



King County

Urban Consortium Joint Recommendations Committee

Meeting Materials for Friday, July 12, 2019 Special Meeting

Click on a link below or use the Acrobat bookmarks to access documents

Item	Info
Agenda	July 12, 2019 JRC Special Meeting Agenda
Attachment A	2020-2024 Consolidated Plan and 2019 Analysis of Impediments Overview (PowerPoint Slides)
Attachment B	2020-2024 Consolidated Plan Summary (PowerPoint Slides)
Attachment C	2020-2024 Consolidated Plan Briefing Paper
Attachment D	Draft 2020-2024 Consolidated Plan Action Item
Attachment E	2019 Analysis of Impediments Summary (PowerPoint Slides)
Attachment F	2019 Analysis of Impediments Briefing Paper
Attachment G	Draft 2019 Analysis of Impediments Action Item

Please note: many of the documents within this packet vary in paper dimensions and orientation. Please contact your IT staff for assistance with printing.

Please note: In order to conserve resources, the Draft King County Consolidated Plan and Analysis of Impediments to Fair Housing Choice can be found online at

<https://www.kingcounty.gov/depts/community-human-services/housing/plans-reports.aspx>

Available in Alternative Formats. WA Relay 711



King County

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Tukwila,
Councilmember
Sound Cities
Association,
Chair

Ken Hearing
North Bend,
Mayor,
Sound Cities
Association,
Vice Chair

Clyde Hill
SeaTac
Councilmember
Sound Cities
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Chris Ross
Sammamish
Councilmember
Sound Cities
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Mark Ellerbrook
Div. Director
HCDD Community
& Human Services
King County

John Taylor
Director, Dept. of
Local Services
King County

Jim Chan
Div. Dir. Permitting
Dept. of Local
Services
King County

Alaric Bien
Senior Planner
Redmond

Colleen Brandt-
Schluter
Community Services
Manager, Burien

Arun Jain,
Asst. Director
Community
Development
Bellevue

Joy Scott
Human Services.
Manager, Auburn

Laurie Olson
Lending Manager,
Seattle Office of
Housing

Agenda

JOINT RECOMMENDATIONS COMMITTEE (JRC) MEETING

July 12, 2019
9:30 AM - 11:30 AM

King County International Airport (Boeing Field) Room 110

7277 Perimeter Rd S, Seattle, 98108

- I. Welcome and Introductions
- II. Review of and Adoption of Agenda
- III. Introduction and Summary of the 2020-2024 Consolidated Housing and Community Development Plan (Consolidated Plan) and the 2019 Analysis of Impediments to Fair Housing Choice (Analysis of Impediments) Process
 - 1. Valerie Kendall, Senior Planner, and Isaac Horwith, Policy Analyst
Attachment A – 2020-2024 Consolidated Plan and 2019 Analysis of Impediments Overview
- IV. Consolidated Plan Review
 - 1. Valerie Kendall, Senior Planner
Attachment B – 2020-2024 Consolidated Plan Summary
Attachment C – 2020-2024 Consolidated Plan Briefing
- V. Consolidated Plan Discussion, Public Comment and Recommendation for Approval
 - 1. Valerie Kendall, Senior Planner
Action Item - *Attachment D – Draft 2020-2024 Consolidated Plan Action Item*
- VI. Analysis of Impediments Review
 - 1. Isaac Horwith, Policy Analyst
Attachment E – 2019 Analysis of Impediments Summary
Attachment F -2019 Analysis of Impediments Briefing
- VII. Analysis of Impediments Discussion, Public Comment and Recommendation for Approval
 - 1. Isaac Horwith, Policy Analyst
Action Item - *Attachment G – Draft 2019 Analysis of Impediments*

