the "frustration of a young couple unable to qualify for a home loan to the desperation of low income families with children who cannot secure any housing at all."⁹

The 1989-1991 HAP data include households with income to 80 percent of median but emphasizes those in need with very low (50 percent of median) and no income. This responds to the changing nature of housing problems, programs, and policies.

Housing need, in general, has become more acute for very low income households as a result of a decreasing supply of low cost housing, increased costs, declining federal subsidies for housing programs and lack of livable wages. The problems of homelessness, in particular, have increased the community's awareness of the "working poor" who cannot afford housing, the unemployed, those with special needs who lack adequate housing and support services, the increases in single parent households, the disproportionate share of minorities in shelters and on the streets, and many with cultural or language barriers. The number of those at risk of becoming homeless have grown as well due to the widening gap between income and housing costs. In many respects, housing has become a human services issue.

Limited housing and support service resources are increasingly stretched among programs that respond to short term, emergency situations and programs for longer term, permanent solutions.

⁹The State of the Nation's Housing, Joint Center for Housing Studies of Harvard University, 1988, p. 1.

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TABLE 2

**Lower Income Households in Need of Assistance
King County Consortium**

<u>Household Type</u>		<u>Number of Households</u>
<u>Homeowner</u>		
Lower income household Substandard conditions		9,270
Minority Households	1,222	
<u>Renter</u>		
Lower income single non-elderly		4,169
Elderly		5,969
50% of median	3,106	
80% of median	706	
Expected to reside	2,157	
Small Family		24,028
50% of median	12,074	
80% of median	3,581	
Expected to reside/be displaced	8,373	
Large Family		2,215
50% of median	1,101	
80% of median	344	
Expected to reside/be displaced	770	
Single Female Head of Household (Living below poverty- 1980 Census reflected in family figures)	3,448	
Muckleshoot Indian Tribe (reflected in family figures)	76	
Minority Households (reflected in family and elderly figures)	454	
<u>Special Housing Needs</u>		
Mentally Ill	1,072	4,064
People with AIDS	200	
People with Developmental Disabilities	904	
Alcohol and Substance Abusers	880	
Homeless Youth	1,088	
TOTAL		49,715

The figures in Table 2, and the distinction between very low and lower income households, tell only a small part of the story. Within the numbers are families at risk of becoming homeless; single parent heads of households, many of whom live in poverty; minority households for whom the housing affordability issue is often more pronounced than for white households; and families who forego food and health care in order to pay their rent.

The 1989-1991 HAP contains the same needs figures as the previous HAP, our general thinking being that further manipulation of 1980 census data can no longer adequately reflect changes in the nature of housing need. Indicators of changes are presented instead which lend perspective and definition to "need."

The Income Issue

Median household income has increased and the number of households with incomes of \$50,000 and more per year has grown substantially, yet this improvement obscures problems at the other end of the income scale. More striking is the fact that the number of persons in households receiving Aid to Families with Dependent Children (AFDC) grew from 15,017 in 1980 to 19,101 in 1986, a 26 percent increase. The change is mainly reflected in eastside and south King County figures which nearly doubled. Further, AFDC income is generally considered to be inadequate in relation to the costs of basic necessities. A household of two, for example, would receive \$397 per month and a household of four would qualify for \$578 per month or \$6,936 per year.

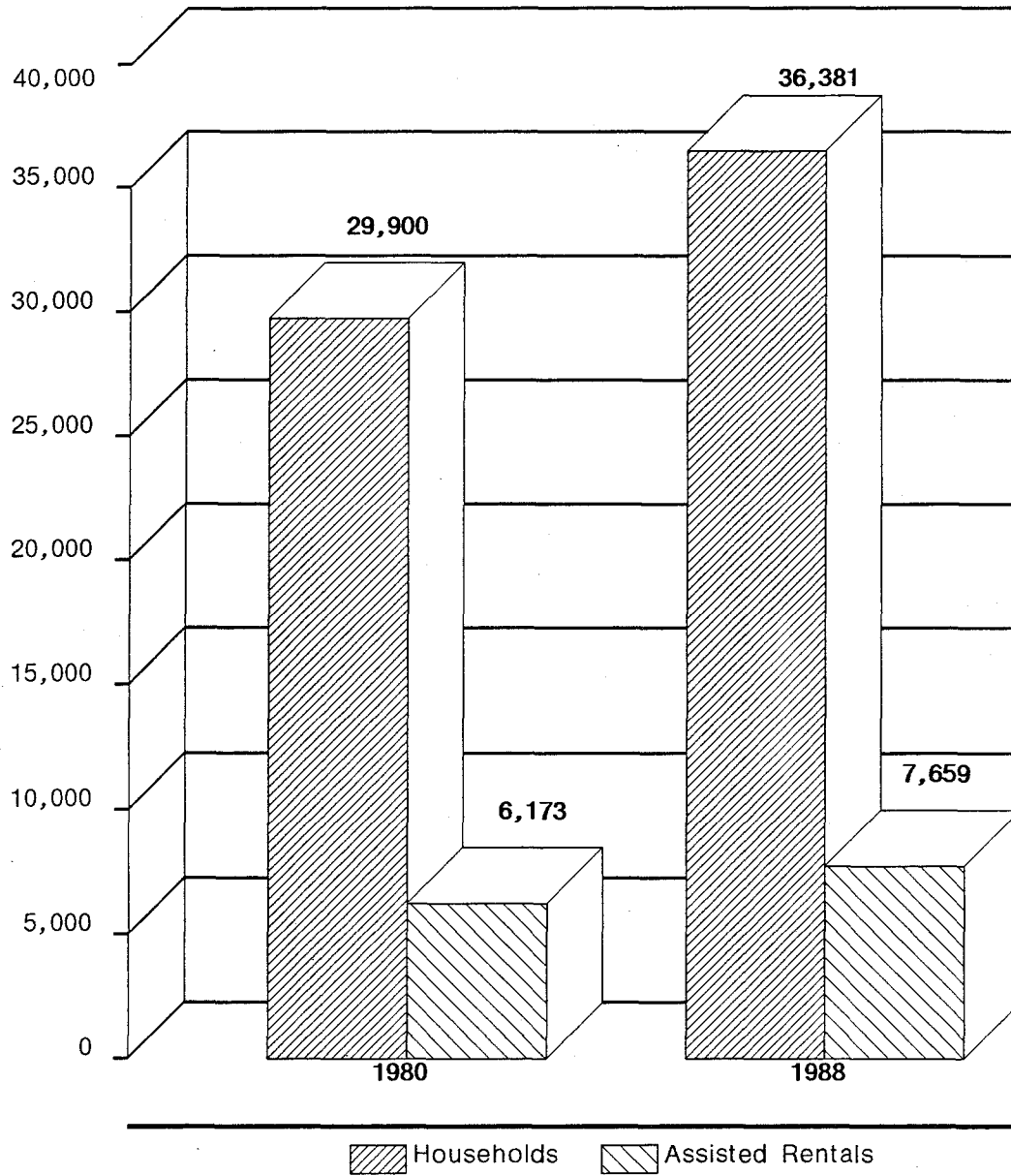
While economic indicators reflect a healthy economy and the unemployment rate has dropped, 41,000 people were reported as unemployed in King County in 1988. Further, much of the job growth in this area is in the service sector which, on the whole, pays significantly less than manufacturing, industrial, or professional jobs. An individual earning the federal minimum wage, for example, has an annual income of less than \$7,000 compared to an average of \$24,227 for a person employed in manufacturing or industries.

Affordability -- Affordable to Whom?

