

April 24, 1990

INTRODUCED BY Audrey Gruger
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PROPOSED NO. 90-357

MOTION NO. 7910

1
2 A MOTION establishing King County Council support
3 for the scope of the King County Regional Affordable
4 Housing Finance Plan.

5 WHEREAS, about 100,000 low-income households including the homeless,
6 families, seniors, youth, those with special needs, and those at risk of
7 displacement require housing assistance in the King County region, and

8 WHEREAS, King County is committed to working with cities and housing
9 providers to address these needs with new stable regional resources to
10 ensure that low-income households have adequate and affordable housing,
11 and

12 WHEREAS, federal housing assistance nationwide was reduced from \$31.2
13 billion in 1981 to \$7.5 billion in 1988, a reduction of nearly 70 percent,
14 thereby reducing federal housing and community development funds available
15 to King County, the Housing Authority of the County of King, and cities,
16 and

17 WHEREAS, the federal McKinney Homeless Assistance Act and State Housing
18 Trust Fund require local governments to provide matching funds on at least
19 a dollar-for-dollar basis, and

20 WHEREAS, the King County Affordable Housing Policy Plan Strategy Number
21 One, as adopted in October 1987, states that King County will investigate
22 the potential for a housing bond issue or levy which would provide funds
23 to public housing authorities and nonprofit housing developers for assisted
24 housing development and acquisition, and

25 WHEREAS, the Human Services Roundtable, consisting of elected officials
26 throughout the King County region, approved on December 5, 1989 regional
27 revenues task force recommendations which recommended King County proceed
28 with a property tax levy to raise between \$60 million to \$100 million for
29 low-income housing in the region, and
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1 WHEREAS, the State of Washington has delegated program/administrative
2 responsibility to King County to serve people with special needs such as
3 the mentally ill, developmentally disabled, and alcohol and substance abusers,
4 and

5 WHEREAS, state funding for these groups received by King County is
6 for support services and is inadequate to pay for the capital cost of housing,
7 yet affordable and accessible housing, is key for these people to live
8 independently, and

9 WHEREAS, King County has instituted discretionary programs and funded
10 shelter and/or housing for teen parents, homeless youth, people with physical
11 disabilities, families, the aging, and women, and

12 WHEREAS, the private sector including developers, builders, and property
13 managers cannot by themselves, unaided by public sector actions, provide
14 housing for low-income people in today's high-cost market, and

15 WHEREAS, cities within King County have long recognized the need for
16 low-income housing, evident by voter approval of the Kent, Renton, and
17 Seattle senior housing bond measures and the 1986 Seattle low-income housing
18 levy, and

19 WHEREAS, a Regional Affordable Housing Finance Plan is needed to provide
20 King County government and all incorporated jurisdictions with an evaluation
21 of needs, program options, finance alternatives including a property tax
22 levy, and governance and implementation methods, and

23 WHEREAS, the initiation and completion of the Regional Affordable
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1 Housing Finance Plan is dependent upon the commitment of time, resources,
2 and staff to an approved work program;

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

4 The scope of work as displayed on attachment 1 and work program as
5 displayed on attachment 2 for the King County Regional Affordable Housing
6 Finance Plan respond to the recommendations of the Human Services Roundtable
7 and are supported.

8 BE IT FURTHER MOVED,

9 A. A regional working group to provide oversight be established with
10 members appointed by the King County executive which shall include represen-
11 tation from cities, Human Services Roundtable, housing and human service
12 advocates, and the private sector. The regional working group will prepare
13 for executive and county council consideration a Regional Affordable Housing
14 Finance Plan consisting of: identification of regional housing needs; program
15 options; financial alternatives; and governance options and make specific
16 recommendations for action by the King County executive and council.

17 B. A technical assistance support committee be established with the
18 representation of King County council staff designated by the chair of
19 the council. The technical assistance support committee shall also include
20 representation from cities, Human Services Roundtable, housing and human
21 service advocates, and the private sector with finance and low-income de-
22 velopment expertise. The technical assistance support committee will review
23 draft issue papers and the draft finance plan and recommend to King County
24 staff and consultants refinements to material prior to review by the regional
25 working group.

