King County Consortium Analysis of Impediments to Fair Housing Choice

2025

King County

Table of Contents

I. Executive Summary

A. Introduction

The Civil Rights Act of 1968, Title VIII through IX, also known as the Fair Housing Act, or FHA, has served as the foundation of fair housing law for nearly 60 years.[1] This Analysis of Impediments to Fair Housing Choice (AI Report) analyzes forms of housing discrimination that limit housing choice and stability. This AI Report outlines ten fair housing goals to affirmatively further fair housing by taking meaningful action to address impediments to fair housing choice.[2]

King County completed this AI Report on behalf of the King County Consortium (Consortium), which includes all jurisdictions in King County except for the cities of Seattle and Milton.[3] The U.S. Department of Housing and Urban Development (HUD) requires grantees who receive Community Development Block Grant (CDBG), HOME Investments Partnerships Program (HOME) funds, and Emergency Solutions Grants (ESG) to affirmatively further fair housing. Development of this fair housing analysis occurs every five years, concurrent with the King County Consortium Consolidated Plan (Consolidated Plan).[4] The Consolidated Plan outlines the activities the Consortium plans to take with CDBG, HOME, and ESG funds for the upcoming five years. This AI Report helps inform the overarching goals in the Consolidated Plan. The AI Report and Consolidated Plan cover the years 2025 to 2029. Each year in the Annual Action Plan, the one-year plan submitted to HUD that guides activities funded with CDBG, HOME, and ESG grants, King County certifies its commitment to affirmatively further fair housing.[5] See Section II. Introduction for a detailed overview of this AI Report.

B. Community Participation Process

King County staff conducted 24 informational interviews with interested parties including housing providers, nonprofit/community-based organizations, service providers, and King County staff to gather qualitative information about fair housing. The most common barriers to fair housing identified by organizations include the following:

- exclusionary zoning and land use practices;
- high housing costs, especially post COVID rebounding rent increases;
- discrimination during the rental process and as existing tenants;
- lack of housing support for people with disabilities;
- insufficient affordable 3+ bedroom housing units for larger households;
- lack of affordable homeownership opportunities;
- rigorous rental screening criteria; and
- challenges to reporting and enforcement of fair housing rights.

Community members impacted by housing inequities provided input to inform this assessment through various forms of engagement in other recent processes including the 2024 King County Comprehensive Plan Equity Work Group, the Skyway-West Hill and North Highline Anti-displacement Strategies Report,

[1] Fair Housing Act, Title VIII of the Civil Rights Act of 1968. [LINK]
[2] U.S. Department of Housing and Urban Development, *Affirmatively Furthering Fair Housing*. [LINK]
[3] King County Consortium. [LINK]
[4] Hud Exchange, *Consolidated Plan*. [LINK]
[5] HUD EXCHANGE, *What certifications are required upon submission of the Consolidated Plan or the Annual Action Plan?* [LINK]

and the Phase 1 and Phase 2 King County Equitable Development Initiative Implementation Plans.[6,7,8,9] See Section III. Community Participation Process for a detailed description of community participation input.

C. Progress on Past Fair Housing Goals for 2019-2024

Over the 2019-2024 planning period, King County made progress towards advancing the 2019 King County Analysis of Impediments to Fair Housing Choice (2019 AI Report) fair housing goals.[10] This includes:

- responding to the COVID-19 pandemic with the Eviction Prevention and Rental Assistance Program, distributing approximately $390 million in rental assistance;
- working with community members for planning activities through the community planning work group for the Skyway-West Hill and North Highline Anti-displacement Strategies Report, the Equity Workgroup for the 2024 update to the King County Comprehensive Plan, the Community Partners Table for the Affordable Housing Committee (AHC), and the Equitable Development Initiative Community Planning Workgroup;
- funding legal assistance for tenants;
- creating permanent supportive and emergency housing through the County's Housing Finance Program and the Health through Housing Initiative;
- prioritizing equitable development in the County's housing finance priorities in the 2024 update to the King County Comprehensive Plan;
- supporting the development of larger units through the Housing Finance Program capital funding awards for projects with 3+ bedroom units;
- contracting with the Fair Housing Center of Washington for fair housing testing;
- implementing anti-displacement actions such as the community preference and inclusionary housing programs for Skyway-West Hill and North Highline;
- supporting the creation of the South King Housing and Homelessness Partners which increases housing stability and produces and preserves quality affordable housing in South King County; and
- adopting the King County Countywide Planning Policies (CPPs) which include policies that promote fair housing.[11]

See Section V. Progress on Past Fair Housing Goals for an assessment of progress made towards fair housing goals from 2019 to 2024.

D. Demographic Summary

Since 1990, King County has experienced significant demographic shifts in both the overall population and its racial, ethnic, and national origin composition:

- King County's population grew from 1,737,046 to 2,347,800 between 2000 and 2020.

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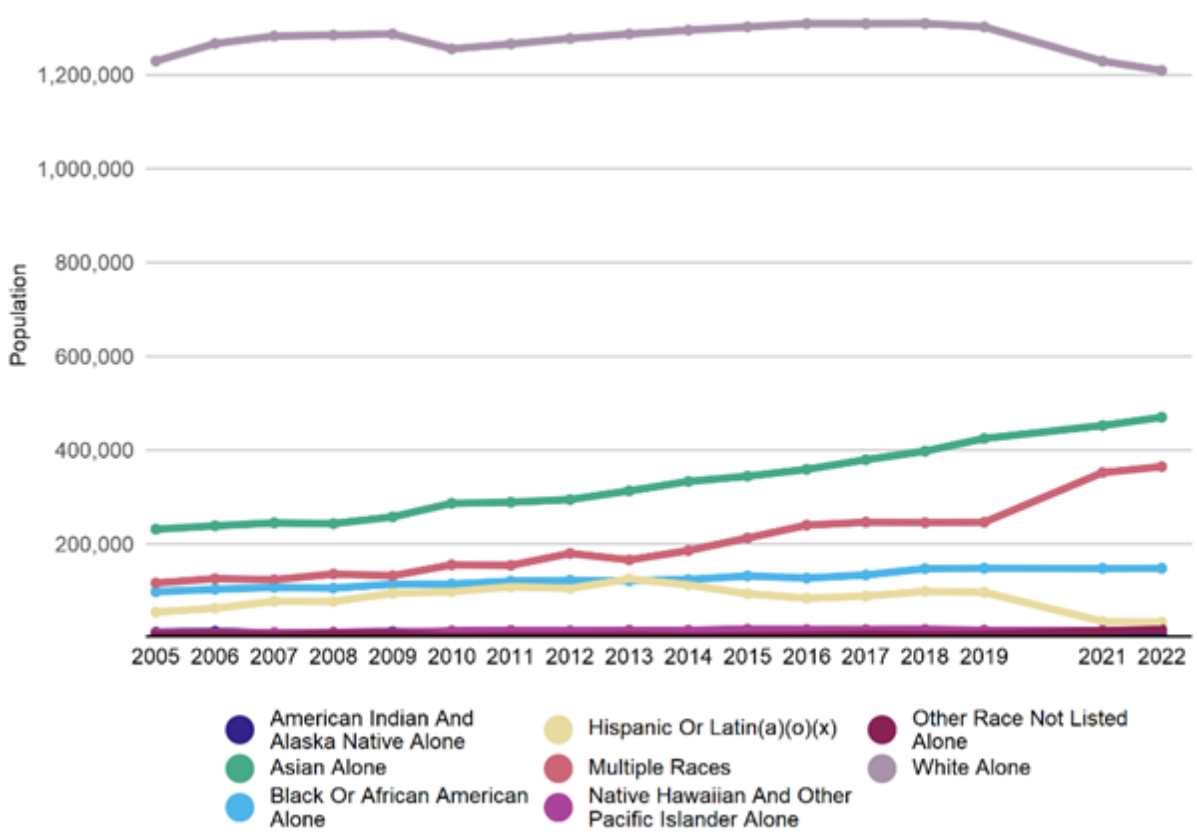
[6] 2024 King County Comprehensive Plan, *Public Participation Summary (2023)*. [LINK]
[7] Skyway-West Hill and North Highline Anti-displacement Strategies Report (2022). [LINK]
[8] King County Equitable Development Initiative Implementation Plan Phase 1. [LINK]
[9] King County Equitable Development Initiative Implementation Plan Phase 2. [LINK]
[10] *2019 King County Analysis of Impediments to Fair Housing Choice* (King County 2020). [LINK]
[11] King County Countywide Planning Policies. [LINK]

- The largest share of King County residents (398,100) are 30 to 39 years old.
- Approximately 495,600 King County residents are 19 years old or younger.
- The most frequent language spoken at home in King County other than English is Spanish (6.6 percent).
- One person households make up over 30 percent of households in King County.
- The average household size in King County is 2.42 people.
- Ambulatory difficulties are the most common type of disability in King County.

Race and ethnicity have a strong connection to where people live in King County, how likely they are to be housing cost burdened, and whether they own or rent their homes. Figure 1 shows King County's population by race and ethnicity from 2005 to 2022. White residents make up most of King County's population. Between 2005 and 2022, the general King County population grew by 68.4 percent, but the Black, Indigenous, and People of Color population grew by 131 percent, creating a more diverse community. The number of Asian residents increased the most of any racial group, from 233,028 (13.3 percent of King County) in 2005 to 472,589 in 2022 (20.8 percent of King County).

Figure 1: King County Population by Race/Ethnicity from 2005 to 2022



Source: 2005-2022 1-year ACS

E. Segregation and integration in King County

Two major historic housing policies and practices that contributed to segregation in King County are redlining and racially restrictive covenants. Lending institutions used redlining to systematically deny

financial services to residents of specific neighborhoods, either by outright denial or by raising the price for their services. Racial restrictive covenants refer to various types of documents such as deeds, plats, and homeowner's association's bylaws, used by property owners to restrict the sale of a property to someone based on their race and sometimes religion.

The connection between race and income reveals patterns of inequality and discrimination that have led to segregation and disparities among racial groups. Geographically, residential segregation patterns in King County can be categorized as jurisdictions and neighborhoods that are predominantly White, predominantly White and Asian, or racially and ethnically diverse. South Seattle and Southwest King County contain the highest levels of racial and ethnic diversity and are relatively integrated. Urban jurisdictions east of Seattle, such as Bellevue, Redmond, Sammamish, and Kirkland are predominantly White and Asian. All racial groups other than White and Asian fall below the countywide median income of $116,340.

During the informational interviews, service providers reported their clients are at risk of displacement. Displacement describes a pattern in which households involuntarily move because of factors such as housing market forces, disinvestment in communities of color, changing preferences for central city living, and redevelopment projects and new investments. Displacement can increase the risk of homelessness and have lasting negative effects on health, education, earnings, and cultural connections.[12]

See Section VII. Segregation and Integration in King County for a detailed description of the integration and segregation, redlining, displacement, income inequality, and programs designed to address these issues.

F. Racially or Ethnically Concentrated Areas of Poverty

HUD defines "Racially or Ethnically Concentrated Areas of Poverty" (R/ECAPs) as a census tract that is majority non-White and with a poverty rate greater than 40 percent or three or more times the average tract poverty rate of the metropolitan area.[13] The 2024 federal poverty threshold is $20,440 for a household of two members.[14] The five R/ECAP census tracts in King County, outside of the city of Seattle, are located in Kent (3), SeaTac (1), and Federal Way (1). See Section VIII. Racially or Ethnically Concentrated Areas of Poverty for a detailed description of R/ECAPs in King County.

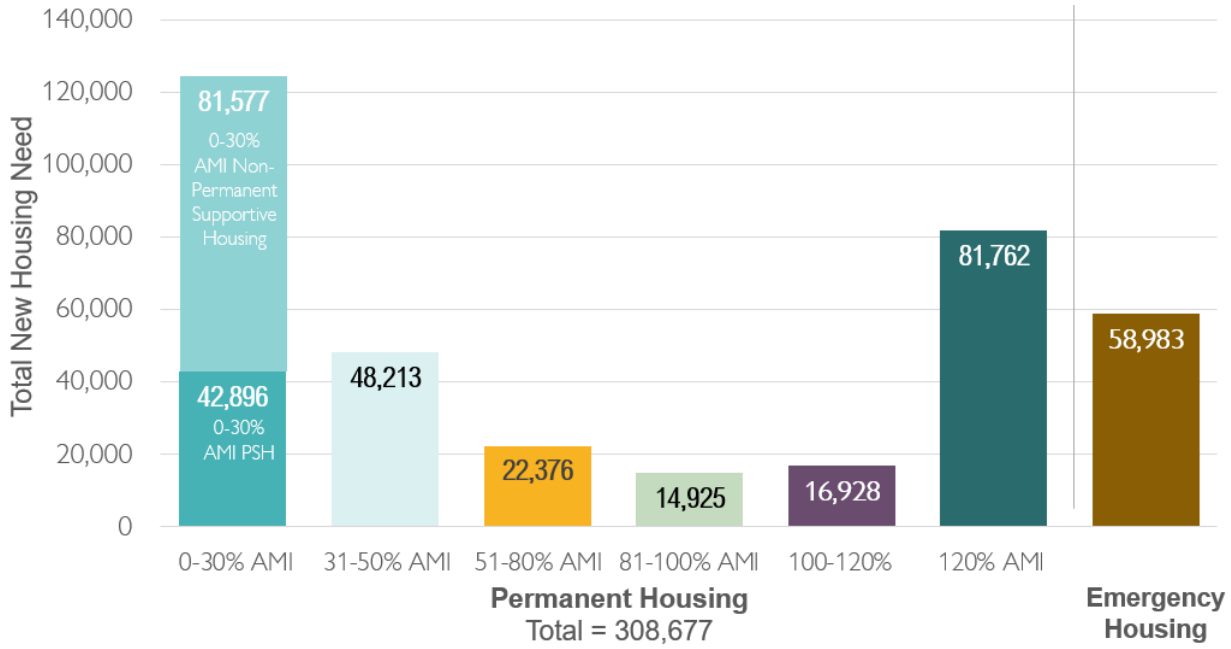
G. Housing Disparities by Populations

In 2023, King County adopted, and all 39 cities in King County ratified, amendments to the King County CPPs that established specific countywide and jurisdictional affordable housing needs by income level and for emergency housing that all jurisdictions are responsible for planning for and accommodating in their 2024 comprehensive plan updates. Figure 2 illustrates King County's net new housing needs by income bands between 2019 and 2044. The greatest need is for housing affordable to households in the 0 percent to 30 percent of area median income band. King County needs 42,896 units of permanent

[12] Urban Displacement Project. *Pushed Out: Displacement Today and Lasting Impacts.* [LINK]
[13] HUD Office of Policy Development and Research. (2023, November 3). *Racially or Ethnically Concentrated Areas of Poverty*. [LINK]
[14] Federal Register/ Vol. 89, No 11., *2024 Poverty Guidelines for 48 Contiguous States and the District of Columbia*. [LINK]

supportive housing and 81,577 units of permanent housing (non-permanent supportive) in the 0 percent to 30 percent area median income range. Additionally, King County needs 58,983 units of emergency housing/shelter.

Figure 2: King County Countywide Net New Housing Needed, 2019-2044



Source: 2021 King County Countywide Planning Policies amended August 15, 2023, and ratified November 30, 2023.

See Section IX. Housing Disparities by Populations for information on cost burden, tenure, and housing problems in King County.

H. Disparities in Access to Opportunity

Opportunity is complex and may be defined differently depending on the specific needs of protected classes and communities. The HUD Affirmatively Furthering Fair Housing Data and Mapping tool, created in 2015, outlines seven opportunity indices to measure access to opportunities in neighborhoods:[15]

- jobs proximity;
- environmental health;
- labor market engagement;
- low poverty;
- low transportation cost;
- school proficiency; and
- transit trips.

[15] HUD Exchange AFFH Data and Mapping tool*, Place and Opportunity*, (2022). [LINK]

In 2010, the Obama Administration coined the term neighborhoods of opportunities to highlight a new targeted, place-based approach to urban revitalization.[16] For this reason, this section intentionally avoids classifying areas as high or low opportunity. Instead, this report will summarize disparities in access to discrete opportunities within King County including access to all neighborhoods, jobs, safe and reliable transportation, clean air and water, quality food, and parks and open space. The sections then propose contributing factors to these disparities and review policies, programs, and investments that seek to address these disparities. Some disparities related to employment, transportation, and environmental health in King County include:

- While Hispanic or Latin(a)(o)(x) and non-Hispanic or Latin(a)(o)(x) employees share four of the most common employment sectors, employees who are not Latin(a)(o)(x) earn more in each of the sectors.
- People without a disability are more likely to obtain a bachelor's degree or higher, thus benefitting from a greater likelihood of higher wages.
- Black and people of two or more races are most likely to commute using public transit, whereas White and Native Hawaiian and Other Pacific Islander people are least likely to commute via public transit.
- Areas of Seattle, Burien, Tukwila, Auburn, Snoqualmie, and North Bend hold higher cumulative negative environmental health impacts than other areas in King County.
- South King County generally has more asthma emergencies per capita than East and North King County.
- Many census tracts in South King County are classified as low-income and low-access areas, defined by Economic Research Service as areas with limited access to healthy food.

See Section X. Disparities in Access to Opportunity for a detailed description of types of opportunities discussed and access to them.

I. Tenant Protections

Renters generally face more housing instability than homeowners because their housing costs can increase greatly year to year, whereas a fixed-term mortgage provides homeowners a more stable cost of housing. For example, from 2015 to 2021, the gross median rent in King County increased 33.8 percent from $1,354 to $ 1,811.[17] In King County, 41 percent of renter-occupied households are cost-burdened or severely cost-burdened compared to only 23 percent of owner-occupied households.[18] Homeowners also experience benefits that renters do not, including fixed housing payments, tax advantages, built-in "default" savings with mortgage amortization, and the potential to lower home maintenance costs through sweat equity.[19] Tenant protection policies help ensure renters can access fair housing and legal recourse when landlords violate their rights or engage in discriminatory practices.

In recent years, both Washington State and several King County jurisdictions passed legislation to adopt new and strengthen existing tenant protections. Several cities adopted tenant protections to increase

[16] HUD Exchange AFFH Data and Mapping tool*, Place and Opportunity* (2022). [LINK]
[17] U.S. Census Bureau. (2022). Median Gross Rent by Bedroom Size, ACS 2015-2021.
[18] 2016-2020 CHAS
[19] Laurie S Goodman, Christopher Mayer, "Homeownership and the American Dream." Journal of Economic Perspectives (January 31, 2018). [LINK]

access to housing such as limiting fees, requiring landlords to accept payment plans for move-in costs, and limiting a landlord's use of criminal background checks when screening prospective tenants. The most common tenant protections adopted by local jurisdictions in King County strive to increase the housing stability of existing tenants.[20]

Sixteen King County jurisdictions adopted over 40 tenant protection ordinances since 1979. Nine of these ordinances were passed between 1979 and 2012 and 36 ordinances were passed between 2016 and 2023. See Appendix G for a detailed table describing tenant protections passed by King County jurisdictions from 1979 through 2023.

J. Fair Housing Discrimination Testing

The King County Consortium contracted with the Fair Housing Center of Washington (FHCW) to understand the extent of individual level discrimination against protected classes in King County. The FHCW conducted 31 differential treatment tests and 24 policy checks in jurisdictions across King County to test for discrimination in the rental housing market. The FHCW found violations of fair housing laws in over half of the tests. The FHCW tested for the following protected classes: race, national origin, disability, familial status, and source of income. See Appendix H for the Fair Housing Discrimination Final Testing Report which details the results from fair housing testing.

K. 2025-2029 King County Fair Housing Goals

The AI Report identifies ten fair housing goals that will guide and inform work to take meaningful actions to affirmatively further fair housing and increase housing choice over the 2025 to 2029 planning period. These goals expand upon the previous fair housing goals by focusing more on housing access for people with a disability, emphasizing housing stability with assistance for tenants, and continuing the importance of anti-displacement strategies and actions.

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 percent area median income and below and for those experiencing housing instability.
5. Plan for, promote, and incentivize more housing choices with 3+ bedrooms.
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.

[20] RCW 29.18.140: Landlord's duty to provide written notice in increase in rent. [LINK]

See Section XIII. 2025-2029 King County Fair Housing Goals for more information on the fair housing goals, including actions King County will take to advance the goals.

L. Conclusion

This AI Report recognizes and builds upon earlier strategic planning work that advances housing and equity principles and aligns with King County's True North, "Making King County a welcoming community where every person can thrive."[21] Almost 60 years after the adoption of the Fair Housing Act, housing discrimination still exists in King County. Qualitative interviews and fair housing testing, conducted during the production of this AI Report, demonstrates that discrimination occurs, especially for people who have a disability. Frequently, when tenants experience fair housing violations, they don't make a complaint for fear of retaliation or a lack of confidence their grievances will be acted upon in a timely manner. Service providers report their clients struggle with housing cost burden and move further away from families and cultural communities in search of lower cost housing.

This AI Report analyzes access to fair housing choice, provides information on past and current efforts, and sets fair housing goals for future policies and investments. Through implementation of the fair housing goals, King County can reduce impediments to fair housing choice and increase housing stability for populations most impacted by housing inequities. Over the next five years, King County will continue to support rental assistance programs, reduce barriers to siting permanent supportive and emergency housing, engage underrepresented communities in funding priorities, support community-driven housing, and more. This AI Report will serve as a resource to guide and inform policy and funding decisions and aligns with the 2024 update to the King County Comprehensive Plan. Advancing work to affirmatively further fair housing is an important step toward ending discrimination and undoing historic patterns of segregation in King County. See Section XIV. Conclusion for more information.

II. Introduction

The longstanding impacts of systemic segregation and discrimination in King County hinder residents' abilities to thrive. Discrimination and segregation are deeply engrained in the history of the United States, including King County. The lack of equitable access to housing historically perpetuated segregation so increasing access to housing will be critical in undoing segregation.

A. Data and Information

This AI Report utilizes data primarily from the U.S. Census Bureau, the U.S. Department of Housing and Urban Development (HUD), the Washington State Office of Financial Management, and King County. HUD uses the Federal Poverty Guidelines for some of the fair housing data analysis, particularly in identifying Regional or Ethnically Concentrated Areas of Poverty.[22] Figure 3 shows the 2024 federal poverty guidelines for the 48 contiguous states.

Figure 3: 2024 Federal Poverty Guidelines for the 48 Contiguous States

People in Household	Annual Income Poverty Guideline

[21] King County "True North and Values." [LINK]
[22] Office of Policy Development and Research. "Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)." [LINK]

1	$15,060
2	$20,440
3	$24,860
4	$30,000

This assessment primarily discusses race and ethnicity using the descriptors used in the associated source. For example, the U.S. Census has seven race categories: White, Black or African American, American Indian or Alaska Native, Asian, Native Hawaiian or Other Pacific Islander, Other Race, and Two or Multiple Races, and defines ethnicity as determining whether someone is Hispanic or Latino or not Hispanic or Latino. This assessment uses the term Latin(a)(o)(x).

Unfortunately, data sources often do not account for more granular subgroups or regional differences within the Asian population. The federal Office of Management and Budget requires federal agencies to include an Asian Race data collection category that includes origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent.[23] Reporting all Asian data as a singular group obscures the distinct experiences of subgroups who vary widely in categories like income and education, so it is important to avoid making generalizations about the Asian population when interpreting data.[24]

In March 2024, the Office of Management and Budget published revisions to Statistical Policy Directive No. 15: Standards for Maintaining, Collecting, and Presenting Federal Data on Race and Ethnicity.[25]

B. Overview of the Fair Housing Act

The Civil Rights Act of 1968, Title VIII through IX, commonly known as the Fair Housing Act, or FHA, banned housing discrimination against certain protected classes.[26] The U.S. Department of Housing and Urban Development's (HUD's) implementation of the FHA requires all local governments to affirmatively further fair housing. King County must take meaningful actions to combat discrimination, overcome historic patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity.[27]

Protected Classes

Federal, state, and local laws prohibit housing discrimination against certain groups. Congress passed the FHA to prohibit housing discrimination, promote equal access to housing, and address segregation.[28,29] The State of Washington and local jurisdictions, such as King County (which has authority to set such policy only for unincorporated King County), also protect additional classes from housing discrimination. Figure 4 details the classes protected at the federal level and the additional classes protected at the state level.

[23] *Collection, Analysis, and Reporting of Asian American Health Data* (The Center for the Study of Asian American Health (CSAAH) within the NYU Grossman School of Medicine at NYU Langone Health and the Coalition of Asian American Children and Families (CACF), 2023). [LINK]
[24] Jenn Fang, "Disaggregation is essential to achieve data justice for Asian Americans." *Prism* (May 2, 2022). [LINK]
[25] 89 FR 22182 [LINK]
[26] U.S. Department of Housing and Urban Development. "Fair Housing and Related Laws." [LINK]
[27] U.S. Department of Housing and Urban Development. "Affirmatively Furthering Fair Housing (AFFH)." [LINK]
[28] United States Congress. (1968). *Fair Housing Act of 1968, 42 U.S.C. §§ 3601-3619*
[29] Affirmatively Furthering Fair Housing, 80 Fed. Reg. 42,272 (July 16, 2015)

Figure 4: Overview of Protected Classes at the Federal and Washington State Level

Federal – Fair Housing Act	Additional Protected Classes in State of Washington
Race Color National Origin Religion Sex Disability Familial Status	Sexual Orientation Gender Identity Creed Marital Status Honorably Discharged Veteran/Military Status Use of Trained Guide Dog or Service Animal by a Person with a Disability Source of Income Immigration Status Citizenship

Race, Color, and National Origin

Race refers to a person's racial demographics, such as White, Black/African American, Asian, American Indian, Alaska Native, Native Hawaiian or Pacific Islander, or some mixture of two or more of these races.[30] Color refers to the color of a person's skin.[31] National origin refers to the country of a person's birthplace or ancestry.[32]

Immigration Status and Citizenship

Under the Washington Law Against Discrimination (WLAD), citizenship and immigration status are protected classes.[33] Citizenship refers to a person's status as a United States citizen.[34] Immigration status refers to the legal status a person has in the country, such as being an undocumented immigrant, permanent resident, refugee, or similar status.[35] Different or distinct treatment of a person based on their citizenship or immigration status is not considered unlawful if the practice is authorized by a federal or state law or regulation.[36]

Religion and Creed

Under the FHA, religion is a protected class and includes both the practice and non-practice of religion. The WLAD includes creed as a protected class. Creed refers to religious belief and all aspects of religious observance and practice.[37] This may include a person's eating habits or clothes.[38,39] The FHA does not prohibit housing providers from favoring religious members in housing if the following factors are met:

- a religious organization owns the housing;

[30] Washington State Human Rights Commission. "Race/Color in Housing." [LINK]
[31] Washington State Human Rights Commission. "Race/Color in Housing." [LINK]
[32] Washington State Human Rights Commission. "National Origin in Housing." [LINK]
[33] Revised Code of Washington 49.60.222(1) [LINK]
[34] Washington State Human Rights Commission. "National Origin in Housing." [LINK]
[35] Washington State Human Rights Commission. "National Origin in Housing." [LINK]
[36] Revised Code of Washington 49.60.405 [LINK]
[37] *Kumar v. Gate Gourmet Inc.,* (2014). [LINK]
[38] *Kumar v. Gate Gourmet Inc.,* (2014). [LINK]
[39] Washington State Human Rights Commission. "Creed in Housing." [LINK]

- the housing provides a non-commercial use, such as a monastery;
- the housing is limited to members of the same religion; and
- the housing is not further restricted based on race, color, or national origin.[40]

Sex, Sexual Orientation, and Gender Identity

Under the FHA, sex is a protected class. In 2021, President Biden signed Executive Order 13988, requiring all federal agencies to further extend existing protections based on sex to sexual orientation and gender identity, including fair housing enforcement.[41] The WLAD likewise explicitly prohibits housing discrimination based on sexual orientation and gender identity.[42,43] Sex discrimination under the FHA can cover a variety of situations, ranging from an adverse housing action based on gender stereotyping or gender nonconformity to sexual harassment.[44,45] Domestic violence survivors may also have a cause of action under the FHA based on sex discrimination, such as a case in which a landlord evicted a tenant after she and her son were stabbed by her then boyfriend.[46,47] Educational institutions can operate student housing that serves or preferences occupants based on sex in certain circumstances.[48]

Disability and Use of a Trained Guide Dog or Service Animal

Several federal laws, including the FHA and the Americans with Disabilities Act (ADA), provide housing access rights to people who have a disability. Under federal law, disability is "a physical or mental impairment which substantially limits one or more of such person's major life activities, a record of having such an impairment, or being regarding as having such an impairment." [49] Some requirements for housing providers under federal law include:

- allowing reasonable physical modifications of certain units;
- making reasonable accommodations in housing rules, policies, practices, or services; and
- including certain accessibility features in the design and construction of covered multifamily buildings first occupied after March 13, 1991.[50]

A housing provider that fails to grant a reasonable accommodation (one that does not create an undue financial or administrative burden) may be violating legal protections against discrimination.[51] People with disabilities who use a trained guide dog or a service animal have protections against discrimination under both federal law and the WLAD.[52] Under these laws, service animals are not pets – they are

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[40] 42 U.S. Code § 3607
[41] HUD Exchange. "Implementation of Executive Order 13988 on the Enforcement of the Fair Housing Act." [LINK]
[42] Revised Code of Washington 49.60.040(26) [LINK]
[43] Revised Code of Washington 49.60.040(27) [LINK]
[44] *Bostock v. Clayton County.,* 140 S. Ct. 1731 (2020).
[45] *Salisbury v. Hickman,* 974 F. Supp. 2d 1282 (E.D. Cal. 2013).
[46] *HUD v. Southgate Apartment Company and A&G Management Company* (2014). [LINK]
[47] *Assessing Claims of Housing Discrimination against Victims of Domestic Violence under the Fair Housing Act (FHAct) and the Violence Against Women Act (VAWA)* (U.S. Department of Housing and Urban Development, 2011). [LINK]
[48] RCW 49.60.222(3) [LINK]
[49] 42 U.S. Code § 12102(1)
[50] 42 U.S. Code § 3604
[51] 42 U.S.C.A. § 3604(f)
[52] Revised Code of Washington 49.60.222 [LINK]

animals trained to perform specific tasks or other support for the benefit of a person with a disability.[53]

In general, a disability could include, among other conditions, orthopedic, visual, speech and hearing impairments; cerebral palsy; autism; epilepsy; muscular dystrophy; multiple sclerosis, cancer; heart disease; diabetes; Human Immunodeficiency Virus; developmental disabilities; mental illness; in some instances substance use disorders.[54] While in some circumstances, substance use disorders can constitute a disability under the FHA, the law does not protect current, illegal use of a controlled substance.[55, 56] Disability protections relating to substance use disorder provide legal protections to people who:

- currently participate in or have completed a substance use disorder treatment program;
- take legally prescribed medication to treat their substance use disorder;
- have a history of past substance use disorder and no longer use illegal substances;
- associate with people who have substance use disorder; and
- are perceived to have a substance use disorder, regardless of whether they actually have this condition. [57]

Familial Status, Marital Status, and Age

While the FHA does not prohibit application of reasonable occupancy standards, it does bar discrimination based on familial status. This covers:

- households with minor children;
- pregnant people;
- people in the process of securing legal custody of a minor child; and
- people with written permission of the parent or legal guardian.[58]

The WLAD additionally bars discrimination based on marital status, which is defined as the legal status of being married, single, separated, divorced, or widowed.[59]

While the FHA precludes housing discrimination based on age, certain types of housing for older adults are exempt from these protections. Exceptions apply to:

- state or federal housing programs specifically designed to support older adults;
- housing solely occupied by people 62 years of age or older; or
- housing with at least 80 percent of its units occupied by a person 55 years of age or older. [60]

[53] U.S. Department of Housing and Urban Development. "Assistance Animals." [LINK]
[54] U.S. Department of Housing and Urban Development. "Disability Overview." [LINK]
[55] *Reasonable Accommodations Under the Fair Housing Act*. (U.S. Department of Housing and Urban Development and U.S. Department of Justice, 2004). [LINK]
[56] *The Americans with Disabilities Act and the Opioid Crisis: Combating Discrimination Against People in Treatment or Recovery*. (U.S. Department of Justice Civil Rights Division). [LINK]
[57] *The Americans with Disabilities Act and the Opioid Crisis: Combating Discrimination Against People in Treatment or Recovery*. (U.S. Department of Justice Civil Rights Division). [LINK]
[58] U.S. Department of Housing and Urban Development. "Discrimination Against Families with Children." [LINK]
[59] RCW 49.60.040(17) [LINK]
[60] U.S. Department of Housing and Urban Development. "Discrimination Against Families with Children." [LINK]

In unincorporated King County, King County Code Chapter 12.20 likewise prohibits housing discrimination based on age, with exceptions for older adult housing that largely mirror those under the FHA.

Veteran/Military Status

Federal law extends several housing protections to service members. Pursuant to these protections,

- service members may terminate their lease without penalty if required by military orders;
- courts can postpone an eviction of a service member under certain circumstances; and
- in some situations, a court can change the amount of rent due for service members facing eviction. [61]

Some landlords may hesitate to rent to military members due to these federal protections, but the WLAD prohibits discrimination based on an individual's veteran or military status. State law defines a veteran as someone who has been honorably discharged from the United States armed forces, national guard and armed forces reserves, or coast guard.[62] The definition of veteran also includes people who served in certain civilian capacities during World War II, Korean War, and Vietnam War.[63] The WLAD defines military status to mean an active or reserve member in any branch of the United States armed forces, including the national, guard, coast guard, and armed forces reserves.

Source of Income

Washington State prohibits landlords from discriminating against prospective tenants based on their source of income, such as Social Security, rental vouchers, public assistance, retirement, and other non-wage, legal sources of income.[64] The law exempts a limited set of living arrangements, such as in hotels or occupancies in which the occupancy is conditioned on employment in or about the premises.[65]

Local Fair Housing Ordinances in King County

In King County, local ordinances often augment federal fair housing protections. Six jurisdictions passed source of income protections before Washington state enacted this law (Kirkland, Redmond, Renton, Tukwila, Seattle, and Unincorporated King County.)[66,67,68,69,70,71] Seattle and unincorporated King County have more protected classes in their local fair housing laws than state or federal law currently provide. See Figure 5 for an overview of additional protected classes in Seattle and unincorporated King County.

[61] The Soldiers' and Sailors' Civil Relief Act of 1940 (50 U.S.C. App. 501 et seq.) [LINK]
[62] Revised Code of Washington 41.04.007 [LINK]
[63] Revised Code of Washington 41.04.007[LINK]
[64] Revised Code of Washington 59.18.255 [LINK]
[65] Revised Code of Washington 59.18.040 [LINK]
[66] Kirkland Municipal Code 7.74 [LINK]
[67] Redmond Municipal Code 6.38 [LINK]
[68] Renton Municipal Code 6.32 [LINK]
[69] Tukwila Municipal Code 8.47 [LINK]
[70] Seattle Municipal Code [LINK]
[71] King County Code 12.20.010 [LINK]

Figure 5: Overview of Additional Protected Classes in Seattle and unincorporated King County

Additional Fair Housing Protected Classes in Seattle	Additional Fair Housing Protected Classes in unincorporated King County
• Age[72] • Ancestry[73] • Caste[74] • Criminal History[75] • Parental Status[76] • Political Ideology[77] • Pregnancy Outcomes[78]	• Age[79] • Ancestry[80] • Parental Status[81]

Housing Covered by the Fair Housing Act:

The Fair Housing Act's nondiscrimination requirements apply where there a refusal to "sell or rent or rent after the making of a bona fide offer, or [a refusal] to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling" on the basis of a person's protected class status.[82] Under federal law, the term dwelling unit includes a "single unit of residence for a family or one or more persons," such as single family homes, apartment single family homes, apartment dormitory rooms and sleeping accommodations in shelters intended for occupancy as a residence for homeless persons."[83]

The Fair Housing Act covers most housing in the United States, with the following limited exemptions:

- owner-occupied dwelling with four or fewer units;
- single family housing sold or rented without use of a real estate broker if the owner does not own more than three such single-family homes at one time; and

[72] Seattle Municipal Code 14.08.190 Applies to age of an adult, with exceptions for housing exclusively for older persons. [LINK]
[73] Seattle's law does not define ancestry.
[74] Seattle Municipal Code 14.08.020 – Caste is a system of rigid social stratification characterized by hereditary status, endogamy, and social barriers sanctioned by custom, law, or religion. [LINK]
[75] Seattle Municipal Code 14.09 – Landlords cannot take adverse action against a tenant based on any arrest record, conviction, or criminal history, except for a legitimate business reason based on a tenant being listed on a sex offender registry. This law does not apply to single family homes or accessory dwelling units attached to a single-family home where the owner occupies part of the property or federally assisted housing that is subject to federal regulations that require denial of tenancy based on criminal history. [LINK]
[76] Seattle Municipal Code 14.08.020 – Parental status means being a parent, step-parent, adoptive parent, guardian, foster parent, custodian of child, person who is pregnant, or person in process of acquiring legal custody of child. [LINK]
[77] Seattle Municipal Code 14.08.020 – Political Ideology means idea or belief relating to government and related institutions, includes membership in a political party, and includes political conduct that does not interfere with property rights of landowner as it applies to housing. [LINK]
[78] Seattle Municipal Code – Pregnancy outcomes means the results of a fertilizations event and the results of the ensuing pregnancy as experienced by the individual who was or is pregnant. [LINK]
[79] King County Code 12.20.130 – Apples to age of an adult with exceptions for housing for people 55 years or older
[80] King County's code does not define ancestry. [LINK]
[81] King County Code 12.20.020 means a parent, person with legal custody of a child, or designee of parent to have a child. [LINK]
[82] 42 U.S. Code § 3604(a) [LINK]
[83] 24 CFR § 100.201 [LINK]

- religious organizations and private clubs housing that affords a preference to their membership so long as they do not discriminate in their membership.[84]

The WLAD includes these same exemptions as in the FHA.[85]

Shelter

Courts considering what constitutes a "residence" for the purposes of determining whether a dwelling unit is covered by the FHA have held that migrant farmworker housing, nursing homes, timeshare units, an AIDS hospice, and other unique housing situations are covered by the FHA, while jails and motels are not.[86,87,88,89,90,91] Courts considering whether shelters are covered by the FHA, commonly rely on a fact-specific analysis of factors such as the amount of time the facility is meant to house its occupants and whether its occupants perceive the facility to be their home.[92] Generally, most courts rely on two factors to determine whether a structure is covered by the FHA: the amount of time the facility is meant to house occupants and whether occupants perceive the facility as a place they can return to.

Disparate Treatment and Discriminatory Effects

People may raise discrimination claims under the FHA for disparate treatment or discriminatory effects that harm protected classes.

Disparate Treatment

Disparate treatment is intentional discrimination against a protected class.[93] For example, a landlord's decision to charge Black tenants a higher security deposit than White tenants would constitute disparate treatment. Plaintiffs asserting a disparate treatment claim must demonstrate the defendant took the action with discriminatory intent, either through direct or circumstantial evidence.[94] If the plaintiff relies on circumstantial evidence of discriminatory intent, a defendant would be liable for violating the FHA if they cannot provide a legitimate, nondiscriminatory reason for their challenged actions.[95]

Discriminatory Effects

The FHA also prohibits policies or actions that result in discrimination, even if the policy or action is facially neutral and there is no intent to discriminate.[96] HUD rules set forth the standard for proving a discriminatory effect claim under the FHA. Liability may be established based on a practice's

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[84] U.S. Department of Housing and Urban Development. "Housing Discrimination Under the Fair Housing Act." [LINK]
[85] Revised Code of Washington 49.60.222(c) [LINK]
[86] *Villegas v. Sandy Farms, Inc.,* 929 F. Supp. 1324, 1328 (D. Or. 1996)
[87] *Hovsons, Inc. v. Township of Brick,* 89 F.3d 1096, 1102 (3d Cir. 1996)
[88] *Louisiana Acorn Fair Housing v. Quarter House, Inc. et al.,* 952 F. Supp. 352, 358-60 (E.D. La. 1997).
[89] *Baxter v. City of Belleville, Ill.,* 720 F. Supp. 720, 731 (S.D. Ill. 1989).
[90] *Patel v. Holley House Motels,* 483 F. Supp. 374, 381 (S.D. Ala. 1979).
[91] *Garcia v. Condarco,* 114 F. Supp. 2d 1158, 1159-1163 (D.N.M. 2000)
[92] Renee Williams, "Shelters and the Definition of "Dwelling" Under the Fair Housing Act." *National Housing Law Project*. [LINK]
[93] *Elements of Proof Memorandum* (U.S. Department of Housing and Urban Development, 2018). [LINK]
[94] *Elements of Proof Memorandum* (U.S. Department of Housing and Urban Development, 2018). [LINK]
[95] *Elements of Proof Memorandum* (U.S. Department of Housing and Urban Development, 2018). [LINK]
[96] *Implementation of the Fair Housing Act's Discriminatory Effects Standard* (U.S. Department of Housing and Urban Development, 2013). [LINK]

discriminatory effect even if the practice was not motivated by a discriminatory intent. The practice may, however, still be lawful if supported by a legally sufficient justification, as defined by HUB rules.[97]

Discriminatory effect claims under the FHA may include either claims of disparate impact or perpetuation of segregation.[98] Disparate impact occurs when a neutral policy disproportionately impacts a protected class.[99] Perpetuation of segregation occurs when a neutral policy sustains residential segregation based on race, color, religion, sex, handicap, familial status, or national origin.[100]

Fair Housing Act Application to Land Use Decisions

Congress intended for fair housing protections to apply to land use decisions. The House Committee Report for the Fair Housing Amendments Act of 1988 (FHAA), stated:[101]

> "The Committee intends that the prohibition against discrimination against those with handicaps apply to zoning decisions and practices. The Act is intended to prohibit the application of special requirements through land-use regulations, restrictive covenants and conditional or special use permits that have the effect of limiting the ability of such individuals to live in the residence of their choice in the community."

Courts have found local jurisdictions to be in violation of the FHA if otherwise neutral policies either create discriminatory effects or were implemented for intentionally discriminatory reasons by restricting housing opportunities for protected classes.[102,103,104,105]

United States v. City of Black Jack (1974)

United States v. City of Black Jack was one of the first court decisions to find an FHA violation where a neutral land use decision disparately impacted a protected class.[106] In 1969, Inter Religious Center for Urban Affairs (ICUA) purchased property for a low- and moderate-income housing development in a wealthy, predominantly White unincorporated area outside of St. Louis.[107] Residents incorporated into the City of Black Jack after learning of this proposed development.[108] In 1970, the City of Black Jack passed a zoning ordinance excluding all multifamily housing developments.[109]

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[97] 42 U.S. Code § 200.500 [LINK]
[98] 24 C.F.R. § 100.500(a)
[99] *SW Fair Housing Council, Inc. v. Maricopa, 17 F.4th 950, 961 (9th Cir. 2021)*
[100] 24 C.F.R. § 100.500(a)
[101] Arlene S. Kanter, "A Home of One's Own: The Fair Housing Amendments Act of 1988 and Housing Discrimination Against People with Mental Disabilities." *The American University Law Review*. [LINK]
[102] *United States v. City of Black Jack, Missouri.* [LINK]
[103] *County of Westchester v. United States Department of Housing and Urban Development.* [LINK]
[104] *Alamar Ranch, LLC v. County of Boise.* [LINK]
[105] *Mary B. Valencia, et al. v. City of Springfield, Illinois.* [LINK]
[106] William H. Freivogel, "Supreme Court housing discrimination decision had its roots in Black Jack." *St. Louis Public Radio* (June 25, 2015). [LINK]
[107] *United States v. City of Black Jack, Missouri.* [LINK]
[108] *United States v. City of Black Jack, Missouri.* [LINK]
[109] *United States v. City of Black Jack, Missouri.* [LINK]

The Justice Department sued the City for violating the FHA.[110] The Court found that, when taking into account the historic context of the area and the ultimate effect on current and prospective Black residents, the zoning ordinance created a discriminatory effect in part because it "foreclosed 85 percent of the Black community living in the larger metropolitan area from obtaining housing in Black Jack."[111] The Court then struck down the zoning ordinance upon finding that the city's reasons for the ordinance (traffic, school overcrowding, and devaluation of adjacent single-family homes) were insufficient to justify the discriminatory impact.[112]

The discriminatory effect standard was affirmed by the United States Supreme Court in *Texas Department of Housing and Community Affairs v. The Inclusive Communities Project.*[113]

County of Westchester v. Department of Housing and Urban Development (2015)

HUD may require jurisdictions requesting Community Planning and Development Formula Grant Programs (CPD funds) to analyze how the municipality's zoning laws may negatively impact HUDs directive to "affirmatively further fair housing" and to develop a strategy to overcome the effects of impediments.[114] Between approximately 2005-2015, Westchester County in New York engaged in extensive litigation with HUD over whether the County adequately analyzed impediments to fair housing within its jurisdictions.[115] HUD withheld CPD funds from Westchester County for fiscal years 2011, 2013, and 2014 after repeatedly rejecting the County's Analyses of Impediments to Fair Housing Choice (AI), for failing to either assess the impediments to fair housing choice caused by local zoning ordinances or identify actions to overcome these impediments. HUD indicated that the County failed to analyze six restrictive zoning practices: (1) restrictions that limit or prohibit multifamily housing; (2) restrictions on the size of a development; (3) restrictions directed at Section 8 or other affordable housing; (4) restrictions that directly or indirectly limit the number of bedrooms in a unit; (5) restrictions on lot size or other density requirements that encourage single family housing or restrict multifamily housing; and (6) restrictions on townhouse development. As part of an initial court settlement, a monitor was appointed to evaluate County compliance with various requirements, including agreement that Westchester would complete an AI that complied with FHA requirements to HUD's satisfaction. [116] This did not occur. The Monitor's report indicated that the County was in breach of the settlement agreement based on its continued failure to evaluate the six identified restrictive zoning practices.[117]

The United States District Court subsequently confirmed the County's noncompliance and affirmed HUD's withholding of funds, noting that:

> "[i]t should now be beyond dispute that the Fair Housing Act, as well as the CDBG, HOME, and ESG statutes, require an applicant to analyze impediments erected by race discrimination and

[110] *United States v. City of Black Jack, Missouri.* [LINK]
[111] *United States v. City of Black Jack, Missouri.* [LINK]
[112] *United States v. City of Black Jack, Missouri.* [LINK]
[113] *Texas Department of Housing and Community Affairs v. Inclusive Communities Project Inc.*, 576 U.S. 519 (2015) [LINK]
[114] 24 C.F.R. § 91.225(a)(1)
[115] *County of Westchester v. United States Department of Housing and Urban Development* (2015). [LINK]
[116] *County of Westchester v. United States Department of Housing and Urban Development* (2015). [LINK]
[117] *County of Westchester v. United States Department of Housing and Urban Development* (2015). [LINK]

segregation to fair housing choice if it seeks to qualify for federal assistance under these programs. It is also well established that discriminatory zoning practices are an essential component of any such analysis."[118]

Alamar Ranch v. County of Boise (2009)

In 2009, Alamar Ranch sued Boise County for violating the Fair Housing Act, alleging that the County discriminated against potential residents with disabilities by refusing to issue a permit for its siting of a residential treatment center.[119] Alamar Ranch intended to house youth with substance abuse disorders whose disabilities had rendered them "unable to function and learn in a regular home and school environment."[120] They argued that Boise County violated the FHA by imposing prohibitively expensive permit conditions, such as construction of a helicopter landing pad and required on-site fire truck that rendered the project no longer feasible. A jury found that the County violated the FHA and awarded plaintiffs $4 million in damages and $1.4 million in attorneys' fees.[121]

Valencia et al v. City of Springfield (2018)

Individual Advocacy Group (IAG) provides in-home support and residential services to adults with disabilities so they can live in family-like settings. Three IAG clients rented a home in Springfield, Illinois. Neither IAG, their clients, nor the landlord knew there was a similar family care residence operating 157 feet away from the property. At the time, Springfield's zoning code required family care residents to be more than 600 feet apart. In 2016, the City notified the landlord that they need to obtain for a Conditional Permitted Use (CPU) permit, to operate the residential care facility. Two years later, upon denying the CPU, the City moved to close this home, based upon its zoning restriction.