Low income households are particularly vulnerable to changes in the housing market. While overall rents increased 63 percent in King County from 1980 to 1987, median income increased only 40 percent. Low income households are more likely to experience increased rent burdens under these circumstances. A household with an annual income of \$10,000, for example, could afford a monthly rent of \$250, yet average rent ranges from \$395 to almost \$600 throughout the County. Additional rental information for King County further amplifies the disparity between low incomes and market rents. Cain and Scott, Inc.¹⁰ recently prepared a special report for PCDD on apartment units within specified rent ranges in King County. The following information is based on their current apartment vacancy survey including nearly 70,000 units in 858 buildings in the areas defined as north, east, southwest, and southeast. For one-bedroom units only 4 percent rented for below \$300 per month. The availability of two-bedroom units for under \$300 was only .2 percent, and for three bedrooms below \$400, only .1 percent. The private market is clearly not in the business of providing affordable units to low income households.

¹⁰King County 20 Plus Unit Apartments by Rent Range and Barrier Free Units, Cain and Scott, Inc., April 1988.

Figure 1
**Needy Renter Households
 to Assisted Units**
 King County Consortium - 1980-1988 ^{1/}



Source: 1980 and 1988 King County Annual Housing Action Plans
 Households include families and elderly in need of assistance.
 Assisted rentals include public housing, certificates/vouchers,
 and federally subsidized/privately developed units.

^{1/}King County excluding Seattle, Bellevue and Auburn

Housing Need in Relation to Supply

Figure 1 illustrates the gap between households in need of assistance and the supply of subsidized units. Although the number of assisted units increased 24 percent and households in need increased 22 percent, the gap between need and supply grew from about 23,700 units in 1980 to 28,700 units in 1988. Further, in 1988 only about one in five needy households are actually assisted through housing subsidy programs.

Not only is the subsidized supply inadequate, a proportion of it is also at risk. Of the 5,634 permanently assisted units in King County excluding Seattle, Bellevue, and Auburn, 1,936 were privately developed and federally assisted through U.S. Department of Housing and Urban Development mortgage subsidy programs, substantial tax benefits, and tenant and project rent subsidies. These low income units are now threatened by either prepayment of assisted mortgages or expiring rental subsidy contracts which could remove the units from low income use. A majority of these assisted projects were developed in the mid to late 1970s and early 1980s. During the next five years, contracts for nearly one third, or 574 family and elderly units will expire. This could potentially continue through the year 2011, resulting in either huge increases in rent for tenant households or, at worst, evictions into a market in which little is affordable.

A recent King County survey of tenants residing in assisted buildings shows that a majority are either children or seniors. Thirty percent are under the age of 19 and 40 percent are 65 and over. Most (89 percent) have annual incomes of less than \$11,000. Over one-third (38.5 percent) are paying under \$100 per month for rent and 40 percent are paying between \$100 and \$199, significantly less than the private market. The preservation of these units is crucial.

Some mitigating actions have been taken. Congress has imposed a moratorium on prepayments of mortgages assisted by the U. S. Department of Agriculture Farmers Home Administration through the 515 program for rural rental housing. HUD has also developed a "plan of action" required of owners wanting to prepay insured mortgages on some low income housing projects. HUD options for evaluation of the plan include approving prepayment but protecting current subsidized tenants, approving prepayment but providing incentives to the owner to continue use as low income housing, and not approving prepayment.

Locally, vouchers were obtained to assist tenants in a HUD-assisted building in which the owner "opted-out" of the rental subsidy contract. Vouchers, however, do not necessarily ensure affordable housing as tenants may have to pay more than 30 percent of their income for rent.

CHARACTERISTICS OF HOUSING NEED

Lower Income Homeowner Needs

Current information regarding homeowner needs is somewhat limited. However, data compiled by PCDD for the 1989-1991 HAP indicates that 23,714 housing units in King County are in need of major repair and suitable for rehabilitation. About 2 of every 5 units, or 9,270 are occupied by lower income owner households. Poor housing conditions, as well as lower income households, tend to be geographically dispersed throughout King County.

Housing conditions appear to have improved in the County throughout the past decade, however, affordability continues to be an issue. Household income has not kept pace

with the costs of homeownership. Lower income households are likely paying an increasingly disproportionate share of their income to meet housing costs as well as deferring maintenance and needed repairs. In fact, 1980 King County Census information shows that owner households with incomes less than \$10,000 were paying close to a median of 30 percent of their income for housing costs, while those with incomes of \$20,000 or more paid only 11 percent. In addition, many households have been forced out of the ownership market altogether due to rising costs, mortgage rates, and down payment requirements.

Lower Income Renter Needs

Information regarding the number of renter households in need of assistance, as defined by HUD, was prepared by the Puget Sound Council of Governments (PSCOG) and includes two levels of numbers, "Very low income" households are defined as those with income at or below 50 percent of the County median income for a four person family, and "lower income" is between 50 percent and 80 percent of the County median income. The figures also include the number of lower income households expected to reside in the Consortium if lower cost housing was available.

As shown in Table 2, 40,445 lower income renter households are estimated to be in need of assistance. Approximately one-half (50.5 percent) of the elderly, small family, and large family households are very low income and a significant proportion of the total, 75 percent, are small families. Elderly housing needs comprise nearly 20 percent of the total.

Lower Income Minority Households

Information from the 1980 Census shows that the median income of white households in King County was significantly higher than that of minority households. Black household income was 64 percent of white; American Indian, 70 percent; and Asian 95 percent. Further, a higher proportion of both owner and renter minority households paid 30 percent or more of their income on housing than white households. The disparity between income and housing costs increases with lower incomes. The problem has become more acute in the past several years, as rents continue to rise faster than income.

Table 3 provides information on minority housing need.

TABLE 3

Minority Housing Need by Tenure King County

	<u>Black</u>	<u>American Indian Eskimo/Aleut</u>	<u>Asian and Pacific Islander</u>	<u>Hispanic Origin</u>	<u>Total</u>
Owner	293	269	428	232	1,222
Renter	<u>109</u>	<u>100</u>	<u>159</u>	<u>86</u>	<u>454</u>
TOTAL	402	369	587	318	1,676

Source: 1980 Census data adjusted to 1986 by King County PCDD.

Affirmative Marketing

Information available throughout King County supports the importance of affirmative marketing in furthering the County's fair housing goals. Patterns of racial and economic segregation persist in our communities and are seen by many as troubling signs of continuing discrimination. Minority households have on the average significantly lower income than whites; a higher proportion of both renter and owner minority households pay an excessive amount of their income for housing. Not surprisingly, a high proportion of minority households live in low income communities.

Racial segregation can be the result of lack of access and information as well as low incomes, however affirmative marketing is a means of ensuring housing opportunity and freedom of choice by actively providing information about available affordable housing in non-traditional areas to prospective minority buyers and renters. A recent study by the Seattle-King County Community Housing Resources Board, a group advocating for fair housing, found that 52 percent of respondents would prefer to live in a racially mixed neighborhood but don't, and 62 percent felt that not enough was being done to promote integration.

Single Female Heads of Households ¹¹

Recent studies report that the fastest growing family unit in the United States is single women supporting children. Lower wages for women, unemployment, lack of training opportunities, and lack of adequate support for children have contributed to the "feminization of poverty" in King County as elsewhere.

Seventy-eight percent of the single mothers in King and Snohomish Counties are in the labor force. The average annual salary of a single mother in Seattle is \$11,464, just above poverty level for a four person household. Low wages create problems in obtaining adequate child care, health care, and housing.

