



The Impact of COVID-19 on Tenants

Housing Justice Project Programs and Mission

Housing Clinics:

- Courthouse offices at King County Superior Court and Regional Justice Center open everyday.
- Represents over 2,500 households per year on housing matters including subsidy terminations, evictions, repair problems, and other issues.

Social Services

- On-site social worker helps clients access benefits and support services

Home Base

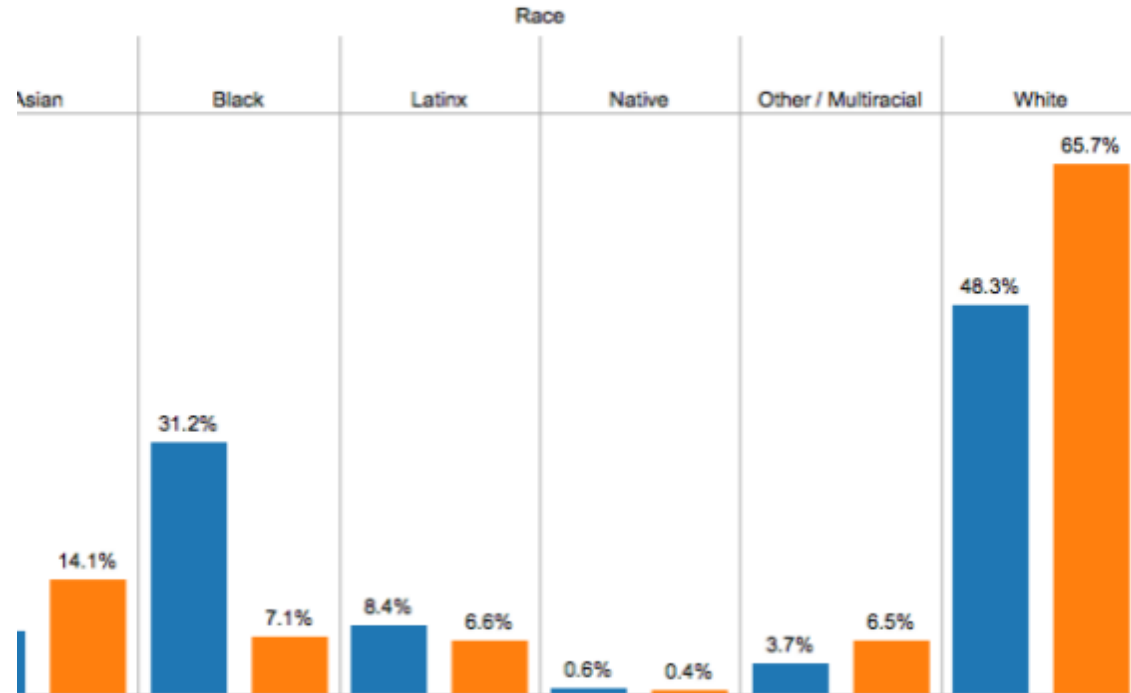
- After *Losing Home*, partnered with United Way, Seattle Mariners, and Microsoft to create largest rental assistance program

Policy Work:

- Eviction reform (2019, 2020); Federal Way Initiative 19-001 (Just Cause Ordinance for Tenants); local ordinances; Statewide Just Cause bills.
- *Losing Home* Report

Number of Tenants in 2017 Eviction Filings and Seattle Population by Race

Legend
■ Tenants in 2017 Eviction Cases
■ Seattle Population



Seattle Unlawful Detainers and U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

