



Briefing for the 2019 Analysis of Impediments to Fair Housing Choice

The federal Fair Housing Act of 1968 requires all local governments affirmatively further fair housing. The *Analysis of Impediments to Fair Housing Choice* seeks to understand the barriers to fair housing as identified by community and stakeholder input, data, and policy analysis. This *Analysis of Impediments to Fair Housing Choice* will guide policy and funding decisions to address discrimination and segregation in King County.

Federal, state, and local laws make it illegal for housing providers to discriminate against certain groups. Factors that have a disproportionate impact on access to housing for these groups can also be a barrier to fair housing choice. All local governments have a duty to strive to ensure all people have fair access to housing.

Key Findings

- King County has become significantly more diverse over recent decades.
- Jurisdictions in King County can be categorized within three racial compositions: areas that are diverse, predominantly White and Asian, and predominantly White.
- South Seattle and Southwest King County contain the most diverse areas of King County and face the greatest barriers in access to opportunity.
- Income segregation is a major factor to segregation patterns throughout King County and protected class status is frequently correlated with lower incomes.
- Housing prices have increased dramatically in the last ten years, displacing lower-income communities of color and immigrants.
- Field-testing conducted across jurisdictions in King County found evidence of individual-level housing discrimination in about half of all tests.
- Blacks are half as likely to apply for a home loan and twice as likely to be denied.

Fair Housing Goals

The 2019 Analysis of Impediments to Fair Housing Choice recommends the following Fair Housing Goals:

1. Invest in programs that provide education, enforcement and testing for fair housing laws.
2. Engage underrepresented communities in ongoing efforts to understand barriers and increase access to opportunity.
3. Provide more housing for vulnerable populations.
4. Provide more housing choices for households with large families.
5. Support efforts to increase housing stability.
6. Preserve and increase affordable housing in communities at high risk of displacement.
7. Review zoning laws to increase density in urban areas.
8. Work with communities to engage in community revitalization efforts.
9. Support the Affordable Housing Committee’s efforts to promote fair housing.
10. Report annually on Fair Housing goals and progress.

Protected Classes

Federal	State of Washington	King County
Race Color National Origin Religion Sex Disability Familial Status	Creed Marital Status Veteran/Military Status Use of Service or Assistive Animal Source of Income	Age Ancestry

Fair Housing Testing

The 2019 Analysis of Impediments to Fair Housing Choice is informed by Fair Housing testing, a national best practice as a part of data collection for Fair Housing analysis. In 2018 the King County Consortium and the Cities of Auburn, Bellevue, Burien, Federal Way, Kent, and Renton jointly funded housing Fair Housing testing through the Fair Housing Center of Washington (FHCW). The FHCW conducted 66 differential treatment tests and 16 policy checks in jurisdictions across King County from January to May 31, 2019, testing for housing discrimination. Differential Treatment testing is based upon a protected class status and includes email-based, phone-based, and site-based testing methods.

The FHCW tested property management companies, not individual landlords. The final report from the FHCW found evidence of discrimination in 39 out of 82 total tests. Evidence of discrimination was found at roughly the same rate (around half) for each protected class and in most jurisdictions, with the exception of the source of income policy checks, which found a violation in four out of twelve tests. More testing is required to gain a better understanding of which groups are most at risk of discrimination.

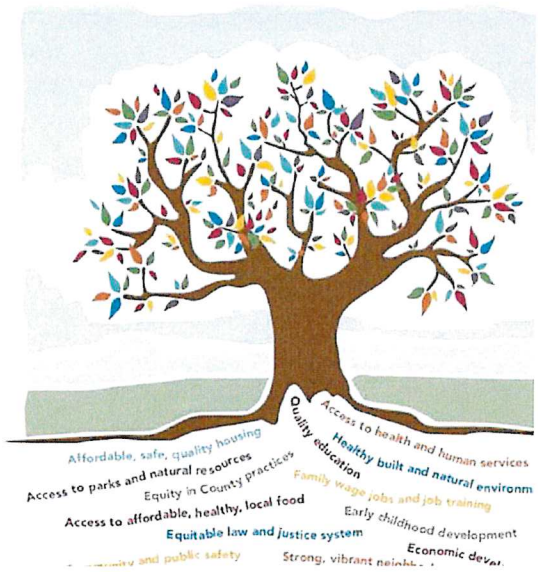
Briefing for the 2020-2024 Consolidated Housing and Community Development Plan

The King County Consortium Consolidated Housing and Community Development Plan (Consolidated Plan) guides the investment of federal housing and community development funds. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD), through which the King County Consortium (Consortium) receives an annual entitlement for each of the following funds, anticipated in the following annual grant amounts.

Community Development Block Grant (CDBG)	\$5,160,000
HOME Investment Partnerships (HOME) Program	\$3,250,000
Emergency Solutions Grant (ESG)	\$ 307,000

Projects and Activities of the Consolidated Plan follow three broad goals:

- Goal One:** Affordable Housing - Ensure healthy and affordable housing for low and moderate-income households throughout the region, and affirmatively further fair housing.
- Goal Two:** Homelessness – Strive to make homelessness rare, brief, and one-time and eliminate racial disparities.
- Goal Three:** Community and Economic Development – Establish and maintain a healthy and vibrant community by partnering with local jurisdictions and organizations, improving the well-being of low - and moderate-income residents, and focusing on communities with historic disparities in health, income, and quality of life.



Goal One Affordable Housing	Goal Two Homelessness Rare, Brief and One Time	Goal Three Community and Economic Development
Rental Apartments	Rapid re-housing	Infrastructure
Homeownership	Shelters	Parks
Housing Repair	Housing Stability	Public Services
Housing Access Modifications	Diversion	Economic Development
Fair Housing	Reduce Racial Disparities	Section 108 Loans

Changes to Note

The Draft 2020-2024 Consolidated Plan highlights the ongoing work around Fair Housing, Displacement, and Equity and Social Justice.

Timeline and Process

July	Special JRC meeting for recommendation for approval
August	King County final review
September	King County Council review and 30-day comment period
November	Submission to HUD

King County Consortium Members

Participating Jurisdictions				
Auburn	Bellevue	Federal Way	Kent	
Joint Agreement Cities				
Burien	Kirkland	Redmond	Renton	Shoreline
Partner Cities				
Algona	Black Diamond	Beaux Arts	Bothell	Carnation
Clyde Hill	Covington	Des Moines	Duvall	Enumclaw
Hunts Point	Issaquah	Kenmore	Lake Forest Park	Maple Valley
Medina	Mercer Island	Newcastle	Normandy Park	North Bend
Pacific	Sammamish	SeaTac	Skykomish	Snoqualmie
Tukwila	Woodinville	Yarrow Point	Unincorporated King County	

This plan is informed by ongoing and collaborative regional processes.