Census information from 1980 showed nearly 3,500 female headed households with children living in poverty in King County. (This figure excludes Seattle, Bellevue, and Auburn.) The mean income for these households was \$12,195, a little over one-third of the married couple family income of \$32,042. This income disparity points to the potential difficulty of finding and maintaining adequate rental housing.

The problem is confirmed by recent figures on homelessness. County shelter provider reports show that over half (52 percent) of families served in 1987 were female-headed. Increasing numbers are in shelters as a result of family crisis, domestic violence, and evictions.

Domestic violence occurs in 60 percent of King County families, but there are few shelters and safe homes in the County outside the City of Seattle. Certain geographic areas, particularly North King County and rural areas, are not being adequately served by existing programs. Unmet needs are severe, due to the magnitude of the problem. While approximately 4,400 domestic violence victims were provided with shelter, counseling, and support groups, and 16,000 received information and crisis intervention, about 5,500 victims were turned away from the four major domestic violence shelters in 1986.

¹¹Much of this section is excerpted from "Facts and Trends," Seattle-King County United Way, 1987.

A broad range of community based support services are critical to stopping the cycle of violence in King County. Housing (including emergency shelter, transitional housing, and low cost permanent housing) is a crucial element of the domestic violence support system and is in short supply.

The Muckleshoot Indian Tribe

The Muckleshoots, as with other economically disadvantaged groups, experience a disproportionately high rate of housing problems, compared to the population as a whole. A 1986 Housing Needs Assessment illustrates some of these problems, particularly concerning housing conditions. Eighty-four percent (76 units) of the tribal housing stock excluding Housing Authority units, are in substandard condition. Of these, 90 percent are suitable for rehabilitation. The most critical problems are dangerous or faulty electrical wiring, roofing problems or water leakage, and plumbing problems. In some cases, bathroom floors should be replaced as a result of water leakage.

About 63 percent of all households own the homes in which they live (76 units). The land, however, is mainly Indian Trust Land which is held in common rather than individual ownership. The majority of renters live in Muckleshoot Housing Authority units. The extremely low income level of Muckleshoot homeowners severely limits their ability to finance needed repairs on their homes, as well as creating problems in finding new or other standard housing in the area. In 1985, the median household income was \$6,552, only about 20 percent of the median income for King County.

People with Special Housing Needs

Over the past ten years, it has become increasingly difficult for lower income persons to obtain adequate, affordable housing. The problem has become especially critical for those persons who are in greatest need due to the inability to care for themselves, the lack of family support, and/or very low or no income. As a result, disabled or chronically ill adults and runaway or abandoned youths make up a large portion of the growing homeless population. They are also seen as the subgroups most difficult to help. Providing shelter or housing alone is not sufficient, since they often cannot manage by themselves. Housing and social service workers have noted that the failure to maintain needed treatment and support is often due to the lack of adequate living arrangements.

The King County PCDD completed a study in the Fall of 1987 on special needs housing entitled Bridging the Housing Gap. The following summaries are based on the results of the study. Common threads among all groups include low client income, lack of adequate development and support service funding, and problems with community acceptance.

The Mentally Ill

Chronically mentally ill and seriously disturbed adults living in the community are those most likely to need long-term housing assistance coordinated with out-patient treatment and other support services. Safe, sanitary, and affordable housing, a key element of the long-term community support approach, is still not available for the vast majority of the low-income mentally ill in King County. The need for this housing is increasing. The stock of low-income housing, where many mentally ill people live, continues to decline due to demolition and rising rents. Funding for mental health services to support people in their own homes has not been increased.

Problems and barriers to appropriate community-based housing for the mentally ill include lack of adequate income to pay market rate rents, rising rents, lack of funding for

housing development and maintenance, community opposition, and landlord reluctance to rent to people with mental health problems.

Significant progress has been made in the past several years in providing community-based housing options for the mentally ill. There are currently 265 units ranging in a continuum of care from supervised settings with on-site staff to small houses and apartments with limited support services. The King County Housing Authority has also reserved six units for 12 mentally ill clients, and a special allocation of Section 8 certificates to subsidize rents in private apartments has assisted 40 mentally ill adults.

Even with the addition of this assistance, there continues to be a need for additional housing resources. Approximately 1,000 adults need long-term, low-income housing ranging from semi-institutional to independent settings. There is also a growing awareness of the need for specialized housing for the dual diagnosed alcoholic/mentally ill, particularly in the homeless population.

People with Developmental Disabilities

The deinstitutionalization movement and supporting legislation for people with developmental disabilities has resulted in a variety of community residential housing alternatives. Current housing philosophy for these individuals promotes an array of appropriate, affordable, and supportive housing provided in the least restrictive setting.

While strides have been made in increasing alternatives to institutional settings, continuing barriers create housing problems for hundreds of individuals. Affordability is a primary issue for those on public assistance. Adequate locations are also crucial, and housing must be accessible to public transportation, services and facilities. Limited new development funding has made the use of existing housing (including assisted units) crucial to providing any housing services at all. However, there is an inadequate supply of affordable housing in suitable neighborhoods, close to needed services. Landlord discrimination has intensified this problem. Current housing and service programs are successful, but lack sufficient funding and staff to expand to serve more individuals.

Housing needs for people with developmental disabilities range from 285 individuals who need more appropriate housing settings to 6:2 who are in state institutions targeted to return home. Housing types and programs include semi-institutional beds, adult family homes, group homes, and tenant support programs.

Current providers and advocates in King County overwhelmingly favor the use of existing housing (single family and multifamily) with tenant support options.

People with Physical Disabilities

While a variety of residential options suitable for the physically disabled have been developed throughout the past several years, the need for affordable, appropriate, and accessible housing continues to be a serious concern. The need for housing ranges from single adults to disabled individuals with families for whom larger units would be most suitable.

According to the Easter Seal Society of Washington, housing affordability is a basic issue. Of clients served through their Housing Assistance Project in 1985, 85 percent had very low incomes and 68 percent were supported by state and federal subsidies averaging \$4,300 to \$5,000 per year. At this income level particularly, there are very few low cost, accessible units.

Detailed information on the extent of housing needs for lower income physically disabled individuals is limited. Many live independently but in inappropriate settings or could live independently if more opportunities were available. The Easter Seal Society assisted about 350 clients in finding appropriate housing in 1985 and provided hundreds more with housing information and referral. Nearly half of those were estimated to live in King County outside of Seattle. Further, requests for assistance for outweigh staff ability to provide it. Clearly, need and demand for housing assistance exist in King County.

Runaway and Homeless Youth

Youth under 18 may be homeless or absent from their legal residence for a variety of reasons. Some are runaways; others are abandoned. Homeless youth may be living independently.

Housing has come to be identified as a critical link in providing services to youth and their families. Youth who are homeless or repeatedly run away need a secure place to stay if such services as counseling, drug and alcohol treatment, and family reunifications are to succeed. The current system of out-of-home placements is overburdened, and many youth are not served.

The primary problems and barriers to providing housing to runaway and homeless youth include a shortage of group home beds, difficulties reuniting and supporting foster families, shortage of runaway prevention/intervention services, lack of services to older youth, difficulty of outreach to youth, shortage of placement options for those difficult to place, and community opposition to shelters and group homes. Most residential programs for youth are state funded, and in many cases, the current level of funding is inadequate. This is particularly a problem with state reimbursement rates, which may provide as little as 40 percent of a group home budget.