The IAG and its three clients sued the City, claiming that:

- the spacing requirement intentionally discriminated against people with disabilities because the provision applied only to homes of people with disabilities and not to similar homes that housed unrelated people without disabilities;
- the spacing policy, even if determined to be neutral, had a disparate impact on people with disabilities; and
- by not granting the CPU, the City failed to make a reasonable accommodation as required by the federal law. [122]

The United States Department of Justice also sued the City, alleging that its zoning code violated the FHA.[123] A jury awarded $293,000 in damages to the three IAG clients and IAG.[124] The City was also

[118] *County of Westchester v. United States Department of Housing and Urban Development* (2015). [LINK]
[119] *Alamar Ranch, LLC v. County of Boise.* [LINK]
[120] *Alamar Ranch v. Boise Declaration of Amy Jeppeson* (Docket No. 51-31)
[121] *In re Boise County*, Case No. 11-00481-TLM (Bankr. D. Idaho Sep. 2, 2011) [LINK]
[122] *Mary B. Valencia, et al. v. City of Springfield, Illinois.* [LINK]
[123] "Justice Department Sues Springfield, Illinois, for Discrimination Against Persons with Disabilities." *U.S. Department of Justice Office of Public Affairs* (November 28, 2017). [LINK]
[124] *Mary B. Valencia, et al. v. City of Springfield, Illinois.* and *United States of America v. City of Springfield, Illinois.* Verdict Form [LINK]

ordered to pay the United States $61,982.50 in civil penalties.[125] The Court further prohibited Springfield from evicting the IAG clients and prohibited enforcement of the 600-foot spacing rule.[126]

[125] *Mary B. Valencia, et al. v. City of Springfield, Illinois.* and *United States of America v. City of Springfield, Illinois.* Verdict Form [LINK]
[126] *Mary B. Valencia, et al. v. City of Springfield, Illinois.* and *United States of America v. City of Springfield, Illinois.* Verdict Form [LINK]

III. Community Participation Process

King County staff, in partnership with other jurisdictions and agencies, invited members from a variety of organizations to participate in individual interviews to share their experience navigating fair housing issues and the needs and priorities of communities they serve. Interviews took place from June 2023 to January 2024. Interviewees had the option of either virtual or in-person meetings, and all opted for virtual.

A limitation from the community participation process was King County's lack of funding to compensate interviewees for their time. Two community-based organizations explained their difficulty in participating in non-compensated interviews due to their limited resources and capacity.

In addition to information collected from outreach conducted for the Analysis of Impediments, this report also includes community input from other outreach efforts, such as the Skyway-West Hill and North Highline Anti-displacement Strategies Report, King County Equitable Development Initiative Implementation Plan Phases 1 and 2, the King County Comprehensive Plan, and the King County Consortium Consolidated Housing and Community Development Plan. [127,128,129,130]

These plans reference displacement that includes a pattern in which households involuntarily move due to factors such as housing market forces, disinvestment in communities of color, changing preferences for central city living, redevelopment projects, and new investments. Displacement can increase the risk of homelessness and have lasting negative effects on health, education, earnings, and cultural connections. [131]

A. Community Engagement from Other Processes

King County and its partners conducted several major community engagement processes over the 2020 to 2024 planning period, alongside ongoing engagement tied to specific program activities. The following section describes four robust community engagement processes.

Skyway-West Hill and North Highline Anti-displacement Strategies Report

From 2020-2021, King County collaborated with community partners to co-develop recommendations in the Skyway-West Hill and North Highline Anti-displacement Strategies Report. [132] The engagement process revealed particular concern regarding experiences of residents determined to be most directly impacted by displacement pressure, specifically residents who are Black, Indigenous and people of color (BIPOC), low-income, renters, households with children, immigrants and refugees, and youth. The following community priorities emerged through interactive workshops, community meetings, interviews, and surveys.

1. Implement a Community Preference and a Right to Return Policy for people with a connection to the local community;

[127] *Skyway-West Hill and North Highline Anti-displacement Strategies Report* (King County, 2022). [LINK]
[128] King County Equitable Development Initiative Implementation Plan Phase 1. [LINK]
[129] King County Equitable Development Initiative Implementation Plan Phase 2. [LINK]
[130] King County Comprehensive Plan. Add link when adopted.
[131] Urban Displacement Project. *Pushed Out: Displacement Today and Lasting Impacts.* [LINK]
[132] *Skyway-West Hill and North Highline Anti-displacement Strategies Report* (King County, 2022). [LINK]

2. Increase public investment in affordable housing to help people with a connection to the community remain living there;
3. Enact policies and programs that prevent displacement, protect tenants, and prioritize neighborhood residents; and
4. Increase access to opportunities, amenities, and benefits to current residents when private development happens.

King County's fair housing goal to support efforts to preserve and increase affordable housing in and for communities at high risk of displacement aligns with the recommendations of Skyway-West Hill and North Highline communities.

Equitable Development Initiative Implementation Plan

A Community Planning Workgroup (CPW) formed in Spring 2022 to co-develop recommendations and guidance on the content of the King County Equitable Development Initiative (EDI) Implementation Plan. Members of the CPW included 15 people with lived experience of displacement or relevant expertise including Black, Indigenous, and people of color (BIPOC) leadership and broad geographic representation. The EDI Implementation Plan Phase 1 included a framework and recommendations for county and community structure, capacity, and related resources necessary to support an EDI.[133] The EDI Implementation Plan Phase 2 contains CPW recommendations related to metrics, coordination and engagement strategies, next steps, and more.[134] CPW recommendations align with King County's fair housing goals of engaging underrepresented communities, guiding investments in historically underserved communities, and increasing affordable housing opportunities in and for communities at high risk of displacement align.

King County Comprehensive Plan

From 2022 to 2023, an Equity Work Group met 16 times to evaluate community needs and interests in King County's Comprehensive Plan.[135] The Equity Work Group, comprised of 15 individuals, represented organizations, communities, and places historically underrepresented in the County's comprehensive planning efforts. The Equity Work Group developed four housing policy priorities:

1. increase the supply of affordable housing;
2. adjust for specific population needs;
3. prevent the displacement of existing communities; and
4. invest in data, engagement, and non-land-use tools.

Input from the Equity Work Group aligns with King County's fair housing goals and shaped King County Comprehensive Plan proposals, the public engagement process, and the analysis of barriers to fair housing choice.

King County Consortium 2025-2029 Consolidated Plan

In the development of the 2025-2029 Consolidated Plan, the King County Consortium consulted with 45 organizations. The process highlighted the continued need for a variety of affordable housing options to meet the current and future needs of low- and moderate-income people. In addition, stakeholder

[133] King County Equitable Development Initiative Implementation Plan Phase 1. [LINK]
[134] King County Equitable Development Initiative Implementation Plan Phase 2. [LINK]
[135] 2024 King County Comprehensive Plan, *Public Participation Summary (2023)*. [LINK]

groups noted the need for public services to assist people experiencing challenges such as mental health conditions, substance abuse disorders, food insecurity, and limited transportation options.

The Consortium also distributed an online survey in December 2023, which received 29 responses from stakeholders. The survey results indicated that respondents ranked affordable housing as their highest priority, followed by housing, shelter, and services for people experiencing homelessness, public services, special needs accommodation, economic development, fair housing, public facilities, and public infrastructure. Input from the stakeholder survey aligns with other information summarized throughout the Consolidated Plan highlighting the continued need for additional affordable housing opportunities, particularly for low- and moderate-income people.

B. Interested Parties

King County engaged the following partners in the development of the Analysis of Impediments.

Housing Providers

- King County Housing Authority
- Renton Housing Authority
- Washington Multifamily Housing Association
- Chief Seattle Club
- Compass Housing Alliance
- Windermere Real Estate
- Habitat for Humanity

Nonprofit/Community-based Organizations and Service Providers

- Queer Power Alliance
- El Centro de la Raza
- Skyway Coalition
- Transit Riders Union
- Housing Justice Project
- Tenants Union of Washington State
- African Community Housing & Development
- Eastside for All
- Open Doors for Multicultural Families
- Indian American Community Services
- 4 Tomorrow
- Eastside Legal Assistance
- Africans on the Eastside
- API Chaya

King County Staff

- King County Department of Community and Human Services, Adult Services Division
- King County Department of Community and Human Services, Developmental Disabilities and Early Childhood Supports Division
- King County Department of Community and Human Services, Housing and Community Development Division

Jurisdictional Partners

- City of Kent
- City of Federal Way
- City of Bellevue
- City of Auburn
- City of Shoreline
- City of Renton
- City of Redmond
- City of Kirkland
- City of Burien
- A Regional Coalition for Housing (ARCH)
- South King Housing and Homelessness Partners (SKHHP)

IV. Impediments to Fair Housing Choice

DCHS conducted 24 interviews to identify barriers to fair housing. Some of the most common barriers to fair housing identified by organizations include the following:

- exclusionary zoning and land use practices;
- high housing costs;
- discrimination;
- lack of housing support for people with disabilities;
- insufficient affordable 3+ bedroom units;
- lack of affordable homeownership opportunities;
- rigorous screening criteria; and
- challenges to enforce fair housing rights.

Through advancement of the goals listed in Section XIII. 2025-2029 Fair Housing Goals, King County will work to address these barriers and increase housing stability for populations most impacted by housing inequities.

A. Exclusionary zoning and land use practices

Zoning is a practice used by jurisdictions to regulate allowed uses and development standards within particular areas and parcels.[136] Exclusionary zoning laws typically restrict the types of homes that can be built in specific areas.[137] Examples of exclusionary zoning may include minimum lot size requirements, base densities per dwelling unit, minimum square footage requirements, building height limits, and use limitations such as the exclusion of multifamily homes.[138] Nationwide, an estimated 75 percent of land in major cities is zoned exclusively for single-family homes, also referred to as single detached homes.[139]

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[136] Municipal Research and Services Center of Washington (2023). *Development Regulations and Zoning.* MRSC. [LINK]

[137] Rouse, C., Bernstein, J., Knudsen, H. Zhang, J. (2021, June). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market.* The White House. [LINK]

[138] Rouse, C., Bernstein, J., Knudsen, H. Zhang, J. (2021, June). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market.* The White House. [LINK]

[139] *America's Rental Housing* (Joint Center for Housing Studies of Harvard University, 2024). [LINK]

Single family and low-density zoning laws are prominent in some jurisdictions within King County and may be considered exclusionary to the extent that they restrict the development of more affordable housing options.[140]

Zoning that is more conducive to multiple dwelling units per land parcel allows for more density and varied housing types than single family zoning. These higher levels of density provide opportunities for private and nonprofit developers to increase the housing stock with units at a larger spectrum of affordability.[141,142] Availability of these more varied housing types can reduce disparities in the housing market and further fair housing goals by allowing people from a wider range of income levels, including disparately impacted, protected class members, to access housing.

Restrictive zoning is consistently cited by King County affordable housing developers as a significant barrier to affordable housing production. Nearly 70 percent of residential land in Bellevue and Seattle – cities that have some of the wealthiest census tracts in the region – are zoned for single detached homes.[143] Single-family zoning impacts the cost of housing, and accordingly, who can afford to live in an area. In King County, American Indian/Alaska Native, Black, Native Hawaiian/Pacific Islander, and multiple race households have lower median incomes compared to White and Asian households.[144,145] The additional cost of housing in single family zones may thus disparately limit the ability of low-income Black, Indigenous, and People of Color to reside in such areas, where there is access to jobs, public transportation, high performing schools, and low crime rates.[146]

In the coming years, restrictive zoning may become less of a barrier to affordable housing in King County and other areas of Washington State. 2023 amendments to the Growth Management Act (GMA) now require that cities planning under the GMA to amend their zoning codes to generally allow for greater density in residentially zoned areas.[147] This represents a once-in-a-generation opportunity to re-define residential zoning across the region, with the deadline for implementation in 2025. Zoning that allows for higher levels of density provides opportunities for private and nonprofit developers to increase the housing stock with units at a larger range of affordability than areas with only single-family houses.[148]

Siting Permanent Supportive Housing

Permanent supportive housing is housing that often serves persons who have been chronically homeless and with at least one member with a disability.[149] Permanent supportive housing commonly provides supportive services to residents to help them remain stably housed and to ensure their needs are

[140] Lens, M. (2021, September). *Low-Density Zoning, Health, And Health Equity*. Health Affairs. [LINK]
[141] Rouse, C., Bernstein, J., Knudsen, H. Zhang, J. (2021, June). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market.* The White House. [LINK]
[142] CNU Congress for New Urbanism. *Missing Middle Housing*. [LINK]
[143] Freemark, Y., Fiol, O., Weng, S. (2022). *Zoning Policy in the Puget Sound*. [LINK]
[144] See Section VI. Segregation and Integration in King County for more information.
[145] Rouse, C., Bernstein, J., Knudsen, H. Zhang, J. (2021, June). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market.* The White House. [LINK]
[146] The White House (2021, November 30) *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market*. [LINK]
[147] State of Washington Legislature. (2023). House Bill 1110: Increasing middle housing in areas traditionally dedicated to single-family detached housing. [LINK]
[148] Interview between King County staff and Habitat for Humanity staff, November 2023.
[149] HUD Exchange "Permanent Supportive Housing (PSH)". [LINK]

met.[150] Under the Fair Housing Act, government decisions related to the funding, location, and operation of housing must not have a discriminatory intent or impact on protected classes, which includes people with or perceived to have disabilities.[151] Permanent supportive housing providers nonetheless report burdensome development and zoning barriers imposed by local government that do not exist for other types of housing.

To stop cities from prohibiting homeless shelters and emergency housing, Washington State lawmakers passed House Bill 1220 in 2021. This law requires cities to allow homeless shelters in any zone where hotels are allowed and housing for people experiencing homelessness in any residential zone.[152] The law allows cities to impose "reasonable" occupancy and spacing requirements for safety reasons; however, and some cities quickly passed restrictions such as zoning changes to prohibit hotels or add additional licensing requirements for shelters.[153] Some King County jurisdictions also implemented proximity requirements that are broadly construed to prohibit permanent supportive housing. For example, a permanent supportive housing provider reported sitting difficulty in a King County jurisdiction that has barred "homelessness response or services" (which can exclude day centers, overnight shelters, sober housing, or any other type of housing or service related to homelessness) within 1,000 feet of a school.[154]

Restrictions on how close shelters can be to certain uses and similar development requirements specific to shelters and emergency housing limit the location and financial feasibility of permanent supportive housing projects.[155] Some jurisdictions have embedded specific structural requirements for shelter and emergency housing into their municipal code, causing permanent supportive housing providers to spend extensive resources to retrofit old buildings.[156] Burdensome regulatory requirements can be discriminatory if they block permanent supportive housing developments in a manner that excludes protected classes, such as people with who with or are perceived to have a disability. While there may be legitimate reasons for imposing requirements on permanent supportive housing, the requirements could violate the Fair Housing Act if they unfairly affect protected classes.

Neighborhood Opposition to Affordable Housing

Interviewees reported that community opposition to affordable housing presents a significant barrier to affordable housing development in King County. Such opposition is commonly fueled by stigmas, discriminatory stereotypes, and fears about property values and neighborhood change.[157] Fair housing laws can help affordable housing supporters address this opposition, especially if housing developments are blocked because of discriminatory prejudices.

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[150] Mia Chapman, "What is Permanent Supportive Housing?" *National League of Cities* (January 31, 2024). [LINK]
[151] The Community Development Clinic at the University of Texas School of Law (2011, May). *Fair Housing Legal Toolkit for Permanent Supportive Housing Providers: Addressing Local Opposition to PSH Developments.* [LINK]
[152] House Bill 1220 [LINK]
[153] Greg Kim, "Despite state law, South King County cities limit homeless shelters." *The Seattle Times* (August 21, 2023). [LINK]
[154] Interview between King County staff and a permanent supportive housing provider, March 2024.
[155] Greg Kim, "Despite state law, South King County cities limit homeless shelters." *The Seattle Times* (August 21, 2023). [LINK]
[156] Interview between King County staff and a permanent supportive housing provider, March 2024.
[157] Interview between King County staff and a permanent supportive housing provider, March 2024.

Interviewees believe that permanent supportive housing often faces more community opposition than other types of affordable housing because of the populations served.[158] Permanent supportive housing serves people experiencing chronic homelessness, along with other populations who may have disabilities, mental health issues, chronic health issues, substance use disorders, or other conditions that create multiple and serious ongoing barriers to housing stability. Under the Fair Housing Act, governments cannot base their decision making on neighbor objections to permanent supportive housing when such objections are based on discriminatory concerns about tenants with disabilities.[159] Permanent support housing provider feedback indicates zoning for high levels of density increases access to stable housing options and services for persons who have been chronically homeless and have at least one member with a disability.[160]

B. High Housing Costs

Several organizational representatives identified high rent, steep rent increases over time, security deposits, and application fees as formidable challenges their clients face when trying to rent a home. Because income-restricted unit rents are typically based on a high area median income in Seattle-Bellevue King County, rents are higher than in other areas.[161] King County has 65,941 income-restricted units.[162] The funding sources or other affordable programs such as inclusionary housing restrict or cap the allowed rent ceiling. The typical rent for these units cannot be higher than the maximum amount of rent calculated by HUD's income limit formulas that factor in the percentage of area median income at various income levels, and the rental unit's number of bedrooms. The renter income qualifies through a certification process that considers income, based upon the size of the family and their percentage of AMI. These maximum rents must also adhere to increase cap limits set in 2024.[163] Housing providers may charge less than the maximum rent for programmatic reasons or market conditions.

In King County, area median income spiked during the pandemic due to rapid wage increases among very high wage earners in the region. This resulted in maximum rents for rent-restricted units increasing by over 30 percent in a five-year period.[164] From 2015 to 2021, the gross median rent for all rentals, including private market rentals, in King County increased by 33.8 percent from $1,354 to $ 1,811.[165] Because of the sharp increases in maximum rents for income-restricted units, along with slower rates of rent increases for market-rate studio and one bedroom units, increasingly higher AMI income-restricted units rent for similar amounts to those found on the private market. In 2022, 80 percent AMI income-restricted studios and one bedroom maximum rents were currently higher than the median King County rents for those unit sizes.

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[158] Interview between King County staff and a permanent supportive housing provider, March 2024.
[159] The Community Development Clinic at the University of Texas School of Law (2011, May). *Fair Housing Legal Toolkit for Permanent Supportive Housing Providers: Addressing Local Opposition to PSH Developments.* [LINK]
[160] Interview between King County staff and a permanent supportive housing provider, March 2024.
[161] Interviews between King County staff, Eastside for All staff, July 2023 and Transit Riders Union staff, July 2023.
[162] See Appendix E. Income-restricted Units by Jurisdiction, as of 2021.
[163] National Low Income Housing Coalition. "HUD Caps Rent Increases for LIHTC-Financed Properties at 10%." [LINK]
[164] Greg Kim, "Unpaid rent in low-income housing skyrocketed, evictions may be next." *The Seattle Times* (April 22, 2024). [LINK]
[165] U.S. Census Bureau. (2022). Median Gross Rent by Bedroom Size, ACS 2015-2021.

Renters often experience greater housing instability than homeowners due to factors such as rising rents, limited tenant protections, and a higher likelihood of being displaced by economic pressures, eviction, or lease non-renewals. The rapid increase in rents in both rent-restricted units and private market rentals contributes to the growing cost-burden among King County households. In King County, 41 percent of renter-occupied households are cost-burdened or severely cost-burdened compared to only 23 percent of owner-occupied households.[166] Homeowners may experience benefits from offsetting housing costs factors that renters do not enjoy, such as fixed housing payments, tax advantages, built-in "default" savings with mortgage amortization, and the potential to lower home maintenance costs through sweat equity.[167]

Several nonprofit organizations reported that housing in East King County is particularly expensive and largely unaffordable for low-income populations.[168] In the East King County jurisdictions of Bellevue and Redmond, the median gross rents are $2,422 and $2,299 respectively, while the South King County jurisdictions of Auburn and Federal Way have median gross rents of $1,594 and $1,660, respectively.[169] Median gross rents in the North King County jurisdictions of Shoreline and Lake Forest Park are $1,853 and $1,992, respectively, which are lower than East King County rents but higher than South King County rents.[170]

The housing vacancy rate for King County is 5.5 percent, lower than the statewide rate of 6.5 percent and much lower than the countrywide rate of 10.5 percent.[171] This low vacancy rate in King County contributes to an escalation in rents, which low-income people cannot afford.[172] The low supply of housing also causes competition for rental units, and people in search of housing are burdened with multiple nonrefundable application fees.[173] Many tenants are forced to get second jobs to pay rent increases that have outpaced their income increases.[174] Because there is no cap on rent increases, people on fixed-incomes face extreme challenges affording rent. One organization noted that this is prevalent in senior populations who often must choose between paying for food or rent.[175] Many households experience displacement due to gentrification and rising housing costs where they live, often with children being uprooted from schools.[176] One organization indicated that move-in costs can

[166] 2016-2020 CHAS
[167] Laurie S Goodman, Christopher Mayer, "Homeownership and the American Dream." Journal of Economic Perspectives (January 31, 2018). [LINK]
[168] Interviews between King County staff, Eastside for All staff, July 2023, 4 Tomorrow staff, August 2023, and Africans on the Eastside staff, October 2023.
[169] 2018-2022 5-year ACS
[170] 2018-2022 5-year ACS
[171] U.S. Census Bureau. (2020). Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020
[172] Interview between King County staff and Washington Multi-Family Housing Association staff, July 2023.
[173] Interview between King County staff and Skyway Coalition staff, June 2023.
[174] Interviews between King County staff, Tenants Union of Washington State staff, July 2023, and South King Housing and Homelessness Partners (SKHHP), January 2024.
[175] Interview between King County staff and Tenants Union of Washington State staff, July 2023.
[176] Interviews between King County staff, Skyway Coalition staff, June 2023, and Africans on the Eastside staff, October 2023.

accumulate to $6,000 per household, which is almost an impossible amount for low-income families to afford.[177]

> *"Moving is hard and stressful. Oftentimes people have to take time off from their job to move, or they'll stay in housing that they can barely afford. People frequently accept huge rent increases even if that strains their finances." - Katie Wilson, Transit Riders Union*

Findings from relevant data and interviews with several organizational representatives indicate a need for an increased supply of housing types, stronger tenant protections, and a cap on fees and rent increases to ensure greater housing choice and stability for low-income families across King County.

Eviction

The economic pressure on low-income households can result in evictions for some households. One eviction can lead to a series of long-term negative consequences for a household. Renters can be locked out of many housing options because many landlords, including some nonprofit landlords, do not rent to renters who have been previously evicted.[178] Research shows evicted households are more likely to accept substandard housing and move to poorer neighborhoods.[179] Evictions create multigenerational harm – research shows that experiencing an eviction is associated with at least one poor health outcome in children, such as low birth weight and worse cognitive development.[180]

Evictions may implicate fair housing issues. Research has found disparities in eviction rates among several protected classes. An analysis of evictions in Seattle found that BIPOC tenants were more likely to be evicted for smaller amounts of rent than White tenants.[181] BIPOC tenants (12.3 percent) were more likely to face evictions for $500 or less than White tenants (7.8 percent).[182] BIPOC tenants owing $500 or less were also more likely to vacate their unit than White tenants owing the same amount.[183] This analysis also found that, of eviction filings involving single-tenant household cases where a tenant owed $100 or less, 81 percent were against women.[184] Research has found that the presence of children in a household may also be a risk factor for eviction.[185] A study in Milwaukee found that neighborhoods with a higher percentages of children experience increased evictions and evictions filed against

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[177] Interview between King County staff and 4 Tomorrow staff, August 2023.
[178] Greiner, D., James W., Pattanayak C., Hennessy J. (2013). The Limits of unbundled legal assistance: a randomized study in a Massachusetts district court and prospects for the future. Harvard Law Review, 126, 901-989.
[179] Desmond, M., & Shollenberger, T. (2015). Forced Displacement From Rental Housing: Prevalence and Neighborhood Consequences. *Demography*, *52*(5), 1751–1772. [LINK]
[180] Ramphal B, Keen R, Okuzuno SS, Ojogho D, Slopen N. Evictions and Infant and Child Health Outcomes: A Systematic Review. *JAMA Netw Open.* 2023;6(4) [LINK]
[181] Cookson, T., Diddams, M., Maykovich, X., Witter, E. (September 2018). *Losing Home: The Human Cost of Eviction in Seattle.* Seattle Women's Commission and King County Bar Association's Housing Justice Project. [LINK]
[182] Cookson, T., Diddams, M., Maykovich, X., Witter, E. (September 2018). *Losing Home: The Human Cost of Eviction in Seattle.* Seattle Women's Commission and King County Bar Association's Housing Justice Project. [LINK]
[183] Cookson, T., Diddams, M., Maykovich, X., Witter, E. (September 2018). *Losing Home: The Human Cost of Eviction in Seattle.* Seattle Women's Commission and King County Bar Association's Housing Justice Project. [LINK]
[184] Cookson, T., Diddams, M., Maykovich, X., Witter, E. (September 2018). *Losing Home: The Human Cost of Eviction in Seattle.* Seattle Women's Commission and King County Bar Association's Housing Justice Project. [LINK]
[185] Matthew Desmond, Weihua An, Richelle Winkler, Thomas Ferriss, Evicting Children, *Social Forces*, Volume 92, Issue 1, September 2013, Pages 303–327 [LINK]

households with children are significantly more likely to result in an eviction than in cases filed against childless households.[186]

According to data from the King County Evictions Database, the most evictions in the County occur in Seattle, but on a per capita basis, the percentage of evictions in South King County is higher and more concentrated.[187] From January 2015 through October 2023, the incorporated jurisdictions with the highest rate of eviction filings per 1,000 renter households were Federal Way (207.5 eviction filings), Kent (194.3 eviction filings), Pacific (188.5 eviction filings), and Auburn (172.4 eviction filings). This data represents only those unlawful detainer cases actually filed in King County Superior Court and does not include all legal or illegal eviction cases that have occurred in the County.[188]

Rental Assistance and Eviction Policies During the Pandemic

During the pandemic, Washington State adopted a statewide eviction moratorium, froze rent increases, banned late fees, and required payment plans and mediation for back rent to prevent a wave of evictions due to pandemic-caused job losses.[189,190,191,192,193,194,195,196] Several cities in King County also adopted emergency tenant protections in response to the pandemic.[197,198,199,200,201,202,203]

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[186] Matthew Desmond, Weihua An, Richelle Winkler, Thomas Ferriss, Evicting Children, *Social Forces*, Volume 92, Issue 1, September 2013, Pages 303–327 [LINK]

[187] See Appendix F. King County Eviction Filings and Outcomes by Jurisdiction – November 1, 2022 to October 31, 2023 for details.

[188] Washington allows pocket service, which in the context of evictions means that landlords may first serve the lawsuit on the tenant prior to filing with the court. Landlords only need to file the case with the court if they need a show-cause hearing – so if a tenant leaves once they receive the paperwork, no case will be filed in court, leaving no public record of the eviction. In addition, this data does not represent situations in which the landlord illegally evicts a tenant, such as changing the locks on the tenant without any court order.

[189] Washington State Proclamation by the Governor 20-19 (2020) [LINK]

[190] Washington State Proclamation by the Governor 20-19.1 (2020) [LINK]

[191] Washington State Proclamation by the Governor 20-19.2 (2020) [LINK]

[192] Washington State Proclamation by the Governor 20-19.3 (2020) [LINK]

[193] Washington State Proclamation by the Governor 20-19.4 (2020) [LINK]

[194] Revised Code of Washington 59.18.625 [LINK]

[195] Revised Code of Washington 59.18.630 [LINK]

[196] Revised Code of Washington 59.18.660 [LINK]

[197] City of Burien Ordinance 773 (2021) [LINK] (Created local eviction moratorium, required specific language to be included on notices of back rent, and banned late fees)

[198] City of Burien Ordinance 789 (2022) [LINK] (Extended eviction moratorium through the end of the Governor's State of Emergency Proclamation on October 31,2022)

[199] City of Kenmore Ordinance 21-0525 (2021) [LINK] (Created eviction moratorium, banned late fees, prohibited landlords from engaging in collection activity against tenant unless the landlord certified they made good faith efforts to get rental assistance, and allows tenants to cite the pandemic as a defense to eviction)

[200] City of Kenmore Ordinance 21-0536 (2021) [LINK] (Extended eviction moratorium through January 15, 2022)

[201] City of Seattle Emergency Order (2020) [LINK] (Created eviction moratorium as well as banned late fees through end of Mayor's civil emergency period which ended on October 31, 2022)

[202] City of Seattle Ordinance 126368 (2020) [LINK] (Allows tenants to cite the pandemic as a defense to eviction for nonpayment of rent through six months after the termination of Seattle's eviction moratorium)

[203] City of Seattle Executive Order 2022-03 (2022) [LINK] (Final extension of eviction moratorium through February 29, 2022)

While the eviction moratoriums prevented many tenants who fell behind in rent due to the pandemic from being immediately evicted, tenants still owed the full rent due. In 2020, King County launched the Eviction Prevention and Rental Assistance Program (EPRAP) with federal, state, and local funds to provide emergency rental assistance to help tenants impacted by COVID-19 stay housed. Over EPRAP'S three-year duration, EPRAP distributed approximately $390 million in rent assistance to more than 40,000 households. Evictions decreased significantly in this time period, as a result of eviction moratoriums, increased rental assistance, and the expansion of right to counsel for tenants facing evictions.

Many organizations reported that EPRAP was very helpful in keeping tenants stably housed. Organizations shared that it was helpful to have trusted community-based organizations administer the funds.[204]

> *"The importance of us as an organization serving our own community during the Pandemic time was priceless. We are grateful the County worked with us so we could provide our community with rental assistance in a trusted manner, through a safe environment with multiple languages, and doing so with cultural competency." - Hamdi Abdulle, African Community Housing and Development*

EPRAP offered attestation in place of actual proof of income for individuals who were not in a position to gather such documentation. Nonetheless, some tenants faced challenges accessing the rental assistance. One legal assistance organization reported that almost all of their clients received rental assistance from EPRAP, but that the application process was confusing and burdensome for tenants.[205] Several organizations reported that many undocumented immigrants did not apply for rental assistance because they were worried about providing personal information to the government.[206] While EPRAP provided temporary rental assistance, the need for this support has not dissipated. In 2023, King County launched the Keep King County Housed program funded through state document recording fees. This funding is likely to cover only a small fraction of the region's needs.

C. Discrimination

Although the Fair Housing Act prohibits discrimination in the housing market, violations of the Fair Housing Act still occur. A survey across 26 U.S. metros found that most people say they have experienced housing discrimination, with younger people, renters, LGBTQ+ people, and BIPOC reporting discrimination at higher rates.[207] Fair housing discrimination occurs at both structural and individual levels, perpetuating inequity and restricting housing access to a variety of protected classes. Many of the organizations interviewed as a part of the outreach for the AI Report shared that their clients faced housing discrimination based on protected classes such as race, source of income, immigration and citizenship status, sexual orientation, and gender identity. Interviews with several organizational

[204] Interviews between King County staff, King County Housing Authority staff, June 2023, African Community Housing and Development staff, July 2023, Eastside for All staff, July 2023, and Indian American Community Services staff, August 2023.
[205] Interview between King County staff and Eastside Legal Assistance, August 2023.
[206] Interview between King County staff, King County Housing Authority staff, June 2023, and Eastside Legal Assistance, August 2023.
[207] Zillow. "Across 26 US metros, majority of people say they have experienced housing discrimination." (April 25, 2024). [LINK]

representatives indicate a need for further education for property managers, an increase in culturally relevant services, and greater access to other essential resources to ensure protected classes experience less fair housing discrimination.

Race, Color, National Origin, and Ancestry

Reports of racial discrimination are prevalent among BIPOC populations in search of rental housing.[208] Renters born outside of the United States often feel disrespected by landlords who take advantage of their lack of knowledge concerning renters' rights.[209] Discrimination, intimidation tactics, and microaggressions towards BIPOC renters are more prevalent with higher numbers of households that speak English as a second language or don't speak English.[210,211] A staff member of a nonprofit organization reported that some landlords show signs of discomfort when interacting with tenants with darker skin colors and accents, stating:[212]

> *"Landlords take one look at you and they already know they don't want you there, So, they'll make it as hard to rent as they can." – Adam Dibba, Africans on the Eastside*

Source of Income

Washington State prohibits landlords from discriminating against prospective tenants based on their source of income, such as Social Security, rental vouchers, public assistance, retirement, and other non-wage, legal sources of income.[213] However, organizations report that landlords in King County still discriminate based on a prospective tenant's source of income.[214] Voucher-holders in particular face stigma from landlords who can be resistant to housing programs involving vouchers.[215] One nonprofit service provider reported some landlords require promissory guarantee letters for clients who do not meet income requirements for apartments on their own. This requirement can cause housing access barriers for low-income clients.[216]

Interviewees reported voucher-holders face other barriers, including landlords sometimes refusing to accept the terms outlined in housing assistance payments contracts or insisting on income requirements based on the full rent amount rather than the tenant's portion.[217] Some landlords may ask clients to provide documentation of their ability to support themselves beyond the rental assistance they receive, which creates an additional barrier.[218] Because there is a lack of easily accessible fair housing

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[208] Arthak Adhikari, "Racial discrimination and housing outcomes in the U.S. rental market." Bureau of Labor Statistics (April 2022). [LINK]
[209] Interview between King County staff and African Community Housing and Development staff, July 2023.
[210] Interview between King County staff and Open Doors for Multicultural Families staff, August 2023.
[211] Interview between King County staff and Indian American Community Services staff, August 2023.
[212] Interview between King County staff and Africans on the Eastside staff, October 2023.
[213] Revised Code of Washington 9.18.555
[214] Interviews between King County King County staff and King County Housing Authority staff, June 2023, and Department of Community and Human Services, Developmental Disabilities and Early Childhood Supports Division staff, July 2023.
[215] Communication with Catholic Community Services staff, March 2024, and Harborview Medical Center staff, March 2024.
[216] Communication with DESC staff, March 2024.
[217] Communication with Harborview Medical Center staff, March 2024.
[218] Communication with Harborview Medical Center staff, March 2024.

enforcement for these sorts of requirements, landlords commonly discriminate based on the tenant's source of income.[219]

Immigration Status and Citizenship

Immigrants and refugees face unique barriers in rental housing, starting with the application process. Some undocumented immigrants are automatically denied by landlords that require Social Security Numbers on applications, even if undocumented immigrants have Individual Taxpayer Identification Numbers.[220] Immigrants, refugees, and undocumented families are limited in where they can rent, causing them to move in with others.[221] Often, immigrants rent from somebody they know and live in non-ideal conditions, like a garage.[222]

Even if immigrants and refugees successfully obtain housing, some landlords charge them excess rent and higher security deposits since these tenants do not always know their rights or have access to legal services.[223] According to two organizations interviewed, some landlords do not account for language access needs of tenants or refuse to provide notices in languages other than English, resulting in missed notices, miscommunications, and sometimes evictions.[224] Some landlords evict tenants for not having social security numbers or for having too many children.[225] In an effort for immigrant and refugee tenants to self-evict, some landlords will refuse to make necessary repairs. [226] After evictions, immigrant and refugee tenants have reported unexpected charges.[227] Community-based organizations state that there is a need for more trusted groups led by the same cultural and ethnic communities that they serve to drive policy and resource development.[228] These groups can support tenants with culturally relevant services such as helping them understand their rights or providing assistance in obtaining legal services.[229]

Sexual Orientation and Gender Identity

LGBTQIA+ communities report that discrimination and a lack of safety in not uncommon while renting in King County. Landlords often require an applicant's given name over a chosen name on applications which can significantly impact the applicant's well-being.[230] For many in the transgender community, a chosen name is an essential part of their identity and use of a given name may be unsettling or painful.[231] A LGBTQIA+ organization reported that some landlords have used chosen names as an excuse to

[219] Interview between King County staff and Tenants Union of Washington State staff, July 2023.
[220] Interview between King County staff and El Centro de la Raza staff, July 2023.
[221] Interview between King County staff and Open Doors for Multicultural Families staff, August 2023.
[222] Interview between King County staff and Open Doors for Multicultural Families staff, August 2023.
[223] Interview between King County staff and Tenants Union of Washington State staff, July 2023.
[224] Interview between King County staff, Tenants Union of Washington State staff, July 2023, and Eastside for All staff, July 2023.
[225] Interview between King County staff and Eastside Legal Assistance, August 2023.
[226] Interview between King County staff and Eastside for All staff, July 2023.
[227] Interview between King County staff and African Community Housing and Development staff, July 2023.
[228] Interview between King County staff and Eastside for All staff, July 2023.
[229] Interview between King County staff and Eastside for All staff, July 2023.
[230] Interview between King County staff and Queer Power Alliance staff, June 2023.
[231] University of Buffalo, Office of Equity, Diversity, and Inclusion. "Preferred/Chosen Names and Pronouns Policy Guidance." [LINK]

deny applications or create barriers to accessing housing if chosen names do not correlate with given names.[232]

Sometimes landlords require that prospective tenants view units in-person before applying, and an organization interviewed believed some landlords use this as an opportunity as a screening tool for appearance.[233] Non-binary and transgender people have attended these showings and were told the units were "no longer available."[234] Housing access issues have contributed to LGBTQIA+ populations moving to rural areas away from public transportation and services, where they feel unsafe and hide their identities.[235] Many low-income LGBTQIA+ elders report a shortage of housing available to them and re-closet themselves to find housing.[236] An organization interviewed believes property managers would benefit from further education on gender-affirmative language and anti-discrimination laws.[237]

Sexual Harassment

While the Fair Housing Act and other federal laws prohibit sexual harassment by housing providers, violations still occur whether tenants report them or not. [238] Examples of sexual harassment include a landlord telling an applicant he won't rent her an apartment unless she has sex with him or a maintenance person sending a tenant unwelcome, sexually suggestive texts and then entering their apartment without permission.[239] The U.S. Department of Housing and Urban Development encourages housing providers to adopt and enforce policies against sexual harassment, develop processes for applicants and tenants to report sexual harassment, educate staff, tenants, and applicants on the policies and Fair Housing Act, and establish sanctions for staff engaging in sexual harassment.[240]

Human Trafficking and Domestic Violence Survivors

Survivors of human trafficking and domestic violence face many barriers accessing and maintaining housing. The human trafficking survivor community disproportionately consists of groups that face systemic discrimination based on their race, color, national origin, (including those with limited English proficiency), sex (including sexual orientation and gender identity), familial status, and other protected characteristics.[241] One organization shared that landlords often harass their trafficking survivor clients and refuse to make repairs in units. As a result, many feel compelled to stay despite the conditions, fearing they may not find alternate housing.[242] Some landlords treat survivors who are undocumented, have no rental history, or receive rental support differently by charging excessive security deposits or higher rents than others.[243] Many human trafficking survivors have criminal records from their

[232] Interview between King County staff and Queer Power Alliance staff, June 2023.
[233] Interview between King County staff and Queer Power Alliance staff, June 2023.
[234] Interview between King County staff and Queer Power Alliance staff, June 2023.
[235] Interview between King County staff and Queer Power Alliance staff, June 2023.
[236] Interview with the King County Department of Community and Human Services Adult Services Division, July 2023.
[237] Interview between King County staff and Queer Power Alliance staff, June 2023.
[238] 42 U.S.C. 3601 [LINK]
[239] U.S. Department of Housing and Urban Development. "Sexual Harassment in Housing." [LINK]
[240] *Questions and Answers on Sexual Harassment under the Fair Housing Act* (U.S. Department of Housing and Urban Development, November 2008). [LINK]
[241] *Housing Needs of Survivors of Human Trafficking Study* (U.S. Department of Housing and Urban Development, February 23, 2024). [LINK]
[242] Interview between King County staff and API Chaya staff, April 2024.
[243] Interview between King County staff and API Chaya staff, April 2024.

trafficking, which makes it more challenging to secure jobs, housing, or education.[244] Sixty-four percent of respondents to a national survey for human trafficking survivors indicated that they experienced homelessness, houselessness, or housing insecurity at some point in their childhood.[245] Many domestic violence offenders block survivor access to family finances, prohibit them from working, or negatively impact their credit scores, preventing survivors from accessing and maintaining safe and affordable housing.[246] Interviewed organizations emphasized that providing survivors with access to resources such as housing, food assistance, gas cards, healthcare, and legal aid, combined with educating landlords about the unique needs of survivors, is essential to reducing housing barriers for individuals affected by human trafficking and domestic violence.[247]

D. Lack of Housing Support for People with Disabilities

People with disabilities often struggle to find adequate housing that meets their accessibility needs. The high cost of housing in King County disproportionately impacts protected classes, especially low-income people with disabilities who need housing that is both affordable and accommodates their disability.[248] Federal law requires landlords make reasonable accommodations in physical modifications, housing rules, policies, and services unless such modifications create an undue financial or administrative burden.[249] Despite these protections, organizational representatives indicated that some landlords do not understand reasonable accommodation requirements and discriminate against people with disabilities by refusing to making reasonable accommodations.[250] In some cases, landlords create housing accessibility challenges by placing people in wheelchairs on high floors.[251] People with developmental disabilities face housing barriers due to unintentional noise or damage, leading to evictions.[252] A prior history of evictions further exacerbates the challenges of renting by persons with disabilities. In addition to accessible and affordable housing, some people with disabilities must secure adequate care. While some rely on family members for care, many lack a support system and become isolated, leading to a lower quality of life.[253] Findings from the community participation process indicate an urgent need for increased support and resources to ensure people with disabilities have equal access to suitable housing options.

E. Insufficient Affordable 3+ Bedroom Units

Nearly every organization interviewed reported an extreme shortage of affordable 3+ bedroom units in King County. In East King County, it is especially hard to find affordable 4-bedroom units.[254] Most

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[244] *In Harm's Way: How Systems Fail Human Trafficking Survivors* (Polaris, January 2023). [LINK]
[245] *In Harm's Way: How Systems Fail Human Trafficking Survivors* (Polaris, January 2023). [LINK]
[246] National Network to End Domestic Violence. "The Impact of Safe Housing on Survivors of Domestic Violence." [LINK]
[247] Communication with King County Department of Community and Human Services Adult Services Division staff, April 2024.
[248] Interviews with Transit Riders Union staff, July 2023 and King County Department of Community and Human Services, Developmental Disabilities and Early Childhood Supports Division staff, July 2023.
[249] 42 U.S. Code § 3604
[250] Interviews with Eastside Legal Assistance, August 2023 and King County Department of Community and Human Services, Developmental Disabilities and Early Childhood Supports Division staff, July 2023.
[251] Interview between King County staff and African Community Housing and Development staff, July 2023.
[252] Interview with King County Department of Community and Human Services, Developmental Disabilities and Early Childhood Supports Division staff, July 2023.
[253] Interview between King County staff and Open Doors for Multicultural Families staff, August 2023.
[254] Interview between King County staff and King County Housing Authority staff, June 2023.

housing units are two bedrooms or smaller, with permanent supportive housing rarely offering 3+ bedroom units.[255] The largest unit size Compass Housing Alliance offers is three bedrooms with a limit of just seven people.[256] The turnover rate for these units is extremely low, with only one 3-bedroom unit turning over in the last seven years.[257] One organization reported getting flooded with applications for 3 and 4 bedroom homes because of the severe lack of affordable large units in the market.[258] Organizations interviewed report that multigenerational, immigrant, and LGBTQIA+ polyfamilies may have larger families and need 3+ bedroom units to accommodate their households.[259]

The lack of affordable 3+ bedroom units in King County causes families to crowd into small units and exceed occupancy requirements, leading to evictions.[260] Some families are forced to split up in order to comply with occupancy requirements.[261] In one case, a family of six rented a studio only to be quickly evicted without receiving a refund for their application fee, down payment, or rent .[262] Crowding negatively affected many households with frontline workers who were more exposed to COVID-19 and could not isolate.[263] Often, large households must move and change schools to access affordable housing that is big enough.[264] Affordable housing is heavily regulated, so sometimes multiple families share a market-rate rental and end up with 10 to15 people in a 2-3 bedroom home.[265] Large households need 3+ bedroom housing so families can stay together, age in place, and youth can be stably housed.[266]

F. Lack of Affordable Homeownership Opportunities

Historical exclusionary policies and practices around the country produced systemic barriers to homeownership for BIPOC households.[267] As a result, such households commonly have substantially lower levels of wealth than White households, making it much harder for them to become homeowners.[268] Low-income BIPOC communities have been rejected from the homebuying market due to discrimination, down payment requirements, mortgage and closing costs, mortgage qualifications, credit and background checks, and market competition.[269] Many organizations interviewed reported

[255] Interview between King County staff and Chief Seattle Club staff, September 2023.
[256] Interview between King County staff and Compass Housing Alliance staff, October 2023.
[257] Interview between King County staff and Compass Housing Alliance staff, October 2023.
[258] Interview between King County staff and Habitat for Humanity staff, November 2023.
[259] Interviews between King County staff, Skyway Coalition staff, June 2023, Compass Housing Alliance staff, October 2023, South King Housing and Homelessness Partners (SKHHP) staff, January 2024, Queer Power Alliance staff, June 2023, El Centro de la Raza staff, July 2023, Housing Justice Project staff, July 2023, Eastside for All staff, July 2023, and Indian American Community Services staff, August 2023.
[260] Interview between King County staff and Tenants Union of Washington State staff, July 2023.
[261] Interview between King County staff and Compass Housing Alliance staff, October 2023.
[262] Interview between King County staff and Africans on the Eastside staff, October 2023.
[263] Interview between King County staff and Africans on the Eastside staff, October 2023.
[264] Interviews between King County staff, Compass Housing Alliance staff, October 2023, and A Regional Coalition for Housing (ARCH) staff, October 2023.
[265] Interview between King County staff and 4 Tomorrow staff, August 2023.
[266] Interview between King County staff and African Community Housing and Development staff, July 2023.
[267] *King County Countywide Planning Policies Housing Chapter Resources for Documenting the Local History of Racially Exclusive and Discriminatory Land Use and Housing Practices* (King County, January 2024). [LINK]
[268] Interview between King County staff and Tenants Union of Washington State staff, July 2023.
[269] Interview between King County staff and Habitat for Humanity staff, November 2023.

that the communities they serve dream of homeownership, but feel that it is largely out of reach.[270] Middle housing availability, mixed-income communities, downpayment and other mortgage assistance programs, community land trusts, co-ops, subsidized homeownership opportunities, flexible zoning laws, and increased housing density can all help to dismantle barriers and expand homeownership opportunities for low-income BIPOC residents.[271]

G. Rigorous Screening Criteria

In Washington State, housing providers have great latitude in determining tenant screening requirements. While landlords inform prospective tenants of the screening information that will be accessed and of the criteria may result in the denial of the application,[272] low-income renters report a lack of transparency in the application process.[273] Transparency in the tenant screening process ensures consistent, nondiscriminatory review occurs by making sure everyone has clear and complete information. The FHA prohibits screening requirements that unjustifiably exclude prospective tenants from housing opportunities due to discrimination.

