

Our History: Housing in King County from 1930 to Now

1930—1950

1934 Federal banking laws allow long-term mortgages through savings & loan institutions

1937 Federal Housing Act allows public housing authorities to be created by local governments

1939 SHA & KCHA created

1941 Yesler Terrace opened (2nd public housing in US)

1949 Federal Housing & Urban Renewal Act:

World War II worker housing (“garden apartment” complexes) turned over to housing authorities and UW (Holly Park, Rainier Vista, High Pt, Park Lake Homes, UW married student complex)

1960’s

1964 Seattle Open Housing Ordinance defeated by voters 2:1 in a referendum

1966 Federal Model Cities Act; Seattle program begins

Seattle gets WA Attorney General opinion that the State Constitutional prohibition against municipalities gifting or lending their credit does not apply when municipalities are **passing through Federal funds**

1968 Federal Fair Housing Act

1968 Seattle Fair Housing Ordinance unanimously approved by City Council

1970’s

1971 “Boeing Bust” hits Washington Economy hard—thousands of homes in foreclosure

1972 Seattle innovatively uses federal General Revenue Sharing (precursor to CDBG) to capitalize a new Neighborhood Housing Rehab Program operated by SHA in 4 areas

1974 Federal Community Development Block Grant Program CDBG begins

Mid-70’s Fight against Redlining in central Seattle neighborhoods, including Capitol Hill

1977 State Law prohibiting involuntary institutionalization in mental hospitals

1978 Federal Section 8 construction and voucher program created

1980’s

1980 Prime Rate hits 20%

1980’s Homeless appear on the streets of Seattle and other cities

1982 Seattle senior housing bond issue (\$50 million for approximately 1,000 units)

1983 Washington State Housing Finance Commission created (2nd to last in US)

1986 State Housing Trust Fund created as empty bucket to be funded in the coming years

1986 Federal Low Income Housing Tax Credit program created

1986 Seattle housing levy (\$50 million for approximately 1,000 units)

1988 HDC founded by 10 nonprofits, responsible for production of 2,000 units

1989 Washington Low Income Housing Congress Founded

1989 HDC negotiates with Seattle to allow nonprofits to take **developer fees** for their projects

1990’s

1991 State Housing Trust Fund \$50 million
1992 Creation of Federal HOME Program

1992 King County Growth Management Act sets low income housing targets for 2020 by jurisdiction

1992 King County allocates annual \$3.7M of Real Estate Excise Tax (REET) into Housing Opportunity Fund (HOF)

1993 East KC cities create **ARCH**

1995 Seattle housing levy (\$59 million for approximately 1000 housing units)

1995 State law prohibits REET for housing; King County allocates \$3M of CX to HOF

1996 State Housing Trust Fund reaches \$75 Million

1997 HOPE VI renovation of Holly Park begins

1999 State property tax exemption for nonprofit low income housing

2000’s

2000 Gates Foundation creates the Sound Families Initiative, \$40 million for housing and services for homeless families in King, Pierce and Snohomish counties

2000 HOF down to \$1 M

2002 Seattle housing levy (\$86 million including approx. 1,500 MF units)

2002 Legislature authorizes new local fund source for housing

2004 State Housing Trust Fund reaches \$100 million

2005 Seattle and King County adopt **10-Year Plan** to End Homelessness

2005 Legislature authorizes new local fund source for ending homelessness

2005 HDC has 78 members; 17,000 units—starts Future of the Field

2006 Legislature clarifies zoning incentives for low income housing

2008 State Housing Trust Fund reaches \$200 million