The housing needs of youth include 5,000 runaways per year (needing two to four day shelter) and 400 to 600 homeless/street youth needing housing up to 18 months. Options include:

- Short term placements such as emergency shelter, receiving homes, and volunteer homes primarily to serve runaways and allow a "time out" for family reconciliation. Street youth also use shelters.
- Long-term treatment-oriented group homes for very disturbed people.
- Long-term foster home care for those needing a family setting.
- Transitional/emancipation housing for older youth (18-22).

Alcohol and Substance Abuse

Income factors among lower income people with alcohol and substance abuse problems may contribute to housing problems. Income is often unstable, both for those with earned income and income from public assistance. Low-income levels and high housing costs create difficulties for clients in finding adequate housing.

The current system of alcohol and substance abuse treatment and services is based on philosophical and legislative changes that occurred in the 1970s. The notion of long-term care as part of the treatment continuum of care has become the new focus. Housing

(and other necessary support) has been identified as a significant gap. Individuals in the publicly funded treatment system are often involved in a cycle of unemployment, poverty, and substance abuse. Housing is important to breaking that cycle. It includes affordable transitional housing with aftercare and supportive settings (6 to 18 months), as well as permanent stable low-income housing.

In a general sense, according to treatment providers, there is a lack of suitable housing, both for those leaving treatment programs and those not amenable to treatment. Many single adults, in particular, currently live in emergency shelters or on the streets as a result of being discharged from treatment programs prior to locating housing. Others live in single room occupancy hotels downtown. Aftercare housing and support are particularly important for those who lack a home and family. Alcohol and drug free housing must be combined with financial and social/psychological support in order to assure any kind of treatment success.

The Alcohol and Drug Addiction Treatment and Shelter Act, passed by the Washington State Legislature in 1987, will make significant changes to the system. The treatment track, when fully operational, will provide detox, in-patient treatment, and transitional or recovery housing. The shelter track will provide beds in a permanent shelter facility for those not amenable to treatment.

The King County Alcohol and Substance Abuse Services Division estimates 180 people in need of recovery house beds, 200 for transitional housing, and up to 500 for the permanent shelter beds.

People with AIDS

The housing needs of people with AIDS and disabling AIDS-related condition (ARC) have become a critical issue in King County as numbers grow and the need for a coordinated system of care becomes crucial. The absence of residential long-term care services has been identified as one of the greatest gaps in this system. The development of housing alternatives to fill this gap in the continuum of care is no easy task. Housing must be humane, appropriate, and provided in the least restrictive setting. It must respond to patient needs that can change radically and rapidly, and it must be coordinated with an array of services, including meals, care, transportation, and emotional support.

The Seattle-King County Department of Public Health (SKCDPH) estimates that the "total surviving AIDS population at year's end" will increase from 490 in 1987 to 1,470 in 1991. Housing options, particularly for those in need of long-term residential settings, are virtually non-existent in Seattle-King County. Individual ability to pay for housing and support services varies widely. While some forms of public assistance are available, the amount is not always adequate for housing and reimbursement for the types of care needed.

The SKCDPH has developed short range and long range housing options which will allow people to stay in their own homes or home-like settings with varying levels of support services as needed. None of the options preclude the continuing need for public housing authority units or skilled nursing home and hospital beds in a number of facilities throughout King County.

About 15 beds in three single family houses for affordable independent living are needed to serve about 45 people per year immediately. Two adult family homes with six bedrooms each will be developed by providers by the end of 1988. The long range plan

for long-term care is the development of a residential facility with about 35 beds to provide housing to at least 287 patients. Planning and fundraising is in process. The facility will provide care to people needing different levels of service in a homelike setting.

The Homeless

Recent information on homelessness¹² in King County reinforces the causes and consequences that have previously been identified and discussed throughout the region. Homelessness is a systemic problem of poverty for which there are no easy solutions. The problems continue and, in many cases have intensified, despite new resources and efforts to coordinate those resources and services. The homeless population is composed of a diversity of households and individuals who share the problems of lack of housing opportunities and inadequate income. More specifically defined, this includes factors relating to:

Economics - Many households do not earn living wages in the labor market. Others either lack access to or find public assistance to be inadequate.

Labor Market - A decreased unemployment rate is not reflected in decreasing homelessness. The service sector pays low wages. Other jobs require high communication skills and education.

Family Violence - Stress related to income problems is increasing as is alcohol and substance abuse. Lack of early intervention contributes to child abuse, and domestic violence can lead to homelessness.

Housing Market - There is a growing disparity between income and housing costs, and an increasing gap between those in need and available assisted housing.

Homelessness is a regional issue unconfined by state, county, or city boundaries. The City of Seattle and King County share the problems and must continue to seek regional solutions. For the purposes of the HAP, however, characteristics of the homeless in the County have been separated from those of the City. This is because the composition of the client population is somewhat different, and shelter programs and services vary as a result. King County shelters are oriented to families and youth. Few single adults are served in the County system, while singles in Seattle shelters are a large proportion of the total.

Of 464 households sheltered in the County in 1987, over half (51 percent) were women with children, and 43 percent were two parent families. Almost two thirds (60 percent) of the 1,398 individuals served were children under 17, and 31 percent were minorities. This is more than twice the proportion of minorities in the general population of King County (14.4 percent).

Reasons for seeking shelter among those served in the County in 1987 included:

Family Crisis	27%
Employment and income-related problems	23%

¹²King County Emergency Shelter Client Profile Reports (1987), compiled and analyzed by King County PCDD and City of Seattle HSSPO.

Eviction/displacement	15%
Recent arrival	10%
Domestic violence	8%

Of those leaving the shelter system, only half found permanent housing, one-quarter moved to other shelters, 14 percent moved in with friends and family, and 4 percent returned to their previous living situations.

1989 HOUSING GOALS AND STRATEGIES

The 1988 housing goals and strategies weave a number of programs, funded through a variety of sources, into a comprehensive approach to meeting the needs of lower income households in King County. In light of reduced resources, it is necessary to target housing funds to those whose needs are most pronounced given unstable or no income, the inability to pay market rent with limited public assistance income, and the need for appropriate types of housing, often with support services. At the same time, some balance must be maintained and affordable housing opportunities and repair programs for a wide range of owner and renter households must be expanded.

Housing may be viewed as a continuum which includes emergency, transitional and permanent low cost housing for a diversity of households. Strategies are designed to fill gaps in need in this continuum as well as gaps in geographic location throughout King County. There is emphasis on an increased technical role for PCDD housing staff in assisting provider agencies to find funding and develop housing units and programs. King County is also concerned with the condition of housing and continued funding for repair and rehabilitation programs.

It should be noted that some of the strategies do not directly result in housing unit production. However, they must be recognized as part of the overall King County effort to provide housing resources in response to scarce federal funding.

1. **Increase the opportunities and resources for decent and appropriate low-cost housing in King County.**
 - a. Encourage the Washington State Housing Finance Commission to add points to the public policy review criteria for such factors as the provision of low cost units to very low income and/or special needs groups, dedicated space for day care and support services, and handicapped accessible units so that proposed projects better serve very low income households.
 - b. Provide CDBG funds for land acquisition and site improvements for housing projects that demonstrate affordable renter and owner housing opportunities for low and moderate income households.
 - c. Continue the CDBG-funded revolving loan fund for land acquisition to be used in conjunction with the FmHA 523 program for self-help housing development in rural areas of King County.
 - d. Monitor the multi-family new construction activity of the Washington State Housing Finance Commission (WSHFC) to ensure consistency with King County's housing needs and location criteria and the provision of units to lower income households as required by the Federal guidelines under which the WSHFC operates. This will include project applications to the WSHFC for the Low Income Housing Tax Credit.
 - e. Develop assistance programs for mobile home park residents who are displaced due to land use charges.
 - f. Encourage the WSHFC to explore a rent subsidy program for units financed through the multi-family program that must be rented to lower income households.