> *"In this competitive rental market, low-income renters are spending an excessive amount of money on repeated screening reports only to be denied housing for reasons unknown, or because the screening report contains inaccurate or incomplete information. However, renters never actually get to see the screening report. These kinds of tenant screenings are another tactic landlords use to say no to people they don't want to rent to." – Eastside Legal Assistance*

There are very few laws that regulate the screening criteria landlords may consider. Several cities prohibit a landlord from requiring a prospective tenant to provide a Social Security Number. This tenant protection is intended to ensure landlords do not discriminate against tenants based on their immigration status, however, organizations report that undocumented immigrants often still face discrimination during the screening process and during their tenancy where landlords charge excessive rent or refuse to make necessary repairs based on their protected class.[274] HUD has provided guidance to housing providers that they select screening services that (a) offer customizability; (b) frequently update their data; (c) monitor for unjustified discriminatory effects; (d) report clear and specific reasons for denials; (e) allow individuals to correct inaccuracies; (f) publicly disclose key details about their screening systems; and (g) comply with all applicable Federal, state, and local laws.[275]

Navigating the process for obtaining housing (e.g., rental applications, credit checks, signing up for utilities, etc.) can be confusing for some tenants who do not speak English as a first language.[276] Many of the organizations interviewed reported that background checks and credit screenings are major barriers

[270] Interviews between King County staff, 4 Tomorrow staff, August 2023, Chief Seattle Club staff, September 2023, Queer Power Alliance staff, June 2023, Housing Justice Project staff, July 2023, and Africans on the Eastside staff, October 2023.
[271] Interviews between King County staff, Windermere staff, June 2023, King County Housing Authority staff, June 2023, and South King Housing and Homelessness Partners (SKHHP) staff, January 2024.
[272] Revised Code of Washington 59.18.257 [LINK]
[273] Interview between King County staff and Eastside Legal Assistance, August 2023.
[274] Interview between King County staff, Eastside for All staff, July 2023, and Tenants Union of Washington State staff, July 2023.
[275] Guidance on Application of the Fair Housing Act to the Screening of Applicants for Rental Housing (U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, April 2024). [LINK]
[276] Interview between King County staff and Africans on the Eastside staff, October 2023.

in housing access for populations they serve.[277] The City of Seattle is the only city in King County that has sought to limit the use of criminal background checks for screening prospective tenants. Seattle's law was significantly weakened by a 2023 federal court decision ruling that banning landlords from asking about criminal history violates their First Amendment rights. While Seattle's law can no longer prohibit landlords from asking about prospective tenants' criminal history, Seattle law still generally prohibits landlords from denying a person tenancy based on their criminal past.[278]

While Seattle's law regulating criminal background checks is intended to increase access to housing, landlords are still allowed to perform credit checks on prospective tenants. Research has found that people who were formerly incarcerated face drops in their credit score and defaults in payments to creditors, leading to drops in their credit scores.[279] A tenant would likely face difficulty proving a landlord denied the tenant housing based on their criminal background if the landlord could cite another screening factor such as a credit score.

Credit screening requirements disproportionately limit housing access to Black, Hispanic, and low-income consumers who are more likely to have either no credit history or not enough credit history to produce a credit score.[280] A study conducted by the Federal Trade Commission found that one in five people has an error on at least one of their credit reports, which is troubling since landlords can deny housing based on credit report findings.[281] Housing applications for prospective tenants with bad credit are often denied.[282]

People with an eviction on their record also face significant challenges in finding housing.[283] Among tenants appearing in eviction court, those with children are significantly more likely to receive an eviction judgement.[284] This is a fair housing issue because familial status is a protected class. Families with children are more likely to have evictions on their records, which significantly increases their chances of being denied housing. Even if evictions are removed from a tenant screening report, which can take seven years, landlords can still access that information online.[285]

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[277] Interviews between King County staff, King County Housing Authority staff, June 2023, Queer Power Alliance staff, June 2023, Skyway Coalition staff, June 2023, El Centro de la Raza staff, July 2023, Housing Justice Project staff, July 2023, Washington Multi-Family Housing Association staff, July 2023, Open Doors for Multicultural Families staff, August 2023, 4 Tomorrow staff, August 2023, Eastside Legal Assistance staff, August 2023, Chief Seattle Club staff, September 2023, Africans on the Eastside staff, October 2023, and Habitat for Humanity staff, November 2023.

[278] Paige Browning, "Federal court rules Seattle landlords can ask about criminal history." *KUOW* (March 21, 2023). [LINK]

[279] Aneja, A., Avenancio-León, C. (February 2019). *No Credit For Time Served? Incarceration and Credit-Driven Crime Cycles*. [LINK]

[280] *Data Point: Credit Invisibles* (The Consumer Financial Protection Bureau, May 2015). [LINK]

[281] Federal Trade Commission. "In FTC Study, Five Percent of Consumers Had Errors on Their Credit Reports That Could Result in Less Favorable Terms for Loans." [LINK]

[282] Interview between King County staff and Open Doors for Multicultural Families staff, August 2023.

[283] Interviews between King County staff, Washington Multi-Family Housing Association staff, July 2023, Housing Justice Project staff, July 2023, and Chief Seattle Club staff, September 2023.

[284] Matthew Desmond, Weihua An, Richelle Winkler, Thomas Ferriss, Evicting Children, *Social Forces*, Volume 92, Issue 1, September 2013, Pages 303–327 [LINK]

[285] Interview between King County staff and Housing Justice Project staff, July 2023.

Findings from relevant research and interviews with several organizational representatives indicate a need for laws regulating the screening criteria landlords may consider and increasing transparency around criteria to ensure prospective tenants are not being excluded from housing opportunities due to discrimination.

H. Challenges to Enforce Fair Housing Rights

In recent years, both Washington State and several King County jurisdictions passed legislation to adopt new and strengthen existing tenant protections. [286,287,288,289]Several cities adopted tenant protections to increase access to housing such as limiting fees, requiring landlords to accept payment plans for move-in costs, and limiting a landlord's use of criminal background checks when screening prospective tenants.[290] The most common tenant protections adopted by local jurisdictions in King County strive to increase the housing stability of existing tenants.[291] Ten jurisdictions require a longer notice period for a rent increase than what is required in state law, and six jurisdictions have just-cause eviction protections that are stronger than state law requirements.[292]

Sixteen King County jurisdictions adopted over 40 tenant protection ordinances since 1979. Nine of these ordinances were passed between 1979 and 2012 and 36 ordinances were passed between 2016 and 2023. See Appendix G for a detailed table describing tenant protections passed by King County jurisdictions from 1979 through 2023.

Even with these laws, many of the organizational representatives interviewed reported that fair housing rights are difficult to enforce. Some tenants are unaware of how to report fair housing violations or choose to not report them for personal reasons. Many tenants do not know their rights and therefore don't know how to make a complaint.[293] These tenants include immigrants and refugees, who often refuse to complain out of mistrust of the government and fear of landlord retaliation.[294] Complaining to their landlord comes with risks, and many tenants are desperately trying to hold on to their housing.[295] People refrain from filing complaints because claims take too long to process and therefore cannot

[286] Sydney Brownstone, Heidi Groover "Washington becomes first state to guarantee lawyers for low-income tenants during evictions." *The Seattle Times* (April 26, 2021). [LINK]
[287] Jackie Kent, "New Washington rental laws extend eviction notice period, offer tenants more time to get support" *KOMO News* (July 24, 2023). [LINK]
[288] Shauna Sowersby, "Federal Way made it harder to evict renters without 'good cause.' The entire state might do the same" *Cascade PBS* (January 8, 2020). [LINK]
[289] Heidi Groover, "New limits on evictions and rental fees set by King County Council" *The Seattle Times* (June 29, 2021). [LINK]
[290] Daniel Beekman, "Five Seattle suburbs added new landlord-renter laws this year. Here's what they do." *The Seattle Times* (December 15, 2022). [LINK]
[291] Promoting Housing Stability through Just Cause Eviction Legislation (National Low Income Housing Coalition, May 17, 2022). [LINK]
[292] See Appendix G. King County Tenant Protections by Jurisdiction – 1979 to 2023 for more information.
[293] Interview between King County staff and Eastside Legal Assistance, August 2023, Indian American Community Services, August 2023
[294] Interviews between King County staff and Transit Riders Union staff, July 2023, African Community Housing and Development Staff, July 2023, Eastside for All staff, July 2023, El Centro de la Raza staff, July 2023, Open Doors for Multicultural Families staff, August 2023, 4 Tomorrow staff, August 2023, and Africans on the Eastside staff, October 2023.
[295] Interview between King County staff and Eastside for All staff, July 2023.

impact their urgent housing needs.[296] Sometimes, evictions are already underway while fair housing complaints are in process, and tenants lack confidence in the system causing them to vacate their units prematurely.[297] Health care staff reported that their clients struggle to enforce their fair housing rights independently due to disabilities, homelessness, other challenges, or vulnerabilities. This circumstance indicates a need for more health care staff, case managers, and legal aid support.[298]

[296] Interview between King County staff and Tenants Union of Washington State staff, July 2023.
[297] Interview between King County staff and Tenants Union of Washington State staff, July 2023.
[298] Communication with Harborview Medical Center staff, March 2024.

V. Progress on Past Fair Housing Goals

The 2019 AI Report set ten goals for the King County Consortium to affirmatively further fair housing.[299] These include:

1. Invest in programs that provide fair housing education, enforcement, and testing;
2. Engage underrepresented communities on an ongoing basis to better understand barriers and increase access to opportunity;
3. Provide more housing for vulnerable populations;
4. Provide more housing choices for people 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 housing options and supply in urban areas;
8. Work with communities to guide investments in historically underserved communities;
9. Support the Affordable Housing Committee's efforts to promote fair housing; and
10. Report annually on Fair Housing Goals and progress.

The programs, initiatives, and investments discussed in the following table demonstrate King County's ongoing commitment to affirmatively further fair housing. This is not a comprehensive list, and King County welcomes input from organizations whose work is not reflected in this assessment. The table includes King County's progress from 2020 through 2023 and partial reporting for 2024 to implement the 2019 AI Report goals.

Goals Advanced	Activities	Results
Rental Assistance and Legal Aid		
Goal 1: Invest in programs that provide fair housing education, enforcement, and testing. Goal 5: Support efforts to increase housing stability.	*Eviction Prevention Rental Assistance Program* In 2020, King County created a new Eviction Prevention and Rental Assistance Program (EPRAP) to assist households economically impacted by COVID-19. EPRAP provided direct rent assistance and eviction prevention services. The program contracted with community-based organizations that have direct connections to people struggling to pay their rent. EPRAP delivered assistance to address disparities in housing stability.	In 2020, EPRAP prioritized a portion of funds to serve households in zip codes with the highest rates of unemployment and COVID-19 incidence rates, which often coincide with concentrations of people of color and immigrant populations.[300] EPRAP distributed approximately $390 million in rent assistance to more than 40,000 households. 74% of households that received rent assistance over EPRAP's three-year duration identified as Black,

[299] *2019 King County Analysis of Impediments to Fair Housing Choice* (King County, 2019). [LINK]
[300] King County. "COVID-19 data." [LINK]

Goals Advanced	Activities	Results
Goal 8: Work with communities to guide investments in historically underserved communities.	In 2021, the King County Department of Community and Human Services (DCHS) significantly expanded the EPRAP program with a streamlined process and data system. DCHS also implemented the Eviction Prevention portion of the program by activating a new contract with the Housing Justice Project (HJP) and Dispute Resolution Centers to provide legal aid to stop evictions for unpaid rent. HJP would provide eviction prevention under EPRAP until March 2024. In 2022, DCHS contracted with United Way of King County to continue the rental assistance program through 2023.	Indigenous, and People of Color (BIPOC). On average, the program served participating households for 8.6 months and provided each household with over $11,000 in assistance.[301] The Eviction Prevention program under EPRAP has distributed $21.4 million dollars to 1,478 households, with an average of $14,500 of rental assistance, court, and legal fees per household. This is inclusive to the total amount of rent assistance distributed in EPRAP.
	Keep King County Housed In 2023, King County launched the Keep King County Housed (KKCH) program to continue supporting very low-income households behind in rent payments or facing eviction due to nonpayment of rent with renal and legal assistance.[302]	As of October 31, 2024, KKCH served 1,657 households with an average of $7,239 in rental assistance.[303]
	Youth and Family Homelessness Prevention Initiative.[304] The Youth and Family Homelessness Prevention Initiative (YFHPI) is implemented through a diverse network of community partners that reflect our Black, Indigenous, and People of Color (BIPOC) communities. YFHPI utilizes a progressive engagement model combining professional, high-quality relational case management support with flexible financial assistance where needed to resolve immediate housing crises.	YFHPI has consistently served majority BIPOC households. Each year between 2020-2024, around 80% of people served were BIPOC. In 2023, 86% of the 2,370 people served were BIPOC and 9% of households reported at least one member identifying as part of the LGBTQ+ community. So far in 2024 (January-October) YFHPI has served 2,655 people, 86% of whom identify as BIPOC.

[301] King County. "Eviction Prevention and Rent Assistance." [LINK]
[302] King County. "Keep King County Housed." [LINK]
[303] King County. "Keep King County Housed." [LINK]
[304] Looking for a HFHPI footnote.

Goals Advanced	Activities	Results
	Housing & Recovery Through Peer Services (HARPS) HARPS provides time-limited housing support services and housing bridge subsidy to support individuals who are exiting an inpatient behavioral healthcare setting.	HARPS housing support services include housing search and placement services, advocacy for tenants, housing stability services, social and community integration skills training, and linkage to other services. HARPS housing bridge subsidy provides time-limited funding for certain housing related expenses, including 3 months of rent and utilities, rental/utility arears, move-in costs, application fees, moving costs, and up to 30 days of hotel/motel expenses while engaging in a housing search.
	Operating, Rental Assistance and Supportive Services (ORS) Funding for PSH and in housing for people who experienced homelessness to support operations including rental assistance and services.	From 2019 to 2023 the ORS program awarded $70,655,303 via five-year awards to support 4,142 units of Permanent Supportive Housing (PSH) and Permanent Housing with Supports.
	Housing Access Services Program (HASP) Housing vouchers provide rental assistance for vulnerable populations.	From 2020 through 2024 King County awarded 422 HASP vouchers to support veterans, people who have a developmental disability, a behavioral health condition, or are experiencing homelessness.
Behavioral Health and Employment Support		
Goal 3: Provide more housing for vulnerable populations. Goal 5: Support efforts to increase housing stability.	*Program for Assertive Community Treatment (PACT)* PACT is a service delivery model for providing robust and comprehensive community-based treatment to adults living with severe and persistent mental illness per the Assertive Community Treatment (ACT) evidence-based practice model of care. PACT is an individualized treatment approach that offers intensive services in the community utilizing a multi-disciplinary team to provide a single point of accountable care.	PACT services are mobile, flexible, and can deliver tailored mental health and co-occurring disorder treatment to support individuals in community tenure and their pursuit of recovery. PACT can serve people living in single and scattered-site PSH who meet the clinical program criteria, but the program is not limited to PSH residents.
	Supportive Employment Services The Individual Placement and Support (IPS) supported employment model is an evidence-based practice that	DCHS funded supportive employment services serving people living in PSH as well as other community-based settings.

Goals Advanced	Activities	Results
	supports people living with behavioral health disabilities access and retain competitive employment in the community.	
	The Mobile Response Team (MRT) The MRT provides emergent and urgent behavioral health crisis response and postcrisis care for residents in Health Through Housing (HTH) projects and other permanent supportive housing projects.	In addition to 12 permanent supportive housing projects, the following 10 HTH sites have access to MRT: • Mary Pilgrim Inn; • North Star; • Gateway; • Don's Place; • Burbridge Place; • Sidney Wilson; • Bertha Pitts Campbell; • Salmonberry Lofts; • Sacred Medicine House; and • Bloomside Burien.
Health Through Housing		
Goal 3: Provide more housing for vulnerable populations. Goal 5: Support efforts to increase housing stability.	King County acquired existing single-room settings, such as former hotels or nursing homes, to create safe supportive through the Health Through Housing Initiative (HTH).[305] The Council passed the Health Through Housing Implementation Plan, Chapter 24.30, in 2021.[306] HTH serves extremely low-income adults with disabilities experiencing chronic homelessness. HTH facilities provide a broad spectrum of onsite services to help people maintain health and stability, such as case management and	As of December 2023, HTH secured a total of 1,358 units and served 1,169 residents at risk of or experiencing chronic homelessness.[307] From 2020-2023, HTH acquired and began contracting for 16 sites across seven cities: 11 County-owned buildings, and five HTH "operations-only" buildings in which HTH funds the cost of operations and programming. County-owned buildings: • Sidney Wilson House, Renton – 110 units; • Bob G., Queen Anne, Seattle – 80 units; • The Mary Pilgrim, North Seattle – 100 units;

[305] King County. "Health Through Housing Initiative." [LINK]
[306] Ordinance 19366 [LINK]
[307] Motion acknowledging receipt of the 2023 Health through Housing annual report. [LINK]

Goals Advanced	Activities	Results
	employment counseling. Residents have access to health and behavioral health services.	• HTH Redmond – 144 units; • Don's Place, Auburn – 102 units; • The Argyle, Seattle Downtown – 12 units; • HTH Federal Way – 101 units; • Salmonberry Lofts in Honor of Peter Joe, Pioneer Square, Seattle – 80 units; • The Gateway in Honor of Tenaya Wright, North Seattle – 131 units; • HTH Capitol Hill – 37 units; and • HTH Kirkland – 121 units Operations-only buildings: • Sacred Medicine House, Lake City, Seattle – 120 units • The North Star, Bitter Lake, Seattle – 100 units • Burbridge Place, Green Lake, Seattle – 62 units • Bertha Pitts Campbell Place, Central District, Seattle – 100 units • Bloomside, Burien – 95 units
Skyway-West Hill and North Highline Anti-displacement Efforts		
Goal 8: Work with communities to guide investments in historically underserved communities.	*Community Advisory Workgroup* In 2020-2021, King County staff and community representatives completed extensive community engagement to inform the Skyway-West Hill and North Highline Anti-displacement Strategies Report. In 2022, King County staff assembled a Community Advisory Group to define who should be eligible for the community	The Skyway-West Hill and North Highline Anti-displacement Strategies Report, published in September 2021, analyzes and recommends ten strategies to combat residential displacement.[308] King County adopted anti-displacement measures in the 2022 update to the Comprehensive Plan and the Skyway-West Hill and North Highline Subarea Plans. This includes actions to increase housing stability for existing residents by increasing the supply of income

[308] *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. (King County, September 30, 2021). [LINK]

Goals Advanced	Activities	Results
	preference, how to verify eligibility, and determine affirmative marketing and outreach best practices.	restricted affordable housing, adopting a right to return and community preference policy, and supporting investment in community-based organizations conducting community driven development.
Goal 6: Preserve and increase affordable housing in communities at high risk of displacement.	*Community Preference Program* The Community Preference Program requires affordable housing projects receiving funding from King County to prioritize 40 percent of affordable units for applicants with a connection to the community. Housing developers must also submit an Affirmative Marketing and coordinate with local community-based organizations to conduct outreach to potential applicants, including those belonging to protected classes.	Community preference mitigates displacement by ensuring current and former residents of Skyway-West Hill and North Highline are more likely to benefit from investments in affordable housing in their communities.
Goal 7: Review zoning laws to increase housing options and supply in urban areas.	*Policies and Zoning Code* Ordinance #19555: The North Highline Community Service Area Subarea Plan and Skyway/West Hill Subarea Plan were adopted in December 2022.[309] The plans include new mandatory inclusionary housing regulations for residential and mixed-use developments within the unincorporated activity centers and voluntary elsewhere.[310,311] A community preference policy is applied to affordable units created by the new inclusionary housing regulations. The 2024 update to the Comprehensive plan includes policies and zoning code changes to increase housing supply in urban unincorporated King County and some rural towns.	Two projects in development at the time of the AI Report writing will use community preference for their initial lease up. Zoning code updates include: • expanding zoning to support inclusionary housing; • expanding zoning to support middle housing; • defining permanent supportive housing and allowing by right; and • defining emergency housing types.
Planning for Growth Through a Health and Equity Framework		

[309] King County. "Executive Recommended 2022 Update to 2016 Comprehensive Plan." [LINK]
[310] *Skyway-West Hill Community Service Area Subarea Plan* (King County, July 26, 2022). [LINK]
[311] *North Highline Community Service Area Subarea Plan* (King County, July 26, 2022). [LINK]

Goals Advanced	Activities	Results
Goal 9: Support the Affordable Housing Committee's efforts to promote fair housing.	*King County Countywide Planning Policies (CPPs)* The AHC's recommended amendments to 2021 CPPs were ratified by King County jurisdictions on November 30, 2023. The CPPs establish jurisdictional housing needs. This work was informed by communities most impacted by housing cost burden. The ratified CPPs include an accountability framework to equitably plan for and accommodate the identified housing needs. The framework includes strengthened annual monitoring and reporting processes.	The CPPs established the Housing-focused Comprehensive Plan Review Program. Between 2023 and November 2024, the AHC approved housing-focused comprehensive plan review comment letters for 26 jurisdictions.
Goal 3: Provide more housing for vulnerable populations. Goal 5: Support efforts to increase housing stability. Goal 7: Preserve and increase affordable housing in communities at high risk of displacement.	*House Bill 1220* The Washington State Legislative passed House Bill 1220 in 2021. This Bill updated the Growth Management Act (GMA) requirements for how jurisdictions are to plan the housing chapter of their comprehensive plans.[312] Housing elements must examine past racially disparate impacts, displacement, and exclusion.	The 2024 Update to the King County Comprehensive Plan Housing Chapter includes: • methods to increase housing choice in places with fewer affordable units and income restricted housing options; • strategies to address gaps to meet housing need and eliminate racial and other housing access and choice disparities; and • anti-displacement policies.
Community Engagement and Co-Creation in the King County Budget		
Goal 8: Work with communities to guide investments in historically underserved communities.	King County's 2021-2022 Biennial Budget changed the County's approach to working with communities. Targeted investments empower affected community members to co-create priorities and support the requests of community-based organizations.	Examples include: • A participatory budget process to determine uses for $10 million in new capital projects in the urban unincorporated areas of Skyway, White Center, Fairwood, East Federal Way, and East Renton.

[312] House Bill 1220. State of Washington. 2021 Regular. [LINK]

Goals Advanced	Activities	Results
		• $10 million in seed funding for a community center in Skyway, requested from the community. • A Community Advisory Committee and King County DCHS co-developed an RFP for $5 million to directly address displacement and housing affordability in Skyway-West Hill. In May 2022, the funding was awarded to two organizations for development of approximately 100 affordable housing units.[313]
Creating New Opportunities for Community Input into Housing Policy and Development		
Goal 2: Engage underrepresented communities on an ongoing basis to better understand barriers and increase access to opportunity.	*South King Housing and Homelessness Partners Advisory Board (SKHHP)* In 2021, the SKHHP Executive Board established the SKHHP Advisory Board.	The SKHHP Advisory Board consists of local individuals with deep connections to South King County communities, a wide range of housing and homelessness expertise, and a commitment to understanding and working to undo the impacts of institutionalized racism and disparities experience by BIPOC communities. The SKHHP Advisory Board advises SKHHP on policy matters and funding decisions.
	Community Partners Table (CPT) The AHC formed the CPT in 2022. CPT members are affiliated with community-based organizations that serve communities most disproportionately impacted by housing cost burden, bringing these perspectives to the AHC to inform AHC recommendations.	The CPT engaged in the process to develop a method for determining how much housing need by income level each jurisdiction in King County would be responsible for planning for and accommodating in the 2024-2044 comprehensive planning cycle. The CPT reviewed options for the method and released recommendations, providing comment and stories at AHC meetings during this process. In 2024, the

[313] "King County Announces Funding Awards for Two Affordable Housing Projects in Skyway-West Hill." *King County Department of Community and Human Services* (May 24, 2022). [LINK]

Goals Advanced	Activities	Results
		AHC worked with the CPT to incorporate voices from CPT communities in its work.
Goal 6: Preserve and increase affordable housing in communities at high risk of displacement. Goal 8: Work with communities to guide investments in historically underserved communities.	*King County Housing Finance Program (HFP)* In 2021, the King County HFP established a new priority to fund equitable, community driven affordable housing development to mitigate displacement pressures and ensure that historically marginalized communities have access to affordable housing investments.	Projects led by impacted communities, conceived, and created through an inclusive community engagement process, and driven by a place-based Community Based Organization (CBO) were prioritized in HFPs funding rounds. This supports the creation of affordable housing developed by and in collaboration with communities facing displacement pressures and communities that have historically experienced policies that limit opportunities for BIPOC residents.
Income Restricted Housing and Larger units		
Goal 3: Provide more housing for vulnerable populations;	*King County Housing Finance Program (HFP)* The King County HFP invested in income restricted housing affordable to households with incomes at or below 80% AMI.	From 2020 through 2022, an additional 9,659 income restricted units were created in King County.
Goal 4: Provide more housing choices for people with large families.	*King County Housing Finance Program (HFP)* The King County HFP awarded capital funding to four projects in 2020, one project in 2021, four projects in 2022, and three projects in 2023 to improve access to affordable homes suited to the needs of larger families.	A total of 382 units with three or more bedrooms were funded or completed from 2020-2023: • Polaris at Eastgate, Bellevue – 72 units; • Redondo Heights by the Multi-Service Center, Federal Way – 78 units; • North Lot by the Seattle Chinatown International District PDA, Seattle – 29 units; • Homeownership Community by Habitat for Humanity, Burien – 20 units; • White Center HUB, White Center – 20 units; • BRIDGE, Northgate – 29 units;

Goals Advanced	Activities	Results
		• BRIDGE, Spring District – 25 units; • Angle Lake Station TOD by Mercy Housing – 26 units; • MHA Supportive Housing by Muckleshoot Housing Authority – 10 units • Bryant Manor Phase II by Fame Housing and Lotus Development Partners – 29 units • Burien Family Supportive Housing by Mercy Housing – 18 units; and • Via 7 by Mt. Baker Housing – 26 units
King County Equitable Development Initiative		
Goal 2: Engage underrepresented communities on an ongoing basis to better understand barriers and increase access to opportunity. Goal 8: Work with communities to guide investments in historically underserved communities.	The King County Equitable Development Initiative (KC EDI) was formally established by Motion 16062 in March 2022.[314] As required by the Motion, King County formed the Community Planning Workgroup (CPW) to lead the development of the KC EDI in May 2022.[315] The CPW met weekly between May and November to write the Phase 1 Implementation Plan. The CPW consisted of 15 community leaders from across King County. DCHS selected workgroup members based on geographic diversity and individuals' lived experiences and perspectives related to equitable development. In October 2024, King County Council passed a motion accepting the KC EDI Implementation Plan Phase 2, containing Community Planning Workgroup	The Equitable Development Initiative Phase 1 defines equitable development as an approach to planning and community development paired with public and private investments and service delivery that advances equity and self-determination of communities adversely impacted by structural racism and discrimination; experiencing disparities in economic and health outcomes; and facing a heightened risk of displacement.[317] The Equitable Development Initiative Phase 2 refers to these communities as priority communities which primarily include BIPOC, low-income, immigrants and refugees, people with disabilities, seniors, and LBGTQ+ communities. These plans include high-level recommendations aligned with equitable

[314] Motion 16062. Proposed No. 2021-0467.2. (2022, March). King County [LINK]
[315] Community Planning Workgroup. (2022, June 30). [LINK]
[317] King County Equitable Development Initiative Implementation Plan Phase 1. [LINK]

Goals Advanced	Activities	Results
	recommendations related to metrics, coordination and engagement strategies, funding actions, actions and resources needed for implementation, and more.[316]	community-driven development values and identifies capacity and resource needs for King County and communities.[318] The passage of the motion accepting the King County EDI Implementation Plan Phase 2 released $1,000,000 of funding to support the KC EDI. The funding will go towards an Interim Advisory Board, staff, and capacity-building grants for community-driven housing-related capital projects.
Fair Housing Testing		
Goal 1: Invest in programs that provide fair housing education, enforcement, and testing.	In 2022, King County and the Cities of Auburn, Bellevue, Burien, Federal Way, Kent, and Renton jointly funded fair housing testing to understand the extent of individual-level discrimination against protected classes in King County. The Fair Housing Center of Washington (FHCW) conducted 31 differential treatment tests and 24 policy checks in jurisdictions across King County to test for discrimination in the rental housing market. The FHCW tested for the following protected classes: race, national origin, disability, familial status, and source of income. See Appendix H for the Fair Housing Discrimination Final Testing Report which details the location and results from each fair housing test.	The FHCW found violations of Fair Housing law in over half of the tests conducted (30 out of 55). These results are troubling and indicate that protected classes continue to face individual-level discrimination. More than half of differential treatment tests found evidence of discrimination based on race or national origin. The FHCW observed violations of Fair Housing law in: • nine out of 11 policy checks testing for willingness to grant reasonable accommodations to persons with a disability; and • seven out of ten differential treatment tests based on disability.
2024 Update to the King County Comprehensive Plan		

[316] Motion 16673 [LINK]
[318] King County Equitable Development Initiative Implementation Plan Phase 2. [LINK]

Goals Advanced	Activities	Results
Goals: 2-9	The 2024 update to the King County Comprehensive Plan was adopted in December 2024. This is the key policy document that guides how growth and development will occur over the next 20 years. The process to develop the plan occurred over two years. The 2024 update focuses on racial equity, affordable housing, and climate change. A key element in the Housing Needs Assessment documents the local history of racially exclusive and discriminatory land use and housing practices in King County. King County funds services throughout the county and serves as the local government for unincorporated King County.	Key changes in the 2024 update include the following: • new zoning code to reduce barriers to developing permanent supportive housing and shelters; • new policies that address racial equity; • new funding policy to support key priorities such as anti-displacement and equitable development; and • new policies to support streamlining the permitting process to remove barriers to housing production.
2020-2024 Consolidated Housing and Community Development Plan		
Goals: 2-6	The 2020-2024 Consolidated Plan guided the investments of CDBG, HOME and ESG federal grants. The three overarching goals included: • Ensuring access to healthy, affordable housing for low- and moderate-income households throughout the region and advance fair housing to end discrimination and overcome historic patterns of segregation; • Making homelessness rare, brief, and one-time and eliminate racial disparities; and • establishing and maintaining healthy, integrated, and vibrant communities by improving the well-being and mobility of low-and moderate-income residents, and focusing on communities with historic disparities in health, income and quality of life.	Key results from 2020-2023 (does not include leveraged funds) • 400 homeowner housing rehabilitated; • 42 rental units constructed; • 60 rental units rehabilitated; • 10 Homeowner housing constructed; • 5,437 people served in homeless overnight shelters; • 1,906 households served with homelessness prevention; and • 3,647 people served with other homelessness programs.
Annual Progress Reports on King County Actions to Affirmatively Further Fair Housing		
Goal 10: Report annually on Fair Housing Goals and progress.	Each year, the Department of Community and Human Services completes a progress update on King County actions to affirmatively further fair housing in the Consolidated Annual Evaluation Report.	Tracking the progress towards meeting the ten fair housing goals helped amplify the importance of establishing fair housing goals and provided

Goals Advanced	Activities	Results
		comparisons to help inform the goals in this AI Report.

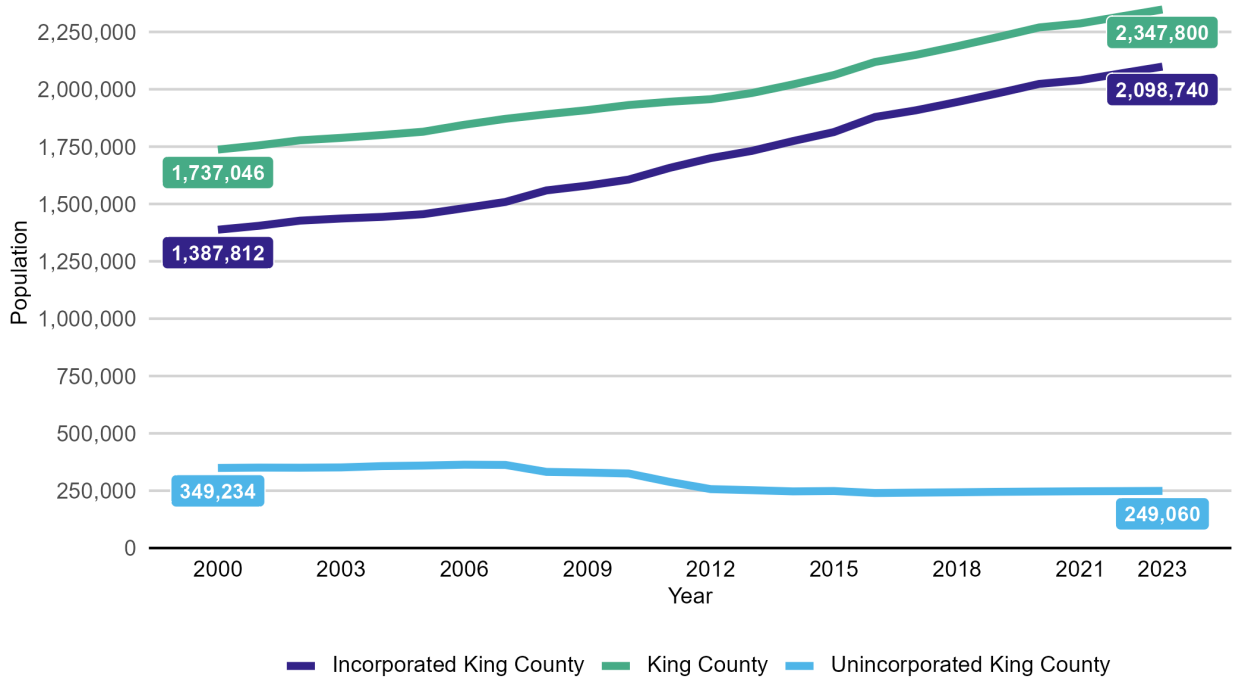
VI. Demographic Summary

King County has experienced significant demographic shifts since 1990 in overall population and makeup by race, ethnicity, and country of origin. Appendix A includes a table containing population information, average household size, and demographic data by each King County jurisdiction and for the unincorporated areas.

A. Population Growth

Between 2000 and 2023, King County's population grew from 1,737,046 to 2,347,800 – an increase of 35.2 percent.[319] Figure 6 shows the steady population growth in King County as a whole and incorporated King County jurisdictions as well as the population decline in unincorporated King County. This population decrease is mainly due to annexation of unincorporated areas into cities.

Figure 6: King County Population Estimates, 2000 to 2023



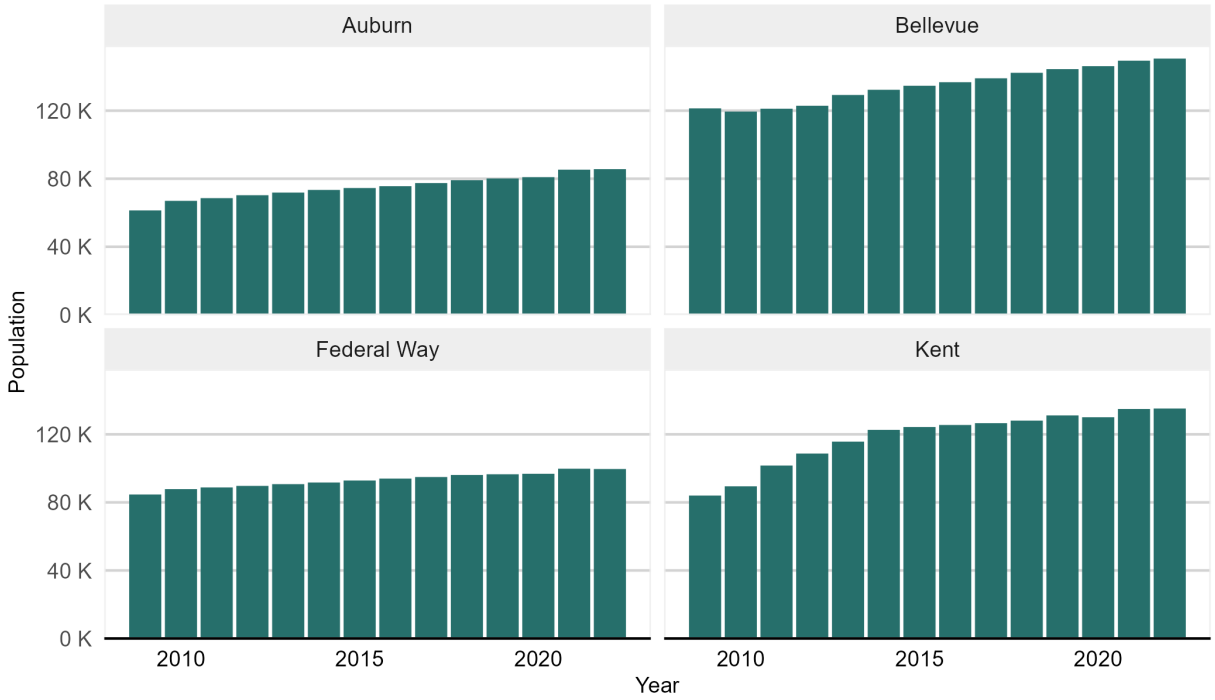
Source: 2000-2023 OFM Intercensal Population Estimates

B. Population Growth in King County Consortium CDBG Entitlement Grantee Jurisdictions

Between 2009 and 2022, the population within King County Consortium jurisdictions that receive Community Development Block Grant (CDBG) entitlements steadily grew. Figure 7 shows population changes for Auburn, Bellevue, Federal Way, and Kent over time. Of the four cities, Kent's population grew the most between 2009 and 2022.

[319] Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2023.

Figure 7: Population Growth in King County Consortium CDBG Entitlement Grantee Jurisdictions, 2009 to 2022



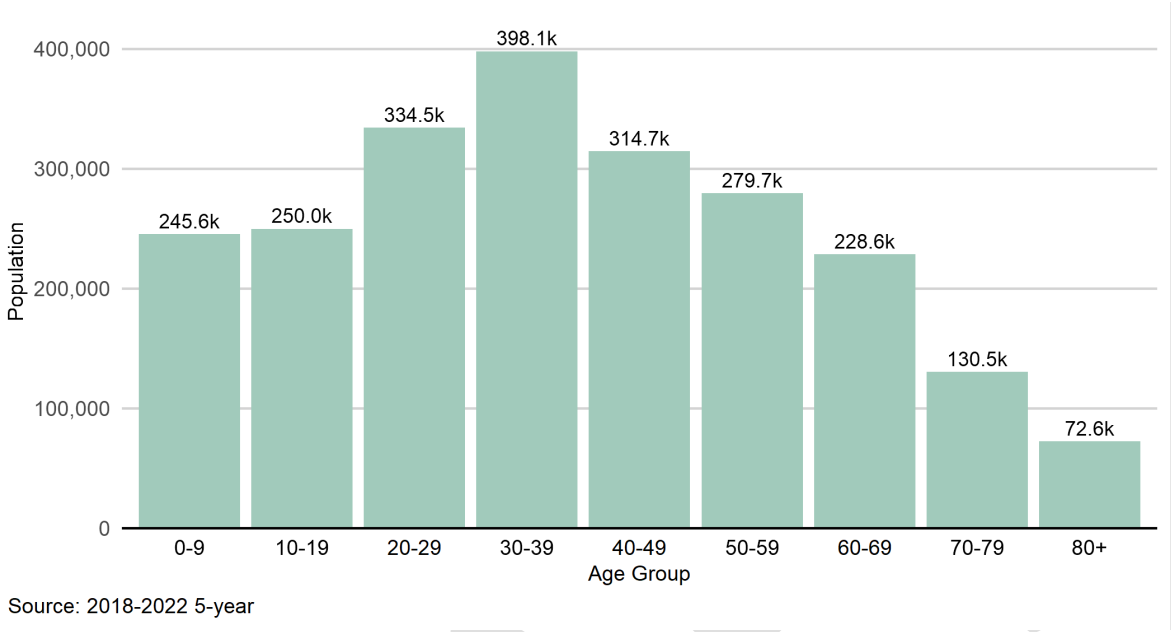
Source: 2009-2022 5-year ACS

C. Population by Age Range

The largest share of residents in King County (398,100) are 30 to 39 years old.[320] Approximately 495,600 King County residents are 19 years old or younger.[321] Figure 8 shows the number of King County residents by age range.

[320] U.S. Census Bureau. (2023). Population by Age, 5-year ACS 2018-2022.
[321] U.S. Census Bureau. (2023). Population by Age, 5-year ACS 2018-2022.

Figure 8: King County Population by Age Range

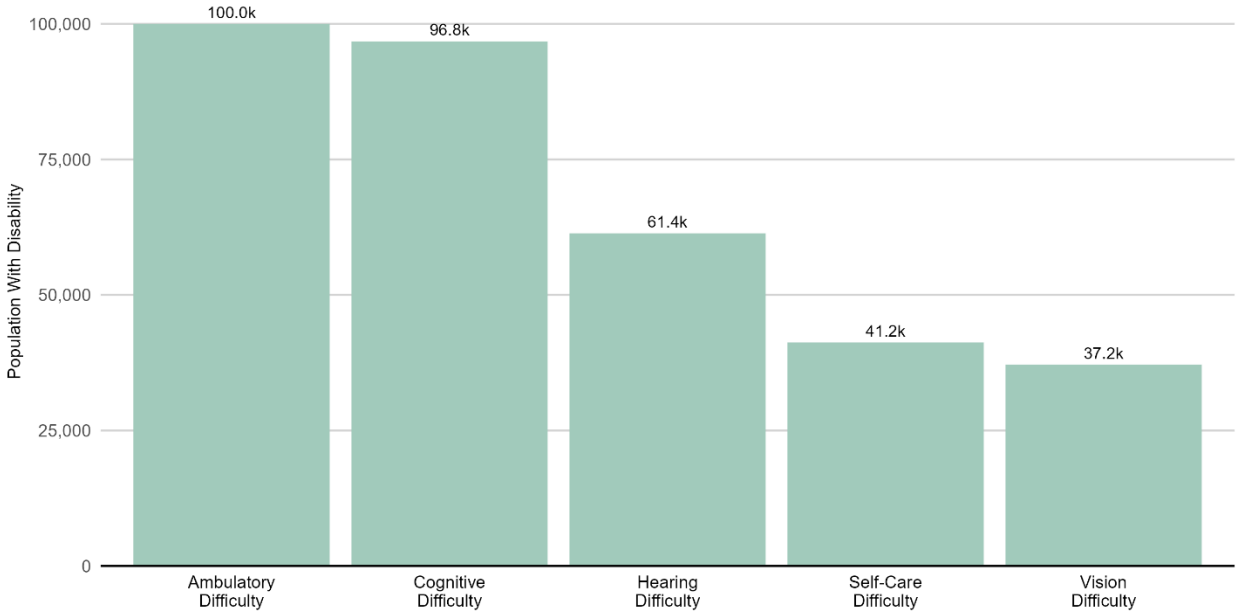


Source: 2018-2022 5-year

D. Population by Disability Type

In King County, 100,000 people have an ambulatory difficulty, meaning they have serious difficulty walking or climbing stairs. Ambulatory difficulties are the most common type of disability in King County. Cognitive difficulties in remembering, concentrating, or making decisions due to a physical, mental, or emotional problem, are the next most common type of disability in King County. 96,800 King County residents experience cognitive difficulties. Figure 9 shows the number of King County residents by disability type.

Figure 9: King County Population with a Disability by Disability Type



Source: 2018-2022 5-year ACS. Data Notes: Disability categories are not mutually exclusive, meaning someone can be included in multiple categories.

E. Population Growth by Race/Ethnicity

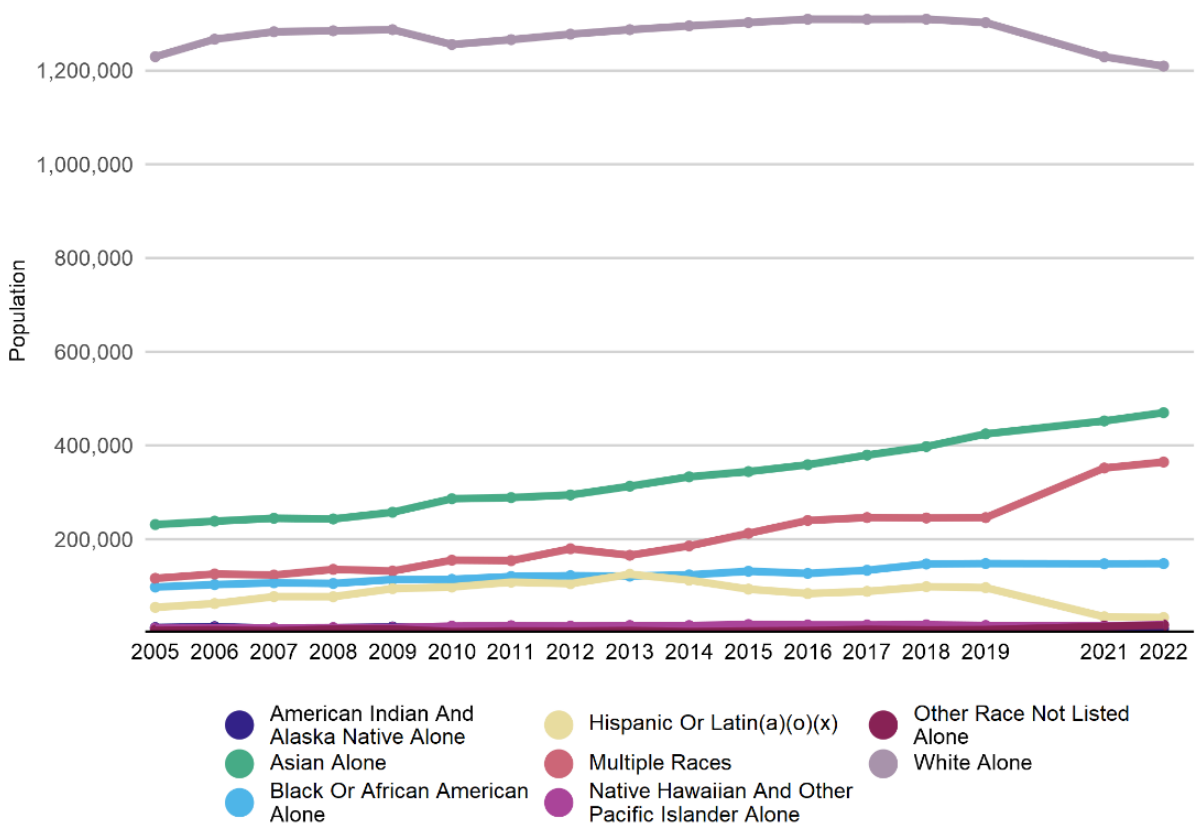
Race and ethnicity have a strong connection to where people live in King County, how likely they are to be housing cost burdened, and whether they own or rent their homes. Understanding the size and differences between racial and ethnic groups in King County is a first step to understanding housing needs for these groups.

The U.S. Census has seven race categories: White, Black or African American, American Indian or Alaska Native, Asian, Native Hawaiian or Other Pacific Islander, Other Race, and Two or Multiple Races.[322] The U.S. Census defines ethnicity as determining whether someone is Hispanic or Latin(a)(o)(x) or not Hispanic or Latin(a)(o)(x). A person could be any race and be considered Hispanic or Latin(a)(o)(x). While high-level population data can be presented in a combined race/ethnicity format because the Census provides race and ethnicity data combined, for almost all other variables this is not possible. Thus, for most sections of this report race and ethnicity are reported as separate demographic categories due to the limitations set by the U.S. Census.