ADJOURN

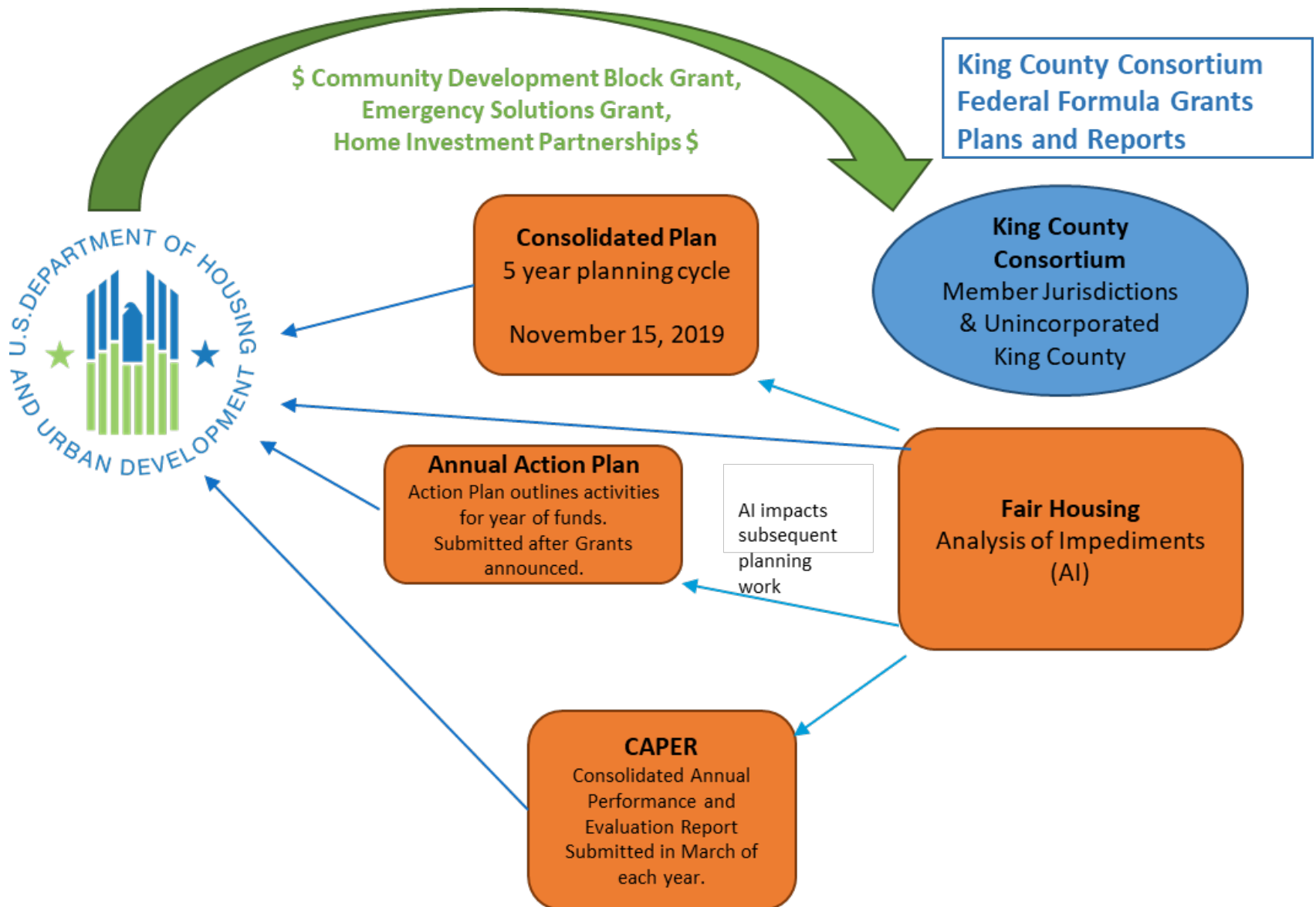
Next Meeting: **September 26, 2019**

NOTES



King County

KING COUNTY CONSORTIUM
2020- 2024 CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT PLAN
AND
2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE
OVERVIEW



CONSORTIUM MEMBERS

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

WHAT IS THE CONSOLIDATED PLAN?

- Guides the investment of federal housing and community development funds.
- Requirement of the U.S. Department of Housing and Urban Development (HUD).
- Knits together other planning processes, sets priorities, and moves policy forward.



WHAT IS FAIR HOUSING?

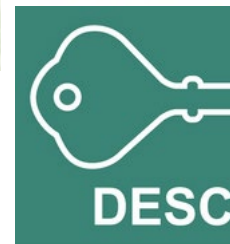
The federal Fair Housing Act of 1968 requires all local governments affirmatively further fair housing. The Analysis of Impediments to Fair Housing Choice seeks to understand the barriers to fair housing as identified by community and stakeholder input and data and policy analysis, and will guide funding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

All local governments have a duty to strive to ensure all people have fair access to housing.