- g. Monitor the prepayment of privately developed federally financed low income projects and expiring Section 8 Rental Assistance contracts .
 - h. Explore the use of HUD and local lender foreclosed houses for transitional and permanent housing.
 - i. Work with the Washington State Department of Community Development to complete the statewide housing needs assessment and project criteria necessary for use of the State Housing Trust Fund funding.
 - j. Provide increased technical assistance to private and nonprofit housing developers to support and facilitate affordable housing development for low income households.
 - k. Work with the Seattle-King County Community Housing Resources Board to develop affirmative marketing strategies for low and moderate income housing in King County.
 - l. Coordinate with the King County Human Services Round Table exploring housing issues and developing responses.
 - m. Begin an urban homesteading program in King County.
 - n. Participate in the newly formed King County Housing Partnership which will bring together the public and private sectors to increase low income housing production throughout King County.
 - o. Work with private and nonprofit developers to encourage handicapped accessible and/or adaptable features in new housing development.
- 2. Work with government agencies and housing and service providers to explore new funding sources and best use existing ones to implement housing programs for people with special housing needs.**
- a. Continue to work with HUD, the King County Department of Human Resources, and the King County Housing Authority for special allocations of Section 8 Certificates/Housing Vouchers for people with special needs.
 - b. Coordinate with the Washington State House Finance Commission to house special populations in units set-aside for low-income households.
 - c. Identify County-owned land and buildings appropriate for housing for special populations and assist potential providers in packaging development funding.
 - d. Provide technical assistance to CDBG applicants to submit the highest quality applications for funding.
 - e. Support the Current Expense budget requests of other King County departments for programs that would provide housing assistance to special populations.
 - f. Provide technical assistance to County Housing Authorities and non-profit organizations to apply for funds (serving special populations) under the Stewart B. McKinney Homeless Assistance Act.

- g. Continue to work for the passage of the County Option Alcohol Tax to provide capital and operating funding for housing for recovering and chronic alcoholics.
 - h. Coordinate with the City of Seattle and Suburban cities in developing siting policies for special needs housing consistent with those of the City, as appropriate.
 - i. Encourage providers of small group homes (less than nine) to consider HAP location criteria in their siting.
 - j. Investigate the potential for public financing of assisted housing and develop a master plan.
- 3. Maintain the existing supply of emergency shelter facilities and strengthen services and transitional housing for homeless clients with a particular emphasis on families and youth.**
- a. Provide CDBG funds for operating costs for previously acquired shelter facilities.
 - b. Inventory facilities, property, and buildings in King County that could be appropriately used as emergency shelter and transitional housing.
 - c. Continue to maintain contact with HUD and FmHA in reviewing housing units in surplus inventory that would be appropriate for emergency shelters.
 - d. Work with providers, other government agencies, and housing authorities to apply for shelter and homeless support program funding available through the Stewart B. McKinney Homeless Assistance Act.
 - e. Explore the need for emergency shelter for single adults in King County.
 - f. Submit a CDBG application and Current Expense request to create a pool of matching funds to be used in conjunction with the State Housing Trust Fund and McKinney Act Programs.
 - g. Prepare project proposals for use of the King County Health, Housing, and Human Services funds allocated to PCDD as a match for transitional housing programs for families and youth.
 - h. Continue intergovernmental cooperation in planning and implementing homeless assistance projects.
 - i. Explore innovative ways to increase the supply of transitional shelters.
- 4. Maintain the existing renter and owner housing stock of King County Consortium jurisdictions through housing rehabilitation programs.**
- a. Continue CDBG funding of low or interest free rehabilitation loans through the Affordable Monthly Payment Loan Program and Housing Repair and Weatherization Program for low-income single family homeowners. Prioritize applicants by income and urgency of repairs.
 - b. Continue to use HUD Section 312 funding for single family and multifamily housing rehabilitation as funds are available.

- c. Continue the operation of the Federal Rental Rehabilitation Program, using local funds, if necessary, for low-income occupied rental properties.
 - d. Continue to apply for funding from the Farmers Home Administration (FmHA) Housing Preservation Grant. This program provides loans or grants to low-income rural homeowners for housing repair to correct health or safety hazards and improve general living conditions.
 - e. Coordinate with FmHA to notify rural households of the availability of FmHA housing repair loans and grants.
 - f. Explore ways in which King County housing rehabilitation programs could be used to assist Muckleshoot households.
- 5. Continue cooperative interdepartmental and intergovernmental efforts to expand housing opportunities.**
- a. Provide housing planning assistance to cities and towns in the King County Consortium.
 - b. Inventory facilities, property, and buildings owned by King County or Consortium jurisdictions for either permanent housing or emergency shelter use.
 - c. Work with King County, suburban cities, and Seattle special populations provider agencies to increase communication and program coordination.
 - d. Continue to coordinate the King County Interdepartmental Housing Committee.
 - e. Create a staff level housing and human services working group with City of Seattle and King County government agencies and provider groups.
 - f. Continue to coordinate with the City of Seattle and suburban cities in the development of consistent siting policies for human services and special needs housing.
 - g. Work with the Human Services Round Table and the United Way in defining housing and human services issues and developing programs and funding to address them.
- 6. Increase affordable housing opportunities for residents of King County through the implementation of policies and programs contained in the Affordable Housing Policy Plan.**
- a. Negotiate with developers of large parcels to include low, moderate and median income housing in new master plan developments.
 - b. Monitor and enforce compliance of restrictive deeds and covenants with developers of large parcels responsible for providing median income housing as a condition of approval of the development.
 - c. Contribute to the development of the Enumclaw, Northshore, Soos Creek and East Sammamish Community Plans ensuring affordable housing is addressed in each plan.

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- d. Coordinate the King County affordable housing design competition, working with housing industry groups and County staff.
- e. Implement the recommendations of the master plan for public finance of assisted housing development, by developing specific project proposals and/or ballot measures based on the funding source priorities approved by the King County Executive and Council.
- f. Market available land, review projects and negotiate development conditions with developers who are interested in using County owned land for low income housing.
- g. Negotiate housing aspects of interlocal agreements with cities and towns to assure that County MPD criteria and affordability goals and policies are implemented by cities as they annex land from King County.
- h. Assist BALD staff with revisions to Title 21 of the King County Code (Zoning Code) to ensure that affordable housing, special populations and other housing issues are addressed.

**NUMERICAL GOALS FOR HOUSING ASSISTANCE
1989-1991**

The 1989 Annual Action Plan goals reflect PCDD's continuing efforts to provide housing assistance in the face of decreasing resources. Much of the federal housing assistance previously relied upon to meet housing needs is unavailable or questionable for 1989. The role of the federal government in the provision of housing resources will likely change with a new administration, but the direction is obviously unclear at this time. Because of these circumstances, PCDD considers every potential source of assistance as equally important. The goals represent a diverse approach to meeting housing needs and are based on federal, state, local, and private funds.

1989 Annual Goals

The 1989 annual goals for housing assistance include programs from a variety of funding sources and are described in the following pages and in Table 4. The numerical goals are also presented in the Housing Assistance Plan, Part II in Appendix I.