Figure 10 shows King County's population by race and ethnicity from 2005 to 2022. White residents make up most of King County's population. Between 2005 and 2022, the general King County population grew by 68.4 percent, but the Black, Indigenous, and People of Color population grew by 131 percent, creating a more diverse community. The number of Asian residents increased the most of any racial group, from 233,028 (13.3 percent of King County) in 2005 to 472,589 in 2022 (20.8 percent of King County).

[322] United States Census Bureau. (2021, August 4). *Measuring Racial and Ethnic Diversity for the 2020 Census*. [LINK]

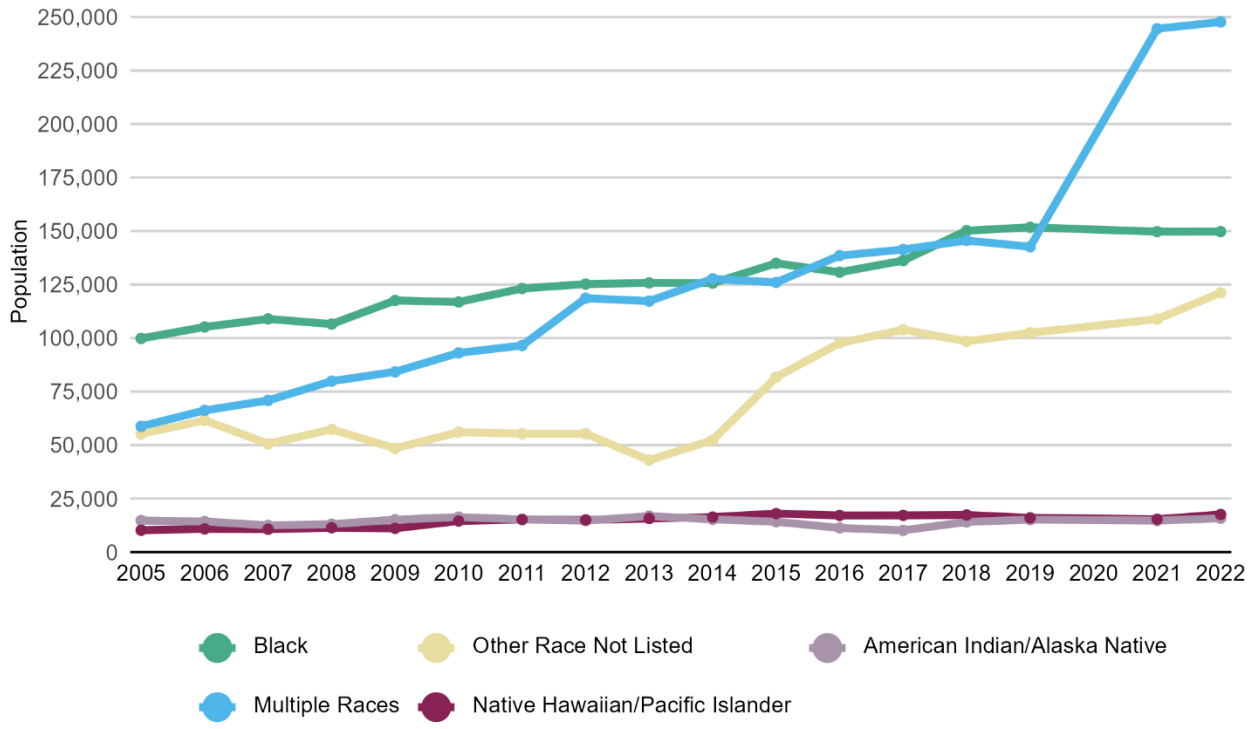
Figure 10: King County Population by Race/Ethnicity from 2005 to 2022



Source: 2005-2022 1-year ACS

Figure 11 shows the change over time in King County's population by race and ethnicity, excluding White and Asian to show more detail for the remaining groups. Multi-racial residents grew at the fastest rate of all racial groups with 58,756 multi-racial people in 2005 (3.3 percent of King County) to 247,709 people in 2022 (10.9 percent of King County).

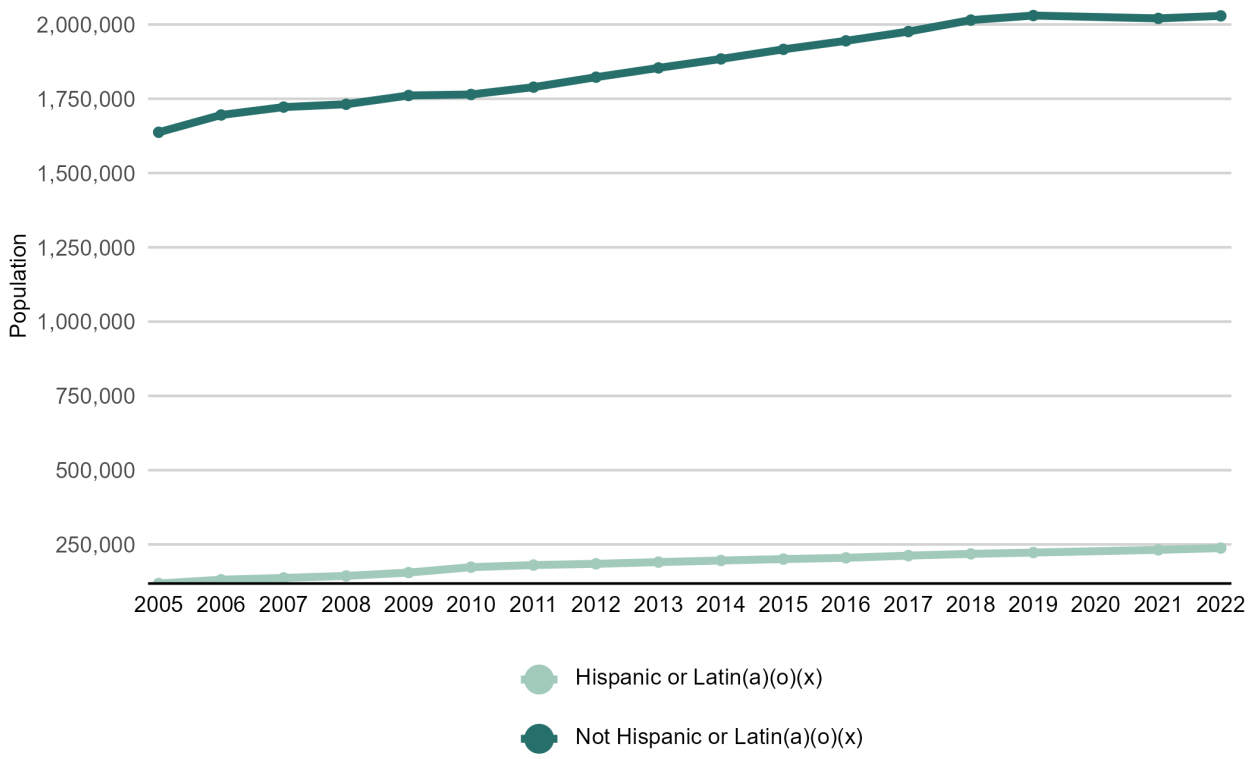
Figure 11: King County Population by Race (White and Asian Groups Not Included to Better Show Differentiation in Other Races Population Sizes)



Source: 2005-2022 1-year ACS.

Figure 12 shows King County population by Hispanic or Latin(a)(o)(x) Ethnicity. Both Hispanic or Latin(a)(o)(x) and not Hispanic or Latinx (a)(o)(x) populations have increased from 2005 to 2022.

Figure 12: King County Population by Hispanic or Latin(a)(o)(x) Ethnicity



Source: 2005-2022 1-year ACS.

F. Population Growth by National Origin

With the rise in King County population over the last two decades comes the increase of populations born outside of the United States. A major contributor to the growth in King County is immigration from other countries. The most recent data available shows that 553,339 King County residents were born outside of the U.S, an increase of 294 percent compared to 1990.[323] The foreign-born population accounts for 24.5 percent of the overall King County population, which is higher than the national rate of 13.7 percent.[324]

Between 2010 and 2022, King County had the second largest increase in residents born outside the United States among all counties in the country.[325] The most common countries these residents were born in are India, China, and Mexico.[326] In 2022, approximately 4.8 percent of refugees coming to the United States (1,219) resettled in Washington, the fifth most popular state for refugee resettlement.[327] Figure 13 shows the King County population by foreign-born status and Figure 14 shows population by foreign-born status for King County Consortium jurisdictions.

[323] 5-year American Community Survey 2018-2022
[324] 5-year American Community Survey 2018-2022
[325] U.S. Census Bureau
[326] U.S. Census Bureau
[327] U.S Department of State. (2023). *Report to Congress on Proposed Refugee Admissions for Fiscal Year 2024.* [LINK]

Figure 13: King County Population by Foreign-born Status

Birthplace	King County Population	King County Proportion
Born in United States	1,701,032	75.5%
Born Outside United States	553,339	24.5%
Total	2,254,371	–

Source: 5-year American Community Survey 2018-2022

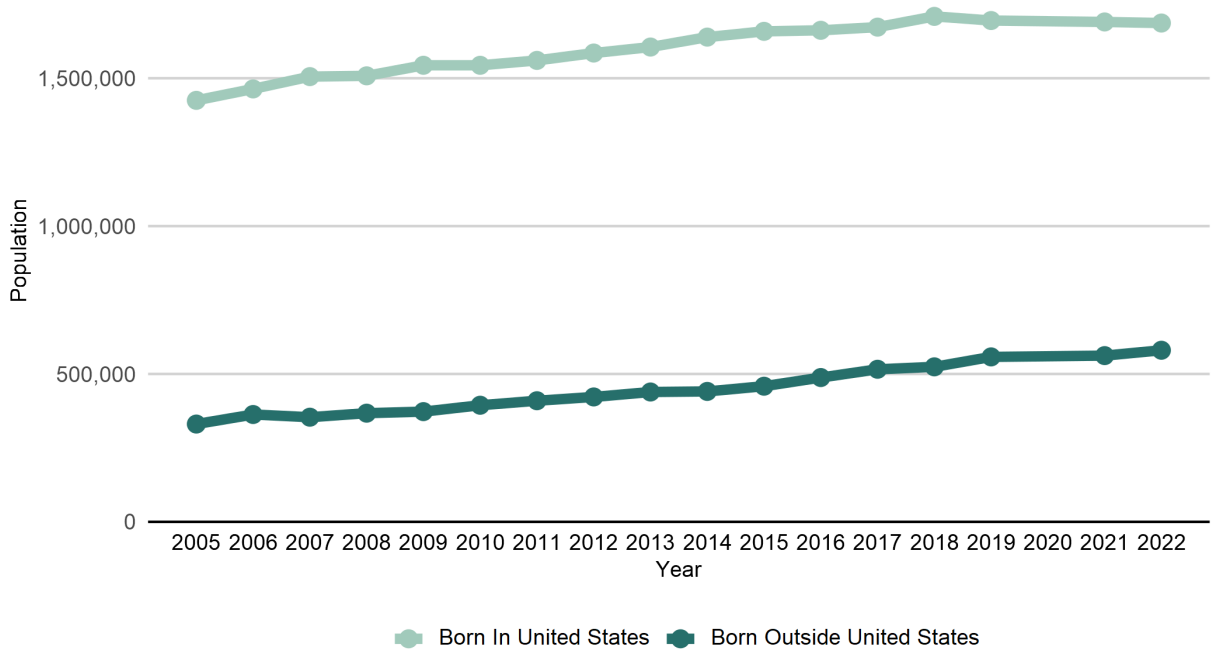
Figure 14: Population by Foreign-Born Status for King County Consortium Jurisdictions

Jurisdiction	Birthplace	King County Population	King County Proportion among Consortium Jurisdictions
Auburn	Born in United States	66,781	14.2%
	Born Outside United States	18,842	4.0%
Bellevue	Born in United States	89,287	19.0%
	Born Outside United States	61,319	13.0%
Federal Way	Born in United States	72,051	15.3%
	Born Outside United States	27,563	5.9%
Kent	Born in United States	91,689	19.5%
	Born Outside United States	43,480	9.2%
Total	–	471,012	–

Source: 5-year American Community Survey 2018-2022

Foreign-born populations are negatively affected by legacies of housing discrimination and often encounter barriers to accessing housing due to their legal status and income inequalities. Additionally, interviews held in July and August 2023 between King County staff and African Community Housing and Development, Open Doors for Multicultural Families, and Indian American Community Services described that national origin discrimination may go unreported because victims do not know their legal rights or may be afraid to complain due to fear or mistrust of the government. Figure 15 shows King County population growth of those born in and outside of the United States between 2005 and 2022.

Figure 15: King County Population Growth by Birthplace



Source: 2005-2022 1-year ACS

G. Language and Limited English Proficiency

Approximately 30 percent of households in King County speak a language other than English at home.[328] The most popular language spoken at home in King County other than English is Spanish (6.6 percent). Figure 16 shows King County and unincorporated King County population proportions of languages spoken at home.

Figure 16: King County Population Proportions of Languages Spoken at Home

Language Spoken at Home	King County Population	Unincorporated King County Population	King County Proportion	Unincorporated King County Proportion
Only English	1,506,499	157,281	70.6%	80.2%
Spanish	140,437	9,809	6.6%	5.0%
French, Haitian or Cajun	14,506	830	0.7%	0.4%
German or Other West Germanic Languages	10,133	819	0.5%	0.4%
Russian, Polish, or Other Slavic Languages	42,095	3,801	2.0%	1.9%

[328] U.S. Census Bureau. (2022). Population by Language Spoken at Home, 5-year ACS 2018-2022

Other Indo-European Languages	88,899	4,228	4.2%	2.2%
Korean	23,868	1,218	1.1%	0.6%
Chinese, Including Mandarin and Cantonese	100,699	3,786	4.7%	1.9%
Vietnamese	37,835	3,475	1.8%	1.8%
Tagalog, Including Filipino	27,311	1,975	1.3%	1.0%
Other Asian and Pacific Island Languages	79,500	4,120	3.7%	2.1%
Arabic	10,819	288	0.5%	0.1%
Other Languages Not Listed	50,056	4,565	2.3%	2.3%
Total	2,132,657	196,195	–	–

Source: 5-year American Community Survey 2018-2022

Nearly six percent of King County households have limited English proficiency (LEP). Seven percent of households in urban unincorporated King County have LEP. Figure 17 shows the number and proportion of King County and unincorporated King County (both rural and urban) households by English proficiency.

Figure 17: King County Households by English Proficiency

English Proficiency	Not Limited English Proficiency	Limited English Proficiency	Total
King County Households	863,231	53,039	916,270
Unincorporated King County Households	72,803	2,381	75,184
Urban unincorporated King County Households	21,823	1,670	23,493
Rural unincorporated King County Households	50,980	711	51,691
King County Proportion	94.2%	5.8%	–
Unincorporated King County Proportion	96.8%	3.2%	–
Urban unincorporated King County Proportion	92.9%	7.1%	–
Rural unincorporated King County Proportion	98.6%	1.4%	–

Source: 5-year American Community Survey 2018-2022

H. Familial Status

One-person households make up over 30 percent of households in King County. About one-fifth of households in King County have four or more members.[329] The average household size in King County is about 2.4.[330] Figure 18 shows the breakdown of household sizes in King County.

Figure 18: King County Household Size

Household Size	Households	King County Proportion
1 Person Household	279,263	30.5%
2 Person Household	311,287	34.0%
3 Person Household	137,880	15.0%
4 or more Person Household	187,840	20.5%
Total	916,270	–

Source: 5-year American Community Survey 2018-2022

Average household size between jurisdictions within King County varies significantly. Figure 19 shows areas with the highest average household sizes and Figure 20 shows areas with the lowest average household sizes. Appendix A shows the average household size for each King County jurisdiction.

Figure 19: King County Areas with the Highest Average Household Sizes

Area	Average Household Size
Algona	3.57
Duvall	3.14
Snoqualmie	3.03

Source: 5-year American Community Survey 2018-2022

Figure 20: King County Areas with the Lowest Average Household Sizes

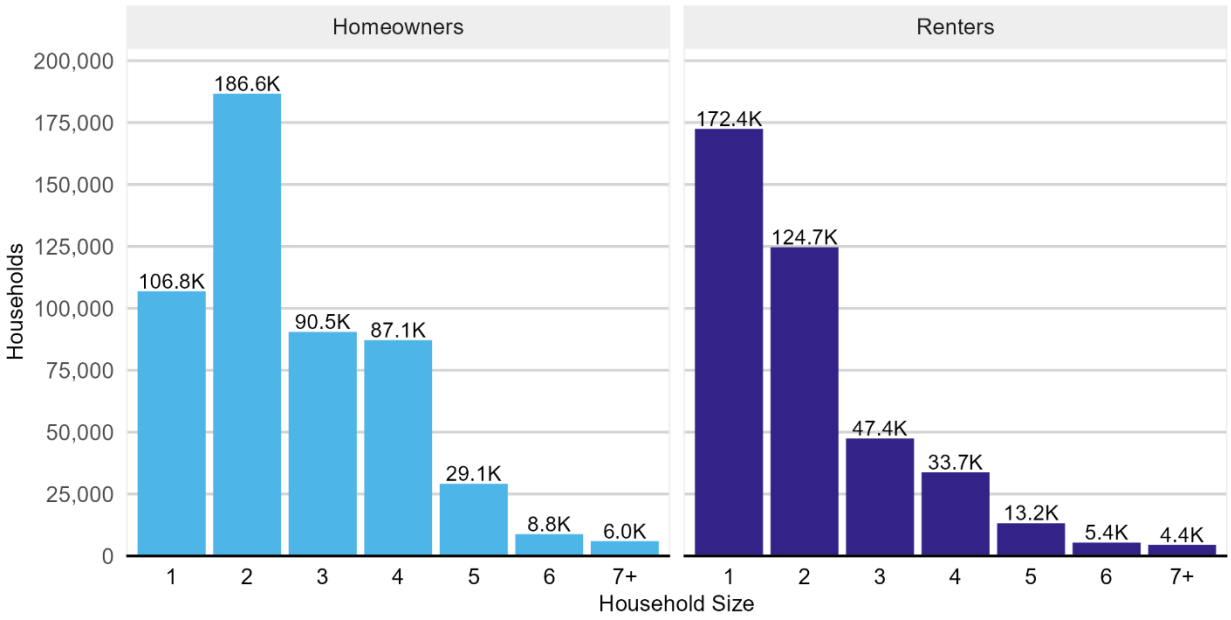
Area	Average Household Size
Skykomish	1.76
Seattle	2.05
Baring Census-Designated Place[331]	2.08

Source: 5-year American Community Survey 2018-2022

Household size varies between homeowners and renters. While nearly 107,000 King County homeowners are a one-person household, 172,000 King Counter renters are a one-person household. Within renters, the number of households decreases as household size increases, but this is not the case for homeowners. Figure 21 shows the differences in household sizes by tenure.

[329] Household Size, King County, 5-year American Community Survey 2018-2022
[330] 5-year American Community Survey 2018-2022
[331] Census Designated Places (CDPs) are a statistical geography representing closely settled, unincorporated communities that are locally recognized and identified by name. Some sections of unincorporated King County are not densely populated enough to be defined as CDPs.

Figure 21: King County Households by Household Size and Tenure



Source: 2018-2022 5-year ACS

VII. Segregation and Integration in King County

Understanding the nature of residential segregation patterns and factors contributing to segregation in King County is a critical step to understanding the barriers to fair housing choice. Segregation refers to the imposed or preferred separation of groups based on demographics such as race, ethnicity, language, and income. Segregation is often covertly imposed by the perpetuation of pre-existing social inequities and economic exclusion, which creates disparities in access to natural and built resources and services, infrastructure, and other opportunities.

Geographically, residential segregation patterns in King County can be categorized as jurisdictions and neighborhoods that are predominantly White, predominantly White and Asian, or racially and ethnically diverse. South Seattle and Southwest King County contain the highest levels of racial and ethnic diversity and are relatively integrated. Urban jurisdictions east of Seattle, such as Bellevue, Redmond, Sammamish, and Kirkland are predominantly White and Asian. See Appendix A for race and ethnicity information for each jurisdiction, King County as a whole, and the unincorporated areas of King County.

In a list of 225 metropolitan regions, Seattle-Tacoma-Bellevue, WA ranks in the middle at spot 131 for being most segregated.[332] Overall, this region is categorized as low-medium segregation, but another measure of segregation – index of dissimilarity – paints a different picture for specific racial groups.

A. King County Dissimilarity Indexes

King County's segregation levels vary significantly by race. While non-Hispanic White populations experience a low level of segregation from BIPOC populations in general, non-Hispanic Black populations are borderline highly segregated from non-Hispanic White populations. Dissimilarity indexes measure the degree of segregation between two groups. A score of zero represents complete integration, while a score of 100 represents complete segregation. According to HUD, a low level of segregation is a score from 0 to 40, moderate segregation is from 41 to 50, and a high level of segregation is above 55.[333] Figure 22 shows King County dissimilarity index data between racial groups, derived from census tract racial population data inputted in HUD's dissimilarity index calculator.[334] The highest dissimilarity index in King County is between Non-Hispanic White and Non-Hispanic Black at 54.9, which is just under the categorization of high segregation at 55.

Figure 22: King County Dissimilarity Indexes

Race	Dissimilarity Index
Non-Hispanic White/BIPOC	30.3
Non-Hispanic White/Non-Hispanic Black	54.9
Non-Hispanic White/Hispanic	35.9
Non-Hispanic White/Non-Hispanic Asian	36.0

Source: 5-year American Community Survey 2018-2022

Some factors contributing to segregation in King County include the legacy of explicitly racist housing policies such as redlining and racial restrictive covenants, zoning, displacement, and income by location.

[332] Othering & Belonging Institute. (2021, October 11). *Most to Least Segregated Metro Regions in 2020.* [LINK]
[333] HUD Exchange. *Identifying Areas of Segregation, Integration, and Concentrated Poverty*. [LINK]
[334] Dissimilarity Index Calculator. [LINK]

B. Redlining and Racially Restrictive Covenants

Two major institutional factors that historically contributed to segregation in King County are the practices of redlining and restrictive covenants. Redlining was a practice used by lending institutions to systematically deny financial services to residents of specific neighborhoods, either by outright denial or by raising the price for their services. For example, the short-lived Homeowners Loan Corporation created risk assessment maps (commonly known as "redlining maps") that deemed entire neighborhoods with sizeable Black, Asian or Jewish populations as ineligible for federal mortgage insurance or loans.[335]

Racial restrictive covenants refer to various types of documents such as deeds, plats, and homeowner's association's bylaws, used by property owners to restrict the sale of a property to someone based on their race and sometimes religion.[336] Property owners recorded racial restrictive covenants with the King County auditor's office to protect the legal validity of the documents.[337] In the early 20th century, the use of racial restrictive covenants increased in King County as the region's Black population increased.[338,339] Private land development companies, homeowners, and neighborhood groups utilized these covenants to block Black and other people of color (and sometimes Jewish) households from moving into certain neighborhoods.[340] The federal government endorsed the practice, with the Federal Housing Administration (FHA) recommending the use of racial restrictive covenants to safeguard neighborhoods from declining property values because they believed the presence of non-White residents in a neighborhood would lower its property values.[341,342] The FHA's 1935 *Underwriting Manual* states, "If a neighborhood is to retain stability it is necessary that properties shall continue to be occupied by the same social and racial classes. A change in social or racial occupancy generally leads to instability and a reduction in values."[343] Racial restrictive covenants were an enforceable contract and homeowners risked forfeiting their property if they violated it by selling their home to a restricted party.[344] Redlining and racially restrictive covenants restricted access to homeownership opportunities for non-White communities, which is a primary generator of wealth for many households in the United States.

The federal Supreme Court ruled against racially restrictive covenants in 1948, and the federal Fair Housing Act of 1968 outlawed both practices. However, their effects are still visible in King County's demographics today. The Seattle Civil Rights and Labor History Project, based at the University of

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[335] King County (2023, May). King County Countywide Planning Policies Housing Chapter Resources for Documenting the Local History of Racially Exclusive and Discriminatory Land Use and Housing Practices. [LINK]
[336] Racial Restrictive Covenants Project Washington State (2022). *Understanding Racial Restrictive Covenants and their Legacy.* Civil Rights and Labor History Consortium / University of Washington. [LINK]
[337] Racial Restrictive Covenants Project Washington State (2022). *Understanding Racial Restrictive Covenants and their Legacy.* Civil Rights and Labor History Consortium / University of Washington. [LINK]
[338] Silva, C. (2009). *Racial Restrictive Covenants History.* The Seattle Civil Rights and Labor History Project. [LINK]
[339] Abe, D., Taylor, Q. (2014). From Memphis and Mogadishu: The History of African Americans in King County, Washington, 1858-2014. *BlackPast.* [LINK]
[340] Silva, C. (2009). *Racial Restrictive Covenants History.* The Seattle Civil Rights and Labor History Project. [LINK]
[341] Racial Restrictive Covenants Project Washington State (2022). *Understanding Racial Restrictive Covenants and their Legacy.* Civil Rights and Labor History Consortium / University of Washington. [LINK]
[342] Rothstein, R. (2018). *The Color of Law.* New York, NY: Liveright Publishing Corporation.
[343] Rothstein, R. (2018). *The Color of Law.* New York, NY: Liveright Publishing Corporation.
[344] University of Washington's Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants.* [LINK]

Washington, provides a significant amount of information about the history of segregation in King County. This includes information about redlining and racially restrictive covenants, including mapping of both practices.[345]

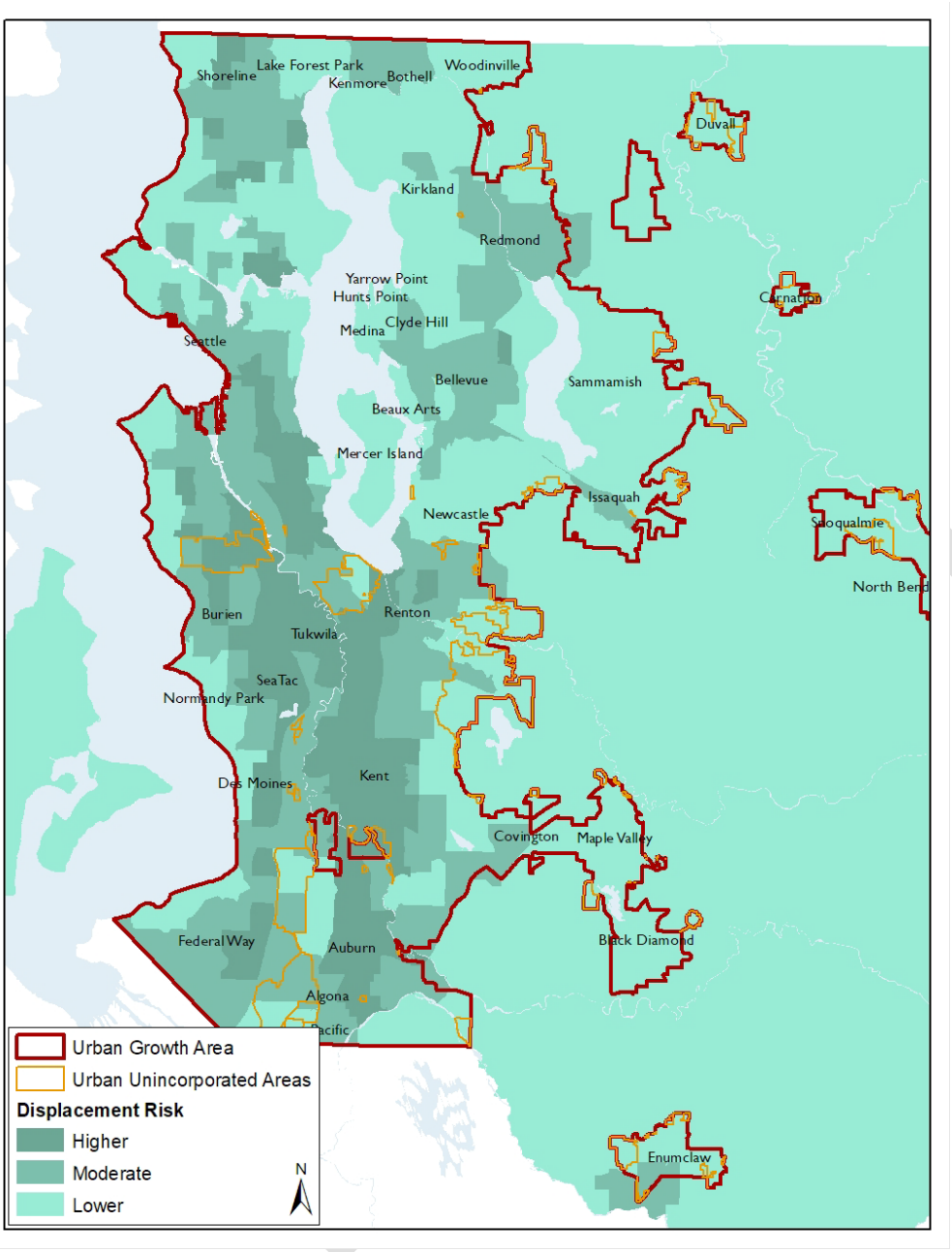
C. Displacement

The history of racially exclusive, discriminatory land use and housing practices, and seemingly race-neutral policies that perpetuate the racial wealth gap, patterns of segregation, and exclusion, and underinvestment in neighborhoods of color culminates in an increased risk of displacement for Black, indigenous, and People of Color communities. Displacement describes a pattern in which households move involuntarily as a result of aforementioned factors.[346] Displacement can increase the risk of homelessness and have lasting negative effects on health, education, earnings, and cultural connections.[347] While homeowners build equity and typically have a fixed monthly payment, renters make monthly payments they will never recoup, and rental prices typically increase over time. Additionally, high-income households and homeowners are at less risk of being displaced because they have more resources to accommodate rising price changes and may benefit from increased property values. As rental costs increase, many households, especially cost-burdened households, struggle to save money to buy a home.[348] This stems from and exacerbates the pre-existing racial wealth gap, which is a result from the legacy of mechanisms used to block Black, Indigenous, and People of Color households from buying homes, such as racial restrictive covenants.[349]

The Puget Sound Regional Council's (PSRC) Displacement Risk Mapping Tool identifies census tracts that are at lower, moderate, and higher risk of displacement. Displacement risk is a composite of indicators representing five elements of neighborhood displacement risks: socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement.[350] Figure 23 shows a higher prevalence of displacement risk in South King County.[351]

[345] Racial Restrictive Covenants (2020) The Seattle Civil Rights & Labor History Project [LINK]
[346] University of Texas at Austin Uprooted Project. *Understanding Gentrification and Displacement.* [LINK]
[347] Urban Displacement Project. *Pushed Out: Displacement Today and Lasting Impacts.* [LINK]
[348] ECONorthwest (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County* (0032 Appendix B). Prepared for King County Wastewater Treatment Division. [LINK]
[349] Logani, I. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck. [LINK]
[350] Puget Sound Regional Council. *Displacement Risk Data*. [LINK]
[351] Puget Sound Regional Council. *Displacement Risk Mapping, 2023*. [LINK]

Figure 23: Displacement Risk by Census Tract, 2023



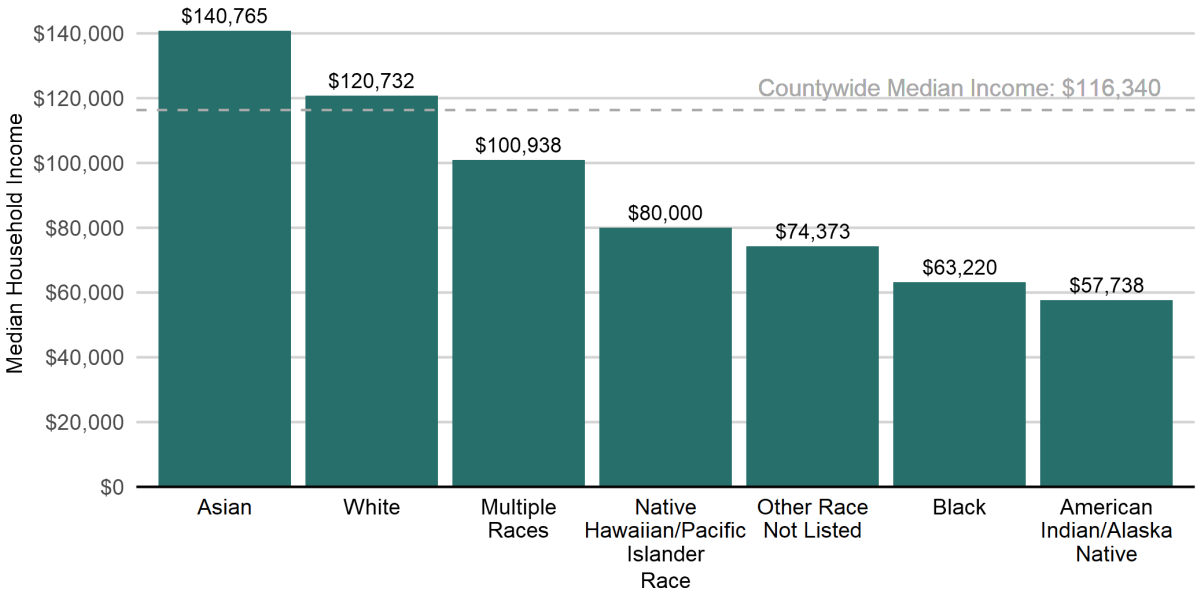
Source: Puget Sound Regional Council 2023 Displacement Risk Mapping

D. Race, Birthplace, and Income

The connection between race and income sheds light on patterns of inequality and discrimination which have led to segregation and disparities among racial groups. Lower income is often associated with reduced access to healthcare, quality education, affordable housing, and many other necessities. Addressing racial income disparities is an important component for creating a fair and inclusive society. Figure 24 shows that racial groups other than White and Asian fall below the countywide median

income of $116,340. See Appendix B for median household income by race and Hispanic or Latin(a)(o)(x) ethnicity, broken down by jurisdiction.

Figure 24: King County Median Household Income by Race

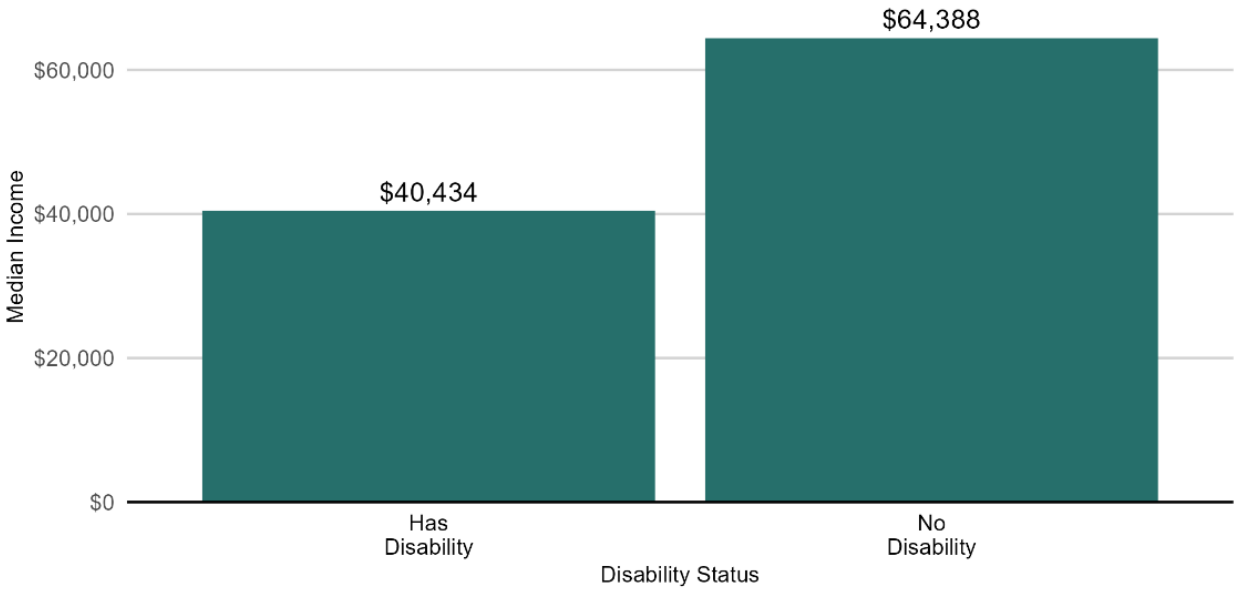


Source: 2018-2022 5-year ACS

Disability can adversely affect employment possibilities and earnings and can financially burden families through medical bills, transportation costs, and home modification costs.[352] Figure 25 shows King County median income by disability status. King County residents without a disability have considerably higher median incomes ($64,388) than King County residents with a disability ($40,434).

[352] *Financial Inequality: Disability, Race and Poverty in America* (National Disability Institute, 2019). [LINK]

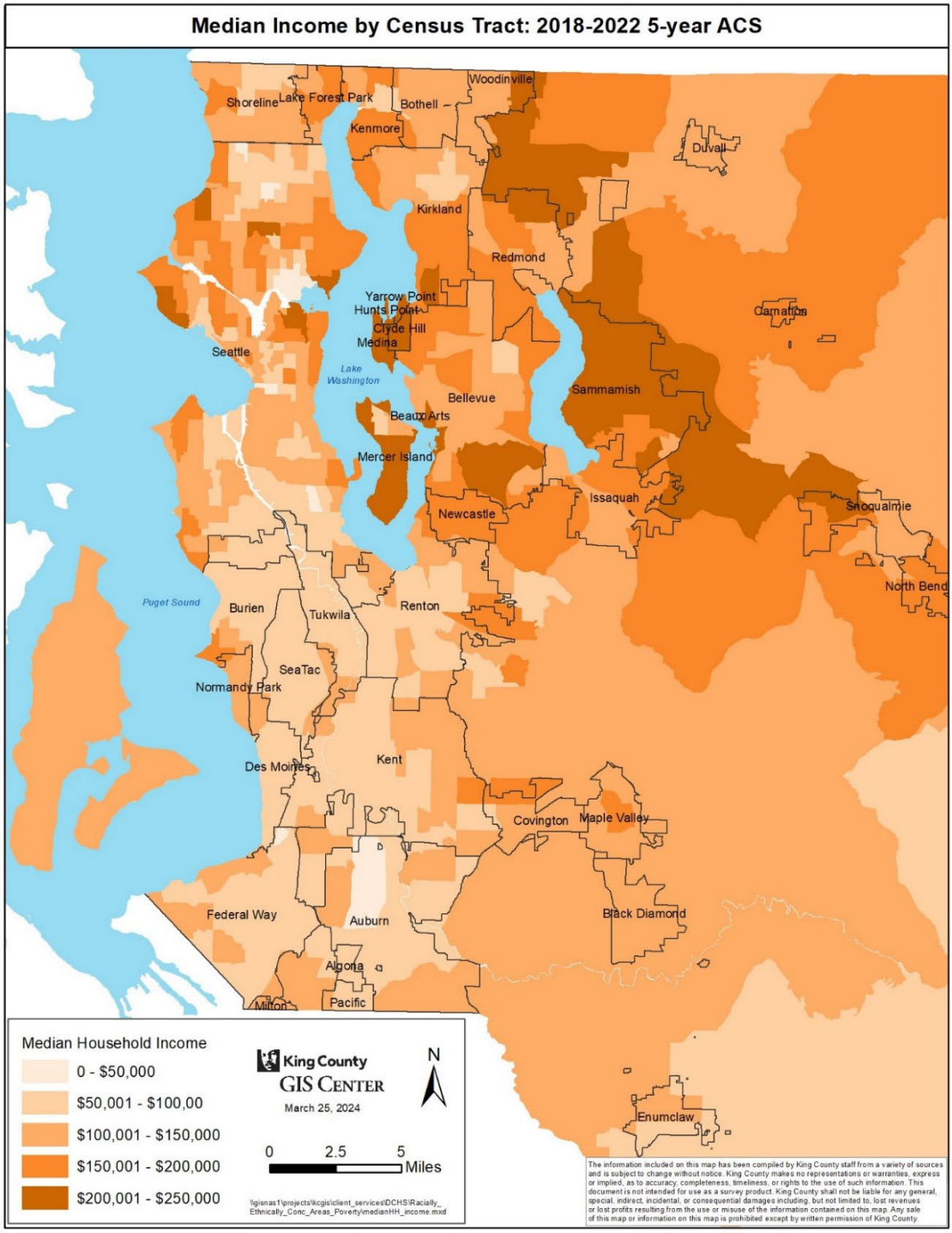
Figure 25: King County Median Income by Disability Status



Source: 2018-2022 5-year ACS. Data Notes: Only includes civilian, non-institutionalized individuals in the labor force that are 16 years and older.

Figure 26 shows the median income by census tract in King County and surrounding areas. Larger portions of South King County have a lower median household income than other parts of King County. The map shows that most census tracts in East King County have higher household median incomes than surrounding areas.

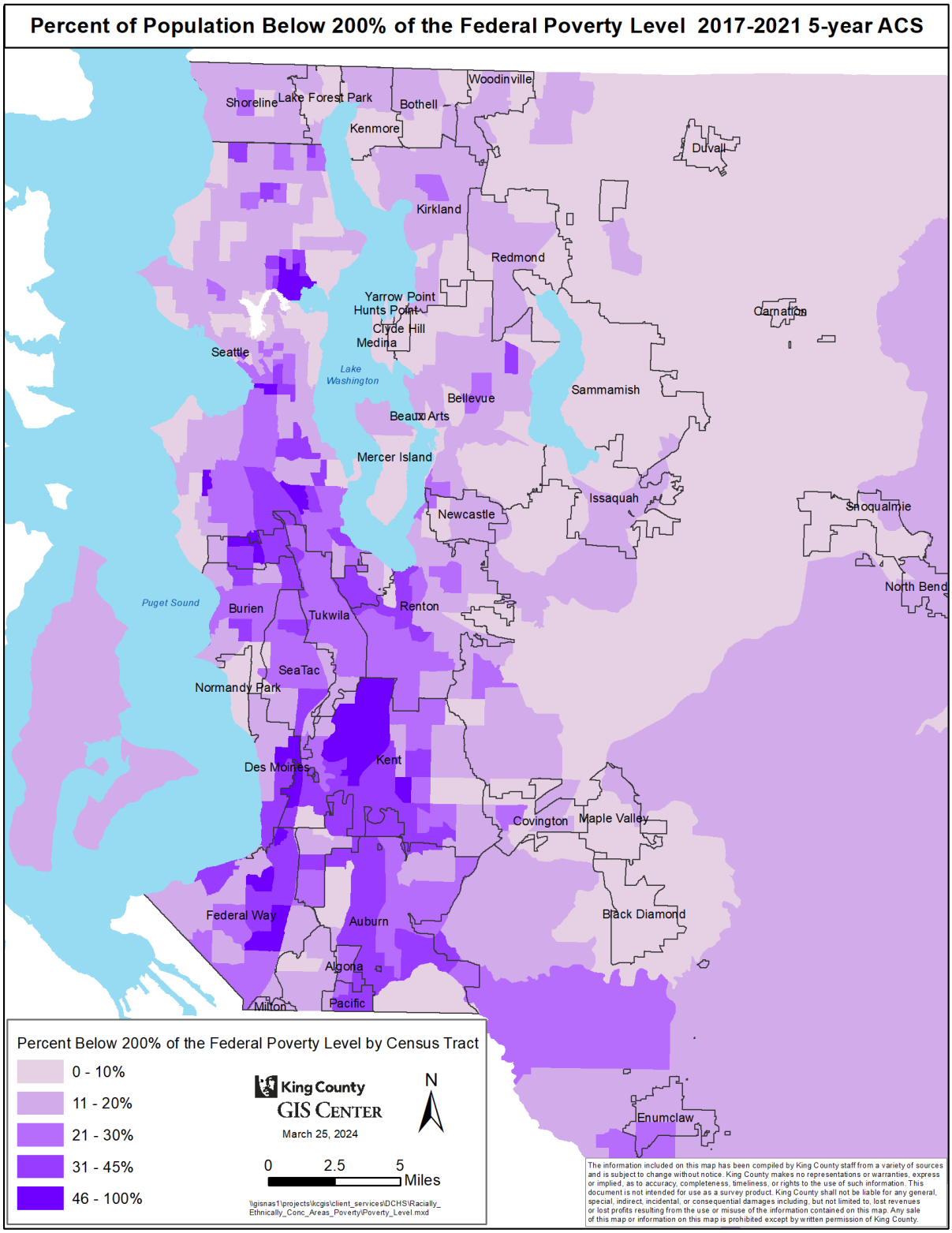
Figure 26: Median Income by Census Tract



Source: 2018-2022 5-year American Community Survey

Figure 27 shows the percent of population below 200 percent of the federal poverty level by census tract. Similar to Figure 26 showing median income by census tract, more South King County census tracts represent a larger portion of the population below 200 percent of the federal poverty level than East and North King County.

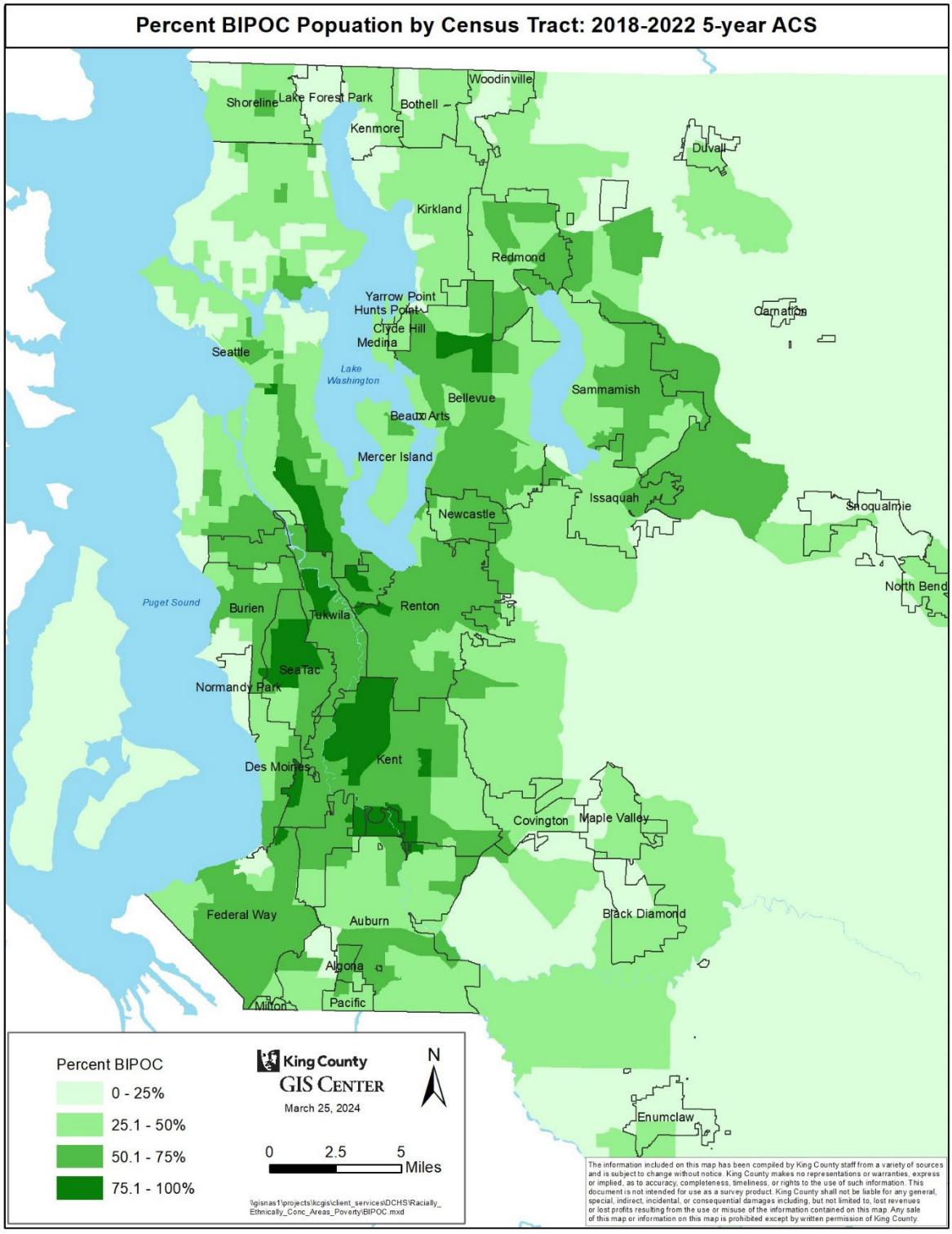
Figure 27: Percent of Population Below 200 Percent of the Federal Poverty Level



Source: 2017-2021 5-year American Community Survey

Figure 28 shows the percent of BIPOC population by census tract. The map shows that South King County has more census tracts with higher percentages of BIPOC populations than East and North King County.