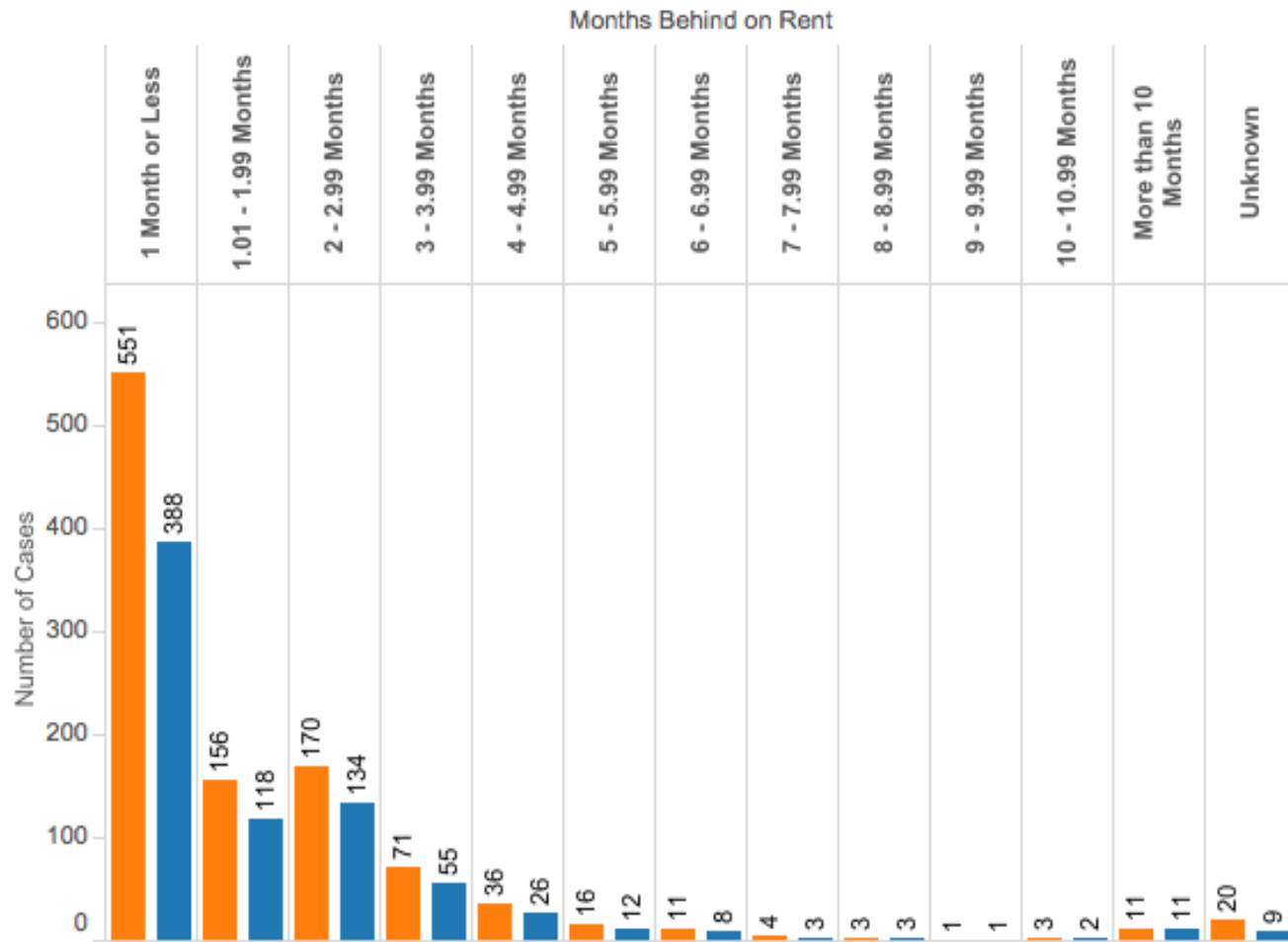
Who is impacted by eviction?

In Pierce County, 1 in 6 black adults has had an eviction between 2013 and 2017.

In King County, 1 in 11 black adults has had an eviction in King County over the same time period.

For white adults, 1 in 50 in Pierce County and 1 in 100 in King were evicted.