1989-1991 Three Year Goals for Major Programs

The U. S. Department of Housing and Urban Development requires the three year goals to be proportionate to the needs identified for the elderly, small families, and large families. Over the three year period, the goals must add to meet the goal/need proportionality requirement. Due to the unpredictable nature of federal funding, the three year goals are necessarily more general than annual goals, as show in Table 5.

HOUSING SERVICE PROGRAM GOALS FOR 1989**Housing Hotline**

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

ANNUAL GOAL:
Serve 2,000
callers

Fair Housing Office

It is the policy of King County that discrimination in the rental, sale, or financing of housing accommodations against any persons on the basis of race, color, religion, national origin, age, sex, marital status, parental status, sexual orientation, the presence of any sensory, mental, or physical handicap, or the use of a trained dog guide by a blind or deaf person are contrary to the public welfare, health, peace, and safety of the citizens of King County.

ANNUAL GOAL:
Assist 150
residents

Such practices of housing discrimination are prohibited by King County Ordinance No. 5280, as amended, which was enacted in January 1981. This Ordinance is administered and enforced by the Fair Housing Section of the King County Affirmative Action Office.

In 1989, the Fair Housing Section plans to serve over 150 residents of King County through education, information, and referral, and resolution of discrimination complaints.

Housing Counseling

Comprehensive housing counseling will be provided to households with mortgage default problems, those preparing to purchase homes, and delinquent renters. The program will serve King County residents outside of Seattle.

ANNUAL GOAL:
Initiate
100 counseling
contacts

CDBG Housing Repair and Weatherization Program

Emergency grants of up to \$1,500 per house (\$2,700 for mobile homes) or a deferred payment loan up to \$13,500 are available under this program. Health and safety repairs must be made before other repairs can be assisted. The program is coordinated by King County for small cities and unincorporated areas. The bidding process and construction management for this program are carried out by rehabilitation staff of the King County Housing Authority.

ANNUAL GOAL:
Repair 160
homeowner units

King County Housing Authority Weatherization Program

Weatherization grants of up to \$2,300 are available. The King County Housing Authority coordinates the program. Weatherization is carried out by Housing Authority staff or private contractors.

ANNUAL GOAL:
Weatherize 500
homeowner and
renter units.

Consortium Cities' Housing Repair Program

Various grants and deferred payment loans are available from two cities which have their own repair programs. Currently, Kent and Renton operate local housing repair programs. Most other cities participate in the County's other housing repair programs.

ANNUAL GOAL:
Repair 125
homeowner units

Emergency Shelter for Families and Youth

Operating and leasing costs will be provided through King County funds to maintain the supply of emergency shelters throughout King County. Approximately 1,600 homeless individuals will be sheltered in 30 family units, and 730 homeless youth will be served through 12 units in Issaquah and Auburn.

ANNUAL GOAL:
Serve 1,638
individuals in 30
family units and
730 homeless youth
in 12 units

MAJOR HOUSING ASSISTANCE PROGRAM ANNUAL GOALS FOR 1989

Homeowner Rehabilitation

Affordable Monthly Payment Loan (AMPL) Program

This program combines CDBG funds with a private lender market rate loan to provide a homeowner with affordable monthly payments. The maximum loan per unit is \$15,000. This program makes it possible for homeowners to rehabilitate their properties and allows lenders to serve an expanded market.

ANNUAL GOAL:
Rehabilitate
18 single family
units

HUD Section 312

This program provides single family and multi-family housing repair loans. In King County, single family loans are given higher priority. Loans of up to \$33,500 are available at three percent interest for 20 years. While new authorizations for the 312 program have been eliminated, funds are made available to eligible local governments as loans are repaid to the Federal government.

ANNUAL GOAL:
Rehabilitate
12 units

Farmers Home Administration Housing Preservation Grant

This program provides loans and grants to low and very low income homeowners in rural areas of King County to remove or correct health or safety hazards, meet applicable development standards, and improve general living conditions, including handicapped accessibility.

ANNUAL GOAL:
Repair or
rehabilitate 20
homeowner units

Farmers Home Administration 504 Program

Loans and grants for health and safety repairs are available to residents in the rural parts of the County. The maximum loan amount is \$7,500, and grants up to \$7,500 are available to senior citizens. This program is operated by the Farmers Home Administration County Office in Auburn.

ANNUAL GOAL:
Repair 3
homeowner units

Rental Rehabilitation

Federal Rental Rehabilitation Program

This program leverages private funds with Federal funds to rehabilitate rental units. Loan funds are available for half the cost of rehabilitation ranging from \$5,000 to \$8,500 per units depending on the number of bedrooms. A limited number of low income tenants living in the rehabilitated units may be assisted with Section 8 Housing Vouchers. These repairs are targeted to areas where post-rehabilitation rents are not expected to rise beyond HUD Fair Market Rent levels.

ANNUAL GOAL:
Rehabilitate 40
rental units

Renton/Kent Rental Rehabilitation Program

A total of 35 units in small rental properties will be rehabilitated in Renton and Kent. A maximum of \$8,500 per unit may be spent on repairs depending on the number of bedrooms. CDBG funds will be used to leverage private financing for the rehabilitation work. The rehabilitated units will be occupied by low-income tenants some of whom may receive Section 8 Housing Vouchers as part of this program.

ANNUAL GOAL:
Rehabilitate
35 rental units

New Rental Construction

Low Rent Public Housing Program

The King County Housing Authority manages about 3,000 low-cost housing units throughout the County and the Renton Housing Authority manages about 310 units. Under the conventional public housing program, housing authorities sell bonds to finance the construction cost while the Federal government pays the annual cost of paying off those bonds (Annual Contributions Contract or ACC). Rents can thus be quite low, since they cover operating expenses only.

ANNUAL GOAL:
Provide new rental
units for 20
elderly and 155
family households

Section 202 Housing Program

HUD provides the funding for this program in the form of direct development loans and Section 8 rental assistance payments for the eligible tenants. The goal of this program is to develop rental housing for low-income elderly and special needs persons.

ANNUAL GOAL:
20 new rental units
for elderly and 30
units for special
needs housing

Farmers Home Administration 515 Program

This program provides direct loans to private developers and non-profit sponsors at below market rates for construction of multi-family rental housing in designated rural areas.

ANNUAL GOAL:
18 new family units
and 12 elderly and
units

Existing Rental Units**Section 8 Existing Certificates/Housing Vouchers**

With funds from HUD, housing authorities can guarantee landlords Fair Market Rents, while the tenant pays no more than 30% of his or her income.

Both the King County and Renton Housing Authorities can issue available certificates to eligible low-income renters to live in existing housing units that are approved as being in standard condition. The housing authorities administer more than 2,000 units of leased, assisted housing.

ANNUAL GOAL:
Provide assistance
to 236 family
renters and 50
elderly and
special needs renters

Special Needs Housing

CDBG funds will be used to write down the costs of acquisition for two to three houses for individuals with special housing needs.

ANNUAL GOAL:
Serve 20 individu-
als with special
housing needs

Homeownership**Farmers Home Administration 502 Program**

This program provides loans to eligible low and moderate income households for home purchase in rural areas. This program is managed by the Farmers Home Administration County Office in Auburn.

ANNUAL GOAL:
Provide loans for
the purchase of
80 homes

Self-Help Housing Development

King County will provide CDBG funds to continue a revolving loan fund for land acquisition to be used in conjunction with self-help housing development in rural areas of the County. FmHA provides grants to sponsors of self-help housing programs under the Section 523 Program. The sponsors use the funding to provide technical and supervisory assistance and equipment to enable groups of households to build their own homes in designated rural areas. The self-help approach substantially reduces the cost of housing below the market rate, providing homeownership opportunities to lower income households.