CONSULTATION AND PARTICIPATION

- Ongoing Consortium member collaboration
- Informed by other planning processes such as the Regional Affordable Housing Task Force, One Table, Equity and Social Justice Strategic Plan
- Three public meetings with meeting notices translated and interpreters available
- Fair housing discussion during public meetings and ongoing conversations planned beyond Consolidated Plan
- Staff attendance at public meetings for other planning processes
- SurveyMonkey online in four languages
- Outreach to groups underrepresented in past planning efforts

CONSULTATION AND PARTICIPATION





REGIONAL **AFFORDABLE HOUSING** TASK FORCE



THREE PUBLIC MEETINGS

FAIR HOUSING AFFORDABLE HOUSING HOMELESS HOUSING & SERVICES COMMUNITY DEVELOPMENT



King County and partner cities are developing priorities for fair housing, affordable housing, homelessness and community development. We want to hear from you!

DROP IN COMMUNITY FORUMS

Bellevue

Crossroads Mall
Mini City Hall
15600 NE 8th St

Saturday, June 15
11 A.M. -1 P.M.

Shoreline

Shoreline Library
345 NE 175th St

Saturday, June 22
10:30 A.M. -12:30 P.M.

Tukwila

Tukwila Library
14380 Tukwila
International Blvd

Saturday, June 29
10:30 A.M. -12:30 P.M.



King County



Printed information available in alternate formats upon request

Voice: 206-263-9105/TTY Relay 711





SURVEY MONKEY

- English
- Somali
- Spanish
- Vietnamese



TIMELINE AND PROCESS

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

PUBLIC ENGAGEMENT FEEDBACK

- Impacts of displacement being felt across the country
- Available housing pricing out low-income individuals
- Fair Housing Enforcement needs work; relies on the injured party to report the discrimination (racism, classism, ableism, etc.)
- Evictions disproportionately impacting women of color
- Cost of housing impacts geographical choice
- Immigrant and refugee communities are feeling fear of government/public entities/organizations
- Credit score/eviction record/criminal records being used as neutral tools to discriminate against potential tenants
- Need more accessible housing across King County
- Need housing one stop resource
- Need to further educate landlords/property managers





King County

KING COUNTY CONSORTIUM 2020- 2024 CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT PLAN SUMMARY

WHAT IS THE CONSOLIDATED PLAN ABOUT?

Five year plan to assess needs and set goals for:

- Affordable Housing
- Homelessness
- Community and Economic Development

Sets priorities for ~\$9 million annually from HUD:

- Community Development Block Grant (CDBG) Program
- HOME Investment Partnerships (HOME) Program
- Emergency Solutions Grants (ESG)



FEDERAL FORMULA GRANTS

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

WHAT IS FUNDED?

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



OVERARCHING GOALS

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



CHANGES TO NOTE

- Fair Housing
- Displacement
- Equity and Social Justice.



REGIONAL **AFFORDABLE HOUSING** TASK FORCE

Overarching goal:

Strive to eliminate cost burden for households earning 80 percent area median income and below, with a priority for serving households at or below 50 percent area median income.



REGIONAL AFFORDABLE HOUSING TASK FORCE

- Goal 1** Create and support an ongoing structure for regional collaboration.
- Goal 2** Increase construction and preservation of affordable homes for households earning less than 50% area median income.
- Goal 3** Prioritize affordability accessible within a half-mile walkshed of existing and planned frequent transit service with a particular priority for high-capacity transit stations.
- Goal 4** Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness.
- Goal 5** Protect existing communities of color and low-income communities from displacement in gentrifying communities.
- Goal 6** Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County.
- Goal 7** Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing.

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

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

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

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

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



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

Changes to Note

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

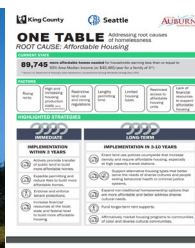
Timeline and Process

July	Special JRC meeting for recommendation for approval
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King County Consortium Members

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Auburn	Bellevue	Federal Way	Kent	
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Hunts Point	Issaquah	Kenmore	Lake Forest Park	Maple Valley
Medina	Mercer Island	Newcastle	Normandy Park	North Bend
Pacific	Sammamish	SeaTac	Skykomish	Snoqualmie
Tukwila	Woodinville	Yarrow Point	Unincorporated King County	

This plan is informed by ongoing and collaborative regional processes.