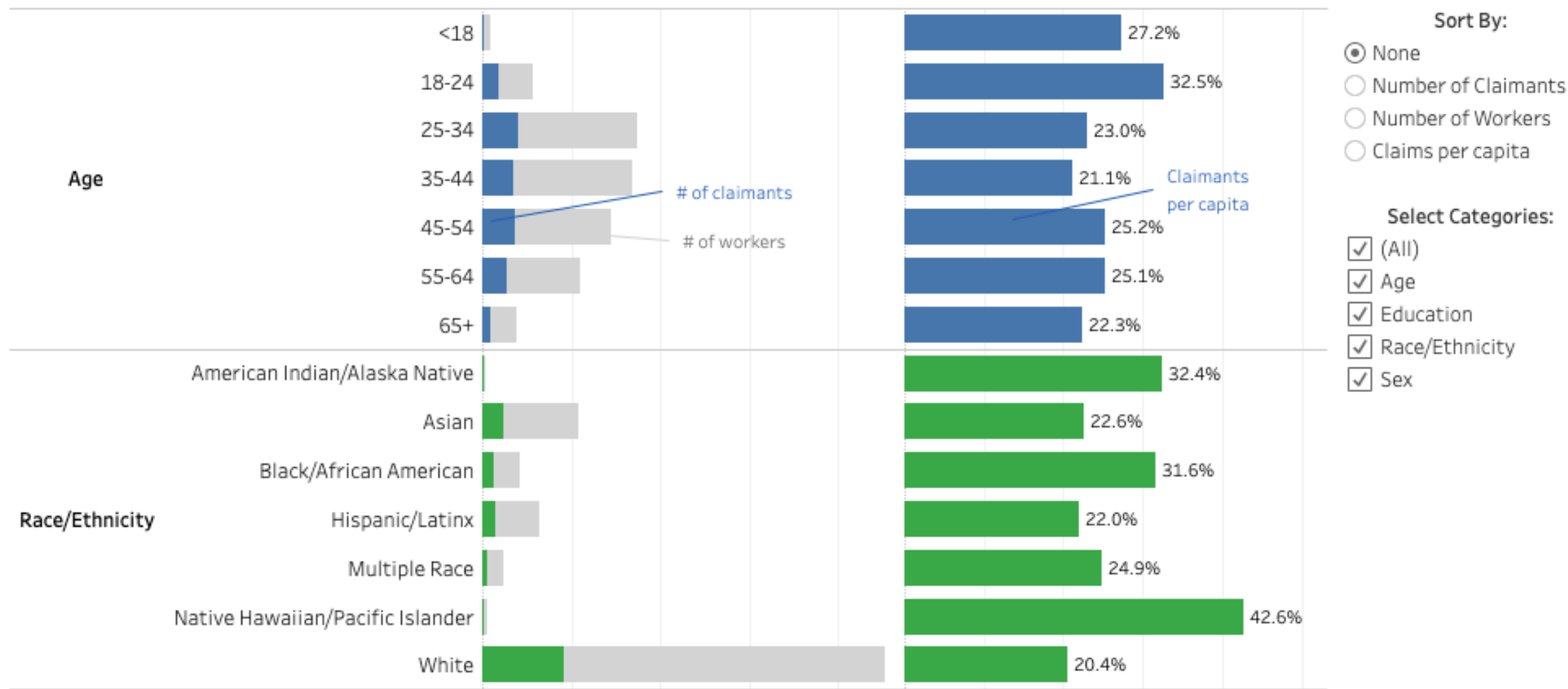
Only 8% of unlawful detainer defendants in WA had legal representation at some point in their eviction process.