ANNUAL GOAL:
8 single family
homes

Urban Homesteading

King County will begin an urban homesteading program, combining different sources of fundings to provide homeownership and rehabilitation financing to five low and moderate income households.

ANNUAL GOAL:
Provide homeownership opportunities to 5 families

TABLE 4

Major Housing Assistance Program Annual Goals for 1989

	<u>Elderly or Handicapped Units</u>	<u>Small Family Units</u>	<u>Large Family Units</u>	<u>Total</u>
<u>Homeowner Rehabilitation</u>				
AMPL	1	15	2	18
FmHA 504	3	0	0	3
HUD Section 312	1	9	2	12
FmHA Housing Preservation Grant	2	16	2	20
<u>Rental Rehabilitation</u>				
Federal Rental Rehabilitation Program				
	0	37	3	40
Renton/Kent Rental Rehabilitation Program				
	5	25	5	35
<u>New Rental Construction</u>				
Low Rent Public Housing				
	20	146	9	175
HUD Section 202				
	50*	0	0	50
FmHA Section 515				
	12	18	0	30
Washington State Housing Finance Commission Multifamily Program (Low Income Housing Tax Credit)				
	25	60	15	100
<u>Existing Rental Units</u>				
HUD Section 8 Existing Certificates/Housing Vouchers				
	50*	225	13	288
Emergency Shelter				
	0	35	7	42**
Transitional Housing				
	0	2	2	4
Special Needs Housing				
	20*	0	0	20
<u>Homeownership</u>				
FmHA Section 502				
	0	74	6	80
Self-Help Housing				
	0	6	2	8
Urban Homesteading				
	0	4	1	5

* This category includes housing goals for special needs groups. Assistance is evenly divided between elderly and handicapped.

** Operating costs for these shelter units will be provided through King County CDBG and ESGP funds. The figure includes family and youth shelters.

TABLE 5

Major Housing Assistance Program Three-Year Goals
1989-1991

	<u>Elderly or Handicapped Units</u>	<u>Small Family Units</u>	<u>Large Family Units</u>	<u>Total</u>
<u>Homeowner Rehabilitation</u>				
AMPL	8	42	10	60
FmHA 504	3	6	0	9
HUD Section 312	3	26	6	35
FmHA Housing Preservation Grant	6	48	6	60
<u>Rental Rehabilitation</u>				
Federal Rental Rehabilitation Program	20	70	10	100
Renton/Kent Rental Rehabilitation Program	16	48	16	80
<u>New Rental Construction</u>				
Low Rent Public Housing	50	228	22	300
HUD Section 202	60	0	0	60
FmHA Section 515	20	50	10	80
Washington State Housing Finance Commission (Low Income Housing Tax Credit)	63	120	67	250
Renton Senior Housing	62	0	0	62
<u>Existing Rental Units</u>				
HUD Section 8 Existing Certificates/Housing Vouchers	85*	290	25	400
Emergency Shelter	0	21	21	42
Transitional Housing		10	10	20
Special Needs Housing	60	0	0	60
<u>Homeownership</u>				
FmHA Section 502	0	160	20	180
Self-Help Housing	0	18	7	25
Urban Homesteading	0	12	3	15

LOCATION CRITERIA FOR ASSISTED HOUSING

The location criteria for housing assistance are based on the concern of King County and Consortium cities and towns that housing be appropriate to the area in which it is located and to the residents it serves. The criteria incorporate King County's housing policies and provides the basis for review of assisted housing proposals and determination of suitability and consistency with the Housing Assistance Plan.

In general, the location criteria seek to promote the diversity and vitality of neighborhoods, avoid undue concentration of assisted housing, and provide increased housing opportunities for low and moderate income households. The general location criteria address new construction and rehabilitation programs. The specific site and location criteria address the County's growth policies, accessibility issues, and environmental conditions. Additional criteria provide the basis for sensitive and appropriate development for families, the elderly, and special populations in rural and urban areas of King County.

General Location Criteria for New Construction (12 or More Units)

New subsidized housing construction will be encouraged in areas where it will promote a good income mix leading to healthy, vital communities. In an effort to avoid the concentration of low and moderate income households in areas of assisted housing and promote choice in housing throughout King County, the following criteria have been established which provide a relative measure of concentration of assisted housing.

1. Areas unacceptable for assisted housing development

Census tracts in which permanently assisted housing units comprise over ten percent (10%) of the total year-round housing stock.

2. Areas in which assisted housing development will be discouraged

Family and Elderly - Census tracts in which permanently assisted family and elderly units combined comprise five percent (5%) to ten percent (10%) of the total year-round housing stock.

Family - Census tracts in which permanently assisted elderly units comprise five percent (5%) of the total year-round housing stock.

Elderly - Census tracts in which permanently assisted elderly units comprise five percent (5%) to ten percent (10%) of the total year-round housing stock.

3. Areas in which assisted housing will be acceptable

Census tracts in which permanently assisted units comprise less than five percent (5%) of the total year-round housing stock.

The criteria are graphically demonstrated on Map 1, General Locations for New Assisted Housing. Table 6 provides the background for the census tract designations indicated on the map.

An exception to these limitations is made for the location of elderly housing units in certain central city areas where services are available and a high degree of unmet need can be documented.

Assisted housing units proposed in census tracts designated as discouraged areas will be reviewed on a case-by-case basis.

General Location Criteria for Rehabilitation of Existing Housing

Housing programs such as rehabilitation, home repair, and weatherization seek to improve the housing stock in areas characterized by conditions leading to blight and a concentration of low income residents. The goal of these programs is to provide resources to households who cannot afford improvements without outside assistance and to create a climate favorable to renewed private investment in the neighborhood.

While housing repair resources are available to all eligible households in King County, rehabilitation and repair assistance will be marketed and targeted to the lowest income communities with housing needs as determined by PCDD.

Specific Site and Location Criteria

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

Basic Site and Location Criteria

1. Projects resulting in displacement are strongly discouraged. King County encourages the following practices to minimize displacement:
 - a. acquisition of vacant properties, or of properties which are being voluntarily sold by an owner-occupant so that relocation is not the direct result of the project;
 - b. projects which require only temporary relocation if relocation is needed;
 - c. retention of buildings currently housing low and moderate income tenants;
 - d. projects which will not cause increases in neighborhood rents as a result of cumulative impacts of CDBG investment in the neighborhood.
 - e. assistance to displacees. CDBG applications for projects where displacement is likely to occur (e.g., housing acquisition) must include a budget covering the maximum benefits to displacees and the realistic staff and operating costs associated with helping them relocate.

For projects where displacement is unavoidable, King County will require project grantees to follow the regulations of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended February 27, 1986, for financial and relocation assistance. Potential relocatees are entitled to benefits if they occupied the property for at least 90 days prior to written offer to acquire the property.