Figure 28: Percent BIPOC Population by Census Tract



Source: 2018-2022 5-year American Community Survey

E. Programs, Policies, and Investments to Address Segregation, Displacement, and Geographic Mobility

Addressing the challenges of segregation, displacement, and limited geographic mobility requires a multifaceted approach that combines policy reform, strategic investments, and community-led initiatives. This section explores the programs and partnerships that aim to reduce barriers to housing access and promote equitable outcomes for communities most impacted by housing disparities. King County developed a range of strategies to support these communities, reduce displacement, and create opportunities for households to thrive in neighborhoods of their choice.

Communities of Opportunity

Communities of Opportunity (COO) is a public/private/community-based partnership including Public Health-Seattle, King County, and the Seattle Foundation to address inequitable outcomes based on geography.[353] COO strives to improve systems, policies, and environments to create an equitable King County where everyone thrives regardless of race or place. COO commits multi-year funding to partnerships rooted in cultural and identity-based communities and place-based communities, prioritizing areas with the poorest health and well-being indicators.[354] Other COO investment strategies include funding systems and policies grants and a learning community for capacity-building, innovation, and resource sharing.

Since 2015, COO partners have improved housing opportunities and minimized displacement for King County residents by increasing:

- access to affordable housing;
- tenant protections at the state and local level;
- funding for and development of affordable housing; and
- access to culturally responsive housing resources.[355]

COO partners also worked on community development and land ownership projects by developing and stewarding spaces in areas experiencing high levels of gentrification and displacement. The White Center Community Development Association and other partners support the development of White Center's Community HUB, a community-designed campus of affordable housing, community gathering spaces, and integrated health services.[356] The White Center HUB broke ground in May 2024 and will offer 76 quality homes for individuals and families earning 30 to 60 percent of the area median income.[357]

By investing in policies, systems changes, and a learning community, COO upholds the values of fair housing and works to improve outcomes for protected classes, which may ultimately lead to greater integration due to economic mobility and mixed-income communities.

King County Housing Authority's Small Area Fair Market Rent Policies

[353] Communities of Opportunity. "About Us." [LINK]
[354] Communities of Opportunity. "COO Composite Index Map (updated 2022)." [LINK]
[355] *Communities of Opportunity 2015-2021 Evaluation Report.* [LINK]
[356] White Center Community Development Association. "HUB Project." [LINK]
[357] Communities of Opportunity. "Hope, Unity, Belonging: White Center HUB Breaks Ground." [LINK]

In 2016, King County Housing Authority (KCHA) expanded its two-tiered system of payment standards (which involved a regular standard and an "exception area" standard that covered East King County) to create a ZIP code-based, multi-tiered structure. KCHA's payment standards define the highest amount they will pay each month to help a tenant with rent and utilities. KCHA last increased its payment standards for tiers one, two and three in January 2024 to keep up with the growing rate of rental costs in the market and to address a sharp increase in rent burdened households.[358] KCHA has four data-driven goals when determining payment standard amounts:

- support shopping success: set payment standards at the right amount so families don't struggle to find a place that they can afford;
- limit shelter burden: too low payment standards will cause families to pay more costs out of pocket and become shelter burdened;
- increase geographic choice so families can find a unit in any area of the county they want to live in, not just the most affordable areas; and
- ensure cost containment by having lower payment standards in more affordable areas so that the agency does not overspend on housing costs.

Although the vast majority of KCHA households live in South King County, the portions of households living there dropped between 2022 and 2023, and more families are leasing up in lower poverty, higher opportunity neighborhoods in East King County.[359] KCHA's Resolution No. 5761 states that increased payment standard amounts will Affirmatively Further Fair Housing objectives in the Seattle Metropolitan region.

Creating Moves to Opportunity

The Creating Moves to Opportunity (CMTO) project is a collaboration between academic researchers, KCHA, and Seattle Housing Authority to expand residential choice for Housing Choice Voucher recipients and give low-income families access to what has been traditionally referred to as higher-opportunity areas. Though not all families can or wish to move to higher-opportunity areas, CMTO sought to offer customized support to reduce barriers preventing access to higher-opportunity areas. The program included three components: search assistance for families, landlord engagement, and short-term financial assistance. Randomized controlled trial results from two phases between April 2018 and March 2020 showed that CMTO increased the number of families who moved to high-opportunity areas by 38 percentage points.[360] Through October 2028, HUD's Community Choice Demonstration will explore replicability and scalability of CMTO through eight public housing agency sites providing comprehensive housing mobility-related services to housing choice voucher families with children.[361]

King County Housing Authority Moving to Work

Moving to Work (MTW) is a federal program allowing regulatory and fund flexibilities for public housing authorities to respond to local needs by connecting low-income people to vital housing and services.[362] KCHA used MTW to design and implement local rental assistance programs addressing housing

[358] King County Housing Authority Multi-Tiered Payment Standards Effective January 1, 2024. [LINK]
[359] King County Housing Authority Special Hybrid Meeting of the Board of Commissioners, December 19, 2023. [LINK]
[360] Opportunity Insights. "Creating Moves to Opportunity: Experimental Evidence on Barriers to Neighborhood Choice." [LINK]
[361] U.S. Department of Housing and Urban Development. "Community Choice Demonstration." [LINK]
[362] King County Housing Authority. "MTW Plans & Reports." [LINK]

instability for students and families experiencing homelessness in Highline and Tukwila School Districts. Through MTW resources, the Neighborhood Early Learning Connectors Program works to increase the kindergarten readiness of young KCHA residents. KCHA will leverage MTW flexibility to launch a new subsidy model in 2025, Direct Rental Assistance, where housing funds will be paid directly to renters. The goal of Direct Rental Assistance is to house people faster with less administrative burden. See KCHA's Draft FY 2025 MTW Annual Plan for other MTW goals and strategies.[363]

King County Equitable Development Initiative

The King County Equitable Development Initiative (EDI) launched in 2021 to consider past policy decisions, historic inequities, and current conditions to improve access to opportunities to the most affected communities and allocate resources and investments, such as capacity building and capital funds, to communities at risk of displacement. A diverse Community Planning Workgroup formed in Spring 2022 to co-develop recommendations and guidance on the content of the King County EDI Implementation Plan. The EDI Implementation Plan Phase 1 included a framework and recommendations for county and community structure, capacity, and related resources necessary to support an EDI.[364]

In October 2024, King County Council passed a motion accepting the King County EDI Implementation Plan Phase 2, containing Community Planning Workgroup recommendations related to metrics, coordination and engagement strategies, funding actions, actions and resources needed for implementation, and more.[365] Acceptance of the motion unlocked $1,000,000 of short-term lodging tax revenue to support the EDI. The funding will go towards an Interim Advisory Board, staff, and capacity-building grants for community-driven housing-related capital projects.

Anti-displacement Strategies Implementation for Skyway-West Hill and North Highline

The Skyway-West Hill Anti-displacement Strategies Report recommended adopting or strengthening 10 anti-displacement actions to prevent and mitigate displacement in both communities. This report culminated a yearlong community engagement process co-lead by community leaders from both Skyway-West Hill and North Highline. King County adopted anti-displacement measures in the 2022 update to the Comprehensive Plan and the Skyway-West Hill and North Highline Subarea Plans. This includes actions to increase housing stability for existing residents by increasing the supply of income restricted affordable housing, adopting a right to return and community preference policy, and supporting investment in community-based organizations conducting community driven development. A list of all ten recommendations follows.

- Adopt a right to return/community preference program for Skyway-West Hill and North Highline.
- Promote the property tax exemption program to increase participation.
- Utilize the priority hire program.
- Adopt an inclusionary housing ordinance.
- Adopt a tenant relocation assistance ordinance.
- Increase and sustain the down payment assistance program to support affordable home ownership.
- Develop more affordable rental housing in advance of gentrification.

[363] Draft Moving to Work Annual Plan FY 2025 (King County Housing Authority). [LINK]
[364] King County Equitable Development Initiative Implementation Plan Phase 1. [LINK]
[365] King County Council Motion 16673 [LINK]

- Support community land trusts for affordable homeownership and rental models.
- Invest in manufactured housing communities' preservation in Skyway.
- Explore options to fund a redevelopment assistance program.

King County Comprehensive Plan

The 2024 update to the King County Comprehensive Plan was adopted in December 2024.[366] This is the key policy document that guides how growth and development will occur over the next 50 years. The process to develop the plan took place over two years. The 2024 update focuses on racial equity, affordable housing, and climate change. A key element in the Housing Needs Assessment documents the local history of racially exclusive and discriminatory land use and housing practices in King County.[367] King County funds services throughout the county and serves as the local government for unincorporated King County. Key changes in the 2024 update include the following:

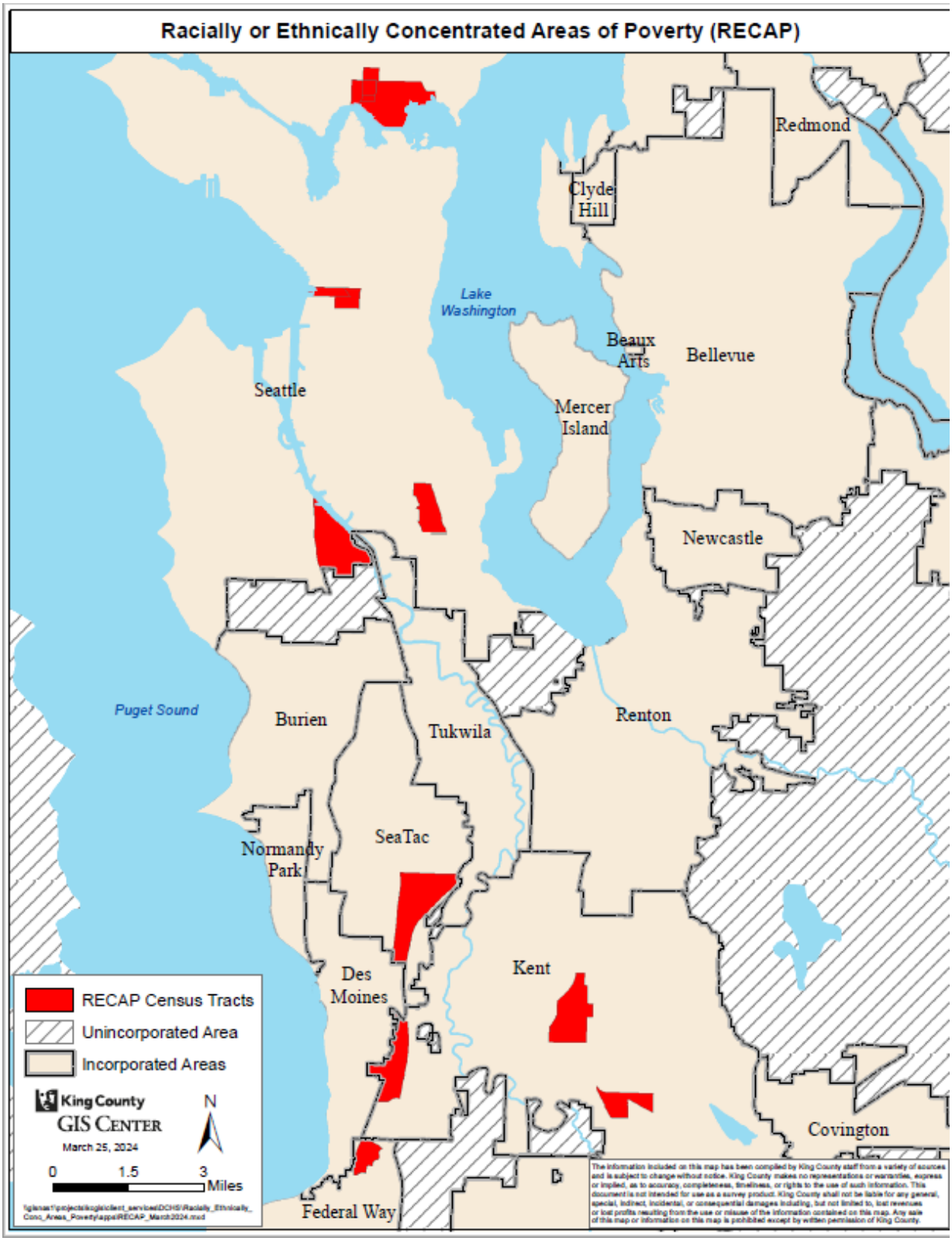
- expansion of the inclusionary housing program throughout urban unincorporated King County;
- new middle housing policies and development code;
- new zoning code to reduce barriers to developing permanent supportive housing and shelters;
- new policies that address racial equity;
- new funding policy to support key priorities such as anti-displacement and community based development; and
- new policies to support streamlining the permitting process.

VIII. Racially or Ethnically Concentrated Areas of Poverty

HUD defines "Racially or Ethnically Concentrated Areas of Poverty" (R/ECAP) as a census tract that is majority non-White and has a poverty rate greater than 40 percent or three or more times the average tract poverty rate of the metropolitan area.[368] The 2024 poverty line in King County is $15,060 for a household of one individual. There are five R/ECAP census tracts in King County outside of the city of Seattle. R/ECAP census tracks are located in Kent (3), SeaTac (1) and Federal Way (1). Figure 29 shows these R/ECAP census tracts.

[366] King County Comprehensive Plan. Add link when adopted.
[367] Add link to HNA
[368] HUD Office of Policy Development and Research. (2023, November 3). *Racially or Ethnically Concentrated Areas of Poverty*. [LINK]

Figure 29: Racially or Ethnically Concentrated Areas of Poverty in King County

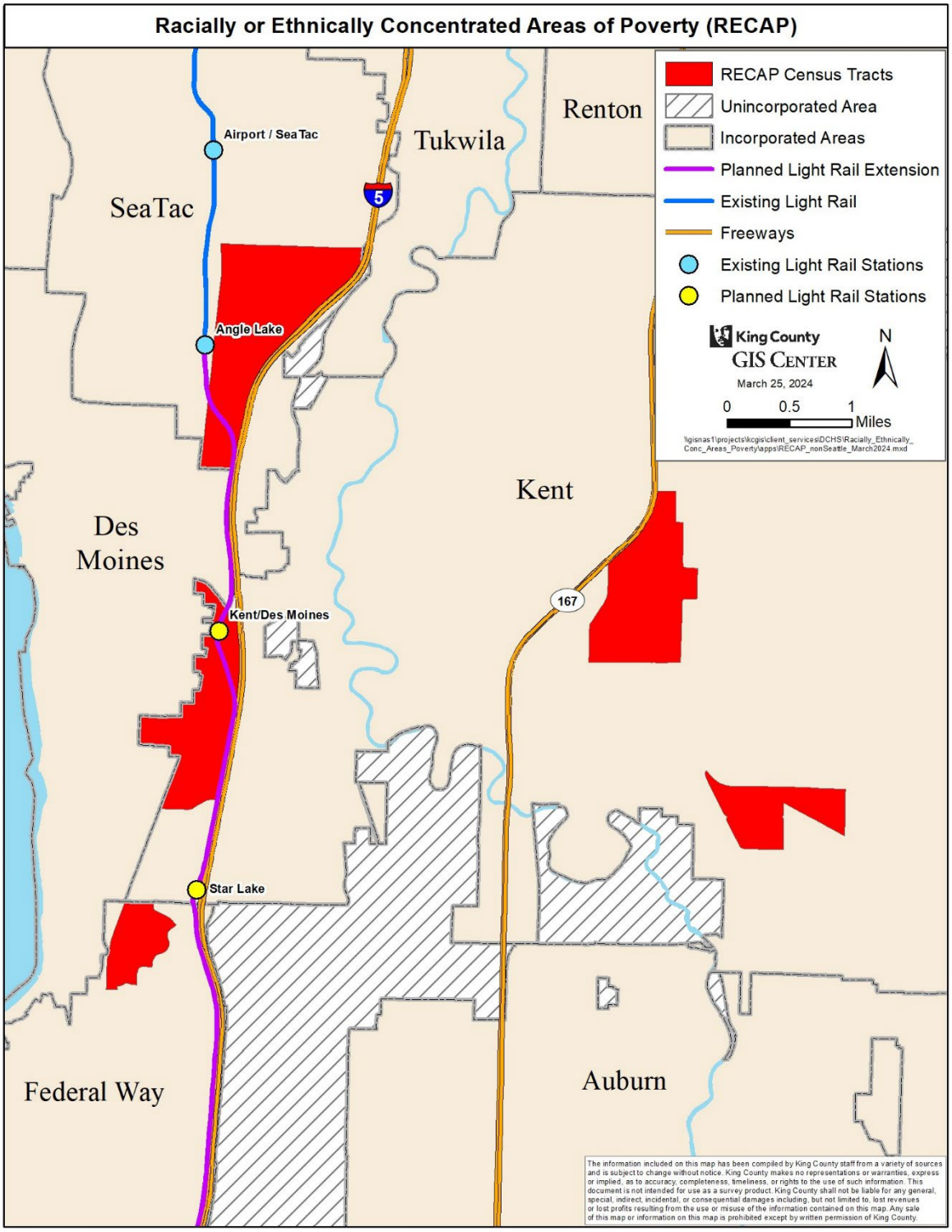


Source: HUD, Office of Policy Development & Research. Racially or Ethnically Concentrated Areas of Poverty 2020.

Neighborhoods with high concentrations of poverty may experience negative outcomes greater than the struggles of an individual family living in poverty. Concentrations of poverty may limit educational opportunities and could result in poor health outcomes, increased rates of crime, less wealth building, lower private-sector investment, higher prices for goods and services, and an increased need for local government funds.[369] Figure 30 shows a closer view of R/ECAP census tracks located within King County Consortium jurisdictions.

[369] HUD Office of Policy Development and Research. *Confronting Concentrated Poverty With a Mixed-Income Strategy*. [LINK]

Figure 30: Racially or Ethnically Concentrated Areas of Poverty for the King County Consortium



Source: HUD, Office of Policy Development & Research. Racially or Ethnically Concentrated Areas of Poverty 2020.

A. Kent

Three R/ECAPS occur in the city of Kent.

Census Tract 53033029004 in Kent has a majority BIPOC population with about 6 percent Black, 18 percent Asian, 0.2 percent Native Hawaiian/Pacific Islander, 0.7 percent some other race, 15 percent two or more races, 38 percent Hispanic or Latino/a/x, and 23 percent White. Thirty-five percent of all people in this census tract live in poverty. The two races with the highest poverty rate are Black and those who identify as two or more races.

Census Tract 53033029208 in Kent has a majority BIPOC population with about 21 percent Black, 10 percent Asian, 10 percent two or more races, 17 percent Hispanic or Latino/a/x, and 42 percent White. Eighteen percent of all people in this census tract live in poverty. The two races with the highest poverty rate are Asian and those who identify as two or more races.

Census Tract 53033029506 in Kent has a majority BIPOC population with about 19 percent Black, 27 percent Asian, 10 percent Native Hawaiian/Pacific Islander, four percent two or more races, 11 percent Hispanic or Latino/a/x, and 29 percent White. Twenty-three percent of all people in this census tract live in poverty. The two races with the highest poverty rate are Asian and those who identify as two or more races.

The City of Kent has traditionally offered naturally occurring affordable housing and experienced substantial growth in its BIPOC population since 1990. There is a higher-than-average immigrant and refugee population in this census tract due to a few apartment complexes where immigrants and refugees frequently receive services through a resettlement organization.

The Indian American Community Services (IACS) non-profit organization provides housing stability support services and resources within this community to address the existing need. The City of Kent contracted with IACS to provide rental and utility assistance for Kent residents.

B. SeaTac

Census Tract 53033028802 in SeaTac has a majority BIPOC population with about 25 percent Black, nine percent Asian, four percent Native Hawaiian/Pacific Islander, six percent two or more races, 27 percent Hispanic or Latino/a/x, and 29 percent White. Twenty three percent of all people in this census tract live in poverty. The two races with the highest poverty rate are Asian and those who identify as two or more races.

C. Federal Way

Census Tract 53033030007 in Federal Way has a majority BIPOC population with about 45 percent Black, 12 percent Asian, four percent Native Hawaiian/Pacific Islander, 11 percent two or more races, 21 Hispanic or Latino/a/x, and seven percent White. Twenty three percent of all people in this census tract live in poverty. The two races with the highest poverty rate are Black and Hispanic or Latino/a/x.

IX. Housing Disparities by Populations

HUD defines disproportionate housing need as when members of a racial or ethnic group at a given income level experience a housing problem at a greater rate (10 percentage points or more) than the income level as a whole.[370] The four housing problems, as measured by the HUD, are:

- incomplete kitchen facilities;
- incomplete plumbing facilities;
- more than one person per room; and
- cost burden.[371, 372]

The following section analyzes the housing disparities by populations in King County.

A. Housing Needs

In 2023, King County adopted, and all 39 cities in King County ratified, amendments to the King County Countywide Planning Policies (CPPs) that established specific countywide and jurisdictional affordable housing needs by income level and for emergency housing that all jurisdictions are responsible for planning for and accommodating in their comprehensive plan updates in 2024. The CPPs provide a common framework within which all jurisdictions are required to plan for a range of affordable housing choices within neighborhoods that promote health, well-being, diversity, and access to opportunities for employment, recreation, social interaction and cohesion, and active transportation. The CPPs inform this report and the identified ten fair housing goals for the next five-year planning period. The overarching goal for the CPPs Housing Chapter follows below.

Overarching Goal: *Provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County. All jurisdictions work to:*

- *preserve, improve, and expand their housing stock;*
- *promote fair and equitable access to housing for all people; and*
- *take actions that eliminate race-, place-, ability-, and income-based housing disparities.*

The CPPs explicitly address fair housing polices and equitable access to housing in Policy H-22 below.

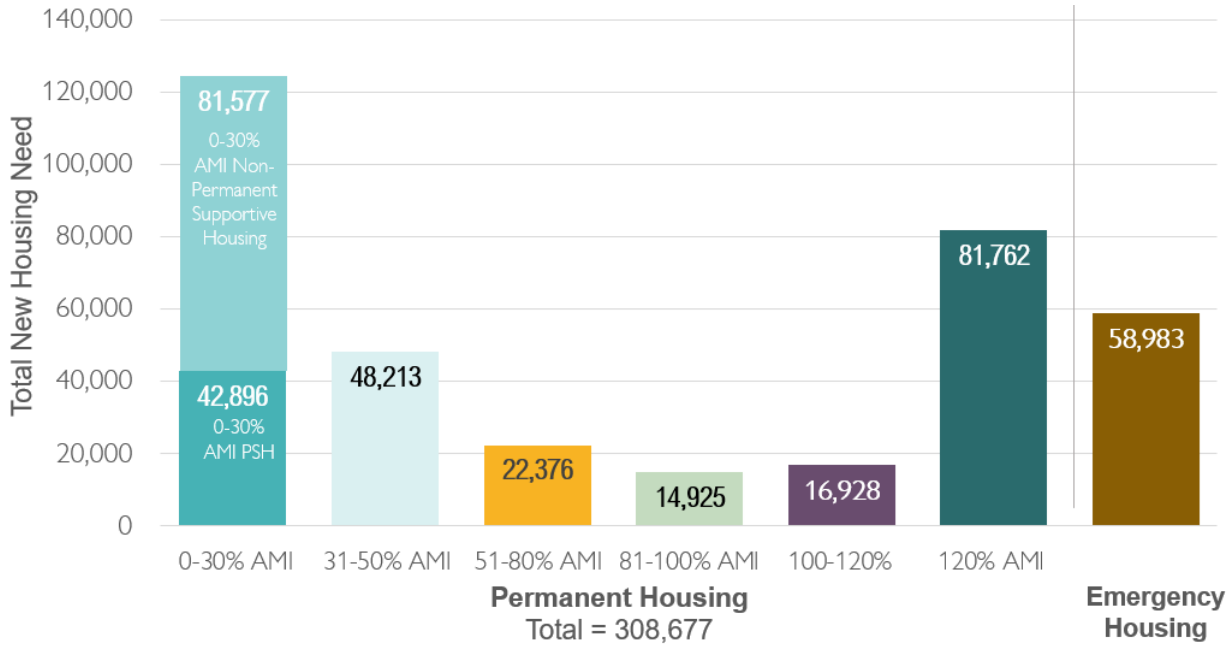
> ***CPP H-22*** *Implement, promote, and enforce fair housing policies and practices so that every person in the county has equitable access and opportunity to thrive in their communities of choice, regardless of their race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.*

Figure 31 illustrates King County's net new housing needs by income bands between 2019 and 2044. The greatest need is for housing affordable to households in the 0 percent to 30 percent of area median income band. King County needs 42,896 units of permanent supportive housing and 81,577 units of

[370] *Using IDIS to Prepare the Consolidated Plan, Annual Action Plan, and CAPER/PER* (U.S. Department of Housing and Urban Development, June 2021). [LINK]
[371] Cost burden is when a household spends more than 30 percent of its gross income on household costs.
[372] This measure includes all rooms, such as kitchens and living rooms.

permanent housing (non-permanent supportive) in the 0 percent to 30 percent area median income range. Additionally, King County needs 58,983 units of emergency housing/shelter.

Figure 31: King County Countywide Net New Housing Needed, 2019-2044



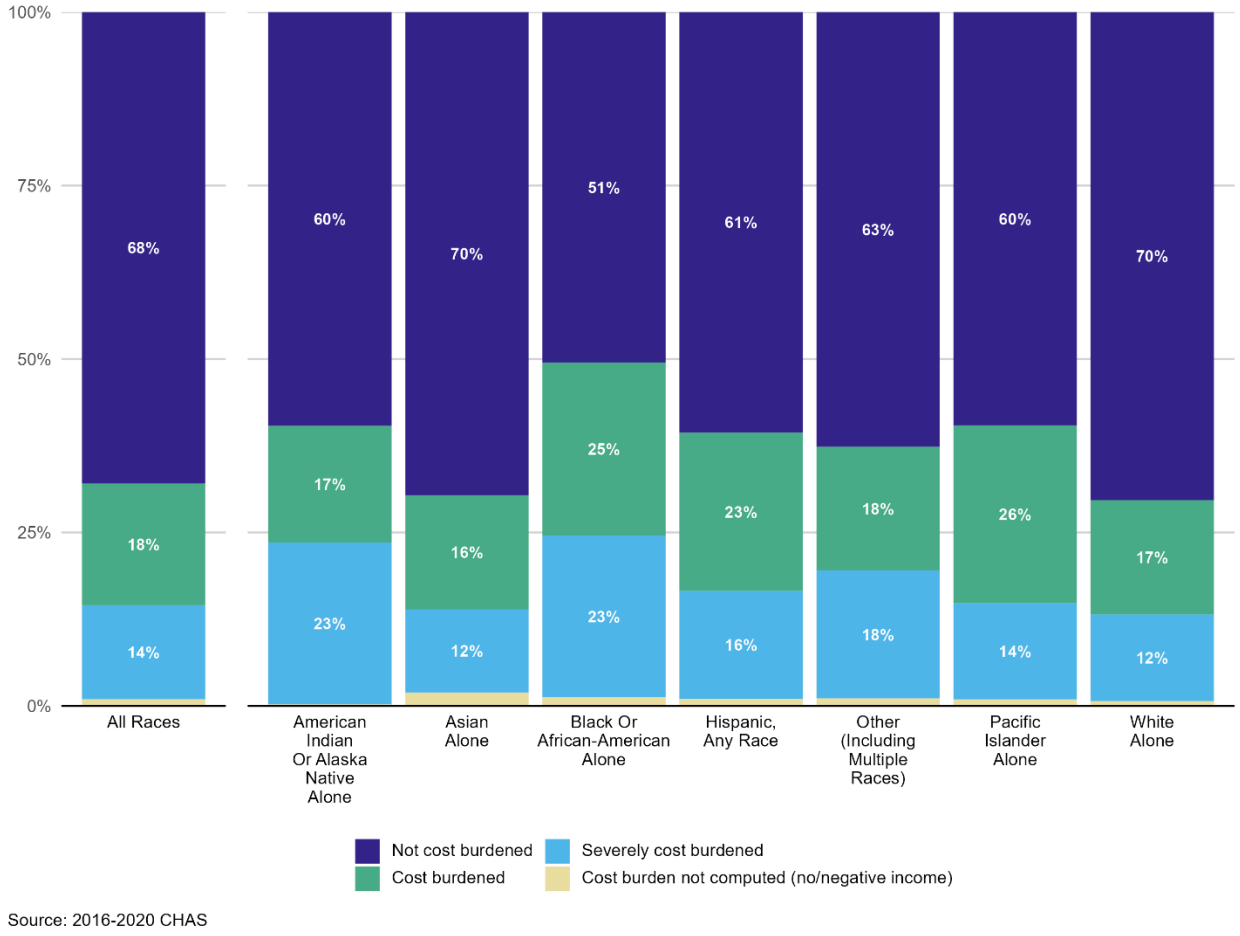
Source: 2021 King County Countywide Planning Policies amended August 15, 2023, and ratified November 30, 2023.

B. Cost Burden

HUD defines cost burden as those who pay more than 30 percent of their income for housing and severe cost burden as when households pay more than 50 percent of their income for housing.[373] Figure 32 shows the percentage of people in King County who are cost burdened and severely cost burdened by race. This indicates that Black or African American, Hispanic, Pacific Islander, and American Indian or Alaska Native are more cost burdened than other races. See Appendix D for cost burden and area median income levels by jurisdiction.

[373] *Using IDIS to Prepare the Consolidated Plan, Annual Action Plan, and CAPER/PER* (U.S. Department of Housing and Urban Development, June 2021). [LINK]

Figure 32: King County Cost Burden and Severe Cost Burden by Race/ Ethnicity

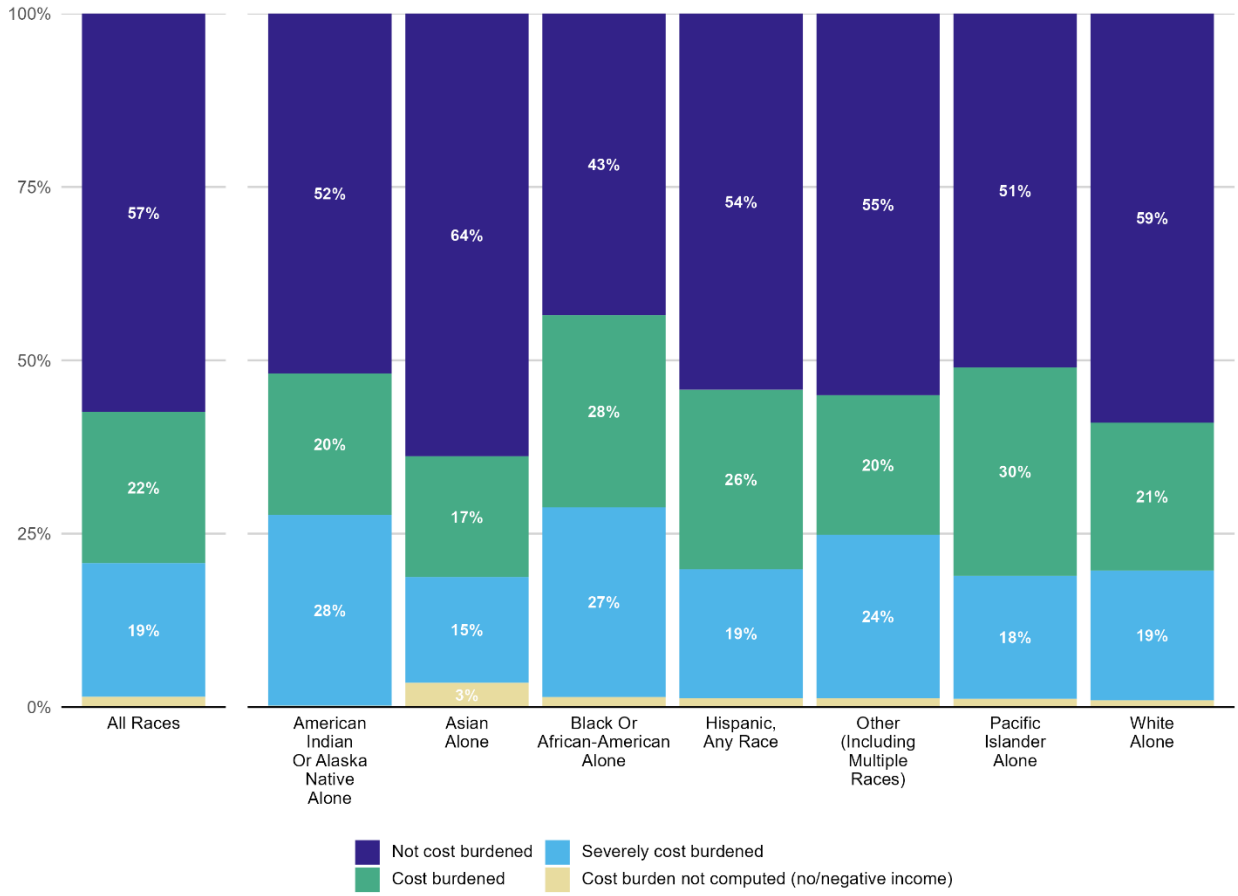


Source: 2016-2020 CHAS

Racial disparities exist amongst cost burdened populations. Thirty two percent of households in King County are cost burdened. White and Asian households experience cost burden by 29 percent and 28 percent respectively. American Indian or Alaska Native, Black or African-American, Hispanic, Other (including Multiple Races), and Pacific Islanders all experience cost burden at a greater rate than King County households as a whole.

Figure 33 below shows renter cost burden and severe cost burden by race/ethnicity. Forty-one percent of all renters in King County experience cost burden or severe cost burden. American Indian or Alaska Native, Black or African-American, Hispanic, Other (including Multiple Races), and Pacific Islander renters all experience cost burden at a greater rate than King County renter households as a whole.

Figure 33: King County Cost Burden and Severe Cost Burden Among Renters by Race/Ethnicity

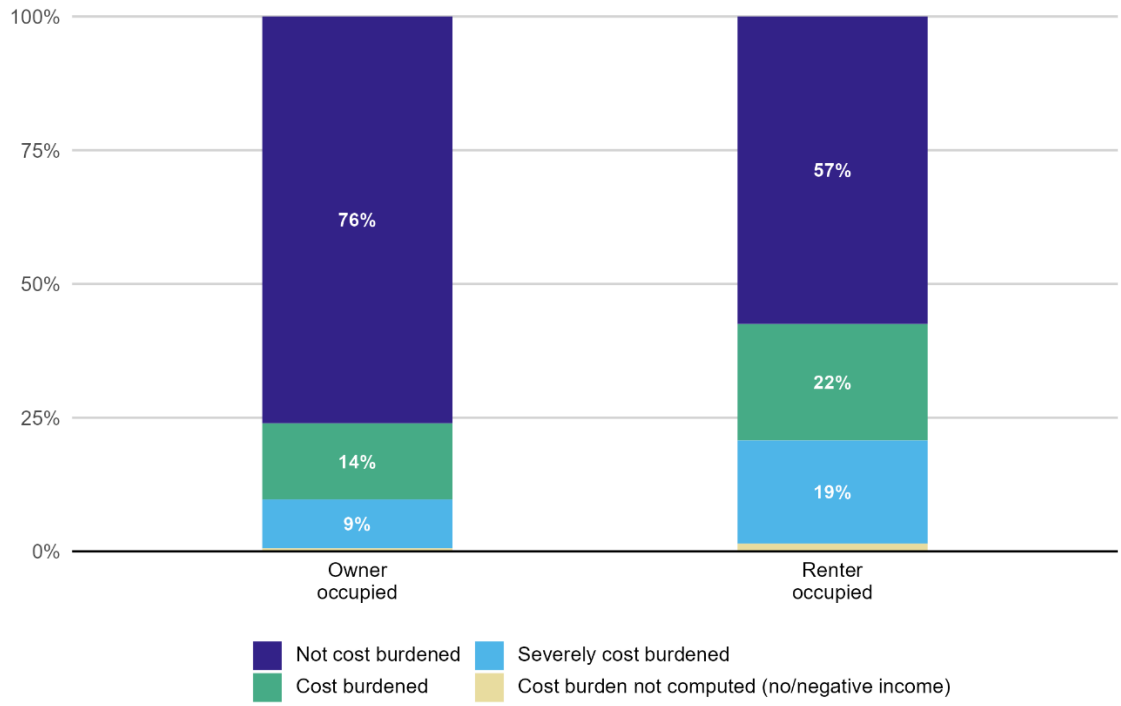


Source: 2016-2020 CHAS

Rental vs Homeownership Cost Burden

There are stark differences between homeowner and renters in terms of cost burden. Figure 34 below shows that while 23 percent of homeowners are cost burdened, 41 percent of renters experience cost burden.

Figure 34: King County Share of Households Cost Burdened by Tenure



Source: 2016-2020 CHAS

In addition to fewer homeowners experiencing cost burden, homeowners also experience other benefits of homeownership including:

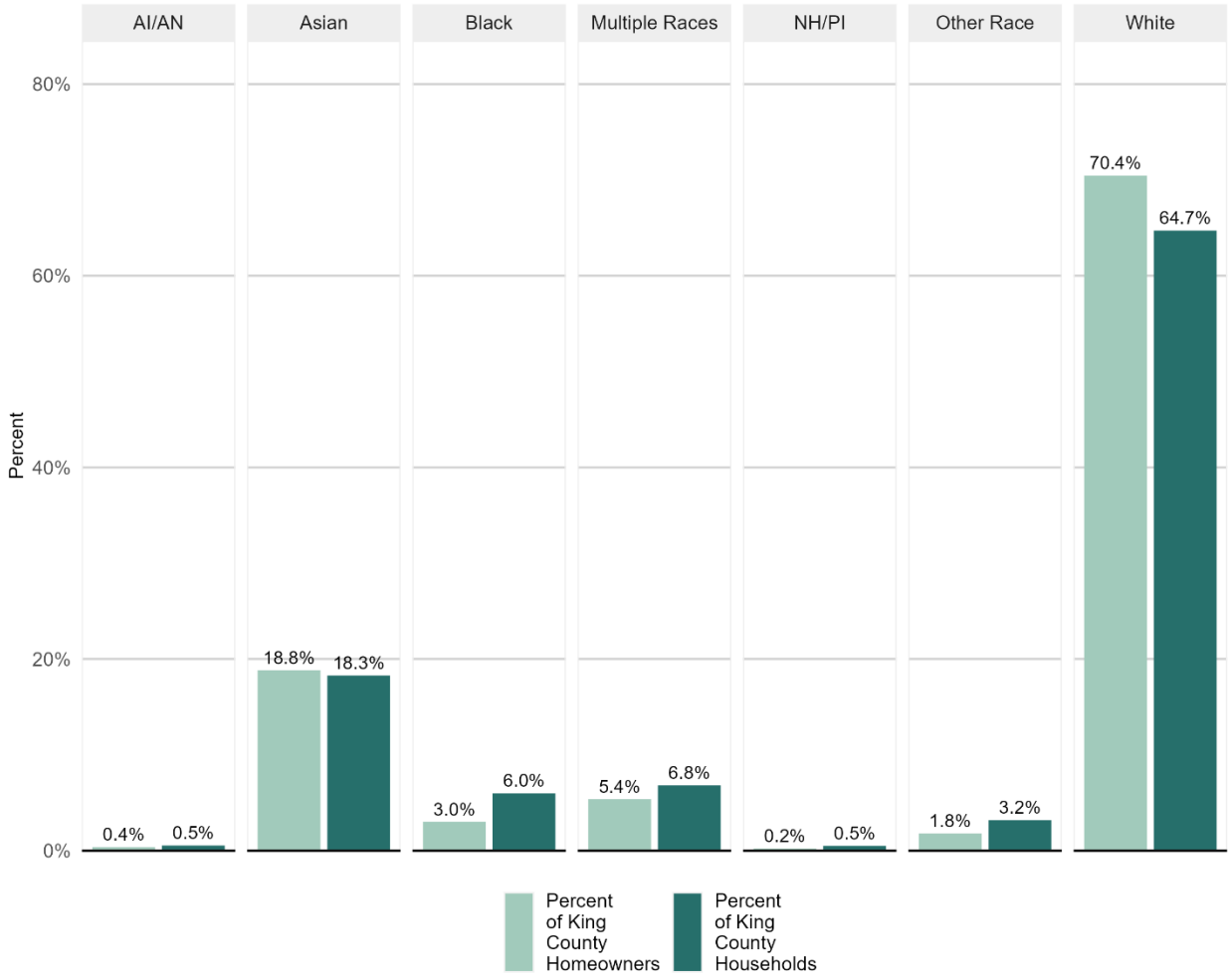
- appreciation of investment in home;
- amortization of a home loan and the possibility of owning the home free and clear;
- stabilization of housing costs;
- opportunity to pass generational wealth onto their children; and
- protection from economic displacement due to real estate values escalating.

C. Rental vs. Homeownership Housing (Tenure)

Homeowner Households by Race

Figure 35 shows the percent of a race represented in the population as a whole and the percent of that same population that are homeowners. For example, Asian households make up 18.8 percent of homeowners and 18.3 percent of the population. Multiple Races make up 5.4 percent of homeowners and 6.8 percent of the population.

Figure 35: King County Percent Homeowner Households Compared to Percent Households by Race



Source: 2018-2022 5-year ACS. Data Note: AI/AN is American Indian/Alaska Native NH/PI is Native Hawaiian/Pacific Islander.

Both Asian and White households represent a greater percentage of homeowners compared to the percentage of that race in the general population. All other races have lower percentage of homeowners compared to the percentage they represent in the general population.

Tenure By Race

Figure 36 breaks out renters and homeowners within the same race by ratio and actual number of households. The top row gives the proportions and household count for all of King County. In King County overall, 56.2 percent of households own their home and 43.8 percent rent their home. Figure 37 shows King County tenure by Hispanic or Latino ethnicity. See Appendix C for homeownership rates by race and Hispanic or Latin(a)(o)(x) Ethnicity, broken down by jurisdiction.

Figure 36: King County Tenure by Race

Race	Tenure	Households	Percent of Race
Overall	Homeowners	514,957	56.2%
	Renters	40,131	43.8%

American Indian/Alaska Native	Homeowners	1,886	38.3%
	Renters	3,040	61.7%
Asian	Homeowners	96,945	57.9%
	Renters	70,474	42.1%
Black	Homeowners	15,453	28.2%
	Renters	39,312	71.8%
Native Hawaiian/Pacific Islander	Homeowners	1,100	23.8%
	Renters	3,520	76.2%
Multiple Races	Homeowners	27,679	44.3%
	Renters	34,828	55.7%
Other Race Not Listed	Homeowners	9,211	31.6%
	Renters	19,961	68.4%
White	Homeowners	362,683	61.2%
	Renters	230,178	38.8%

Source: 5-year American Community Survey 2018-2022

Figure 37: King County Tenure by Hispanic or Latino Ethnicity

Race	Tenure	Households	Percent of Race
Overall	Homeowners	378,577	59.2%
	Renters	260,709	40.8%
White Not Hispanic Or Latino	Homeowners	354,605	62.1%
	Renters	216,262	37.9%
Hispanic Or Latino	Homeowners	23,972	35.0%
	Renters	44,447	65.0%

Source: 5-year American Community Survey 2018-2022

Approximately 62 percent of White households and approximately 58 percent of Asian households own a home. Comparatively, approximately 35 percent of Hispanic or Latino and 28 percent of Black households are homeowners. Homeownership represents one of the most impactful tools for building wealth and generational wealth building. Significant disparities exist in the rates of homeownership between households who rent versus own a home along racial status. This is a legacy of structural racism, official government policies that harmed BIPOC populations, and practices such as redlining and a lack of property protections.

There are stark racial disparities in where households can afford to live in King County. While 98.6 percent of King County census tracts are affordable to the Asian countywide median income-earning household, only 7.5 percent of census tracts are affordable to the American Indian/Alaska Native countywide median income-earning household. Figure 38 shows the percent of King County census tracts affordable to the county median household of each race/ethnicity.

Figure 38: Percent of King County Census Tracts Affordable to Countywide Median Household by Race/Ethnicity

Race/Ethnicity	Percent of King County Census Tracts Affordable to County Median Household of That Race/Ethnicity
American Indian/Alaska Native	7.5%
Black	14.6%
Other Race Not Listed	36.2%
Native Hawaiian/Pacific Islander	49.4%
Hispanic	55.9%
Multiple Races	83.0%
White Alone, Not Hispanic	92.3%
Asian	98.6%
All Races/Ethnicities	**91.3%**

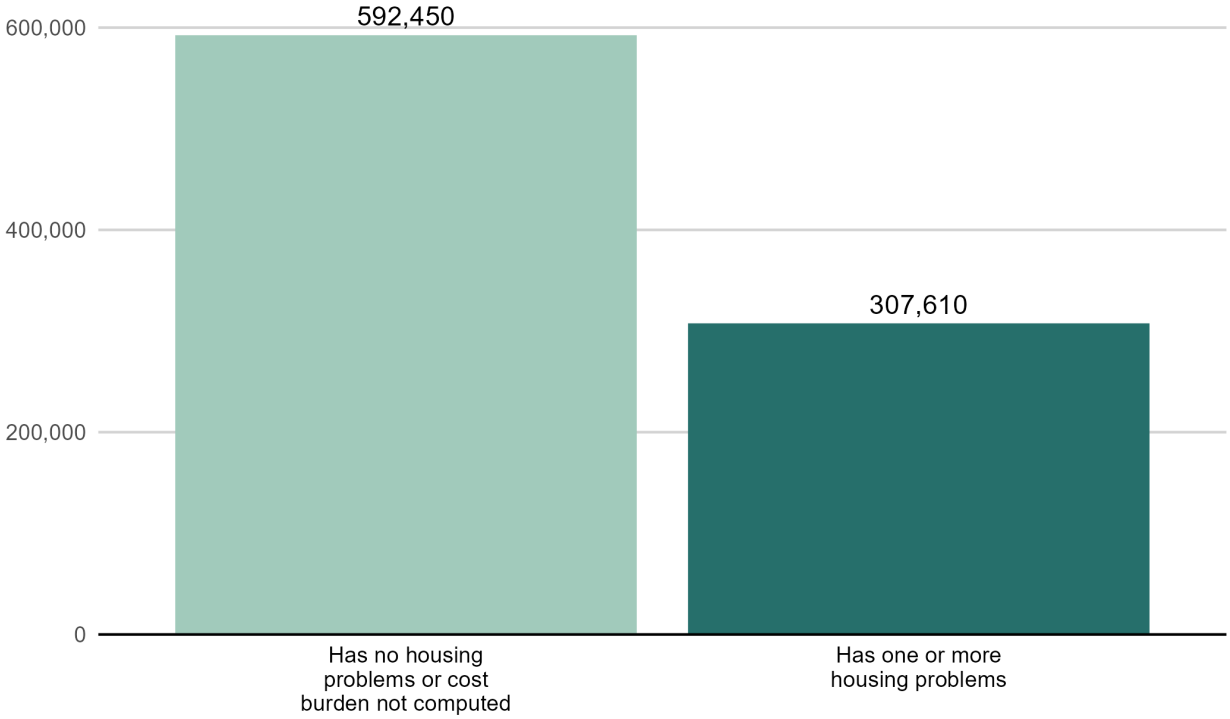
Source: 2018-2022 5-year American Community Survey
Note: Affordability defined as a household making the countywide median household income for the specified race/ethnicity being able to rent the median unit in a census tract and pay less than 30 percent of their income in gross rent.

