

BRUCE
AUDREY GRUGER
GREG NICKELS
RON SIMS

October 19, 1989
1374H/hdm

Introduced by: CYNTHIA SULLIVAN

Proposed No.: 89 - 847 *

MOTION NO. 7735

A MOTION asking the Department of Housing and Urban Development, Congress and the President to extend for two years Title II of the Housing and Community Development Act of 1987 and other related actions.

WHEREAS, an estimated 50,000 households served by the King County Community Development Block Grant Consortium are in need of housing assistance because they are living in substandard housing or paying a higher percentage of their gross income for housing than they can afford to pay; and

WHEREAS, the supply of affordable rental housing units available to King County's low and very low-income residents is being steadily diminished by rent increases, demolitions, development and redevelopment; and

WHEREAS, the tenants who are displaced by rent increases, demolitions and development are increasingly unable to locate decent, safe, sanitary and affordable rental housing; and

WHEREAS, an estimated 2,000 federally assisted rental units may be eligible to discontinue their use as rental housing for low and very low-income people in the future which will further exacerbate an already critical shortage of affordable rental housing; and

WHEREAS, the Housing and Community Development Act of 1987 passed by Congress provides for a two-year period restricting private owners from prepaying their federally subsidized mortgages is expiring on February 5, 1990; and

WHEREAS, it is essential for the protection of the public health, safety, and welfare that these federally assisted housing units be preserved as an affordable housing resource for low and very low-income tenants and that involuntary displacement of tenants currently residing in such housing be minimized;

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

2 The Department of Housing and urban Development (HUD),
 3 President Bush and Congress should enact emergency legislation to
 4 preserve the stock of federally assisted low-income housing which
 5 is at-risk of being lost. This measure should:

6 1. Provide a two-year extension of Title II of the Housing
 7 and Community Development Act of 1997 to restrict prepayments and
 8 Section 8 opt-outs; and

9 2. Provide first right of refusal for tenant organizations,
 10 non-profit organizations, and public agencies to purchase at-risk
 11 buildings so that low-income housing will be permanently
 12 preserved; and

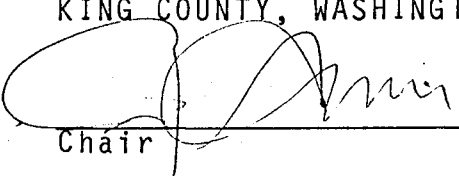
13 3. Ensure that low-income tenants living in federally
 14 assisted units will not be involuntarily displaced or have their
 15 rents unreasonably increased; and

16 4. Provide adequate capital and operating subsidies from HUD,
 17 including 15-year section 8 certificates, to enable non-profit
 18 buy-outs of at-risk projects so that low-income residents will not
 19 be displaced; and


20 5. Increase HUD's housing budget to preserve, rehabilitate
 21 and construct housing for low and moderate income families.

22 PASSED this 23rd day of OCTOBER, 1989.

23
 24 KING COUNTY COUNCIL
 25 KING COUNTY, WASHINGTON

26 
 27 Chair

28 ATTEST:

29 
 30 Clerk of the Council