2. Projects must conform to the County's growth policies and agricultural preservations plans and policies, with particular attention paid to the proposed project's conformance to approved utility plans and plan requirements. If a project site is located within an incorporated area, projects must also conform to local land use policies.
3. New assisted housing must also be in a local utility service area (sewer and water). In addition, developers should make sure that a proposed site is located outside 100-year flood plains and not located in the SeaTac Airport Noise Clearance Zone. Details for a specific site may be obtained by contacting the King County Building and Land Development Division or the appropriate local jurisdiction planning department.
4. Assisted housing sites must have adequate sewers or septic tank facilities and should not involve serious storm drainage problems.
5. Assisted housing should be located in areas free from adverse environmental conditions, natural or manmade, such as soil instability, flooding, harmful air pollution, smoke or dust, excessive noise, vibration, vehicle traffic, fire hazards, or where sites are in neighborhoods where substandard dwellings or other blighted conditions predominate, unless a coordinated strategy to improve a neighborhood is underway.
6. Project sites will be favored to the extent they help to diversify a neighborhood economically.
7. Appropriately zoned sites will be preferred.
8. Assisted housing sites more accessible to appropriate social services and facilities will be favored over other sites.
9. Assisted housing sites must be located within a reasonable distance (2 - 4 blocks) of public transportation.
10. Project sites located on or near handicapped accessible public transportation routes will be favored.
11. New assisted housing designed with public and open spaces accessible for handicapped persons will be favored. These features include accessible parking lots, walkways, building entrances, public meeting rooms and spaces, and public bathrooms. In these spaces, signs should be in tactile symbols and/or Braille.

Additional Family Project Site and Location Criteria

1. One hundred percent (100%) assisted projects for families will be limited to 30 units. Mixed income family projects may contain 30 assisted units; plus, up to an additional twenty percent (20%) of the residual number of units in the project may also be assisted.
2. Assisted housing for non-elderly households should be located at least one-quarter mile from any permanently assigned project of more than 30 units (unless the specific written approval of the jurisdiction within which the development will be located is obtained).
3. Family projects will be favored to the extent to which they limit project size and promise to fit harmoniously into the surrounding community through the sensitive application of special design, high construction standards, and appropriate amenities.

4. Family projects will be favored to the extent they provide three, four, or more bedroom units to meet the needs of large families.
5. Mixed-income developments which do not segregate low and moderate income from conventional units within the project will be favored.
6. Family projects will be favored where handicapped units are two bedrooms or larger in size.

Additional Elderly Project Site and Location Criteria

1. Projects for the elderly must be located near shopping and other necessary facilities, such as medical care, recreation, and social services. Good bus service must be available within two blocks. Projects more than a 15-minute bus ride from grocery shopping will be unacceptable.

Additional Rural Housing Project Site and Location Criteria

1. Projects must be in close proximity to recognized city or town centers and must not encourage unwanted additional development through the extension of facilities to serve the projects.
2. Rural projects will be favored where there is an evident need to provide low and moderate income housing for existing residents or to meet needs arising out of increased local employment.

Additional Site and Location Criteria for Acquisition or Development of Existing Units

1. Emergency Shelter for Families
 - a. Buildings that conform to local zoning codes will be preferred.
 - b. Buildings must be suitable for families.
 - 1) The majority of units must have at least two bedrooms.
 - 2) Site must be located near shopping and other necessary facilities, such as medical care, recreation, and social services.
 - c. Good bus service must be available within five blocks.
 - d. Projects will be preferred that are not fronting on busy arterials.

People With Special Needs

King County government responsibility in the location of special needs housing includes sensitivity to the community, clients, and provider agencies, while monitoring possible social and economic impacts on neighborhoods.

The HAP location criteria is one part of an evolving comprehensive dispersal and siting policy for special needs housing which will include revisions to the zoning code and siting criteria.

Projects Serving Nine or More People

The HAP criteria can be reasonably used only for special needs projects serving more than eight people. Any project receiving licensing or funding from federal, state, county, or city sources will be subject to the HAP designations of areas acceptable, discouraged, and unacceptable for assisted housing development.

Smaller Projects

The HAP location criteria is not appropriate for tracking or regulating small group homes for eight or less people. However, providers of small group homes are encouraged to consider HAP designations in their siting decisions. Unacceptable areas, in particular, should be considered by providers as unsuitable for clients. The concentration of assisted housing in a given area could affect community integration and normalization.

Other criteria include:

Group Homes General Criteria1. New Construction

Group homes and semi-independent living facilities should be assigned and located in the same way as normal residences for the same type of living arrangements.

- a. Group or family living homes for children and adults should be designed to meet single family residential codes and should generally be located in single family areas.
- b. Multi-family housing (apartments, duplexes, condominiums) for adults receiving supervision and training in daily living should meet the appropriate codes.
- c. There is a need for a greater variety of facilities for physically handicapped persons than have resulted from applying minimum Federal standards. Proposals which include physically accessible units for family or group living (multiple bedroom units) should be given priority.

2. Leased Units

- a. Units should be safe, sanitary, and adequate.
- b. Maintenance of external structure and building systems should be the responsibility of the building owner.

K:AAP.

TABLE 6
Assisted Housing as Percent of Total Housing Stock
by Census Tract
King County

Census Tract	Total Housing Units ^{1/}	# of Assisted Family Units		% of Total		# of Assisted Elderly/Handicapped Units		% of Total		# of Assisted Family & Elderly Units		% of Total		# of Additional Units		Designation
		Assisted Family Units	% of Total	Assisted Elderly/Handicapped Units	% of Total	Assisted Family & Elderly Units	% of Total	Assisted Family & Elderly Units	% of Total	Assisted Family & Elderly Units	% of Total	Assisted Family & Elderly Units	% of Total	Additional Units	Under Current	
203	1,985			74	4.0									18	A	
204	3,346	100	3.0	10	.3					110	3.3			57	A	
205	2,603			140	5.6									111	D (E)	
207	1,467			70	5.1									67	D (E)	
208	1,724	37	2.1	58	3.4					95	5.5			77	D (F)	
209	1,173			60	5.2									55	D (E)	
211	1,542			70	4.6									6	A	
216	1,474	9	.6											65	A	
217	1,670			55	3.6									22	A	
218	3,798	28	.7	46	1.2					74	1.9			116	A	
219.01	2,011			12	.6									89	A	
219.02	4,142	184	4.4	26	.6					210	5.1			204	D (F)	
220.02	4,973	138	2.8	9	.2					147	3.0			102	A	
221	2,782	46	1.7											93	A	
222	5,558	30	.5	80	1.4					110	2.0			168	A	
224	2,725			24	.9									112	A	
226.01	2,779	28	1.0											111	A	

^{1/} 1987 estimates from Population and Housing Estimates: April 1, 1987 Puget Sound Council of April, 1987.

^{2/} A - Acceptable
D - Discouraged
U - Unacceptable

Census Tract	Total Housing Units	# of Assisted Family Units		# of Assisted Elderly/Handicapped Units		# of Assisted Family & Elderly Units		# of Additional Units		Designation
		Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	
293.02	2,574	134	5.2	18	.4	218	5.2	123		D (F)
294.01	4,173	200	4.8	61	1.3	83	1.8	199		D (F)
295	4,544	22	.5					144		A
296	1,839	346	18.8							U
299	2,093	172	8.2							U
300.02	2,695	92	3.4					43		A
302.02	1,892			80	4.2			15		A
303.02	2,473	48	1.9	16	.6	64	2.3	60		A
303.03	2,347	60	2.6	15	.6	75	3.2	42		A
305	4,001	139	3.5	32	.8	171	4.3	29		A
306	2,319	24	1.0					92		A
307	1,322	104	7.9	86	6.5	190	14.4			U
308	3,231	56	1.7	22	.7	78	2.4	84		A
313	1,878	48	2.6	36	1.9	84	4.5	10		A
314	1,980			35	1.8			64		A
321.01	3,356	20	.6	190	5.7	210	6.3	126		D (F)
323.01	6,062	30	.5					273		A
323.03	4,269	61	1.4	80	1.9	141	3.3	72		A
324	1,854			12	.6			81		A
327	4,140	46	1.1	31	.7	77	1.9	130		A

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