D. Housing Problems

CHAS data defines housing problems as 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. A household has a housing problem if they have one or more of these four problems.[374] Out of the approximately 900,000 households in King County, over a third experience one or more housing problems. Figure 39 shows the number of King County households with no housing problems (or cost burden not computed) and with one or more housing problems.

[374] HUD Office of Policy Development and Research. "CHAS: Background." [LINK]

Figure 39: King County Households Experiencing Housing Problems



Source: 2016-2020 CHAS Data Notes: Housing problems is characterized as lacking kitchen or plumbing, more than one person per room, or cost burden greater than 30 percent

In King County, racial disparities exist in who experiences housing problems. While only 30.6 percent of White households experience housing problems, 53.3 percent of Back or African-American households experience housing problems in King County. Figure 40 shows the number and percentages of King County households experiencing housing problem(s) by race/ethnicity.

Figure 40: King County Households Experiencing Housing Problem(s) by Race/Ethnicity

Race/Ethnicity	Housing Problems[375]	Households	Proportion of Race/Ethnicity[376]
American Indian or Alaska Native alone, non-Hispanic	Has one or more housing problems	2,075	48.7%
Asian alone, non-Hispanic	Has one or more housing problems	47,525	34.0%
Black or African-American alone, non-Hispanic	Has one or more housing problems	26,960	53.3%

[375] Housing problems are characterized as lacking kitchen or plumbing, more than one person per room, or cost burden greater than 30 percent.

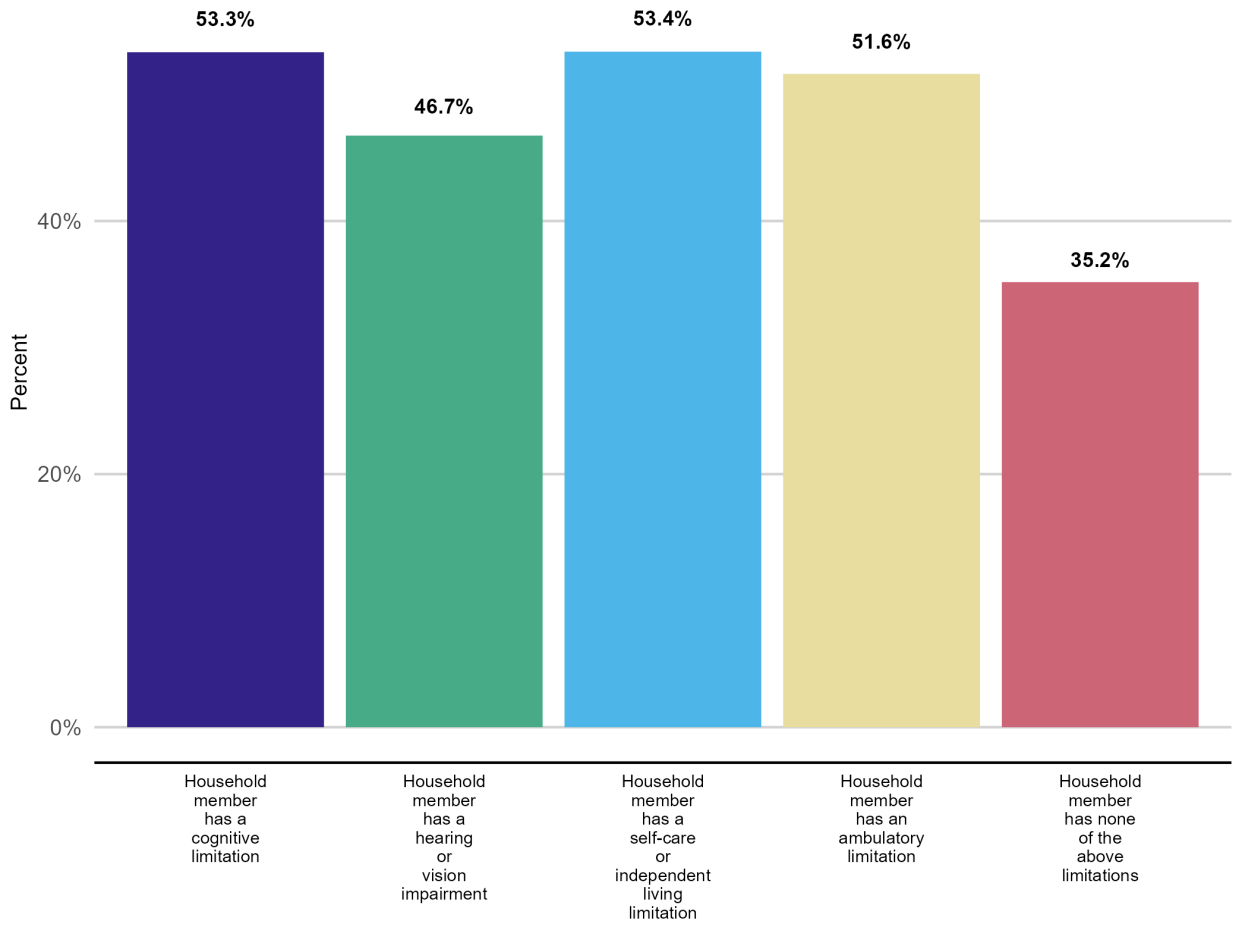
[376] The remaining proportion to complete 100 percent has none of the four housing problems or cost burden not computed, or none of the other three housing problems.

Hispanic, any race	Has one or more housing problems	28,630	47.4%
Pacific Islander alone, non-Hispanic	Has one or more housing problems	1,855	44.9%
White alone, non-Hispanic	Has one or more housing problems	179,930	30.6%

Source: 2016-2020 CHAS

King County households that include member(s) with a disability are more likely to experience housing problems than households without people with a disability. While 35.2 percent of households with members without limitations described in Figure 42 experience housing problems, 53.3 percent of households with a member with a cognitive limitation experience housing problems. Figure 41 shows the percent of King County households that have one or more housing problems by disability.

Figure 41: Percent of King County Households That Have One or More Housing Problems by Disability



Source: 2016-2020 CHAS

X. Disparities in Access to Opportunity

Expanding fair housing choice goes beyond combating discrimination. Intergenerational effects of discrimination and segregation disproportionately impact access to various opportunities for protected classes in King County. "Opportunity" is complex and may be defined differently depending on the specific needs of protected classes and communities. The HUD Affirmatively Furthering Fair Housing Data and Mapping tool, created in 2015, outlines seven opportunity indices to measure access to opportunities in neighborhoods.[377] These indices include jobs proximity, environmental health, labor market engagement, low poverty, low transportation cost, school proficiency, and transit trips. In 2010, the Obama Administration coined the term neighborhoods of opportunities to highlight a new targeted, place-based approach to urban revitalization.[378] For this reason, this section intentionally avoids classifying areas as high or low opportunity. Instead, the following sections summarize disparities in access to discrete opportunities within King County—including access to jobs, safe and reliable transportation, quality food, clean air and water, and parks and open space. The sections then propose contributing factors to these disparities and review policies, programs, and investments that seek to address these disparities.

A. Employment

The geographic distribution of employment centers can result in barriers to opportunity and disproportionately impact low-income communities of color. Longer commutes can negatively impact an individual's health due to financial costs, time spent commuting, increased stress to exposure to air pollution, and less time for physical activity and preparing meals. Since the COVID-19 pandemic in 2020, people who work in certain sectors experienced more flexibility in working from home, avoiding the challenges previously described. ACS data from 2022 indicates that 30 percent of workers in King County usually worked from home. The median earnings of those who usually worked from home was $106,522 which is higher than the countywide median of $72,107.

In King County, significant racial disparities exist in unemployment rates. Figure 42 shows that American Indian and Alaska Native and Black populations unemployment rates are nearly twice as high as the unemployment rates for Asian and White populations. Figure 43 shows that Hispanic or Latin(o)(a)(x) populations of any race have a higher unemployment rate than White alone, not Hispanic or Latin(o)(a)(x) populations.

Figure 42: King County Unemployment Rate by Race

Race	Unemployment Rate
Asian	3.1%
White	4.3%
Some Other Race	5.3%
Native Hawaiian and Other Pacific Islander	6.1%
Two or More Races	6.5%
Black	7.7%

[377] HUD Exchange AFFH Data and Mapping tool*, Place and Opportunity*, (2022). [LINK]
[378] HUD Exchange AFFH Data and Mapping tool*, Place and Opportunity*, (2022). [LINK]

American Indian and Alaska Native	7.7%

Source: 5-year American Community Survey 2018-2022

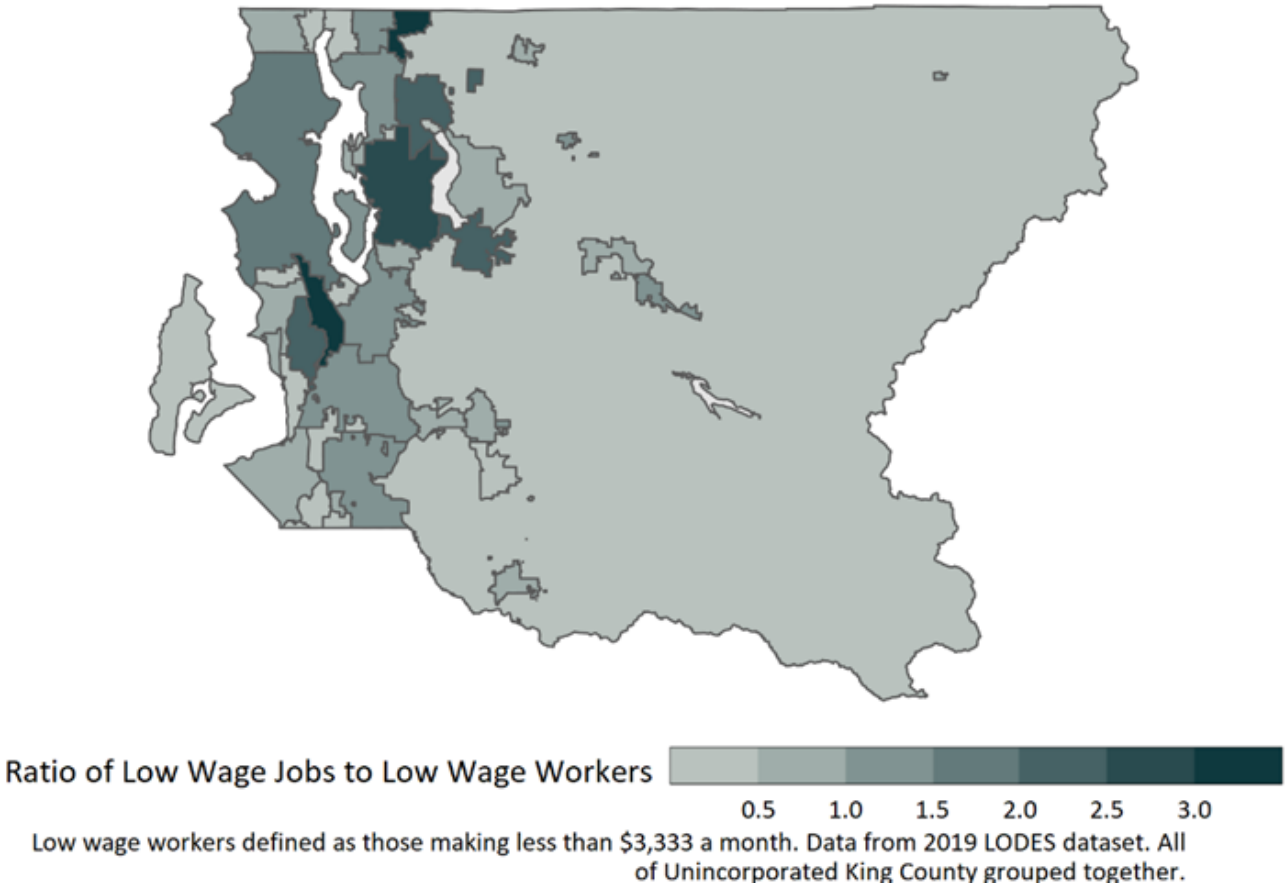
Figure 43: King County Unemployment Rate by Hispanic Ethnicity

Race	Unemployment Rate
Hispanic or Latin(o)(a)(x) (of any race)	4.9%
White alone, not Hispanic or Latin(o)(a)(x)	4.3%

Source: 5-year American Community Survey 2018-2022

Figure 44 shows the ratio of low-wage jobs to low-wage residents. Areas with higher ratios indicate there are more low-wage jobs than employed low-wage residents, implying that low-wage workers may find it more challenging to find affordable housing in that area and must therefore commute a further distance to their jobs. East King County has a higher ratio of low-wage jobs to low-wage workers than other parts of the County.

Figure 44: Ratio of Low-Wage Jobs to Low-Wage Residents in King County

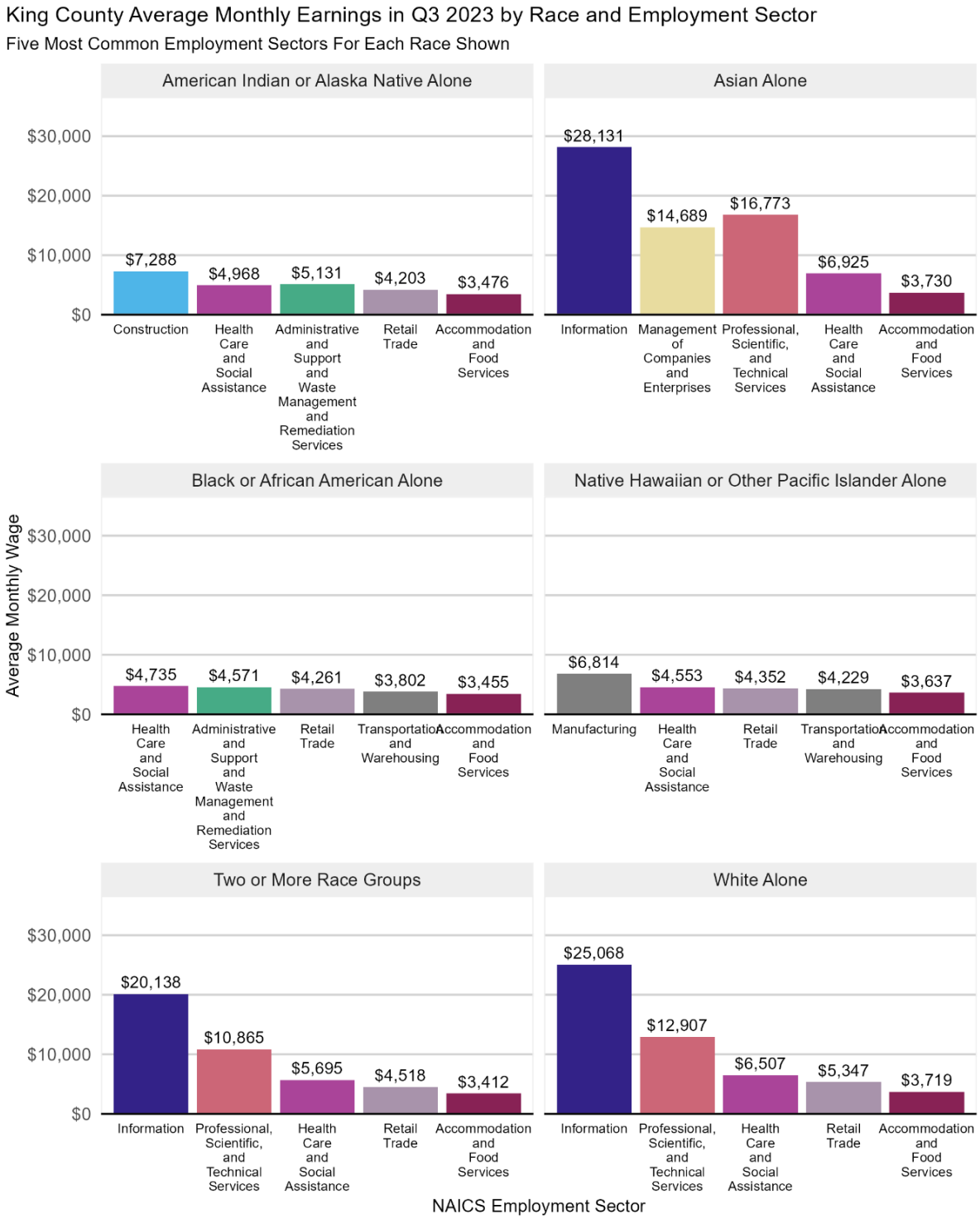


Stark racial and ethnic disparities exist across different employment sectors in King County, as illustrated by Figures 45 and 46. These figures identify the top five employment sectors by race. For example, American Indian or Alaskan Native people are more likely to work in lower paying sectors such as

accommodation and food services, or health care and social service. These figures show the average wages of all workers within an industry, including managers and lower-level employees, by race. This may skew the data for industries with larger gaps between workers within the same industry. The highest earners in King County are Asian and White workers, largely because they are employed in high-wage sectors.[379] The five most common employment sectors for White workers have an average monthly salary ranging from $3,719 to $25,068. For Black workers, top sectors monthly wages are from $3,455 to $4,735. Even within the same sector, racial differences in income exist. Asian employees in the health care and social assistance sector make over $2,000 more a month than what Black or Native Hawaiian or Pacific Islander employees make in that same sector.[380]

[379] LEHD Census Quarterly Workforce Indicators, Q3 2023, King County.
[380] LEHD Census Quarterly Workforce Indicators, Q3 2023, King County.

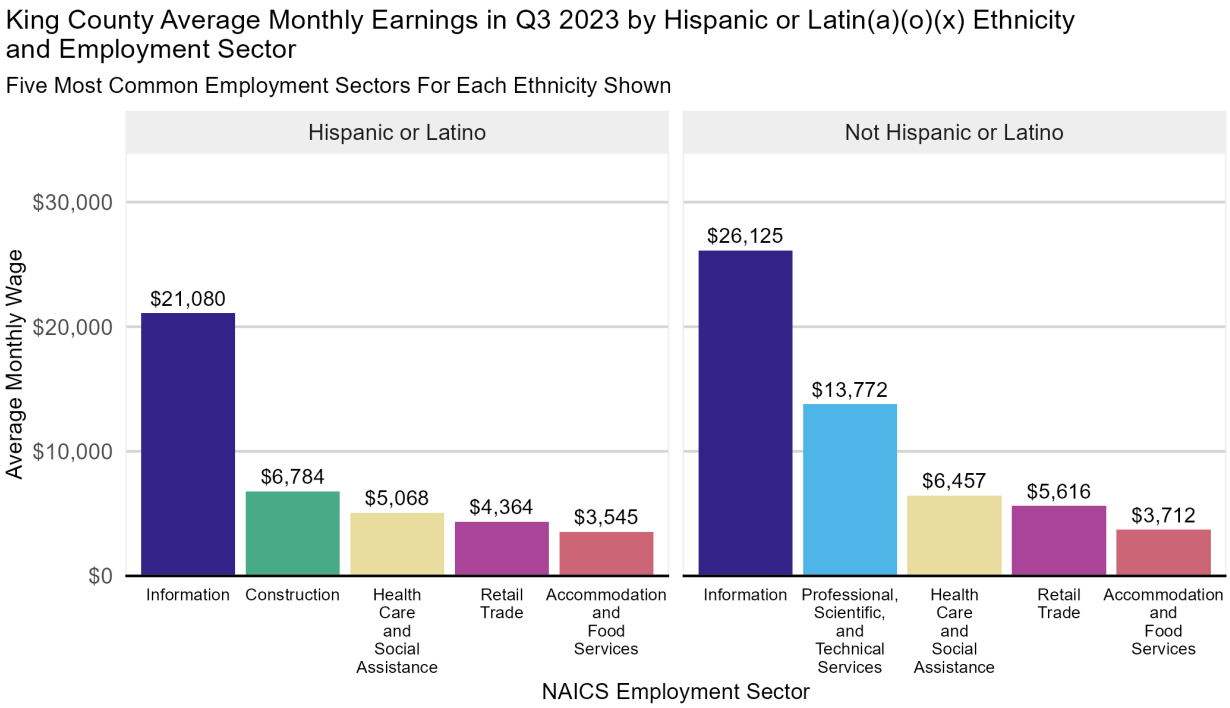
Figure 45: King County Average Monthly Earnings in Q3 2023 by Race and Employment Sector



Source: LEHD Census Quarterly Workforce Indicators, Q3 2023, King County. Data Notes: This plot displays the five most common employment sectors for each race. For each group these five sectors comprise from 50-64% of workers.

As shown in Figure 46, significant wage gaps exist between Hispanic or Latin(a)(o)(x) workers and Non-Hispanic or Latin(a)(o)(x) workers in King County. While Hispanic or Latin(a)(o)(x) and non-Hispanic or Latin(a)(o)(x) employees share four of the most common employment sectors, employees who are not Latin(a)(o)(x) earn more in each of the sectors.

Figure 46: King County Average Monthly Earnings in Q3 2023 by Hispanic or Latin(a)(o)(x) Ethnicity and Employment Sector



Source: LEHD Census Quarterly Workforce Indicators, Q3 2023, King County. Data Notes: This plot displays the five most common employment sectors for each Hispanic or Latin(a)(o)(x) ethnicity category. For each group these five sectors comprise from 51-52% of workers.

In King County and Washington State, significant wage gaps exist between people with lower and higher levels of education. Wages increase with each level of education, with the largest increase occurring for people who hold a bachelor's, master's, or doctoral or professional degree. Figure 47 shows that across all levels of education, King County workers earn more than Washington State residents.

Figure 47: Wages by Education in King County and Washington State

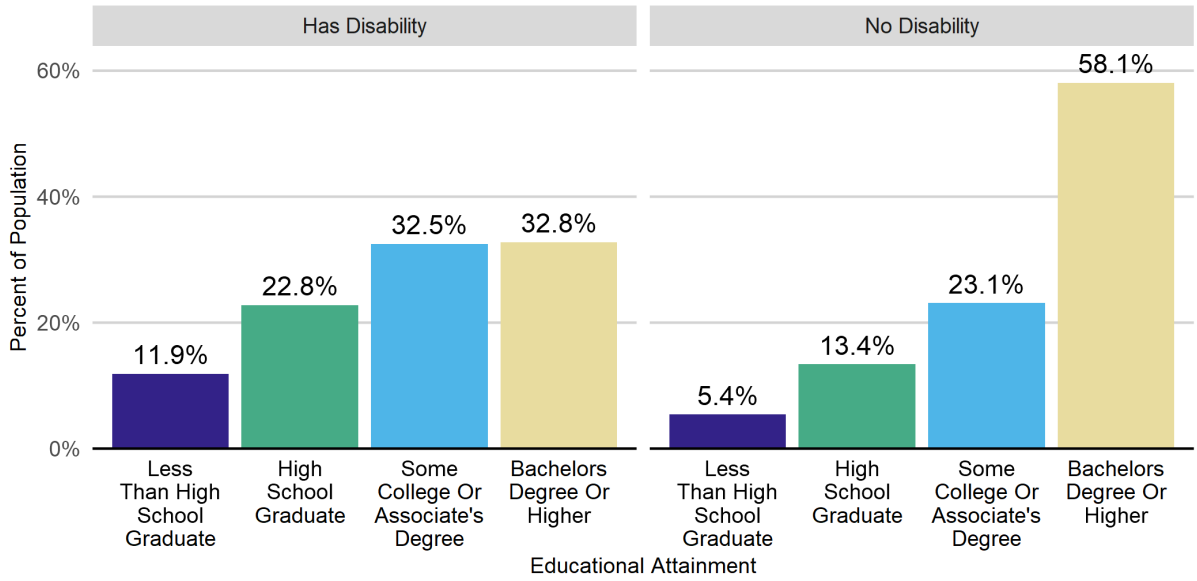
Education Level	King County Hourly	Washington State Hourly	King County Salary	Washington State Salary
Less than high school diploma	$27.57	$23.73	$57,337.76	$49,356.55
High school diploma or equivalent	$30.40	$26.44	$63,236.62	$54,992.52
Some college but no degree	$36.17	$30.44	$75,230.48	$63,305.29
Associate's degree	$39.15	$33.21	$81,434.94	$69,087.10
Bachelor's degree	$50.60	$43.25	$105,244.82	$89,957.92

Master's degree	$53.83	$46.91	$111,973.24	$97,566.48
Doctoral or professional degree	$62.59	$56.79	$130,178.72	$118,117.44

Source: Washington State Employment Security Department, Wages by Education Level, July 2022

As shown in Figure 47, higher education levels correlate with higher wages at the state and King County level, regardless of whether workers earn hourly or salaried wages. In King County, people without a disability are more likely to obtain a bachelor's degree or higher, thus benefitting from a greater likelihood of higher wages. Figure 48 shows percentages of educational attainment by disability status in King County.

Figure 48: King County Educational Attainment by Disability Status



Source: 2021 5-year ACS. Data Notes: Only includes civilian, non-institutionalized individuals in the labor force that are 16 years and older.

Contributing Factors to Disparities in Access to Employment

Geographic Segregation of High-Skilled Jobs

King County has many high-skills, high-paying jobs at leading corporations in the technology, engineering, health, and maritime industries. Boeing has a major facility in Renton, which is accessible to the diverse areas of King County. However, the technology sector is primarily located in Seattle, Bellevue, and Redmond. This creates a long commute for residents of Southwest King County.

Disparities in Educational Attainment

As shown in Figure 47, there are significant wage gaps between people with lower and higher levels of education in King County.[381] Due to access barriers, large percentages of Black, Native, and Latin(a)(o)(x)

[381] Washington State Employment Security Department. (2022, July). *Wages by education level, July 2022*. [LINK]

people in the Seattle region do not have college degrees, contributing to lower wages for BIPOC households.[382]

Racial Disparities in Income

Increasing educational attainment for all BIPOC populations will not alone repair racial discrepancies in income. National research reveals discrimination in the hiring process and in wages. White applicants received a call back 36 percent more often than Black applicants and 24 percent more than Lantin(a)(o)(x) applicants with identical resumes.[383] Black workers with an associate's degree earn, on average, about the same median wage as White workers with less than a high school diploma.[384]

Programs, Policies, and Investments Addressing Disparities in Access to Employment King County

King County actively addresses disparities in access to employment and economic opportunity through programs, policies, and investments. This section outlines efforts in King County to create pathways to stable employment and economic independence, with a focus on underserved populations. From affordable housing initiatives that place workers in near transit, to job readiness and training programs aimed at youth, veterans, and low-income families, these efforts work together to bridge the gap in access to employment opportunities.

Investments in Affordable Workforce Housing

The King County Housing Authority plans to continue acquiring and preserving affordable workforce housing. They will prioritize acquisitions in high opportunity areas and near high-capacity and frequent transit locations.

Job Readiness and Connection

The King County Veterans & Human Services Levy funds a diversity of programs aimed at ensuring veterans, military service members and their families, as well as low-income households, are connected to affordable housing, employment, behavioral health treatment, and other services.[385] Among other programs, this levy funds:

- job training and financial literacy education;
- financial assistance and services for low-income veterans and their families; and
- one-time grants for hiring and retention bonuses for small nonprofit human services providers.

Passed by voters in 2015, and renewed for another six years in 2021, Best Starts for Kids seeks to put every child and youth in King County on a path toward lifelong success.[386] Between 2022-2027, it is estimated that about $30 million will go toward helping young people who face major barriers to meet their education and employment goals. Among programs funded by Best Starts for Kids is the School-to-

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[382] Langston, et al. (2021). *Advancing Workforce Equity In Seattle A Blueprint for Action.* PolicyLink and USC Equity Research Institute. [LINK]

[383] Lincoln Quillian, Devah Pager, Arnfinn H. Midtbøen, and Ole Hexel, et al. (2017, October 11). "Hiring Discrimination Against Black Americans Hasn't Declined in 25 Years." *Harvard Business Review.* [LINK]

[384] Langston, et al. (2021). *Advancing Workforce Equity In Seattle A Blueprint for Action.* PolicyLink and USC Equity Research Institute. [LINK]

[385] King County. (2022). *VSHSL 2022 Annual Report Housing Stability*. [LINK]

[386] King County. (2021, October 13). *Best Starts for Kids Implementation Plan: 2022-2027*. [LINK]

Work Program.[387] This program aims to connect young adults and people with intellectual and developmental disabilities with employment opportunities before ending their high school programs.

Promote Economic Independence and Self-Sufficiency

King County Housing Authority (KCHA), in addition to providing affordable housing, strives to advance economic opportunity through new programming, policy change, and evaluation. This includes:

- Employment Sponsorship Program: KCHA plans to collaboratively design an employment sponsorship program to provide opportunities for people within KCHA's housing programs to participate in job training programs and other opportunities aimed at leading to more permanent employment; and
- Family Self Sufficiency Program provides coaching, mentorship, and education to support residents in becoming economically independent.

[387] King County. *School-to-Work (S2W).* [LINK]

B. Transportation

King County collaborates with state and other local governments to provide an integrated, multi-modal transportation system in the Puget Sound region. King County supports people in protected classes by striving to provide safe and equitable access to mobility options through transportation investments where needs are greatest, including for historically underinvested groups, people with disabilities, people aged 62 years and over, and people with people with special transportation needs.[388]

Transportation is typically the second largest household expenditure behind housing in the United States. In 2022, households in the lowest fifth of household incomes spent 30 percent of their after-tax income on transportation while those in the highest fifth spent 12 percent of their household income.[389] The Low Transportation Cost Index, provided by HUD, measures transportation expenses in neighborhoods across King County. Figure 49 breaks this index down by race. A high index value indicates a low cost of transportation. The variation in the transportation cost is low, with Native American and White populations scoring the lowest, meaning their transportation costs are the highest.

Figure 49: Low Transportation Cost Index by Race

King County Population	Low Transportation Cost Index
Black, Non-Hispanic	83.48
Asian or Pacific Islander, Non-Hispanic	80.11
Hispanic	81.08
White, Non-Hispanic	76.18
Native American, Non-Hispanic	75.71

Source: Location Affordability Index (LAI) data, 2012-2016

Black and people of two or more races are most likely to commute using public transit, whereas White and Native Hawaiian and Other Pacific Islander people are least likely to commute via public transit. There is no significant difference between Hispanic ethnicity and White alone populations for using public transportation to commute. Figure 50 shows the King County percentage who commutes via public transit by race and ethnicity.

Figure 50: King County Percentage Who Commutes via Public Transit by Race and Ethnicity

Race	Percentage Who Commutes via Public Transit
Black	15.3%
Two or More Races	9.6%
Asian	10.0%
American Indian and Alaska Native	9.0%
Other Race Not Listed	8.4%
White	8.6%

[388] King County Comprehensive Plan. Add link when adopted.
[389] Bureau of Transportation Statistics. "The Household Cost of Transportation: Is it Affordable?" [LINK]

Native Hawaiian and Other Pacific Islander	5.1%
Ethnicity	**Percentage Who Commutes via Public Transit**
Hispanic or Latin(o)(a)(x)	9.4%
White Alone Not Hispanic or Latino	8.4%

Source: 5-year American Community Survey 2018-2022

Figure 51 shows the average travel time to work by race. Travel times are similar amongst all races and generally run about 30 minutes.

Figure 51: Average Travel Time to Work by Race/Ethnicity

Race/Ethnicity	Average Travel Time to Work (Minutes)
All Races/Ethnicities	30
Latin(a)(o)(x)	31
Black	30
White	30
Pacific Islander	28
Mixed Race/Other	29
Native American	30
Asian American	29

Source: PUMS 2020

Contributing Factors to Disparities in Access to Transportation

Transportation Infrastructure Investments

Investments in transit infrastructure have a complicated effect on access to transportation and housing costs for protected classes. Lower-income households are more likely to struggle to afford transportation costs and warrant priority or strong consideration when planning long-term infrastructure investments. However, improved transit access to an area increases its desirability overall and can increase the cost of housing, creating a risk of displacing the residents already living in the community.

Displacement

As housing costs rise in Seattle and the surrounding metropolitan area, many lower-income households face displacement, pushing them further from their workplaces and into areas with limited public transit. This challenge worsens for low-wage workers who already experience inadequate transportation options, as their jobs often demand commute times outside the regular 9-to-5 schedule that transit services primarily support.[390]

[390] King County. "Mobility Framework." [LINK]

Programs, Policies, and Investments Addressing Disparities in Access to Transportation

Transportation provides critical connections to jobs, education, healthcare, and other essential services. King County Metro, Sound Transit, and the Puget Sound Regional Council lead regional efforts to address historical and systemic disparities through innovative programs, policies, and investments that center equity in transportation planning and implementation. These initiatives focus on reducing the financial burden of transit, prioritizing underserved communities, integrating affordable housing near transit, and ensuring meaningful community engagement in decision-making processes. Together, these efforts aim to create a more inclusive, accessible, and equitable transportation system for all residents of the Puget Sound region.

King County Metro's ORCA LIFT Reduced Fare and Equity in Service Planning

King County Metro was the first transit authority to introduce a reduced fare for low-income residents. The ORCA LIFT program provides a reduced fare of one dollar on Metro and many other transit systems around the Puget Sound region to reduce the burden of transportation costs on low-income communities.[391] In 2022, as part of a funding package through Move Ahead Washington, youth 18 years old and younger can ride public transit for free.

King County Metro incorporates social equity into its long-range service planning, placing an importance on serving historically disadvantaged communities, which are more likely composed of residents within protected classes. King County Metro's Mobility Framework outlines plans to expand transit services in high-density areas with a significant proportion of people of color, low-income individuals, people with disabilities, non-native English speakers, and those needing more reliable evening and mid-day transportation. Currently, BIPOC, people of lower household incomes, and those with disabilities rely more heavily on Metro to fulfill their transportation needs.[392]

King County Transit-Oriented Development Investments

The Metro *Strategic Plan for Public Transportation 2021-2031* directs King County to strengthen the connection between housing and transit to meet the needs of the current and growing population and support equitable transit-oriented communities. [393] King County's Housing Finance Program partners with Sound Transit and King County Metro to ensure affordable housing development occurs near transit stations, and regularly issues Requests for Proposals for affordable housing funds.

Sound Transit Light Rail Expansion and Equitable TOD Policy

Approved by voters regionally in 2016, Sound Transit 3 will dramatically expand the region's light rail network, connecting high and lower opportunity areas across King, Pierce, and Snohomish Counties. Construction of the light rail network requires purchasing storage and staging areas that become surplus once construction is complete. Sound Transit's Equitable Transit-oriented Development Policy commits to ensuring there is affordable housing in close proximity to transit stations.[394]

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[391] King County Metro. "ORCA LIFT." [LINK]
[392] *King County Metro Transit 2021 Rider and Non-Ride Survey Full Year Summary Report.* (King County Metro, May 2022). [LINK]
[393] *Strategic Plan for Public Transportation 2021-2031*. (King County Metro, November 17, 2021). [LINK]
[394] Sound Transit. "Transit-oriented Development." [LINK]

Puget Sound Regional Council

Puget Sound Regional Council (PSRC) developed the Transportation Equity Pilot (Pilot) in collaboration with the Equity Advisory Committee (EAC), using over $6 million of Federal-aid Highway Program funds to explore strategies to improve how PSRC integrates equity into the project selection process. EAC members co-created the questions and guidance, weaving equity throughout the Pilot and connecting it to topics such as economic development, displacement, and safety. Staff then scored and ranked the applications submitted by transportation project sponsors. On January 25, 2024, PSRC's Executive Board approved all eight of the projects that participated in the Pilot. They also approved all the recommendations shared by the EAC based on their experience designing and implementing the Pilot. The lessons learned from this experience will shape how PSRC funds transportation projects and how the transportation system serves everyone in the region, including the most historically disadvantaged.

PSRC develops the region's Coordinated Transit-Human Services Transportation Plan (Coordinated Mobility Plan) every four years, as part of their Regional Transportation Plan update.[395] The Plan describes how transit, human service agencies, and other specialized transportation providers can work together to improve mobility for older adults, youth, people with disabilities, people with low incomes, and others with accessibility and mobility needs. PSRC engages members from underserved communities to identify and prioritize the transportation needs of the region.

[395] Puget Sound Regional Council. "Coordinated Mobility Plan." [LINK]

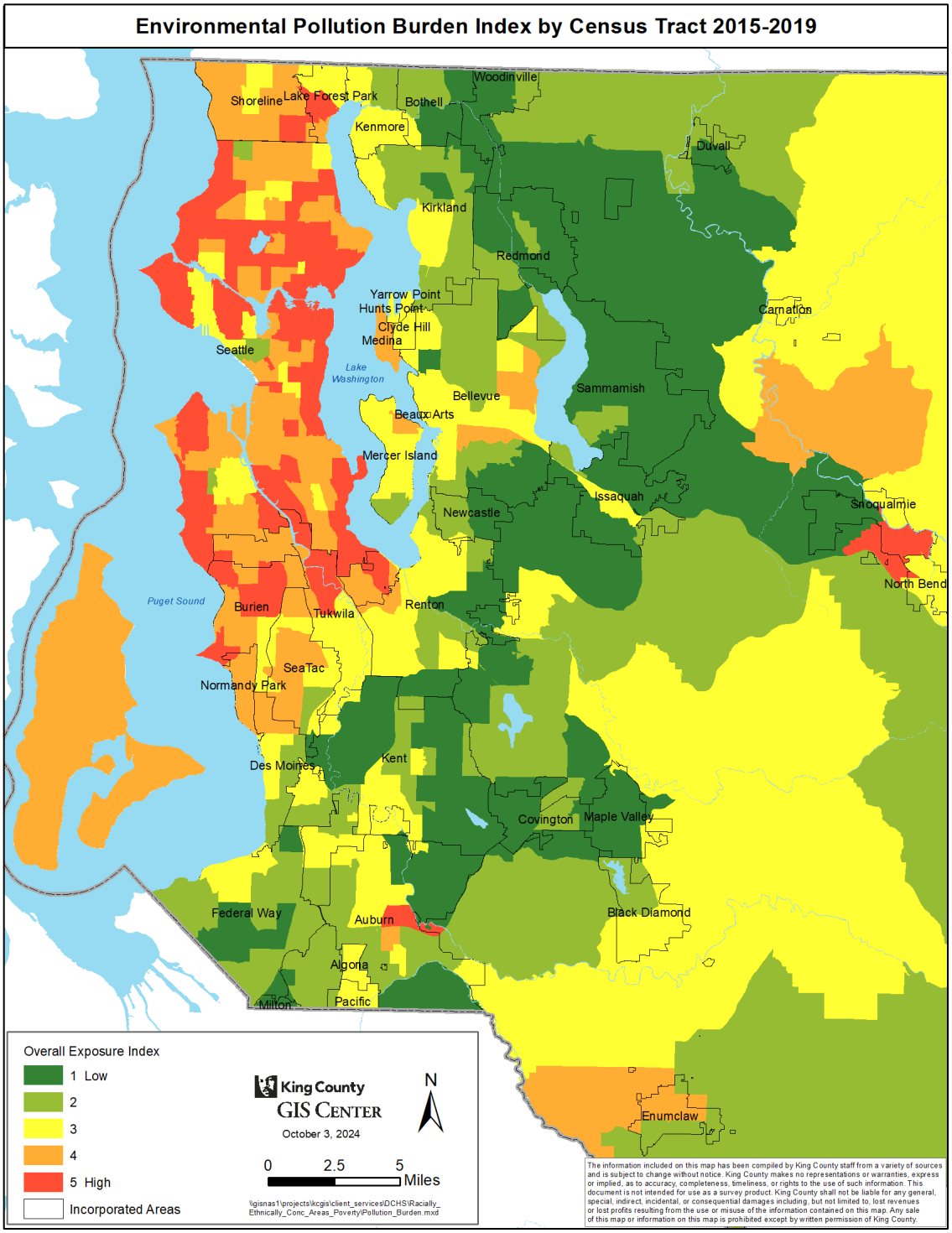
C. Environmental Health

All households need access to open space, toxic-free environments, and healthy foods. However, low-income communities and communities of color have long faced limited access to amenities and greater exposure to environmental hazards.

Figure 52 illustrates the Environmental Pollution Burden Index by census tract between 2015 and 2019. The map shows that areas of Seattle, Burien, Tukwila, Auburn, Snoqualmie, and North Bend hold higher cumulative negative environmental health impacts. To measure the cumulative health impact, data is collected from six factors: small particle air pollution (PM 2.5), diesel exhaust air pollution, ground level ozone, traffic density, toxic releases from facilities, and lead risk from housing.[396]

[396] King County. "Environmental Pollution Burden." [LINK]

Figure 52: Environmental Pollution Burden Index by Census Tract, 2015-2019



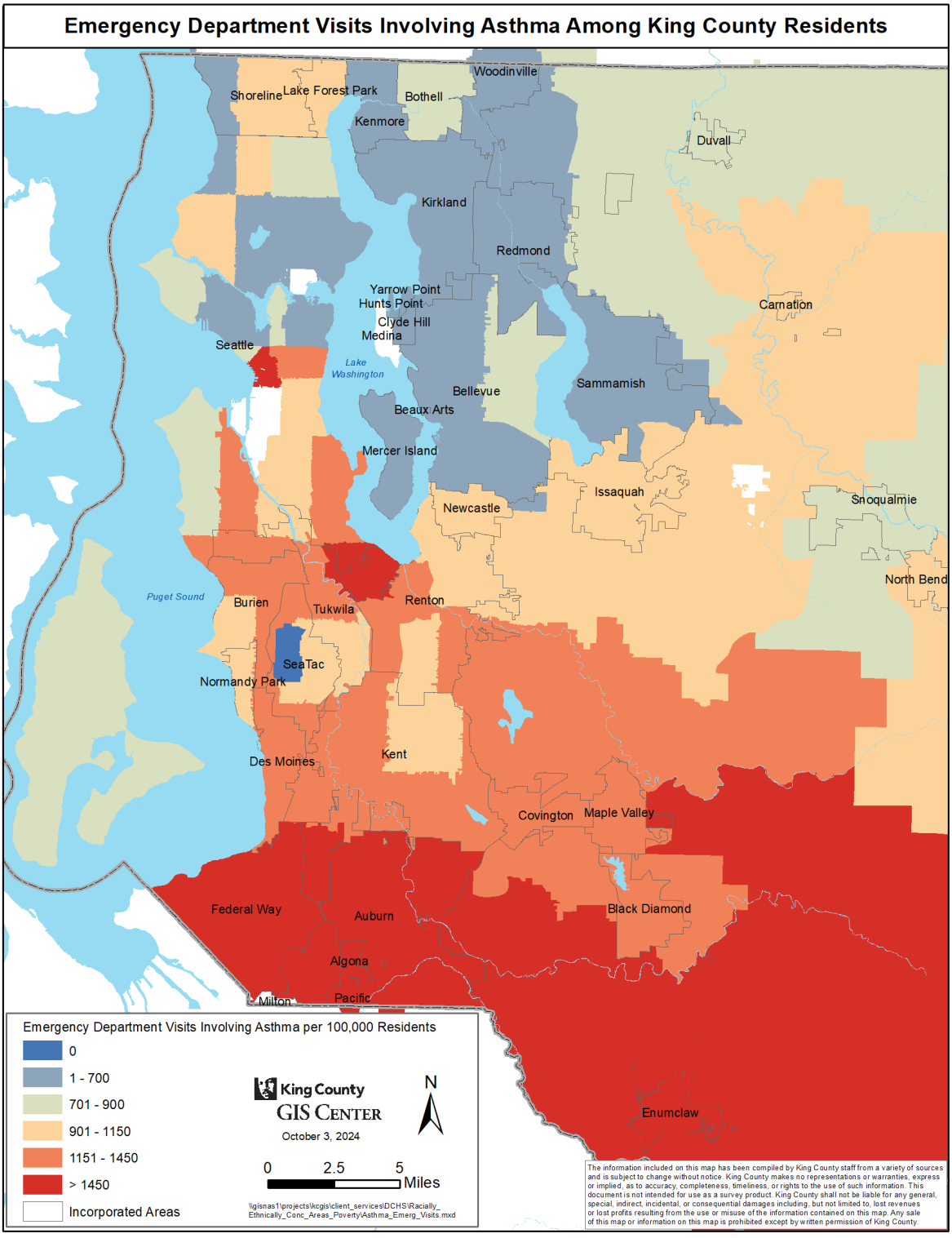
Source: Washington Tracker Network, 2024[397]

[397] Washington State Department of Health. "Washington Tracking Network." [LINK]

Figure 53 shows the levels of asthma-related emergency department visits per 100,000 residents and indicates that South King County generally has more asthma emergencies per capita than East and North King County. Housing is a major social determinant of asthma, as factors like mold and pests in the home environment can trigger symptoms.[398] High rates of asthma are associated with urban, low-income, and communities of color because of triggers in substandard housing.[399] National data shows that non-Hispanic Black children are twice as likely to have asthma than non-Hispanic White children.[400]

[398] Strane, D., Bryant-Stephens, T. "Housing Disparities and Asthma: Reinvesting in Neighborhoods to Promote Health Equity." *Children's Hospital of Philadelphia.* (December 7, 2021). [LINK]
[399] Strane, D., Bryant-Stephens, T. "Housing Disparities and Asthma: Reinvesting in Neighborhoods to Promote Health Equity." *Children's Hospital of Philadelphia.* (December 7, 2021). [LINK]
[400] Strane, D., Bryant-Stephens, T. "Housing Disparities and Asthma: Reinvesting in Neighborhoods to Promote Health Equity." *Children's Hospital of Philadelphia.* (December 7, 2021). [LINK]

Figure 53: Emergency Department Visits Involving Asthma Among King County Residents



Source: Washington State Department of Health Rapid Health Information NetwOrk (RHINO)[401]

[401] King County. "Rapid Health Information NetwOrk (RHINO)." [LINK]

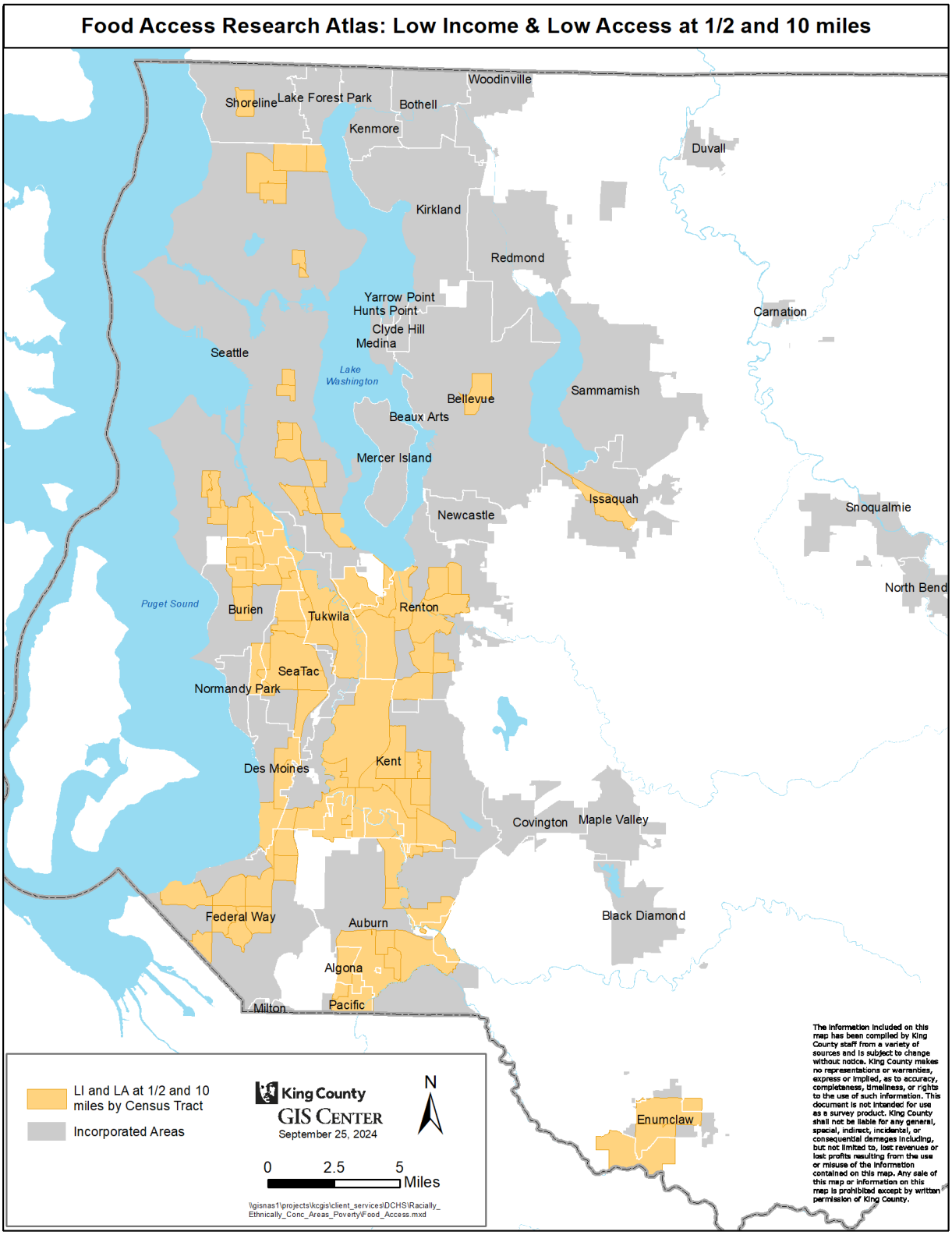
Limited access to healthy food disproportionately affects protected classes such as BIPOC populations, low-income communities, and people with disabilities, often resulting in poorer health outcomes due to barriers in obtaining nutritious food. Food insecurity can contribute to higher rates of chronic diseases like obesity, diabetes, and hypertension, which are often linked to inadequate nutrition.[402] Figure 54 is a map of the U.S. Department of Agriculture's Food Access Research Atlas. The map shows low-income census tracts where a significant number of or share of residents is more than half a mile (in urban areas) or more than 10 miles (in rural areas) from the nearest supermarket. Supermarkets are defined as food stores, grocery stores, and food warehouses primarily engaged in retail sale of grocery and other nonfood grocery products, with 10 or more checkout lanes with registers, barcode scanners, and conveyor belts.[403] Many census tracts in South King County are classified as low-income and low-access areas, defined by Economic Research Service as areas with limited access to healthy food.[404]

[402] Odoms-Young, Angela et al., "Food Insecurity, Neighborhood Food Environment, and Health Disparities: State of the Science, Research Gaps and Opportunities." *The American Journal of Clinical Nutrition, Volume 119, Issue 3, 850 – 861* (March 2024). [LINK]

[403] Economic Research Service, U.S. Department of Agriculture. "Introduction to the Food Access Research Atlas." [LINK]

[404] Economic Research Service, U.S. Department of Agriculture. "Introduction to the Food Access Research Atlas." [LINK]

Figure 54: Food Access Research Atlas: Low Income and Low Access at 1/2 and 10 Miles



Source: Economic Research Service, U.S. Department of Agriculture Food Access Research Atlas

Contributing Factors to Disparities in Access to Healthy Environments

Environmental Hazards Near or in Lower-Cost Housing

Housing costs are often lower in areas near environmental hazards, industrial zones, airports, and highways due to the associated health risks and reduced desirability of these locations.[405] Lower cost housing is also more likely to be older, which increases the likelihood of asbestos, mold, and lead paint contamination.[406] Lasting impacts of historical discriminatory practices such as redlining and exclusionary zoning place communities of color disproportionately closer to environmental hazards.[407] Because of the deep connection between race and income due to legacies of discrimination, non-White communities are more likely to live in housing with contamination problems.