Action Item 2020-2024 Draft Consolidated Housing and Community Development Plan

Issue: Review and vote for recommendation to approve the Draft 2020-2024 Draft Consolidated Housing and Community Development Plan. The Draft Consolidated Plan is located at this link:
https://www.kingcounty.gov/~media/depts/community-human-services/housing-homelessness-community-development/2020-24-ConPlan/KC-Consort-ConPlan2020-2024_Draft-4PubCmnt.ashx?la=en

Background:

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

Community Development Block Grant (CDBG)	\$5,160,000
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Projects and Activities of the Consolidated Plan follow three broad goals:

- Goal One:** **Affordable Housing** - Ensure healthy and affordable housing for low and moderate-income households throughout the region, and affirmatively further fair housing.
- Goal Two:** **Homelessness** - Our vision is that homelessness is rare, racial disparities are eliminated, and if one becomes homeless, it is brief and only a one-time occurrence.
- Goal Three:** **Community and Economic Development** - Establish and maintain a healthy and vibrant community through partnerships with local jurisdictions and organizations, by improving the well-being of low and moderate - income residents, and focus on communities with historic disparities in health, income, and quality of life.

JRC Options:

- Vote to recommend for approval as is.
- Vote to recommend for approval with changes.

Staff Recommendation: Staff recommends approval as is, or with minor changes.

Staff Contact: Valerie Kendall, Senior Planner

E-mail: valerie.kendall@kingcounty.gov Phone: (206) 263-9076



King County

KING COUNTY CONSORTIUM

2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE
SUMMARY



WHAT IS FAIR HOUSING?

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

All local governments have a duty to strive to ensure all people have fair access to housing.



Federal, state, and local laws make it illegal for housing providers to discriminate against certain groups.

Factors that have a disproportionate impact on access to housing for these groups can also be a barrier to fair housing choice.

WHO ARE THE PROTECTED CLASSES?