Source: 2017 Seattle Unlawful Detainers

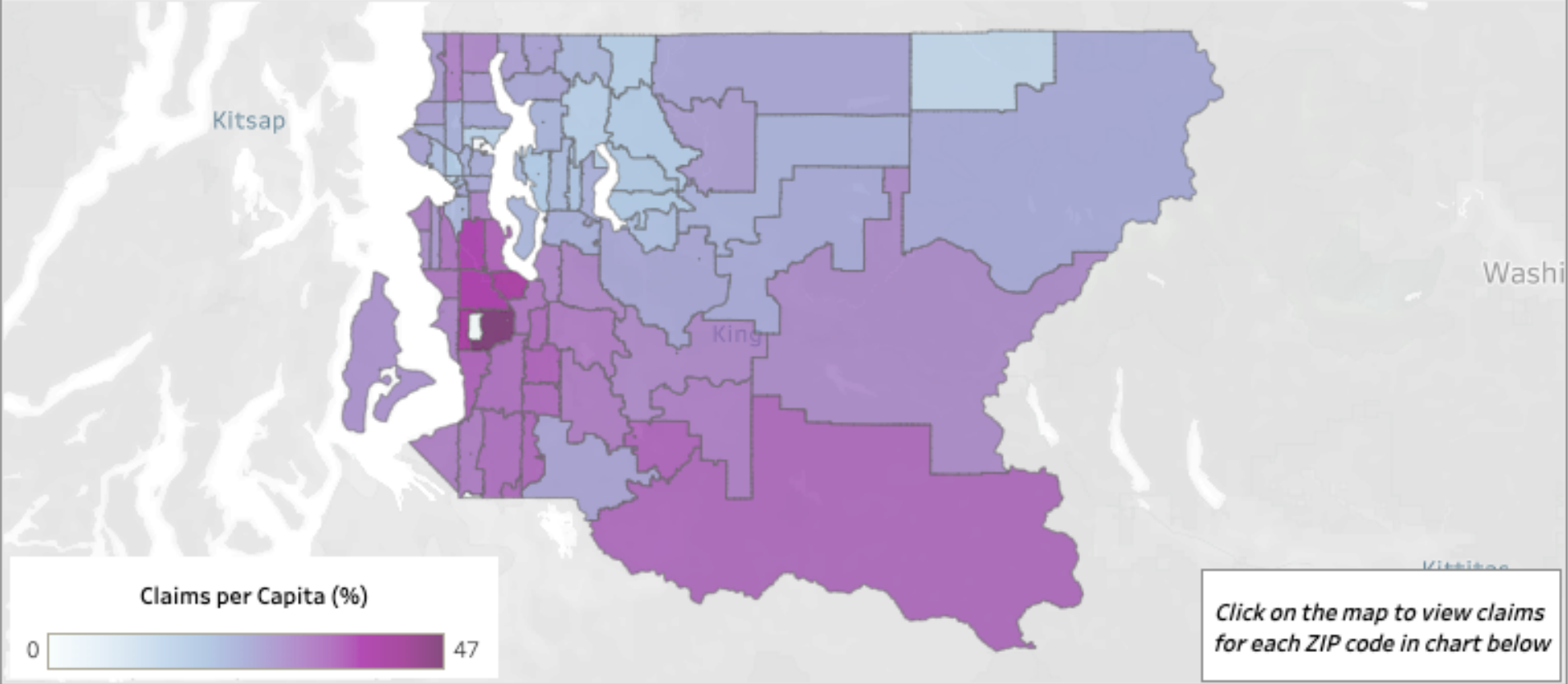
The majority of evictions are for one month of rent or less

King County workers filing initial claims per capita by age, sex, race/ethnicity, and education, March 8 - June 20, 2020



King County residents filed **407,557** new unemployment claims from March 1 - June 20, 2020

Percent of adults age 16-64 filing claims through week of 06/14/20 - 06/20/20



Use slider or arrows to scroll through weeks:

< 06/14/20 - 06/20/20 >

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View:

- Number of New Claims
- Running Total Claims
- Claims per Capita

Highlight ZIP code:

Highlight ZIP 🔍

*Claims per capita are estimated by the total number of new unemployment claims per 100 people ages 16-64