Access to Open Space and Healthy Food Options is More Expensive

Housing near amenities such as parks, grocery stores, and healthcare facilities is generally more expensive due to the positive impacts these resources have on health and quality of life.[408] Living near green spaces and recreational facilities encourages physical activity and reduces stress, which in turn supports physical and mental health. The availability of healthy food options, often found in well-resourced areas, reduces risks for chronic diseases such as obesity, diabetes, and cardiovascular disease.[409] Consequently, areas with easy access to such amenities tend to be more desirable and thus more costly to live in. Historical policies and systemic barriers have restricted BIPOC communities from higher-income neighborhoods where such amenities are more abundant and accessible, making these communities less likely to reside in areas near amenities.

Programs, Policies, and Investments Addressing Disparities in Access to Healthy Environments

Access to a healthy environment is essential for physical and mental well-being, yet many communities face systemic barriers to clean air, open space, and nutritious food. Public Health – Seattle & King County, alongside other local agencies, leads initiatives to address these disparities and promote environmental justice. Through programs targeting asthma and household toxins, investments in green spaces, and efforts to increase access to healthy foods, these initiatives aim to create equitable opportunities for all residents to live in healthy, thriving environments.

Public Health – Seattle & King County Environmental Health Services

Public Health – Seattle & King County has many programs that seek to address environmental hazards and improve access to environmentally healthy areas.[410]

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[405] *Poisonous Homes* (Shriver Center on Poverty Law, June 2020). [LINK]

[406] Brender JD, Maantay JA, Chakraborty J., "Residential Proximity to Environmental Hazards and Adverse Health Outcomes." *AM J Public Health* (December 2011). [LINK]

[407] Nadia Lathan, "50 years after being outlawed, redlining still drives neighborhood health inequities." *University of California, Berkeley Public Health* (September 20,2023). [LINK]

[408] James Chen, "Amenities: Understanding What Makes Property More Valuable." *Investopedia* (October 24, 2024). [LINK]

[409] Ohri-Vachaspati P, DeWeese RS, Acciai F, DeLia D, Tulloch D, Tong D, Lorts C, Yedidia M., "Healthy Food Access in Low-income High-minority Communities: A Longitudinal Assessment – 2009-2017." *Int J Environ Res Public Health* (July 2019). [LINK]

[410] Public Health – Seattle & King County. "Environmental Health." [LINK]

Mitigating Effects of Asthma and Household Toxins

- The Duwamish Valley Clean Air Program is working to identify root causes of asthma rates in their community and create an action plan with performance measures to address the root causes.[411]
- Public Health – Seattle & King County's Community Health Workers have supported families with asthma across King County for over 20 years.[412]
- Public Health - Seattle & King County's Lead and Toxics Program works to prevent childhood lead poisoning, identify and reduce exposures to environmental toxics, and equitably improve health outcomes.[413]

Addressing Racism as a Public Health Crisis

In 2020, the King County Executive declared racism a public health crisis. The Gathering Collaborative worked with King County to distribute $25 million in grants to over 120 small businesses, nonprofits, and community organizations to mitigate harms caused by centuries of systemic racism and support the health of BIPOC communities.[414]

Increase Access to Open Space

- The King County Open Space Equity Cabinet, composed of 21 residents representing 12 different community-based organizations located throughout King County, developed recommendations to ensure more equity in access to green space and open space.[415] The King County Open Space Equity Cabinet advises the County on how to engage communities and cities to add open space in underserved areas.[416]
- King County Conservation Futures awards grants that help buy parks and open spaces such as natural lands, urban greenspaces, forests, community gardens, farms, and trails. Conservation Futures can provide a match waiver for certain projects that serve people experiencing limited open space access and income, health, social, or environmental disadvantages.[417]
- King County's Healthy Communities and Parks Fund will provide $10 million in total funding between 2020-2025 to projects that increase access to recreation and use of parks, open spaces, and recreational facilities in underserved areas.[418]

Increase Access to Healthy Foods

- The King County Farmers Share program strives to increase access to healthy food while supporting the local food economy. A collaboration between Harvest Against Hunger, food assistance providers, small farms, and aggregators across King County, the program works to provide food banks and other organizations that distribute free food with funding and support to purchase from King County farmers.[419]

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[411] Duwamish River Community Coalition. *Duwamish Valley Clean Air Program*. [LINK]
[412] King County. "Community Health Worker Asthma Program." [LINK]
[413] King County. "Lead and Toxics Program." [LINK]
[414] King County. "Racism as a Public Health Crisis in King County." [LINK]
[415] *King County Open Space Equity Cabinet Recommendations to King County Executive and Council* (King County Land Conservation Initiative, March 2019). [LINK]
[416] King County. "Open Space Equity Cabinet." [LINK]
[417] King County. "Conservation Futures Match Waiver." [LINK]
[418] King County. "Healthy Communities and Parks Fund." [LINK]
[419] Harvest Against Hunger. "King County Farmers Share." [LINK]

- EastWest Food Rescue obtains surplus food from farmers and distributes it to food banks, senior centers, community kitchens, school food programs, Native American tribes, and other organizations.[420]
- Washington State Department of Health's SNAP Market Match is an incentive program that doubles peoples SNAP benefit dollars at participating farmers markets when they buy fruits and vegetables.[421]

[420] EastWest Food Rescue. "Our Mission." [LINK]
[421] Washington State Department of Health. "SNAP Market Match." [LINK]

XI. Tenant Protections

Tenant protections reinforce fair housing laws by upholding the rights of renters, helping to ensure safe living conditions, and working to prevent unfair treatment by landlords. Without tenant protections, residents may be more vulnerable to substantial hikes in rent costs, high late fees or move-in costs, or arbitrary evictions.[422] Tenant protection policies help ensure renters can access fair housing and legal recourse when landlords violate their rights or engage in discriminatory practices.

Renters generally face more housing instability than homeowners because their housing costs can increase greatly year to year, whereas a fixed-term mortgage provides homeowners a more stable cost of housing. For example, from 2015 to 2021, the gross median rent in King County increased 33.8 percent from $1,354 to $ 1,811.[423] In King County, 41 percent of renter-occupied households are cost-burdened or severely cost-burdened compared to only 23 percent of owner-occupied households.[424] Homeowners also experience benefits that renters do not, including fixed housing payments, tax advantages, built-in "default" savings with mortgage amortization, and the potential to lower home maintenance costs through sweat equity.[425]

Over 40 percent of renter households in King County (41.6 percent) are cost burdened or severely cost burdened meaning they pay more than 30 percent or 50 percent of their income towards housing, respectively.[426] In addition, the housing vacancy rate for King County 5.5 percent, lower than the statewide rate of 6.5 percent and much lower than the countrywide rate of 10.5 percent.[427] A low vacancy rate is likely to result in a more competitive and expensive housing market, putting more economic pressure on low-income households leading some households to be evicted.

One eviction can lead to a series of long-term negative consequences for a household. Renters can be locked out of many housing options because many landlords, including some nonprofit landlords, do not rent to renters who have been previously evicted.[428] Research shows evicted households are more likely to accept substandard housing and move to poorer neighborhoods.[429] Evictions create multigenerational harm – research has found that experiencing an eviction is associated with at least one poor health outcome in children, such as low birth weight and worse cognitive development.[430]

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[422] Vasudha Kumar and Andrew Skelton, "Who Benefits from Tenant Protections?" *Changing Cities Research Lab* (March 15, 2022). [LINK]
[423] U.S. Census Bureau. (2022). Median Gross Rent by Bedroom Size, ACS 2015-2021.
[424] 2016-2020 CHAS
[425] Laurie S Goodman, Christopher Mayer, "Homeownership and the American Dream." Journal of Economic Perspectives (January 31, 2018). [LINK]
[426] U.S. Department of Housing and Urban Development. (2021). Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018.
[427] U.S. Census Bureau. (2020). Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020
[428] Greiner, D., James W., Pattanayak C., Hennessy J. (2013). The Limits of unbundled legal assistance: a randomized study in a Massachusetts district court and prospects for the future. Harvard Law Review, 126, 901-989.
[429] Desmond, M., & Shollenberger, T. (2015). Forced Displacement From Rental Housing: Prevalence and Neighborhood Consequences. *Demography*, *52*(5), 1751–1772. [LINK]
[430] Ramphal B, Keen R, Okuzuno SS, Ojogho D, Slopen N. Evictions and Infant and Child Health Outcomes: A Systematic Review. *JAMA Netw Open.* 2023;6(4) [LINK]

Evictions are a fair housing issue. Disparities in eviction rates exist among several protected classes. An analysis of evictions in Seattle found that BIPOC tenants were more likely to be evicted for smaller amounts of rent compared to white tenants.[431] BIPOC tenants (12.3 percent) were more likely to face evictions for $500 or less than white tenants (7.8 percent).[432] BIPOC tenants owing $500 or less were also more likely to vacate their unit than white tenants owing the same amount.[433] This analysis also found that of eviction filings against single-tenant household cases where a tenant owed $100 or less, 81 percent were women.[434] Research shows that the presence of children in a household is a risk factor for eviction.[435] A study in Milwaukee found that neighborhoods with a high percentage of children experience increased evictions and evictions filed against households with children are significantly more likely to result in an eviction than in cases filed against childless households.[436]

According to data from the King County Evictions Database, most evictions occur in Seattle, but on a per capita basis, evictions are concentrated in South King County. From January 2015 through October 2023, the incorporated jurisdictions with the highest rate of eviction filings per 1,000 jurisdiction renting households were Federal Way (207.5 eviction filings), Kent (194.3 eviction filings), Pacific (188.5 eviction filings), and Auburn (172.4 eviction filings). Eviction filings for other jurisdictions can be found in Appendix F. This data only represents unlawful detainer cases filed in King County Superior Court, which does not represent all legal or illegal eviction cases in the county.[437]

A. COVID-19 Pandemic Eviction Policies and Rental Assistance

During the pandemic, Washington State adopted a statewide eviction moratorium, froze rent increases, banned late fees, and required payment plans and mediation for back rent to prevent a wave of

[431] Cookson, T., Diddams, M., Maykovich, X., Witter, E. (September 2018). *Losing Home: The Human Cost of Eviction in Seattle*. Seattle Women's Commission and King County Bar Association's Housing Justice Project. [LINK]
[432] Cookson, T., Diddams, M., Maykovich, X., Witter, E. (September 2018). *Losing Home: The Human Cost of Eviction in Seattle.* Seattle Women's Commission and King County Bar Association's Housing Justice Project. [LINK]
[433] Cookson, T., Diddams, M., Maykovich, X., Witter, E. (September 2018). *Losing Home: The Human Cost of Eviction in Seattle.* Seattle Women's Commission and King County Bar Association's Housing Justice Project. [LINK]
[434] Cookson, T., Diddams, M., Maykovich, X., Witter, E. (September 2018). *Losing Home: The Human Cost of Eviction in Seattle.* Seattle Women's Commission and King County Bar Association's Housing Justice Project. [LINK]
[435] Matthew Desmond, Weihua An, Richelle Winkler, Thomas Ferriss, Evicting Children, *Social Forces*, Volume 92, Issue 1, September 2013, Pages 303–327 [LINK]
[436] Matthew Desmond, Weihua An, Richelle Winkler, Thomas Ferriss, Evicting Children, *Social Forces*, Volume 92, Issue 1, September 2013, Pages 303–327 [LINK]
[437] Washington allows pocket service, which in the context of evictions means that landlords may first serve the lawsuit on the tenant prior to filing with the court. Landlords only need to file the case with the court if they need a show-cause hearing – so if a tenant leaves once they receive the paperwork, no case will be filed in court, leaving no public record of the eviction. In addition, this data does not represent situations in which the landlord illegally evicts a tenant, such as changing the locks on the tenant without any court order.

evictions due to pandemic-caused job losses.[438,439,440,441,442,443,444,445] Several cities in King County also adopted emergency tenant protections in response to the pandemic.[446,447,448,449,450,451,452]

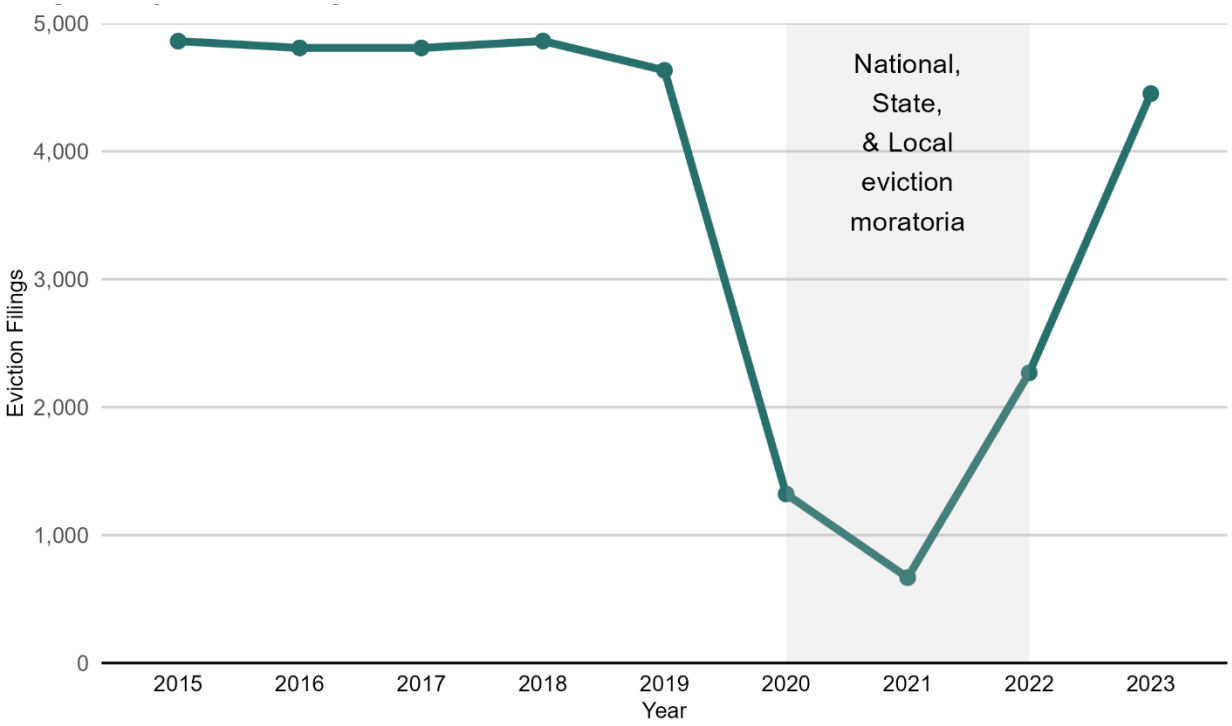
In 2020, King County launched the Eviction Prevention and Rental Assistance Program (EPRAP) with federal, state, and local funds to provide emergency rental assistance to help tenants impacted by COVID-19 stay housed. Over EPRAP'S three-year duration, EPRAP distributed approximately $390 million in rent assistance to more than 40,000 households. Evictions decreased significantly in this time period, as a result of eviction moratoriums, increased rental assistance, and the expansion of right to counsel for tenants facing evictions. In response to the end of federal EPRAP funding, King County launched Keep King County Housed (KKCH) in July 2023 to support low-income households behind in rent payments or facing eviction due to nonpayment of rent. As of October 31, 2024, KKCH served 1,657 households with an average of $7,239 in rental assistance.[453]

> *"Our community would have been lost with the support of rental assistance." – Hamdi Abdulle, African Community Housing and Development*

Figure 55 shows the number of King County eviction filings between 2015 and 2023. Between 2015 and 2019, an average of 4,794 evictions were filed in King County. In 2020, there were just over 1,300 evictions filed, representing a 73 percent decrease relative to the prior five-year average. Eviction filings continued to decrease in 2021, with just over 660 evictions filed that year.

[438] Washington State Proclamation by the Governor 20-19 (2020) [LINK]
[439] Washington State Proclamation by the Governor 20-19.1 (2020) [LINK]
[440] Washington State Proclamation by the Governor 20-19.2 (2020) [LINK]
[441] Washington State Proclamation by the Governor 20-19.3 (2020) [LINK]
[442] Washington State Proclamation by the Governor 20-19.4 (2020) [LINK]
[443] Revised Code of Washington 59.18.625 [LINK]
[444] Revised Code of Washington 59.18.630 [LINK]
[445] Revised Code of Washington 59.18.660 [LINK]
[446] City of Burien Ordinance 773 (2021) [LINK](Created local eviction moratorium, required specific language to be included on notices of back rent, and banned late fees)
[447] City of Burien Ordinance 789 (2022) [LINK](Extended eviction moratorium through the end of the Governor's State of Emergency Proclamation on October 31,2022)
[448] City of Kenmore Ordinance 21-0525 (2021) [LINK](Created eviction moratorium, banned late fees, prohibited landlords from engaging in collection activity against tenant unless the landlord certified they made good faith efforts to get rental assistance, and allows tenants to cite the pandemic as a defense to eviction)
[449] City of Kenmore Ordinance 21-0536 (2021) [LINK](Extended eviction moratorium through January 15, 2022)
[450] City of Seattle Emergency Order (2020) [LINK](Created eviction moratorium as well as banned late fees through end of Mayor's civil emergency period which ended on October 31, 2022)
[451] City of Seattle Ordinance 126368 (2020) [LINK](Allows tenants to cite the pandemic as a defense to eviction for nonpayment of rent through six months after the termination of Seattle's eviction moratorium)
[452] City of Seattle Executive Order 2022-03 (2022) [LINK](Final extension of eviction moratorium through February 29, 2022)
[453] King County. "Keep King County Housed." [LINK]

Figure 55: King County Eviction Filings, 2015 to 2023



Source: King County Eviction Database

B. Tenant Protections in King County Jurisdictions

In recent years, both Washington State and several King County jurisdictions passed legislation to adopt new and strengthen existing tenant protections. Since 2018, Washington State has adopted several tenant protections, such as but not limited to:

- landlords cannot refuse to rent to prospective tenants using alternative source of income, such as Social Security payments, a Housing Choice Voucher, or rental assistance;[454]
- landlords cannot evict for non-rent charges;[455]
- landlords must provide 14 days' notice to terminate tenancy for nonpayment of rent;[456]
- judges have more judicial discretion to order payment plans in lieu of eviction for nonpayment;[457]
- tenants have the statutory right to reinstate their tenancy if all incurred costs are paid off five days after a judgment or sooner;[458]
- landlords must provide at least 60 days' notice of a rent increase unless the tenant's rent is determined by their income, such as a tenant in public housing;[459]

[454] Washington State Legislature. RCW 59.18.255. [LINK]
[455] Washington State Legislature. RCW 59.18.283. [LINK]
[456] Washington State Legislature. RCW 59.18.057. [LINK]
[457] Washington State Legislature. RCW 59.18.410. [LINK]
[458] Washington State Legislature. RCW 59.18.410. [LINK]
[459] Washington State Legislature. RCW 59.18.140 [LINK]

- low-income tenants have the right to an attorney in eviction cases, subject to available funding;[460]
- landlords can only evict or refuse to renew a tenancy if they have a just cause as prescribed under the law;[461] and
- co-occupants of a tenant have the right to apply to remain in the unit after the tenant permanently vacates.[462]

Several King County cities have passed local tenant protections that strengthen the existing rights of tenants in their jurisdictions. Sixteen King County jurisdictions adopted over 40 tenant protection ordinances since 1979. Nine of these ordinances were passed between 1979 and 2012 and 36 ordinances were passed between 2016 and 2023.

Several cities have adopted tenant protections to increase access to housing such as limiting fees, requiring landlords to accept payment plans for move-in costs, and limiting a landlord's use of criminal background checks when screening prospective tenants. The most common tenant protections adopted by local jurisdictions in King County strive to increase the housing stability of existing tenants. Ten jurisdictions require a longer notice period for a rent increase than what is required in state law and eight jurisdictions have just-cause eviction protections that are stronger than state law requirements. See Appendix G for a detailed table describing tenant protections passed by King County jurisdictions from 1979 through 2023.

C. Limitations of Tenant Protections

While Washington State and local King County jurisdictions have adopted many tenant protections, these laws still are limited tools for furthering fair housing. King County tenants still face significant barriers towards accessing housing, and these barriers likely disproportionately impact certain demographics more than others.

The cost of rent is the largest barrier to accessing housing for most tenants. Washington State preempts all local jurisdictions from regulating rent.

There are very few laws that regulate the screening criteria landlords can consider when screening a tenant. Several cities prohibit a landlord from requiring a prospective tenant to provide a Social Security Number. This tenant protection is intended to ensure landlords do not discriminate against tenants based on their immigration status.

Seattle is the only city in King County that limits the use of criminal background checks for screening prospective tenants. A portion of Seattle's "Fair Chance Housing" ordinance, passed in 2017, sought to reduce barriers to housing by barring landlords from asking about criminal history in application processes and rejecting tenants based on their records.[463] Currently, Seattle landlords cannot categorically exclude, or take adverse action on, any individual with criminal history from rental housing,

[460] Washington State Legislature. RCW 59.18.640 [LINK]
[461] Washington State Legislature. RCW 59.18.650 [LINK]
[462] Washington State Legislature. RCW 59.18.650 [LINK]
[463] Seattle Ordinance 125393 [LINK]

except for those on the sex offender registry. [464] Federally subsidized properties have some exemptions. Using criminal background checks to exclude people from housing is a fair housing issue because people with stable housing are more likely to successfully reintegrate into society and are less likely to reoffend. [465]

Seattle's law was significantly weakened by a 2023 federal court decision ruling that the government cannot prevent landlords from asking about applicants' criminal histories when selecting tenants. [466] The federal judge ruled that Seattle's ordinance unconstitutionally violated free speech protections.

While Seattle's law intends to increase access to housing, landlords may still perform credit checks on prospective tenants. Research shows that people who were formerly incarcerated face drops in post-confinement income and defaults in payments to creditors, leading to drops in their credit scores. [467] A tenant would likely face difficulty proving a landlord denied the tenant housing based on their criminal background if the landlord could cite another screening factor such as a credit score.

Enforcement of tenant protections is another significant barrier towards furthering fair housingDespite tenant protections adopted by several Washington cities to increase access to housing, many organizational representatives interviewed reported that fair housing rights are difficult to enforce. Some tenants are unaware of how to report fair housing violations or choose to not report them for personal reasons. Many tenants do not know their rights and therefore don't know how to make a complaint. [468] These tenants include immigrants and refugees, who often refuse to complain out of mistrust of the government and fear of landlord retaliation. [469] Complaining comes with risks, and many tenants are desperately trying to hold on to their housing. [470] People refrain from filing complaints because claims take too long to process and therefore cannot impact their urgent housing needs. [471] Sometimes, evictions are already underway while fair housing complaints are in process, and tenants lack confidence in the system causing them to vacate their units prematurely. [472] Additionally, limited resources exist for enforcement of tenant protections, leading to difficulty in monitoring compliance with housing laws, investigate complaints, or hold violators accountable. [473] See Section IV. H "Tenant Protections and Challenges to Enforce Fair Housing Rights" for more information.

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[464] Seattle Municipal Code 14.09.025 [LINK]
[465] Vera Institute of Justice, "Piloting a Tool for Reentry: A Promising Approach to Engaging Family Members," 2011. [LINK]
[466] L.B. Gilbert, "Judge rules against Seattle ban on criminal background checks for renters." *My Northwest* (March 22, 2023). [LINK]
[467] Abhay P. Aneja, Carlos F. Avenancio-Leon, "No Credit For Time Served? Incarceration and Credit-Driven Crime Cycles." (February 2019). [LINK]
[468] Interview between King County staff and Eastside Legal Assistance, August 2023, Indian American Community Services, August 2023
[469] Interviews between King County staff and Transit Riders Union staff, July 2023, African Community Housing and Development Staff, July 2023, Eastside for All staff, July 2023, El Centro de la Raza staff, July 2023, Open Doors for Multicultural Families staff, August 2023, 4 Tomorrow staff, August 2023, and Africans on the Eastside staff, October 2023.
[470] Interview between King County staff and Eastside for All staff, July 2023.
[471] Interview between King County staff and Tenants Union of Washington State staff, July 2023.
[472] Interview between King County staff and Tenants Union of Washington State staff, July 2023.
[473] Kathryn A. Sabbeth, "(Under) Enforcement of Poor Tenants' Rights." *Georgetown Journal on Poverty Law and Policy* (2019). [LINK]

XII. Fair Housing Discrimination Testing

In 2022 King County contracted with the Fair Housing Center of Washington to analyze housing barriers. Fair housing testing is a best practice to understand the nature and extent of individual-level housing discrimination. In this context, the fair housing testing was not meant to be a statistically valid sample, however, it does illustrate that fair housing violations still occur. The Fair Housing Center of Washington completed 55 fair housing tests and 30 of those tested positive for a violation of fair housing laws. The violations observed were differential treatment based on a protected class status or discriminatory policies that placed additional barriers to housing due to a person's inclusion in a protected class The fair housing testers are matched as closely as possible in terms of qualifications, such as income, credit history, family status, and other relevant factors, but they differ in a characteristic that is protected by fair housing laws, such as race, color, national origin, religion, gender, disability, or familial status. Despite fair housing laws, discrimination in applications for rental housing persists. Laws banning housing discrimination are insufficient if housing providers do not comply.

FHCW conducted 31 differential treatment tests and 24 policy checks in jurisdictions across King County. The FHCW tested for the following protected classes:

- Race
- National Origin
- Disability
- Familial Status
- Source of Income

The FHCW found evidence of discrimination in 30 out of 55 total tests conducted.[474] These results are troubling and indicate that protected classes continue to face individual-level discrimination. See Appendix H for a copy of the Final Testing Report, which includes information on tests results by jurisdiction.

The FHCW observed violations of Fair Housing law in nine out of eleven policy checks testing for willingness to grant reasonable accommodations to persons with a disability. Evidence of discrimination based on source of income was found in two out of seven policy check tests. More than half of differential treatment tests found evidence of discrimination based on race or national origin. Violations were found in most differential tests based on disability (seven out of 10). The FHCW recommends more testing be conducted to gain a greater understanding of ongoing discrimination in the King County rental housing market.

[474] Twenty tests were negative. Five tests had inconclusive results.

XIII. 2025-2029 King County Fair Housing Goals

This AI Report identifies ten fair housing goals that will guide and inform meaningful actions to affirmatively further fair housing and increase housing choice over the next five-year planning period. These goals expand upon the previous fair housing goals set forth in 2019 AI Report by focusing on serving people who have a disability, emphasizing housing stability with assistance for tenants, and continuing the importance of anti-displacement strategies and actions.[475] Informed by community organizations, jurisdictional partners, and data analysis, these goals will help guide efforts to advance fair housing choice in the context of programs, policies, plans, and direct actions that seek to eliminate barriers to fair housing choice.

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.**

This goal addresses barriers identified through community input, including high rent burden, a limited awareness of renters' rights, discrimination, and insufficient access to tenant legal aid.[476] Rental assistance programs such as Keep King County Housed will continue to support very low-income households behind in rent payments or facing eviction due to nonpayment of rent.[477] King County should support fair housing testing to understand if and what types of fair housing violations occur, while also encouraging fair housing education for landlords and tenants to increase knowledge of responsibilities and rights.

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.**

Many individuals with disabilities have unique needs, such as accessible housing features and proximity to supportive services. This goal addresses an urgent need raised in the community participation process to increase resources that ensure people with disabilities have equal access to suitable housing options. King County can increase housing stability for people with disabilities by reducing barriers to siting permanent supportive and emergency housing, prioritizing investments in housing that serves people with disabilities, and increasing awareness of requirements to adequately respond to tenants requesting reasonable accommodations when renting.

[475] *2019 King County Analysis of Impediments to Fair Housing Choice* (King County, 2019). [LINK]
[476] See Section IV. Impediments to Fair Housing Choice for detailed community input.
[477] King County. "Keep King County Housed." [LINK]

3. Engage underrepresented communities on an ongoing basis to better understand barriers and increase access to opportunity.

Authentic engagement with underrepresented communities builds trust and transparency, leading to more equitable and well-informed policies and programs that increase access to opportunities. King County can work to repair harms to underrepresented communities, which include those most at risk of displacement and gentrification and those most impacted by housing cost burden, by amplifying their voices in funding priorities for affordable housing development. In 2025, King County will establish and invest in an interim advisory board composed of members from underrepresented communities. This board will largely inform capacity-building grants for community-based organizations pursuing equitable development opportunities.[478]

4. Plan for, promote, incentivize, and fund the development of more housing for people at 80 percent area median income and below and for those experiencing housing instability.

People at 80 percent of the area median income and below face the greatest housing challenges as they must spend a larger portion of their income on housing, leaving less available for other essentials like food, transportation, and healthcare.[479] Community input highlighted the limited affordable housing options available to low-income households, emphasizing the need for increased development to support this income level.[480] This goal will focus efforts on increasing the supply of income-restricted housing at or below 80 percent of the area median income, where the needs are the greatest. This goal also aligns with King County's housing need numbers which show that King County should plan for and accommodate 195,062 net new housing units at or below 80 percent of the area median income by 2044.[481]

5. Plan for, promote, and incentivize more housing choices with 3+ bedrooms.

Many multigenerational, immigrant, and LGBTQIA+ polyfamily households have high occupant numbers that require more space.[482] Expanding the availability of 3+ bedroom units will help families avoid overcrowding or splitting up to comply with occupancy requirements. This goal highlights the necessity to intentionally plan for and incentivize units with more bedrooms, as these are typically overlooked by the private market due to their higher construction costs and lower profit margins compared to smaller

[478] Motion 16673 [LINK]
[479] Andrew Aurand, "The National Need for Affordable Housing." *National Low Income Housing Coalition*. [LINK]
[480] See Section IV. Impediments to Fair Housing Choice for detailed community input.
[481] King County Countywide Planning Policies. [LINK]
[482] See Section IV. Impediments to Fair Housing Choice for detailed community input.

units.[483] King County will work to implement this goal through its inclusionary housing program that incentivizes developers to increase the supply of larger housing units.[484]

6. Support efforts to preserve and increase affordable housing in and for communities at high risk of displacement.

Displacement can increase the risk of homelessness and lead to long-term negative impacts on health, education, income, and cultural ties.[485] Organizations interviewed reported that many households experience displacement due to gentrification and rising housing costs.[486] King County will make progress on this goal by implementing recommendations from the Skyway-West Hill and North Highline Anti-Displacement Strategies Report, supporting the King County Equitable Development Initiative through the King County Housing Finance Program and through limited capacity-building grants, and implementing anti-displacement policies from the King County Comprehensive Plan. Other programs and policies that support affordable housing efforts for communities at risk of displacement include Communities of Opportunity, King County Housing Authority's (KCHA) small area fair market rent policies, and KCHA's Moving to Work program.[487]

7. Work with communities to guide investments in historically underserved communities.

Communities have firsthand knowledge of their own needs, challenges, and priorities. Local residents can identify ideas and opportunities to strengthen the impact of investments in historically underserved communities – communities that have faced systemic barriers such as discrimination, underinvestment, and limited access to resources. Among other things, the 2024 update to the King County Comprehensive Plan Policy H-109 states that King County shall prioritize funding in its affordable housing programs and projects that are community-driven.[488] Policy H-150 commits King County to engaging with underrepresented populations to advance community-driven development.[489] King County's Housing Finance Program prioritizes applicants that effectively engage with communities and equitable development projects with strong community involvement.[490]

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[483] Hannah Hoyt and Jenny Schuetz, "Making apartments affordable starts with understanding the costs of building them." *The Brookings Institution* (May 5, 2020). [LINK]
[484] King County Comprehensive Plan. Add link when adopted.
[485] University of Texas at Austin Uprooted Project. "Understanding Gentrification and Displacement." [LINK]
[486] See Section IV. Impediments to Fair Housing Choice for detailed community input.
[487] See Section VII. E Programs, Policies, and Investments to Address Segregation, Displacement, and Geographic Mobility for more information on these policies and programs.
[488] King County Comprehensive Plan. Add link when adopted.
[489] King County Comprehensive Plan. Add link when adopted.
[490] King County. "Housing Finance Program." [LINK]

8. Promote homeownership opportunities in low-income communities to reduce racial disparities in homeownership.

Racial disparities in homeownership largely exist due to historical exclusionary policies and practices that blocked BIPOC populations from the homebuying market.[491] BIPOC populations still face barriers to homeownership today – while approximately 62 percent of White households own a home, only 28 percent of Black households are homeowners in King County.[492] King County will implement strategies and policies in the Skyway-West Hill and North Highline Anti-Displacement Strategies Report and King County Comprehensive Plan to promote homeownership opportunities in low-income communities. King County will also engage with and support community groups and affordable homeownership organizations such as Habitat for Humanity, Homestead Community Land Trust, and Black Home Initiative.

9. Support efforts to ensure healthy, safe, and affordable housing is accessible to all communities.

Safe and healthy housing reduces exposure to harmful conditions, such as lead, mold, and inadequate heating, which can lead to chronic illnesses and other health issues.[493] All communities deserve to have access to a healthy home they feel safe in. Low-income and BIPOC communities have long faced limited access to amenities and greater exposure to environmental hazards – data shows that South King County, generally has more asthma emergencies per capita than other areas of the County, and this coincides with where higher rates of low-income BIPOC populations live.[494] This goal aligns with policies in the 2024 update to the King County Comprehensive Plan to increase tenant access to healthy, safe, and affordable housing, as well as King County's Strategic Climate Action Plan which includes strategies that support green, healthy, and affordable housing that foster resilient frontline communities.

10. Report annually on fair housing goals and progress.

King County shall regularly monitor progress to implement the fair housing goals in order to meaningfully advance fair housing choice. King County will report on fair housing goal progress annually through the Consolidated Annual Performance and Evaluation Report (CAPER) and update this AI Report every five years. King County will also annually report on housing data required through the King Countywide Planning Policy H-27, which includes new strategies implemented to expand housing choice

[491] *King County Countywide Planning Policies Housing Chapter Resources for Documenting the Local History of Racially Exclusive and Discriminatory Land Use and Housing Practices* (King County, January 2024). [LINK]
[492] 5-year American Community Survey 2018-2022
[493] Mehdipanah, R., Weinstein, L.C., "Bricks and mortar of well-being: exploring the housing-health connection." *BMC Public Health* (October 3, 2023). [LINK]
[494] King County. "Rapid Health Information NetwOrk (RHINO)." [LINK]

for BIPOC households, the share of households by housing tenure, the share of households with housing cost burden, tenant protection policies adopted, and more.[495]

These fair housing goals align with the CPPs' overarching goal to provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County while jurisdictions work to:

- preserve, improve, and expand their housing stock;
- promote fair and equitable access to housing for all people; and
- take actions that eliminate race-, place-, ability-, and income-based housing disparities.

The CPPs explicitly address fair housing in CPP H-22 excerpted below.

> ***CPP H-22*** *Implement, promote, and enforce fair housing policies and practices so that every person in the county has equitable access and opportunity to thrive in their communities of choice, regardless of their race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.*[496]

XIV. Conclusion

This AI Report recognizes and builds upon earlier strategic planning work that advances housing and equity principles and aligns with King County's True North, "Making King County a welcoming community where every person can thrive."[497] The ten fair housing goals align with and amplify recent planning work such as:

- King County Countywide Planning Policies;[498]
- King County Comprehensive Plan and Appendix B: Housing Needs Assessment;[499]
- King County Strategic Climate Action Plan;[500]
- King County Equitable Development Initiative Implantation Plan Phase 1 and 2;[501,502]
- Health Through Housing Initiative;[503]
- Skyway-West Hill and North Highline Anti-displacement Strategies Report; and[504]
- King County Regional Homelessness Authority 5 Year Plan.[505]

Almost 60 years after the adoption of the Fair Housing Act, housing discrimination still exists in King County. Qualitative interviews and fair housing testing, conducted during the production of this AI Report, demonstrates that discrimination occurs, especially for people who have a disability. Frequently,

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[495] King County Countywide Planning Policies. [LINK]
[496] King County Countywide Planning Policies. [LINK]
[497] King County. *True North and Values*. [LINK]
[498] King County Countywide Planning Policies. [LINK]
[499] King County Comprehensive Plan. Add link when adopted.
[500] King County. *2020 Strategic Climate Action Plan.* [LINK]
[501] King County Equitable Development Initiative Implementation Plan Phase 1. [LINK]
[502] King County Equitable Development Initiative Implementation Plan Phase 2. [LINK]
[503] King County Health Through Housing Initiative. [LINK]
[504] *Skyway-West Hill and North Highline Anti-displacement Strategies Report* (King County, 2022). [LINK]
[505] *King County Regional Homelessness Authority Five-Year Plan* (2023-2028). [LINK]

when tenants experience fair housing violations they don't make a complaint for fear of retaliation, a bad landlord reference, or a lack of confidence their grievances will be acted upon in a timely manner. Service providers report their clients struggle with housing cost burden and move further away from families and cultural communities in search of lower cost housing.

> *"Moving is hard and stressful. Oftentimes people have to take time off from their job to move, or they'll stay in housing that they can barely afford. People frequently accept huge rent increases even if that strains their finances." - Katie Wilson, Transit Riders Union Riders*

This AI Report analyzes access to fair housing choice, provides information on past and current efforts, and sets fair housing goals for future policies and investments. Through implementation of the fair housing goals, King County can reduce impediments to fair housing choice and increase housing stability for populations most impacted by housing inequities. Over the next five years, King County will continue to support rental assistance programs, reduce barriers to siting permanent supportive and emergency housing, engage underrepresented communities in funding priorities, support community-driven housing, and more. This AI Report will serve as a resource to guide and inform policy and funding decisions and aligns with the 2024 update to the King County Comprehensive Plan. Advancing work to affirmatively further fair housing is an important step toward ending discrimination and undoing historic patterns of segregation in King County.