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

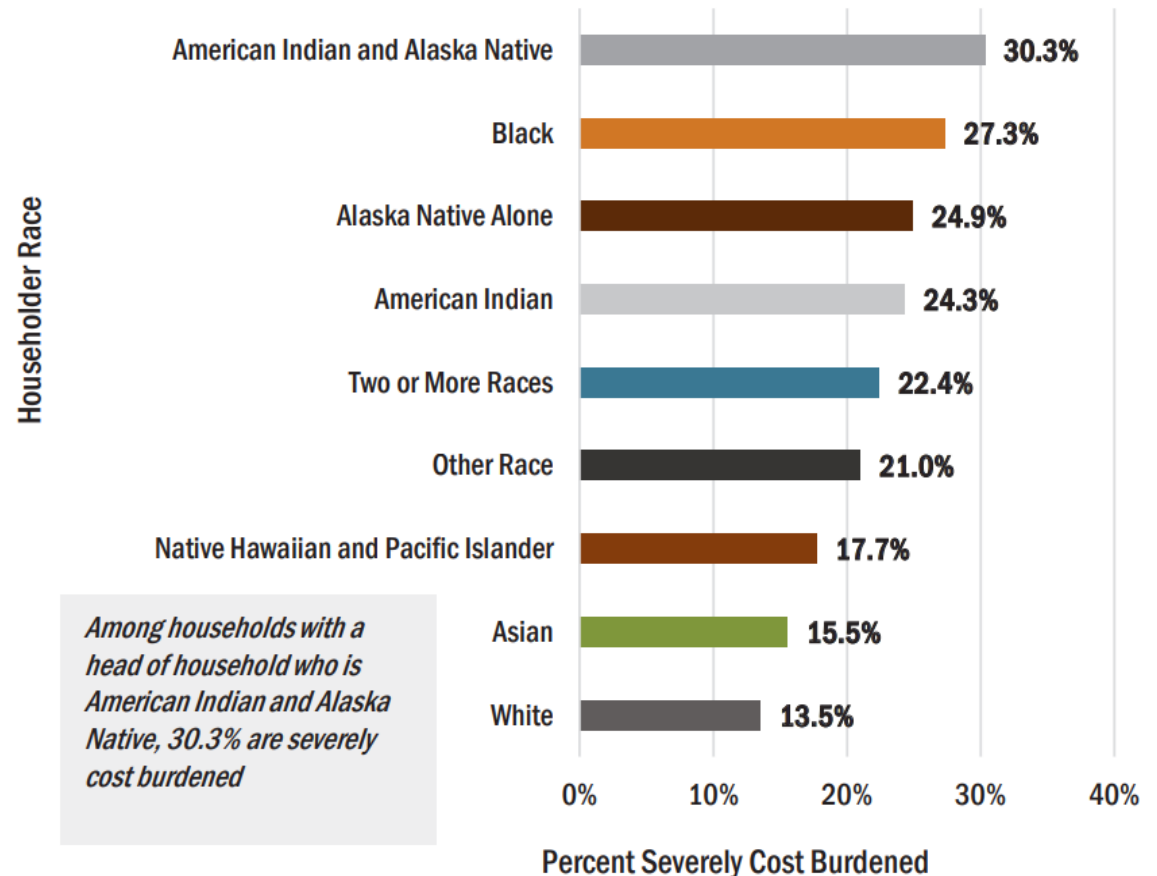
KEY FINDINGS

- King County has become significantly more diverse over recent decades.
- Jurisdictions in King County can be categorized within three racial compositions: areas that are diverse, predominantly White and Asian, and predominantly White.
- South Seattle and Southwest King County contain the most diverse areas of King County and face the greatest barriers in access to opportunity.
- Lower-income communities of color and immigrant communities experience disproportionate housing needs.
- Housing prices have increased dramatically in the last ten years, displacing lower-income communities of color and immigrants.
- Field-testing conducted across jurisdictions in King County found evidence of individual-level housing discrimination in about half of all tests.
- African Americans are half as likely to apply for a home loan and twice as likely to be denied.

FAIR HOUSING ANALYSIS — KEY FINDINGS

Communities of color are more likely to be severely cost burdened.

Severe Cost Burden Within Racial Categories



Data source: 2011-2015 ACS 5-year Public Use Microdata Samples (PUMS)

FAIR HOUSING ANALYSIS — KEY FINDINGS

African Americans are half as likely as Whites to apply for a home loan, and twice as likely to be denied.

Home Mortgage Denial Rates	
Race	% of loan applications denied
White	5.7
Asian	7.2
Black	11.6
Hawaiian or Pacific Islanders	6.5
Native American	9.8

Data source: 2016 and 2017 Home Mortgage Disclosure Data, Consumer Financial Protection Bureau

So far, about **half of tests found evidence of discrimination** against people seeking housing in cities across King County.

FAIR HOUSING GOALS

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 households with large families.
5. Support efforts to increase housing stability.
6. Preserve and increase affordable housing in communities at high risk of displacement.
7. Review zoning laws to increase 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.
10. Report annually on Fair Housing Goals and progress.



Briefing for the 2019 Analysis of Impediments to Fair Housing Choice

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

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

Key Findings

- King County has become significantly more diverse over recent decades.
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- Housing prices have increased dramatically in the last ten years, displacing lower-income communities of color and immigrants.
- Field-testing conducted across jurisdictions in King County found evidence of individual-level housing discrimination in about half of all tests.
- Blacks are half as likely to apply for a home loan and twice as likely to be denied.

Fair Housing Goals

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

1. Invest in programs that provide education and enforcement of fair housing laws.
2. Engage underrepresented communities in ongoing efforts to understand barriers and increase access to opportunity.
3. Provide more housing for vulnerable populations.
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7. Review zoning laws to increase density in urban areas.
8. Work with communities to engage in community revitalization efforts.
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10. Report annually on Fair Housing goals and progress.

Protected Classes

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

Fair Housing Testing

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

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

Action Item Draft 2019 Analysis of Impediments to Fair Housing Choice

Issue: Review and vote for recommendation to approve the Draft 2019 Analysis of Impediments to Fair Housing Choice. The Analysis of Impediments is located at this link, <https://www.kingcounty.gov/~media/depts/community-human-services/housing-homelessness-community-development/2020-24-ConPlan/AImpdmts-PubRevDraft.ashx?la=en>

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

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9. Support the Affordable Housing Committee's efforts to promote fair housing.
10. Report annually on Fair Housing goals and progress.

JRC Options:

- Vote to recommend for approval as is.
- Vote to recommend for approval with changes.
- Decline to recommend for approval at this time and make other recommendation.

Staff Recommendation: Staff recommends approval as is, or with minor changes.

Staff Contact: Isaac Horwith, HHCDD Policy Analyst

E-mail: issac.horwith@kingcounty.gov Phone: (206) 477-7813