

# Analysis of Impediments to Fair Housing Choice

Health, Housing, and Human Services Committee

May 6, 2025

Sunaree Marshall

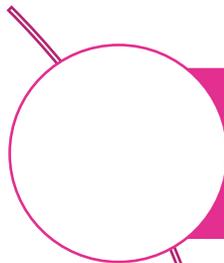
Director Housing and Community Development Division

 King County

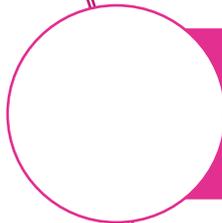
**DCHS**

Department of Community  
and Human Services

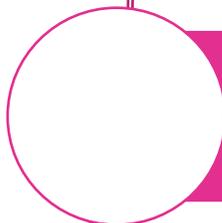
# Presentation Topics



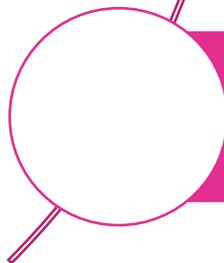
Fair Housing Context



AI Report Overview



Q&A



Thank You

# Fair Housing Act

Title VIII of the Civil Rights Act of 1968

**Prohibits discrimination in housing because of a person's federally protected class status**

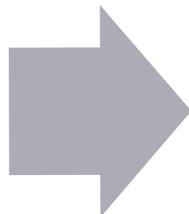
The State of Washington, King County, and many local jurisdictions include additional protected classes beyond federal law



U.S. Department of Housing and Urban Development. "Housing Discrimination Under the Fair Housing Act." [\[LINK\]](#)

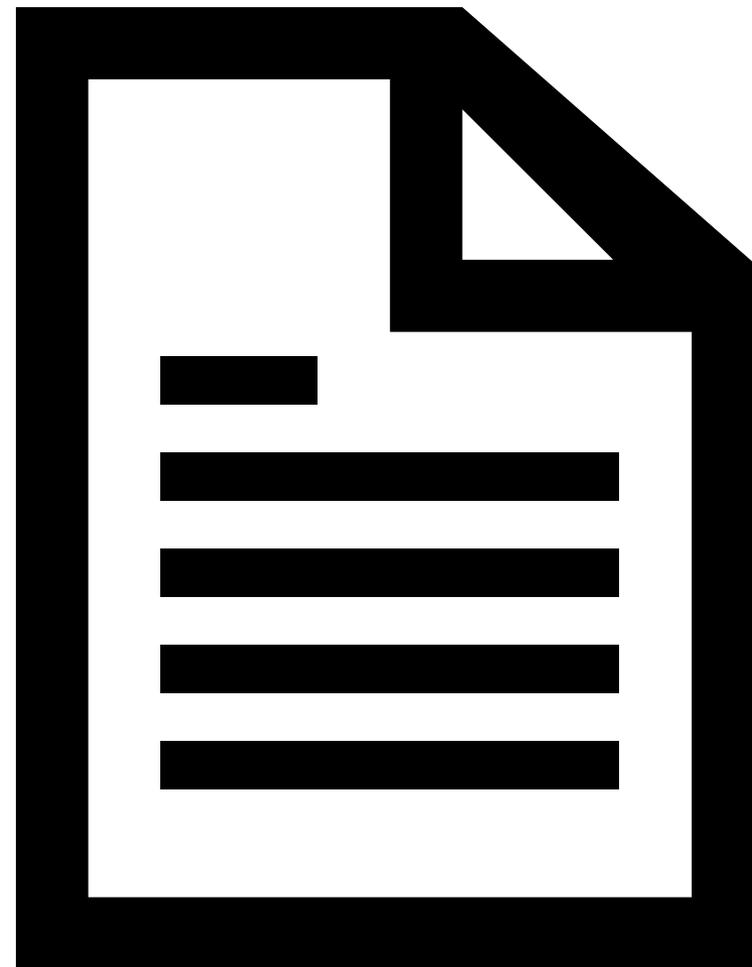
# Fair Housing Obligations

State and local governments that receive HUD funding have a duty to affirmatively further Fair Housing



Developing an *Analysis of Impediments to Fair Housing Choice* is one way to affirmatively further Fair Housing

# 2025 King County Consortium Analysis of Impediments to Fair Housing Report Overview



# Participation and Partners Process

- Engaged a group of jurisdictional partners to inform the development of the AI
- Held 24 interviews with housing providers, nonprofits, and governmental program providers to gather information on fair housing barriers



# Fair Housing Analysis



# Engagement Findings: Impediments to Fair Housing in King County

Exclusionary zoning and land use practices

High housing costs

Discrimination

Lack of housing support for people with disabilities

Insufficient 3+ bedroom units

Lack of affordable homeownership opportunities

Rigorous screening criteria

Challenges to enforce fair housing rights

# Data Findings: Housing Needs and Access in King County

- **King County needs 308,677 new housing units by 2044**
  - *40% of these units need to be affordable to households with incomes at or below 30% of the Area Median Income (AMI)*
- Racial segregation continues to slowly decline
- Racially and ethnically concentrated areas of poverty increased in South King County
- Urban areas in East King County have more low wage jobs than places where low wage workers can afford to live
- Incomes are stratified by race and geography

# Data Findings: Housing Disparities and Instability in King County

- Black and African American renters experience the highest rates of cost burden
- Black, Latino, Native Hawaiian and Pacific Islander households are most affected by racial disparities in homeownership
- People with disabilities are more likely to experience housing problems related to housing quality and affordability than people without a disability
- Evictions declined sharply in 2020 and 2021 but have risen rapidly since eviction moratoria ended in 2022

# Fair Housing Testing Findings: Non-Compliance Fair Housing Laws

- 30 out of 55 tests found evidence of discrimination
- The Fair Housing Center of Washington observed violations in:
  - Willingness to grant reasonable accommodations to people with a disability (*9 out of 11 tests*)
  - Acceptance of alternative source of income (*2 out of 7 tests*)
  - Differential treatment based on disability (*7 out of 10 tests*)
  - Differential treatment based on race or national origin (*6 out of 9 tests*)

# Fair Housing Goals

2025-2029



# 2025-2029 Fair Housing Goals

1. Adopt, implement, strengthen, or invest in policies and programs that **increase housing stability for tenants** such as rental assistance, fair housing education, fair housing testing, and tenant legal services.
2. Adopt, implement, strengthen, or invest in policies and programs that **increase housing stability for people with disabilities** throughout the County, especially for those who need supportive services.
3. Engage **underrepresented communities** on an ongoing basis to better understand barriers and increase access to opportunity.
4. Plan for, promote, incentivize, and fund the development of **more housing for people at 80% area median income and below** and for those experiencing housing instability.
5. Plan for, promote, and incentivize more **housing choices with 3+ bedrooms**.

# 2025-2029 Fair Housing Goals, Cont.

6. Support efforts to preserve and **increase affordable housing in and for communities at high risk of displacement.**
7. Work with communities to **guide investments in historically underserved communities.**
8. Promote **homeownership opportunities in low-income communities** to reduce racial disparities in homeownership.
9. Support efforts to **ensure healthy, safe, and affordable housing is accessible** to all communities.
10. **Report annually** on Fair Housing Goals and progress.

# Questions?