XV. Appendices

A. King County Demographics by Jurisdiction

				Not Hispanic or Latin(a)(o)(x)							Hispanic or Latin(a)(o)(x)						
Jurisdiction	Population	Households	Average Household Size	Percent White	Percent Black	Percent American Indian Or Alaska Native	Percent Asian	Percent Native Hawaiian/ Pacific Islander	Percent Other Race Not Listed	Percent Multiple Races	Percent White	Percent Black	Percent American Indian Or Alaska Native	Percent Asian	Percent Native Hawaiian/ Pacific Islander	Percent Other Race Not Listed	Percent Multiple Races
King County	2,254,371	916,270	2.42	56%	6%	0%	19%	1%	1%	7%	3%	0%	0%	0%	0%	4%	3%
Algona	3,264	909	3.57	39%	8%	1%	15%	1%	0%	8%	9%	2%	2%	0%	0%	9%	6%
Ames Lake CDP*	1,108	473	2.34	88%	0%	0%	8%	0%	0%	4%	0%	0%	0%	0%	0%	0%	0%
Auburn	85,623	30,987	2.74	50%	7%	2%	11%	3%	0%	8%	6%	0%	0%	0%	0%	9%	4%
Baring CDP*	206	99	2.08	85%	0%	0%	5%	0%	0%	4%	5%	0%	0%	0%	0%	0%	0%
Beaux Arts Village	258	96	2.69	84%	0%	0%	7%	0%	0%	8%	0%	0%	0%	0%	0%	0%	1%
Bellevue	150,606	60,882	2.45	44%	3%	0%	39%	0%	1%	5%	3%	0%	0%	0%	0%	2%	3%
Black Diamond	5,314	2072	2.56	80%	1%	0%	7%	0%	1%	3%	1%	0%	0%	0%	0%	3%	6%
Bothell	47,917	18,427	2.56	65%	1%	0%	19%	0%	1%	6%	3%	0%	0%	0%	0%	3%	3%
Boulevard Park CDP*	4,411	1,658	2.64	47%	11%	0%	3%	1%	0%	3%	5%	0%	8%	0%	0%	13%	8%
Bryn Mawr-Skyway CDP*	18,032	6,631	2.7	30%	30%	0%	26%	0%	1%	7%	1%	0%	0%	0%	0%	3%	2%
Burien	51,505	19,903	2.56	49%	8%	0%	14%	0%	0%	6%	4%	0%	0%	0%	0%	13%	5%
Carnation	2,515	845	2.98	77%	1%	0%	4%	0%	0%	5%	5%	0%	0%	0%	0%	3%	6%
Clyde Hill	3,108	1,156	2.69	56%	0%	0%	33%	0%	0%	8%	1%	0%	0%	0%	0%	0%	1%
Cottage Lake CDP*	23,233	7,830	2.96	79%	1%	0%	9%	0%	0%	6%	1%	0%	0%	0%	0%	1%	3%
Covington	20,814	7,306	2.84	64%	6%	0%	12%	0%	1%	8%	3%	0%	0%	0%	0%	2%	4%
Des Moines	32,667	12,369	2.57	50%	10%	0%	12%	2%	0%	8%	3%	0%	0%	0%	0%	12%	3%
Duvall	8,128	2,584	3.14	73%	1%	0%	11%	0%	0%	3%	1%	0%	0%	0%	0%	5%	6%
East Renton Highlands CDP*	12,079	4,266	2.82	78%	1%	1%	5%	0%	0%	8%	2%	0%	0%	0%	0%	3%	2%
Enumclaw	12,630	5,260	2.37	78%	1%	0%	2%	0%	0%	8%	5%	0%	0%	0%	0%	3%	2%
Fairwood CDP* (King County)	18,612	6,970	2.66	56%	8%	0%	19%	1%	0%	9%	2%	0%	0%	0%	0%	2%	3%
Fall City CDP*	2,018	687	2.94	80%	0%	0%	3%	2%	0%	11%	0%	0%	0%	0%	0%	4%	0%

Source: 2018-2022 5-year American Community Survey

				Not Hispanic or Latin(a)(o)(x)							Hispanic or Latin(a)(o)(x)						
Jurisdiction	Population	Households	Average Household Size	Percent White	Percent Black	Percent American Indian Or Alaska Native	Percent Asian	Percent Native Hawaiian/ Pacific Islander	Percent Other Race Not Listed	Percent Multiple Races	Percent White	Percent Black	Percent American Indian Or Alaska Native	Percent Asian	Percent Native Hawaiian/ Pacific Islander	Percent Other Race Not Listed	Percent Multiple Races
Federal Way	99,614	36,354	2.71	38%	16%	1%	15%	2%	1%	9%	4%	0%	0%	0%	0%	9%	5%
Hobart CDP*	7,155	2,579	2.77	80%	2%	0%	4%	0%	1%	4%	3%	0%	0%	0%	0%	1%	5%
Hunts Point	323	136	2.38	75%	0%	0%	16%	0%	0%	5%	1%	0%	0%	0%	0%	1%	2%
Issaquah	39,400	16,415	2.38	58%	2%	0%	26%	0%	1%	7%	2%	0%	0%	0%	0%	2%	2%
Kenmore	23,611	9,220	2.54	68%	2%	0%	14%	0%	1%	7%	3%	0%	0%	0%	0%	2%	3%
Kent	135,169	45,699	2.91	38%	13%	0%	22%	3%	0%	7%	2%	0%	0%	0%	0%	10%	4%
Kirkland	92,015	37,546	2.41	67%	1%	0%	17%	0%	1%	6%	3%	0%	0%	0%	0%	2%	2%
Lake Forest Park	13,462	5,448	2.46	76%	5%	0%	8%	1%	1%	6%	1%	0%	0%	0%	0%	2%	0%
Lake Holm CDP*	3,653	1,434	2.54	79%	0%	2%	9%	0%	0%	8%	0%	0%	0%	0%	0%	0%	2%
Lakeland North CDP*	14,960	4,921	3.02	48%	10%	1%	18%	4%	0%	6%	5%	0%	0%	0%	0%	8%	1%
Lakeland South CDP*	12,606	4,433	2.84	61%	2%	0%	10%	2%	6%	7%	2%	0%	0%	0%	0%	1%	9%
Lake Marcel-Stillwater CDP*	1,396	493	2.83	86%	0%	1%	3%	0%	0%	2%	7%	0%	0%	0%	0%	0%	2%
Lake Morton-Berrydale CDP*	10,457	3,534	2.95	72%	2%	1%	8%	0%	1%	8%	4%	0%	0%	0%	0%	3%	2%
Maple Heights-Lake Desire CDP*	3,436	1,206	2.83	76%	2%	0%	9%	0%	0%	6%	6%	0%	0%	0%	0%	0%	1%
Maple Valley	27,889	9,193	3.03	73%	2%	0%	11%	0%	1%	7%	3%	0%	0%	0%	0%	1%	1%
Medina	2,923	1,027	2.85	61%	0%	0%	27%	0%	1%	10%	0%	0%	0%	0%	0%	0%	0%
Mercer Island	25,464	9,782	2.59	65%	1%	0%	22%	0%	0%	8%	1%	0%	0%	0%	0%	1%	1%
Milton	8,543	3,148	2.71	72%	1%	0%	7%	1%	1%	7%	5%	0%	1%	0%	0%	1%	3%
Mirrormont CDP*	4,102	1,514	2.71	81%	0%	0%	7%	0%	0%	5%	3%	0%	0%	0%	0%	0%	2%

Source: 2018-2022 5-year American Community Survey

				Not Hispanic or Latin(a)(o)(x)							Hispanic or Latin(a)(o)(x)						
Jurisdiction	Population	Households	Average Household Size	Percent White	Percent Black	Percent American Indian Or Alaska Native	Percent Asian	Percent Native Hawaiian/ Pacific Islander	Percent Other Race Not Listed	Percent Multiple Races	Percent White	Percent Black	Percent American Indian Or Alaska Native	Percent Asian	Percent Native Hawaiian/ Pacific Islander	Percent Other Race Not Listed	Percent Multiple Races
Newcastle	12,931	5,338	2.42	43%	2%	0%	37%	0%	3%	9%	3%	0%	0%	0%	0%	1%	2%
Normandy Park	6,697	2,568	2.6	80%	1%	0%	6%	0%	0%	8%	1%	0%	0%	0%	0%	3%	1%
North Bend	7,549	2,797	2.67	71%	0%	2%	6%	0%	0%	8%	2%	0%	0%	0%	0%	4%	6%
Pacific	7,097	2,446	2.89	50%	12%	0%	11%	7%	0%	8%	3%	0%	0%	0%	0%	6%	3%
Ravensdale CDP*	370	152	2.43	87%	0%	0%	4%	0%	0%	8%	0%	0%	0%	0%	0%	2%	0%
Redmond	73,728	30,190	2.43	47%	2%	0%	38%	0%	1%	4%	4%	0%	0%	0%	0%	2%	2%
Renton	105,355	40,681	2.57	41%	8%	0%	26%	1%	0%	8%	5%	0%	0%	0%	0%	5%	4%
Riverbend CDP*	2,041	717	2.85	86%	0%	2%	2%	0%	3%	2%	1%	0%	4%	0%	0%	0%	1%
Sammamish	66,586	22,258	2.99	53%	1%	0%	36%	0%	0%	5%	2%	0%	0%	0%	0%	0%	1%
SeaTac	30,927	11,414	2.63	30%	24%	1%	16%	3%	0%	5%	4%	0%	0%	0%	0%	14%	2%
Seattle	734,603	345,246	2.05	61%	7%	0%	17%	0%	1%	7%	2%	0%	0%	0%	0%	2%	3%
Shadow Lake CDP*	2,115	800	2.64	79%	1%	0%	5%	6%	0%	3%	0%	0%	0%	0%	0%	5%	1%
Shoreline	58,673	22,706	2.5	63%	6%	0%	16%	0%	1%	6%	2%	0%	0%	0%	0%	2%	3%
Skykomish	116	58	1.76	92%	6%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%
Snoqualmie	13,762	4,539	3.03	78%	1%	0%	10%	0%	0%	6%	3%	0%	0%	0%	0%	0%	1%
Tukwila	21,569	8,098	2.64	29%	17%	1%	24%	3%	1%	3%	3%	0%	1%	0%	0%	14%	4%
Union Hill-Novelty Hill CDP*	23,173	8,483	2.73	63%	0%	0%	26%	0%	1%	5%	1%	0%	0%	0%	0%	1%	2%
Vashon CDP*	10,939	4,661	2.33	87%	0%	0%	1%	1%	0%	5%	1%	0%	0%	0%	0%	0%	4%
White Center CDP*	15,479	5,850	2.64	39%	11%	1%	21%	0%	1%	4%	5%	0%	1%	0%	0%	14%	4%
Wilderness Rim CDP*	1,872	686	2.73	92%	0%	0%	1%	1%	0%	1%	2%	0%	0%	0%	0%	0%	3%
Woodinville	13,301	5,550	2.39	68%	1%	0%	17%	0%	0%	4%	7%	0%	0%	0%	0%	1%	1%
Yarrow Point	1,280	433	2.96	61%	0%	0%	27%	1%	1%	9%	1%	0%	0%	0%	0%	0%	0%

Source: 2018-2022 5-year American Community Survey

*Census Designated Places (CDPs) are a statistical geography representing closely settled, unincorporated communities that are locally recognized and identified by name. Some sections of unincorporated King County are not densely populated enough to be defined as CDPs, and thus are not included in the jurisdictional data tables as the Census does not report jurisdiction level data for those geographies.

B. Median Household Income by Race and Hispanic or Latin(a)(o)(x) Ethnicity by Jurisdiction

Jurisdiction	All Races/Ethnicities	White	Black	American Indian/Alaska Native	Asian	Native Hawaiian/Pacific Islander	Other Race Not Listed	Multiple Races	White Not Hispanic Or Latin(a)(o)(x)	Hispanic Or Latin(a)(o)(x)
King County	$116,340	$120,732	$63,220	$57,738	$140,765	$80,000	$74,373	$100,938	$122,103	$83,895
Algona	$81,474	$82,476	$115,536	NA	$76,758	NA	$71,441	$90,313	$84,464	$72,051
Ames Lake CDP*	$143,523	$157,963	NA	NA	$227,708	NA	NA	NA	$157,963	NA
Auburn	$87,406	$89,406	$73,777	$54,327	$117,034	$90,868	$67,692	$78,206	$88,135	$82,793
Baring CDP*	$74,886	$74,722	NA	NA	NA	NA	NA	NA	$77,500	NA
Beaux Arts Village	$250,001	$250,001	NA	NA	$250,001	NA	NA	NA	$250,001	NA
Bellevue	$149,551	$140,547	$83,309	$112,639	$173,667	$207,634	$92,196	$118,889	$142,579	$90,897
Black Diamond	$134,076	$134,321	NA	NA	$141,442	NA	NA	NA	$133,886	$180,938
Bothell	$127,944	$123,985	$152,708	NA	$196,250	NA	$86,555	$138,359	$123,750	$96,000
Boulevard Park CDP*	$71,167	$75,956	NA	NA	NA	NA	$70,896	$64,003	$73,861	$70,629
Bryn Mawr-Skyway CDP*	$87,298	$91,571	$69,926	NA	$115,450	NA	NA	$99,453	$90,929	$82,734
Burien	$84,583	$96,063	$71,949	$51,897	$80,221	NA	$66,761	$68,553	$96,735	$71,750
Carnation	$134,850	$133,450	NA	NA	$250,001	NA	NA	NA	$134,300	$117,778
Clyde Hill	$250,001	$250,001	NA	NA	$250,001	NA	NA	$53,946	$250,001	NA
Cottage Lake CDP*	$186,402	$182,000	NA	NA	$241,007	NA	$250,001	$144,137	$185,568	$136,865
Covington	$123,065	$125,434	$117,379	NA	$123,313	NA	NA	$100,197	$125,355	$157,978
Des Moines	$81,362	$85,721	$48,936	$198,654	$139,412	$40,300	$64,453	$80,604	$85,539	$70,179
Duvall	$168,663	$170,391	NA	NA	$193,702	NA	NA	$168,309	$171,133	$157,266
East Renton Highlands CDP*	$132,554	$130,714	NA	NA	$85,529	NA	NA	$250,001	$130,635	$154,554
Enumclaw	$110,789	$108,896	NA	NA	NA	NA	$110,265	$127,967	$109,628	NA
Fairwood CDP* (King County)	$117,895	$122,953	$89,358	NA	$116,010	NA	$154,417	$96,466	$123,986	$97,220
Fall City CDP*	$122,716	$137,750	NA	NA	NA	NA	NA	$106,923	$137,750	NA
Federal Way	$80,360	$87,037	$68,087	$98,523	$78,070	$69,044	$71,917	$88,557	$88,099	$75,441
Hobart CDP*	$143,125	$141,667	NA	NA	NA	NA	$116,538	$250,001	$139,063	$201,250
Hunts Point	$250,001	$250,001	NA	NA	NA	NA	NA	NA	$250,001	NA
Issaquah	$143,006	$127,163	$99,215	$68,333	$204,907	NA	$122,071	NA	$127,247	$99,700
Kenmore	$132,191	$125,720	NA	NA	$183,375	NA	$152,955	$147,668	$129,698	$104,875
Kent	$86,966	$89,715	$62,788	$107,665	$105,449	$99,485	$66,047	$97,985	$90,564	$70,066
Kirkland	$135,608	$134,311	$104,679	NA	$169,385	NA	$106,426	$132,391	$135,205	$112,340
Lake Forest Park	$152,010	$154,917	$101,419	NA	$198,193	NA	$56,972	$231,111	$155,410	$57,097
Lake Holm CDP*	$119,568	$118,704	NA	NA	$202,287	NA	NA	NA	$118,704	NA
Lakeland North CDP*	$101,969	$100,719	$131,438	NA	$98,239	NA	NA	$140,099	$101,000	$83,393

Source: 2018-2022 5-year American Community Survey

Jurisdiction	All Races/Ethnicities	White	Black	American Indian/Alaska Native	Asian	Native Hawaiian/Pacific Islander	Other Race Not Listed	Multiple Races	White Not Hispanic Or Latin(a)(o)(x)	Hispanic Or Latin(a)(o)(x)
Lakeland South CDP*	$100,938	$103,500	$28,521	$147,188	$121,632	NA	$125,677	NA	$102,967	$113,365
Lake Marcel-Stillwater CDP*	$142,396	$152,031	NA	NA	NA	NA	NA	NA	$152,031	NA
Lake Morton-Berrydale CDP*	$121,272	$121,448	$122,045	NA	$146,693	NA	NA	NA	$125,590	$93,119
Maple Heights-Lake Desire CDP*	$124,400	$123,450	NA	NA	NA	NA	NA	NA	$120,000	$177,125
Maple Valley	$137,595	$139,073	NA	NA	$149,688	NA	$87,000	$115,368	$139,242	$133,264
Medina	$244,740	$250,001	NA	NA	$250,001	NA	NA	$174,044	$250,001	NA
Mercer Island	$190,985	$192,273	$111,250	NA	$198,194	NA	NA	$232,604	$195,212	NA
Milton	$90,372	$94,804	$88,378	$141,250	$68,210	NA	NA	$74,844	$93,893	$104,000
Mirrormont CDP*	$164,000	$160,395	NA	NA	$142,361	NA	NA	$250,001	$162,500	NA
Newcastle	$151,007	$133,679	NA	NA	$180,000	NA	$250,001	$244,265	$136,033	$98,875
Normandy Park	$122,467	$122,394	NA	NA	NA	NA	NA	$250,001	$124,688	NA
North Bend	$171,078	$170,216	NA	NA	$220,583	NA	NA	$250,001	$170,043	$250,001
Pacific	$98,148	$76,912	$157,719	NA	$128,824	NA	$77,727	NA	$77,436	$61,310
Ravensdale CDP*	$138,879	$138,621	NA	NA	NA	NA	NA	NA	$138,621	NA
Redmond	$155,287	$133,296	$143,125	NA	$190,088	NA	$109,107	$143,516	$133,379	$132,705
Renton	$92,292	$93,771	$70,425	NA	$113,665	$77,792	$82,262	$80,313	$95,902	$78,813
Riverbend CDP*	$145,764	$147,083	NA	NA	NA	NA	NA	NA	$145,625	NA
Sammamish	$215,047	$193,862	$168,434	NA	$250,001	$154,712	$196,250	$138,995	$193,757	$218,444
SeaTac	$79,433	$93,841	$56,327	NA	$95,341	$81,750	$76,402	$68,674	$92,825	$77,893
Seattle	$116,068	$124,497	$51,328	$47,393	$125,160	$71,458	$67,144	$96,865	$125,889	$83,438
Shadow Lake CDP*	$104,286	$103,643	NA	NA	NA	NA	NA	NA	$103,643	NA
Shoreline	$106,184	$114,335	$57,875	NA	$105,469	NA	$95,431	$72,583	$114,293	$93,269
Skykomish	$51,875	$51,875	NA	NA	NA	NA	NA	NA	$51,875	NA
Snoqualmie	$186,353	$173,347	NA	NA	$250,001	NA	NA	$235,250	$174,476	$104,321
Tukwila	$76,331	$79,224	$62,435	NA	$81,409	$77,750	$70,422	$113,889	$80,455	$72,122
Union Hill-Novelty Hill CDP*	$174,260	$152,500	NA	NA	$250,001	NA	$250,001	$171,999	$151,815	$171,573
Vashon CDP*	$103,222	$104,225	NA	NA	NA	NA	NA	NA	$103,803	NA
White Center CDP*	$79,432	$92,941	NA	NA	$58,125	NA	$78,203	$106,667	$98,996	$67,143
Wilderness Rim CDP*	$110,000	$103,967	NA	NA	NA	NA	NA	NA	$103,967	NA
Woodinville	$142,500	$137,681	$98,792	NA	$181,641	NA	$63,516	$166,786	$139,457	$63,378
Yarrow Point	$250,001	$250,001	NA	NA	$250,001	NA	NA	NA	$250,001	NA

Source: 2018-2022 5-year American Community Survey

*Census Designated Places (CDPs) are a statistical geography representing closely settled, unincorporated communities that are locally recognized and identified by name. Some sections of unincorporated King County are not densely populated enough to be defined as CDPs, and thus are not included in the jurisdictional data tables as the Census does not report jurisdiction level data for those geographies.

C. Homeownership Rates by Race and Hispanic or Latin(a)(o)(x) Ethnicity by Jurisdiction

Jurisdiction	All Races/Ethnicities Households	White Households	Black Households	American Indian/Alaska Native Households	Asian Households	Native Hawaiian/Pacific Islander Households	Other Race Not Listed Households	Multiple Races Households	White Not Hispanic Or Latin(a)(o)(x) Households	Hispanic Or Latin(a)(o)(x) Households
King County	56%	61%	28%	38%	58%	24%	32%	44%	62%	35%
Algona	78%	70%	69%	100%	92%	100%	83%	89%	78%	68%
Ames Lake CDP*	98%	97%	NA	NA	100%	NA	NA	100%	97%	NA
Auburn	61%	65%	37%	38%	75%	22%	38%	57%	66%	48%
Baring CDP*	89%	88%	NA	NA	NA	NA	NA	100%	88%	100%
Beaux Arts Village	93%	92%	NA	NA	100%	NA	NA	100%	92%	100%
Bellevue	52%	58%	21%	33%	50%	33%	22%	29%	59%	26%
Black Diamond	86%	89%	NA	NA	100%	NA	37%	70%	89%	53%
Bothell	64%	64%	27%	0%	79%	NA	22%	56%	65%	25%
Boulevard Park CDP*	50%	55%	49%	0%	100%	0%	53%	16%	58%	28%
Bryn Mawr-Skyway CDP*	60%	74%	37%	100%	84%	NA	12%	40%	73%	45%
Burien	57%	69%	30%	11%	57%	40%	19%	34%	71%	24%
Carnation	86%	89%	100%	100%	100%	NA	20%	66%	90%	42%
Clyde Hill	93%	89%	NA	100%	98%	NA	100%	100%	89%	100%
Cottage Lake CDP*	92%	93%	100%	NA	94%	100%	69%	79%	93%	71%
Covington	81%	81%	71%	100%	95%	100%	71%	74%	82%	80%
Des Moines	59%	70%	25%	75%	93%	8%	29%	34%	71%	32%
Duvall	91%	92%	NA	NA	77%	NA	100%	100%	91%	100%
East Renton Highlands CDP*	88%	90%	100%	0%	91%	NA	28%	93%	89%	66%
Enumclaw	73%	73%	100%	40%	100%	100%	63%	70%	75%	56%
Fairwood CDP* (King County)	75%	81%	39%	NA	71%	100%	64%	57%	82%	50%
Fall City CDP*	79%	76%	NA	NA	100%	100%	NA	100%	76%	100%
Federal Way	55%	66%	30%	40%	64%	36%	35%	45%	67%	42%
Hobart CDP*	91%	91%	100%	NA	100%	NA	70%	100%	91%	84%
Hunts Point	90%	88%	NA	NA	100%	NA	NA	100%	88%	NA
Issaquah	58%	55%	0%	0%	71%	0%	42%	68%	55%	36%
Kenmore	69%	70%	31%	NA	81%	NA	54%	48%	70%	46%
Kent	56%	61%	32%	40%	76%	14%	25%	46%	62%	34%
Kirkland	62%	63%	31%	41%	66%	100%	36%	57%	63%	41%
Lake Forest Park	80%	85%	42%	28%	81%	48%	12%	79%	85%	18%
Lake Holm CDP*	91%	91%	NA	100%	100%	NA	NA	100%	91%	NA

Source: 2018-2022 5-year American Community Survey

Jurisdiction	All Races/Ethnicities Households	White Households	Black Households	American Indian/Alaska Native Households	Asian Households	Native Hawaiian/Pacific Islander Households	Other Race Not Listed Households	Multiple Races Households	White Not Hispanic Or Latin(a)(o)(x) Households	Hispanic Or Latin(a)(o)(x) Households
Lakeland North CDP*	75%	77%	76%	100%	74%	17%	60%	100%	78%	62%
Lakeland South CDP*	80%	84%	23%	100%	77%	100%	100%	63%	86%	66%
Lake Marcel-Stillwater CDP*	89%	89%	NA	NA	NA	NA	NA	100%	89%	100%
Lake Morton-Berrydale CDP*	89%	89%	100%	33%	100%	NA	73%	89%	92%	61%
Maple Heights-Lake Desire CDP*	90%	89%	100%	NA	100%	NA	NA	100%	88%	100%
Maple Valley	85%	84%	43%	100%	94%	100%	100%	90%	84%	87%
Medina	82%	86%	NA	NA	85%	NA	NA	22%	86%	100%
Mercer Island	68%	69%	57%	100%	67%	NA	86%	56%	68%	74%
Milton	57%	62%	0%	100%	75%	40%	21%	15%	63%	47%
Mirrormont CDP*	94%	94%	NA	NA	100%	NA	100%	100%	96%	61%
Newcastle	65%	64%	10%	NA	69%	NA	94%	65%	65%	37%
Normandy Park	80%	82%	11%	NA	100%	NA	24%	67%	83%	8%
North Bend	73%	75%	NA	100%	94%	NA	0%	53%	75%	37%
Pacific	51%	56%	94%	100%	45%	2%	0%	51%	58%	5%
Ravensdale CDP*	72%	71%	NA	NA	NA	NA	100%	NA	71%	100%
Redmond	47%	49%	27%	100%	46%	0%	29%	34%	51%	22%
Renton	54%	56%	27%	22%	71%	26%	30%	32%	59%	30%
Riverbend CDP*	92%	92%	NA	100%	NA	NA	100%	NA	92%	100%
Sammamish	84%	83%	58%	100%	92%	93%	53%	52%	84%	73%
SeaTac	47%	69%	15%	92%	67%	8%	28%	33%	69%	36%
Seattle	44%	49%	21%	23%	42%	10%	26%	36%	50%	27%
Shadow Lake CDP*	90%	92%	NA	NA	100%	NA	100%	50%	92%	85%
Shoreline	67%	70%	36%	66%	75%	19%	20%	50%	70%	30%
Skykomish	83%	83%	NA	NA	NA	NA	NA	NA	83%	NA
Snoqualmie	85%	85%	100%	NA	100%	NA	35%	35%	86%	60%
Tukwila	42%	44%	43%	55%	46%	7%	29%	57%	47%	30%
Union Hill-Novelty Hill CDP	84%	82%	100%	NA	88%	NA	100%	96%	83%	91%
Vashon CDP*	81%	82%	NA	47%	79%	100%	100%	70%	82%	70%
White Center CDP*	55%	69%	31%	8%	42%	57%	18%	68%	72%	26%
Wilderness Rim CDP*	93%	92%	NA	NA	NA	NA	NA	100%	92%	100%

Source: 2018-2022 5-year American Community Survey

Jurisdiction	All Races/Ethnicities Households	White Households	Black Households	American Indian/Alaska Native Households	Asian Households	Native Hawaiian/Pacific Islander Households	Other Race Not Listed Households	Multiple Races Households	White Not Hispanic Or Latin(a)(o)(x) Households	Hispanic Or Latin(a)(o)(x) Households
Woodinville	62%	61%	62%	100%	71%	NA	0%	85%	63%	22%
Yarrow Point	92%	89%	NA	NA	100%	NA	100%	100%	89%	100%

Source: 2018-2022 5-year American Community Survey

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D. Cost Burden and Area Median Income Levels by Jurisdiction

Jurisdiction	Cost Burdened (Spending More Than 30% of Household Income on Housing Costs)	Severely Cost Burdened (Spending More than 50% of Household Income on Housing Costs)	Percent of Households at 0-30% AMI	Percent of Households at 31-50% AMI	Percent of Households at 51-80% AMI	Percent of Households at 81-100% AMI	Percent of Households at 100+% AMI
King County	31%	14%	14%	11%	11%	10%	54%
Algona	29%	9%	11%	19%	16%	18%	36%
Ames Lake CDP*	29%	12%	11%	9%	5%	4%	71%
Auburn	35%	15%	19%	17%	16%	13%	35%
Baring CDP*	53%	24%	15%	41%	17%	10%	17%
Beaux Arts Village	36%	11%	6%	7%	9%	6%	73%
Bellevue	27%	12%	10%	7%	8%	8%	65%
Black Diamond	22%	7%	14%	8%	6%	15%	57%
Bothell	30%	12%	11%	12%	12%	12%	54%
Boulevard Park CDP*	45%	24%	17%	29%	11%	7%	36%
Bryn Mawr-Skyway CDP*	40%	16%	22%	16%	12%	11%	40%
Burien	37%	16%	19%	17%	16%	11%	37%
Carnation	29%	8%	12%	14%	9%	8%	57%
Clyde Hill	26%	12%	5%	6%	3%	5%	80%
Cottage Lake CDP*	24%	9%	4%	6%	6%	5%	79%
Covington	21%	8%	8%	10%	11%	14%	57%
Des Moines	35%	14%	14%	18%	19%	11%	37%
Duvall	13%	6%	4%	5%	5%	9%	77%
East Renton Highlands CDP*	26%	11%	10%	14%	10%	10%	56%
Enumclaw	31%	17%	23%	16%	15%	11%	35%
Fairwood CDP*	30%	11%	9%	12%	13%	12%	54%

Source: 2018-2022 5-year American Community Survey

Jurisdiction	Cost Burdened (Spending More Than 30% of Household Income on Housing Costs)	Severely Cost Burdened (Spending More than 50% of Household Income on Housing Costs)	Percent of Households at 0-30% AMI	Percent of Households at 31-50% AMI	Percent of Households at 51-80% AMI	Percent of Households at 81-100% AMI	Percent of Households at 100+% AMI
Fall City CDP*	32%	10%	11%	11%	14%	13%	51%
Federal Way	38%	17%	19%	17%	17%	12%	35%
Hobart CDP*	28%	11%	9%	10%	10%	11%	60%
Hunts Point	25%	11%	9%	5%	2%	5%	79%
Issaquah	31%	14%	11%	9%	7%	8%	64%
Kenmore	25%	10%	9%	10%	11%	10%	60%
Kent	37%	15%	18%	17%	14%	12%	40%
Kirkland	27%	12%	10%	8%	9%	9%	64%
Lake Forest Park	23%	9%	6%	7%	9%	9%	69%
Lake Holm CDP*	17%	7%	0%	10%	9%	11%	71%
Lake Marcel-Stillwater CDP*	15%	3%	3%	6%	2%	19%	71%
Lake Morton-Berrydale CDP*	24%	10%	6%	14%	10%	11%	59%
Lakeland North CDP*	24%	8%	9%	10%	16%	15%	50%
Lakeland South CDP*	31%	10%	11%	16%	15%	13%	44%
Maple Heights-Lake Desire CDP*	22%	7%	10%	6%	10%	12%	62%
Maple Valley	26%	9%	7%	7%	10%	12%	63%
Medina	28%	15%	8%	6%	4%	4%	78%
Mercer Island	28%	14%	10%	6%	7%	6%	72%
Milton	44%	29%	24%	17%	9%	10%	39%
Mirrormont CDP*	21%	7%	7%	7%	3%	12%	70%

Source: 2018-2022 5-year American Community Survey

Jurisdiction	Cost Burdened (Spending More Than 30% of Household Income on Housing Costs)	Severely Cost Burdened (Spending More than 50% of Household Income on Housing Costs)	Percent of Households at 0-30% AMI	Percent of Households at 31-50% AMI	Percent of Households at 51-80% AMI	Percent of Households at 81-100% AMI	Percent of Households at 100+% AMI
Newcastle	27%	12%	7%	8%	9%	6%	70%
Normandy Park	33%	14%	13%	11%	12%	14%	49%
North Bend	25%	14%	17%	7%	5%	6%	65%
Pacific	43%	7%	13%	32%	19%	16%	21%
Ravensdale CDP*	42%	26%	27%	4%	11%	11%	47%
Redmond	22%	11%	9%	7%	7%	7%	70%
Renton	35%	15%	15%	14%	15%	12%	44%
Riverbend CDP*	32%	15%	5%	12%	5%	24%	54%
Sammamish	19%	8%	4%	4%	5%	5%	83%
SeaTac	38%	15%	18%	20%	18%	13%	30%
Seattle	32%	15%	15%	11%	10%	9%	54%
Shadow Lake CDP*	27%	12%	9%	9%	14%	9%	60%
Shoreline	34%	15%	15%	12%	12%	11%	51%
Skykomish	41%	19%	26%	17%	11%	6%	40%
Snoqualmie	23%	4%	2%	4%	8%	11%	75%
Tanner CDP*	27%	14%	9%	6%	3%	11%	71%
Tukwila	41%	19%	23%	19%	16%	12%	30%
Union Hill-Novelty Hill CDP*	25%	10%	6%	6%	7%	7%	73%
Vashon CDP*	28%	12%	16%	18%	11%	8%	47%
White Center CDP*	37%	16%	26%	17%	12%	9%	36%
Wilderness Rim CDP*	22%	8%	8%	0%	12%	14%	66%
Woodinville	33%	15%	10%	10%	9%	12%	59%
Yarrow Point	27%	14%	6%	1%	8%	6%	80%

Source: 2018-2022 5-year American Community Survey

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E. Income-restricted Units by Jurisdiction, as of 2021

Jurisdiction	0-30% AMI Income-restricted Units	31-50% AMI Income-restricted Units	51-80% AMI Income-restricted Units	81+% AMI Income-restricted Units
Algona	3	0	0	0
Auburn	196	525	1,911	0
Bellevue	348	490	2,792	0
Black Diamond	0	0	16	0
Bothell	51	102	145	0
Burien	167	326	987	0
Covington	4	37	314	0
Des Moines	23	98	747	0
Duvall	8	0	0	0
Enumclaw	45	45	35	0
Federal Way	180	607	2,560	0
Issaquah	108	272	274	15
Kenmore	32	141	77	0
Kent	335	1,098	1,787	0
Kirkland	381	431	769	5
Lake Forest Park	5	0	53	0
Maple Valley	0	68	72	0
Mercer Island	30	59	13	0
Multiple Cities (Scattered Site Units)	0	26	8	0
Newcastle	3	24	21	0
North Bend	7	6	7	0
Pacific	20	35	5	0
Redmond	242	341	1,378	0
Renton	170	610	1,700	0
Sammamish	24	16	72	0
SeaTac	71	449	891	0
Seattle	13,411	6,142	14,087	823
Shoreline	181	88	1,565	0
Snoqualmie	0	0	406	0
Tukwila	37	177	478	0
Unincorporated King County	337	643	2,499	0
Woodinville	70	51	33	0
Total	16,489	12,907	35,702	843

Source: King County Income-restricted Housing Database.

F. King County Eviction Filings and Outcomes by Jurisdiction – November 1, 2022 to October 31, 2023

Jurisdiction	Eviction Filings	Filing Outcome: Likely Not Evicted	Filing Outcome: Unclear Outcome/Case In Progress	Filing Outcome: Evicted or Likely Evicted	Renter Households	Eviction Filings - Per 1000 Renters	Filing Outcome: Likely Not Evicted - Per 1000 Renters	Filing Outcome: Unclear Outcome/Case In Progress - Per 1000 Renters	Filing Outcome: Evicted or Likely Evicted - Per 1000 Renters
King County	3,622	464	2,005	1,153	401,313	9	1.2	5	2.9
Algona	1	0	0	1	198	5.1	0	0	5.1
Ames Lake CDP*	1	0	1	0	11	90.9	0	90.9	0
Auburn	140	33	19	88	12,227	11.5	2.7	1.6	7.2
Baring CDP*									
Bellevue	67	17	8	42	29,430	2.3	0.6	0.3	1.4
Black Diamond	4	1	0	3	282	14.2	3.5	0	10.6
Bothell	11	0	2	9	6,636	1.7	0	0.3	1.4
Boulevard Park CDP*	3	0	1	2	833	3.6	0	1.2	2.4
Bryn Mawr-Skyway CDP*	25	4	4	17	2,629	9.5	1.5	1.5	6.5
Burien	68	15	14	39	8,623	7.9	1.7	1.6	4.5
Carnation	1	1	0	0	119	8.4	8.4	0	0
Cottage Lake CDP*	2	1	1	0	642	3.1	1.6	1.6	0
Covington	17	1	4	12	1,374	12.4	0.7	2.9	8.7
Des Moines	45	12	6	27	5,026	9	2.4	1.2	5.4
East Renton Highlands CDP*	1	1	0	0	504	2	2	0	0
Enumclaw	5	0	2	3	1,400	3.6	0	1.4	2.1
Fairwood CDP*	22	4	1	17	1,775	12.4	2.3	0.6	9.6
Fall City CDP*	1	1	0	0	141	7.1	7.1	0	0
Federal Way	174	49	25	100	16,216	10.7	3	1.5	6.2
Hobart CDP*	2	1	0	1	226	8.8	4.4	0	4.4

Source: King County Evictions Database.

Jurisdiction	Eviction Filings	Filing Outcome: Likely Not Evicted	Filing Outcome: Unclear Outcome/Case In Progress	Filing Outcome: Evicted or Likely Evicted	Renter Households	Eviction Filings - Per 1000 Renters	Filing Outcome: Likely Not Evicted - Per 1000 Renters	Filing Outcome: Unclear Outcome/Case In Progress - Per 1000 Renters	Filing Outcome: Evicted or Likely Evicted - Per 1000 Renters
Issaquah	15	2	3	10	6,923	2.2	0.3	0.4	1.4
Kenmore	3	1	1	1	2,885	1	0.3	0.3	0.3
Kent	227	58	35	134	20,185	11.2	2.9	1.7	6.6
Kirkland	56	17	9	30	14,226	3.9	1.2	0.6	2.1
Lake Forest Park	1	0	0	1	1,105	0.9	0	0	0.9
Lake Morton-Berrydale CDP*	8	2	2	4	375	21.3	5.3	5.3	10.7
Lakeland North CDP*	7	0	0	7	1,223	5.7	0	0	5.7
Lakeland South CDP*	9	3	3	3	884	10.2	3.4	3.4	3.4
Maple Heights-Lake Desire CDP*	1	0	0	1	118	8.5	0	0	8.5
Maple Valley	5	1	1	3	1,379	3.6	0.7	0.7	2.2
Medina	2	0	2	0	187	10.7	0	10.7	0
Mercer Island	1	0	0	1	3,133	0.3	0	0	0.3
Newcastle	12	4	1	7	1,863	6.4	2.1	0.5	3.8
Normandy Park	1	0	0	1	509	2	0	0	2
North Bend	1	1	0	0	752	1.3	1.3	0	0
Pacific	19	6	2	11	1,194	15.9	5	1.7	9.2
Redmond	20	4	4	12	16,117	1.2	0.2	0.2	0.7
Renton	100	26	24	50	18,870	5.3	1.4	1.3	2.6
Sammamish	5	1	0	4	3,512	1.4	0.3	0	1.1
SeaTac	44	8	8	28	6,066	7.3	1.3	1.3	4.6
Seattle	685	151	136	398	191,769	3.6	0.8	0.7	2.1
Shadow Lake CDP*	2	1	0	1	79	25.3	12.7	0	12.7

Source: King County Evictions Database.

Jurisdiction	Eviction Filings	Filing Outcome: Likely Not Evicted	Filing Outcome: Unclear Outcome/Case In Progress	Filing Outcome: Evicted or Likely Evicted	Renter Households	Eviction Filings - Per 1000 Renters	Filing Outcome: Likely Not Evicted - Per 1000 Renters	Filing Outcome: Unclear Outcome/Case In Progress - Per 1000 Renters	Filing Outcome: Evicted or Likely Evicted - Per 1000 Renters
Shoreline	34	11	7	16	7,602	4.5	1.4	0.9	2.1
Snoqualmie	3	0	1	2	682	4.4	0	1.5	2.9
Tukwila	83	15	23	45	4,663	17.8	3.2	4.9	9.7
Union Hill-Novelty Hill CDP*	1	0	0	1	1,316	0.8	0	0	0.8
Vashon CDP*	2	1	1	0	888	2.3	1.1	1.1	0
White Center CDP*	20	3	7	10	2,659	7.5	1.1	2.6	3.8
Woodinville	8	1	1	6	2,123	3.8	0.5	0.5	2.8

Source: King County Evictions Database.

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G. King County Tenant Protections by Jurisdiction – 1979 to 2023

Jurisdiction	Tenant Protection
Auburn	3rd Party Utility Billing Regulation
	Cap on Late Fees
	Caps on Move-in Fees
	Just-Cause Eviction Protections (Exceeds State Level Protections)
	Landlord Notification to City of Building Sale
	Landlords Required to Provide Tenants w/ Tenant Rights Info
	Notice of Rent Increase Required (Exceeds State Level Protections)
	Payment Plan for Move-in Costs (Exceeds State Level Protections)
	Prohibits Fees Not in Lease
Bellevue	Relocation Assistance for Development Displacement
Burien	Authorizes Housing Ombudsman
	Cap on Late Fees
	Caps on Move-in Fees
	Just-Cause Eviction Protections (Exceeds State Level Protections)
	Landlord Notification to City of Building Sale
	Landlords Required to Provide Tenants w/ Tenant Rights Info
	Limits on SSN Requirements
	Notice of Rent Increase Required (Exceeds State Level Protections)
	Payment Plan for Move-in Costs (Exceeds State Level Protections)
	Proactive Rental Inspection Program (includes complaints)
	Specific Language Required on Eviction Notices (Exceeds State Level Protections)
	Standardized Eviction Notices
	Tenant Can Propose Alternative Rent Due Date (Exceeds State Level Protections)
Federal Way	Just-Cause Eviction Protections (Exceeds State Level Protections)
	Mutual Termination Protections
	Prohibits Discriminatory Evictions against Military Members, First Responders, Seniors, Family Members, Health Care Providers, and Educators
	Right to Reside with Family
	Specific Language Required on Eviction Notices (Exceeds State Level Protections)
	Standardized Eviction Notices
	Succession Rights
Issaquah	Notice of Rent Increase Required (Exceeds State Level Protections)
Kenmore	Cap on Late Fees
	Caps on Move-in Fees
	Just-Cause Eviction Protections (Exceeds State Level Protections)[506]
	Limits on SSN Requirements
	Notice of Rent Increase Required (Exceeds State Level Protections)
	Payment Plan for Move-in Costs (Exceeds State Level Protections)
	Prohibits Landlord Unfair, Abusive, or Deceptive Acts & Practices[507]
	Tenant Can Propose Alternative Rent Due Date (Exceeds State Level Protections)
Kent	Proactive Rental Inspection Program (includes complaints)
Kirkland	Caps on Move-in Fees
	Notice of Rent Increase Required (Exceeds State Level Protections)
	Payment Plan for Move-in Costs (Exceeds State Level Protections)
	Source of Income Discrimination (Pre-dates State Level Protections)

Source: King County staff Xochitl Maykovich, 2023.

[506] Repealed by Ordinance 24-0604. [LINK]
[507] Repealed by Ordinance 24-0604. [LINK]

Jurisdiction	Tenant Protection
Mercer Island	Condominium Conversion Related Protections
Redmond	Cap on Late Fees
	Caps on Move-in Fees
	Condominium Conversion Related Protections
	Limits on SSN Requirements
	Notice of Rent Increase Required (Exceeds State Level Protections)
	Payment Plan for Move-in Costs (Exceeds State Level Protections)
	Source of Income Discrimination (Pre-dates State Level Protections)
	Tenant Can Propose Alternative Rent Due Date (Exceeds State Level Protections)
Renton	Condominium Conversion Related Protections
	Reactive Rental Inspection Program
	Relocation Assistance if Tax Exemption Expire
	Source of Income Discrimination (Pre-dates State Level Protections)
SeaTac	Cap on Late Fees
	Caps on Move-in Fees
	Just-Cause Eviction Protections (Exceeds State Level Protections)
	Landlords Required to Provide Tenant Rights Information
	Limits on SSN Requirements
	Notice of Rent Increase Required (Exceeds State Level Protections)
	Payment Plan for Move-in Costs (Exceeds State Level Protections)
	Specific Language Required on Eviction Notices (Exceeds State Level Protections)
	Tenant Can Propose Alternative Rent Due Date (Exceeds State Level Protections)
Seattle	Bans Fee for Issuance of Notice
	Cap on Late Fees
	Caps on Move-in Fees
	Criminal Background Checks Prohibited
	Just-Cause Eviction Protections (Exceeds State Level Protections)
	Landlords cannot charge domestic violence survivors for damage caused by perpetrator of domestic violence
	Landlords must be in compliance with Rental Registration and Inspection Ordinance to evict
	Landlords Required to Accept Cash, Check, and other Means of Payment that do not require electronic banking
	Landlords Required to Provide Tenants w/ Tenant Rights Info
	Landlords Required to Provide Voter Information
	No Rent Increase on Uninhabitable Housing
	Notice of Rent Increase Required (Exceeds State Level Protections)
	Payment Plan for Move-in Costs (Exceeds State Level Protections)
	Proactive Rental Inspection Program (includes complaints)
	Relocation Assistance for Development Displacement
	Relocation Assistance for Economic Displacement
	Right to Reside with Family
	School-Year Eviction Moratorium for Families and School Workers
	Specific Language Required on Eviction Notices (Exceeds State Level Protections)
	Succession Rights
	Winter Eviction Moratorium
Shoreline	Bans Fee for Issuance of Notice
	Cap on Late Fees
	Caps on Move-in Fees
	Limits on SSN Requirements

Source: King County staff Xochitl Maykovich, 2023.

Jurisdiction	Tenant Protection
Shoreline	Notice of Rent Increase Required (Exceeds State Level Protections)
	Payment Plan for Move-in Costs (Exceeds State Level Protections)
	Prohibits Common Area Fees
	Prohibits Fees Not in Lease
	Tenant Can Propose Alternative Rent Due Date (Exceeds State Level Protections)
Tukwila	Proactive Rental Inspection Program (includes complaints) Source of Income Discrimination Prohibited (Exceeds State Level Protections)
King County	Cap on Late Fees
	Caps on Move-in Fees
	Just-Cause Eviction Protections (Exceeds State Level Protections)
	Limits on SSN Requirements
	No Rent Increase on Uninhabitable Housing
	Notice of Rent Increase Required (Exceeds State Level Protections)
	Payment Plan for Move-in Costs (Exceeds State Level Protections)
	Prohibits Landlord Unfair, Abusive, or Deceptive Acts & Practices
	Source of Income Discrimination (Pre-dates State Level Protections)
	Specific Language Required on Eviction Notices (Exceeds State Level Protections)
	Standardized Eviction Notices
	Tenant Can Propose Alternative Rent Due Date (Exceeds State Level Protections)

Source: King County staff Xochitl Maykovich, 2023

H. Fair Housing Discrimination Final Testing Report

Final Testing Report for King County

This document is a summary report of the Fair Housing Center of Washington's results of the contract. A spreadsheet with the total number of tests completed, the name, city and subregion of the test site, protected classes tested, type of test (policy, differential treatment), and test results is included in the final report packet.

As of November 30th, 2022, the Fair Housing Center of Washington completed fifty-five (55) tests, of which five (5) were inconclusive, twenty (20) were negative and thirty (30) were positive. The violations observed during this contract were either differential treatment based on a protected class status or discriminatory policies that placed additional barriers to housing due to a person's inclusion in a protected class. For tests indicating differential treatment violations, the FHCW recommends additional testing to determine if there is a pattern of differential treatment based on a protected class. For tests indicating one or more discriminatory policies, the FHCW recommends a technical letter advising the test site to correct their policies so that they adhere to fair housing laws. For either type of fair housing violation, the FHCW may pursue enforcement of fair housing laws if a pattern of discrimination is determined.

Of the fifty-five (55) positive tests, thirty (30) had recommendations for additional testing for differential treatment based on a protected class.

Row Labels	Negative	Positive	Inconclusive	Grand Total
No further action recommended	20	0	5	25
Additional testing recommended	0	30	0	30
Grand Total	20	30	**5**	55

As of November 30th, 2022, the Fair Housing Center of Washington completed twenty-four (24) policy check tests, of which six (6) were conducted in the North/East subregion and eighteen (18) were conducted in the South subregion of King County.

Subregion	Negative	Positive	Inconclusive	Grand Total
North / East	2	3	1	6
South	9	8	1	18
Grand Total	11	11	**2**	24

Of the twenty-four (24) policy check tests, eleven (11) tested for willingness to grant reasonable accommodations to persons with a disability, and nine (9) tested for willingness to accept alternative sources of income, including housing vouchers (Section 8), three (3) tested for willingness to accept families with children, and one (1) tested for willingness to accept individuals based on their national origin.

Protected Basis	Positive	Negative	Inconclusive	Grand Total
Reasonable Accommodations	9	1	1	11

Source of Income – Housing Voucher, SSDI	2	7	0	9
National Origin	0	0	1	1
Familial Status	0	3	0	3
Grand Total	11	11	**2**	24

As of November 30, 2022, the Fair Housing Center of Washington completed thirty-one (31) differential treatment tests, of which nineteen (19) were conducted in the North/East subregion and twelve (12) were conducted in the South subregion of King County.

Region	Negative	Positive	Inconclusive	Grand Total
North/East	4	14	1	19
South	5	5	2	12
Grand Total	**9**	19	**3**	31

Of the nineteen (19) differential treatment tests conducted in the North/East subregion, four (4) were negative and fourteen (14) were positive, including:

North/East	Negative	Positive	Inconclusive	Grand Total
Disability	1	6	0	7
Familial Status	2	2	0	4
National Origin	0	2	1	3
Race	0	2	0	2
Source of Income	1	2	0	3
Grand Total	**4**	14	**1**	19

Of the twelve (12) differential treatment tests conducted in the South subregion, five (5) were negative and five (5) were positive, including:

South	Negative	Positive	Inconclusive	Grand Total
Disability	0	1	2	3
Familial Status	2	1	0	3
National Origin	0	1	0	1
Race	2	1	0	3
Source of Income	1	1	0	2
Grand Total	**5**	**5**	**2**	12

The following table shows the geographic location of the fifty-five (55) completed tests:

City	Negative	Positive	Inconclusive	Grand Total
Auburn	1	4	0	5
Bellevue	1	2	0	3
Black Diamond	0	1	0	1
Bothell	1	0	0	1

Burien	4	1	1	6
Covington	1	0	0	1
Des Moines	1	3	0	4
Duvall	0	1	0	1
Fall City	0	0	1	1
Federal Way	0	1	1	2
Issaquah	0	2	1	3
Kent	2	0	0	2
Lynwood	0	2	0	2
Maple Valley	1	1	0	2
Mercer Island	1	0	0	1
Redmond	0	1	0	1
Renton	1	2	0	3
Seatac	1	0	0	1
Seattle (unincorporated)	2	8	0	10
Shoreline	1	0	0	1
Snoqualmie	1	0	0	1
Tukwila	1	0	0	1
Vashon	0	0	1	1
Auburn/Lakewood*	0	1	0	1
Grand Total	20	30	**5**	55

*Testing site located in Auburn, but property management in Lakewood, WA.

Testing in King County during the contract period was restricted by an extremely low supply of housing, reduced leasing staff or staff working from home, and limited jurisdiction in rural areas. Snoqualmie and Duvall for example, had just 1 or 2 apartment buildings for possible testing and in Carnation there were 0 available units. Without available rental units, testers have lesser reason to inquire with leasing agents which not only makes differential treatment tests and policy checks more difficult, but it also increases the risk of testers be detected.
Limited staffing on the other hand also means more inquiries are required to reach someone and heavier reliance on virtual tours and company websites for information. These practices impacted the overall responsiveness of leasing staff to testers and in some cases resulted in inconclusive or voided tests.

For the thirty (30) tests that Fair Housing Center of Washington observed as positive for elements of discrimination in King County during the contract period, additional testing as well as sending of technical letters are both recommended. These actions can help to: 1) further identify potentially systemic barriers to fair housing, 2) make violators aware of their actions and 3) bring said violators into compliance with Fair Housing law. In addition, increased fair housing education, including annual fair housing training throughout the county may help to combat instances of discrimination, for both new and seasoned property managers, leasing agents and other actors in the housing space.