26 PASSED this 30th day of April, 1990.

27 KING COUNTY COUNCIL
28 KING COUNTY, WASHINGTON

29
30 Lois North
31 Chair

32 ATTEST:

Gerald A. Peltier
Clerk of the Council

KING COUNTY REGIONAL AFFORDABLE HOUSING FINANCE PLAN

Scope of Work

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PROBLEM STATEMENT:

- o About 100,000 low-income households require housing assistance in the King County Region.
- o Thousands of people remain homeless, and tens of thousands of people who have found housing pay excessive amounts of their income for rent.
- o Many live in substandard conditions and approximately 3,000 households are at risk of losing their housing due to loss of federal low-income use restrictions and conversion of mobile home parks and apartments to other uses.
- o Voters in the cities of Seattle, Kent, and Renton have approved local bonds and a property tax levy for low-income housing purposes. King County and the City of Seattle have dedicated tax revenues to fund local housing trust funds, providing added assistance to low-income households. These local initiatives show the extent of local commitment to address the needs of our low-income residents, yet fall short of addressing present-day needs.
- o Recognizing the remaining unmet needs for low-income housing in the King County Region, the Human Services Roundtable recommended in December 1989 that King County place a property tax levy on the ballot in 1990 to raise from \$60 to \$100 million to match available State, federal, and private funds.

GOAL:

Stable regional resource for retention and provision of low-income housing in King County.

DISCUSSION:

Before elected officials decide to take action on the Roundtable's recommendation, it is necessary to identify program options showing how funds would be used. These options should identify support services that must be linked to housing to enable people with special needs to live independently. It is also necessary to determine total cost to the public of various financing alternatives. Governance and implementation methods must be developed to show voters and local officials (County, suburban cities, and Seattle) how funds will be distributed regionwide.

1990 OBJECTIVES:Primary Objective:

- o Prepare Regional Affordable Housing Finance Plan: evaluate program options, finance alternatives, governance and implementation methods, and make specific recommendations for action by the King County Executive and Council.

Other Objectives:

- o Build public recognition of need and potential solutions.
- o Build support among cities, existing providers, and private sector.

SUMMARY OF PRODUCTS:

Program Options)	
Financing Alternatives)	Regional Housing Finance Plan
Governance/Implementation Methods)	
Regional Housing Needs Assessment)	

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KING COUNTY REGIONAL AFFORDABLE HOUSING FINANCE PLAN
Project Milestones/Work Program

Executive proposes motion setting policy direction for Regional Working Group (RWG).
Executive approves RWG members.

Council approves motion (estimated).

Research/Interviews and analysis of program, finance, and governance options complete.

Draft Finance Plan recommendations prepared.

Final Draft Finance Plan submitted for Executive review.

Executive releases Finance Plan for review and discussion by cities, providers, the County Council, and other interested parties.

Executive staff and RWG Chair brief Council Committee and Regional Capital Review Commission on Finance Plan.

Revise Finance Plan based on comments received from cities, providers and Council.

Executive Proposed Finance Plan and implementing legislation submitted to Council for consideration.

Executive proposes model resolution to cities.

Cities approval of model resolution supporting Regional Affordable Housing Finance Plan.

Assuming a positive decision by the Executive and Council to proceed in 1991 with a ballot measure the following milestones would apply:

February Measure

Brief Regional Capital Review Commission on Executive Proposed Finance Plan. 10/15/90 - 11/15/90

Council approval of Finance Plan and necessary PCDD staffing. 11/21/90

Final briefing of Regional Capital Review Commission, if necessary. 11/26/90 - 11/30/90

Council action on legislation setting ballot date and proposing bond and/or levy for voter approval. 12/3/90 or 12/7/90

Brief cities and providers on contents of final implementing legislation. 12/7/90 - 2/1/91

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4/24/90