Race, Unemployment, and Rental Housing: Tukwila



Over 60% of households rent

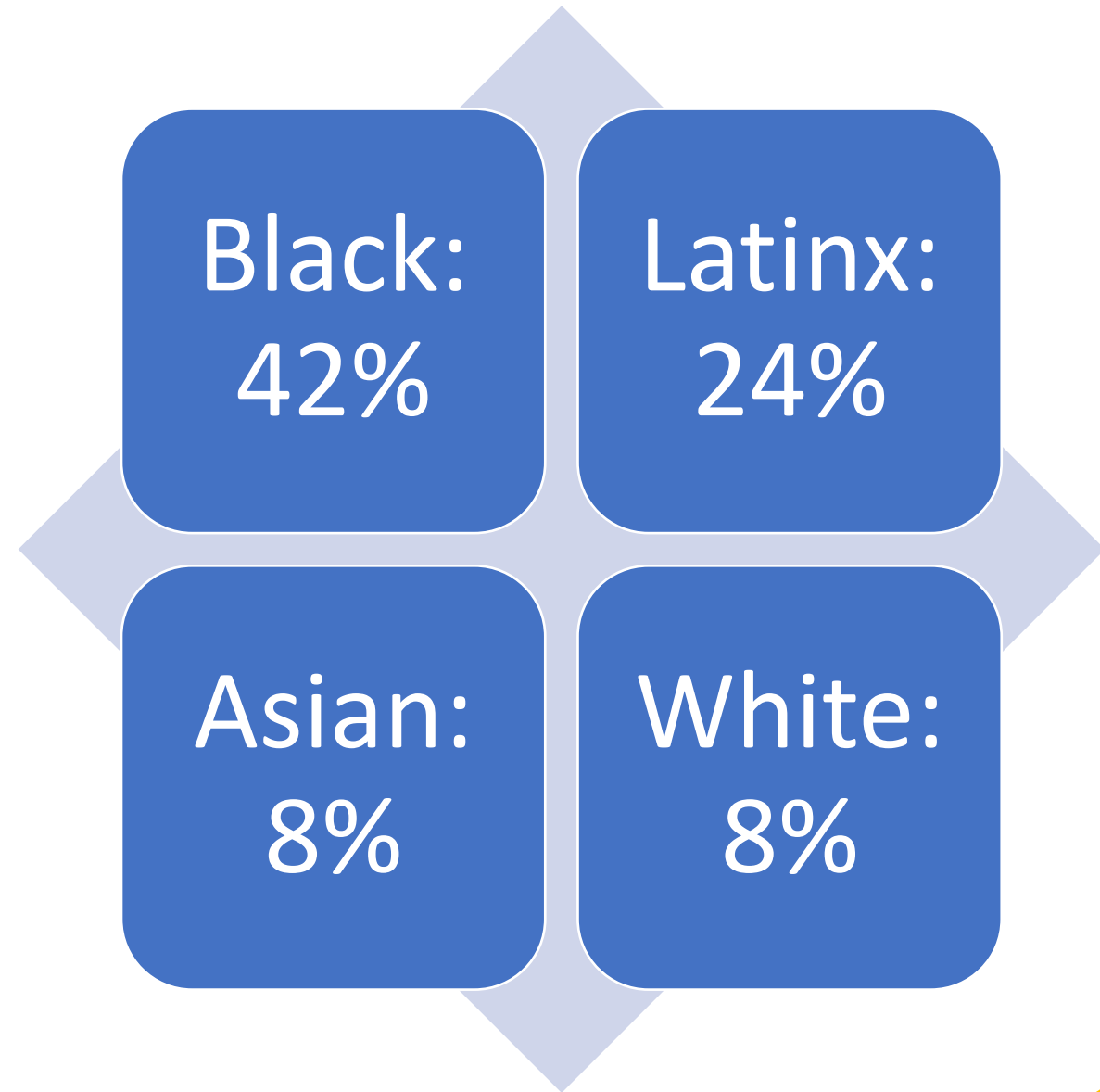


People of color make up over 63% of households



Unemployment filing rate over 36%.

Percentage
of WA Rental
Households
Behind on
Rent



What is happening elsewhere?



A horizontal blue timeline arrow pointing to the right. A blue location pin icon is positioned above the timeline at the start. A green location pin icon is positioned below the timeline further along. Dotted lines connect the pins to their respective text blocks.

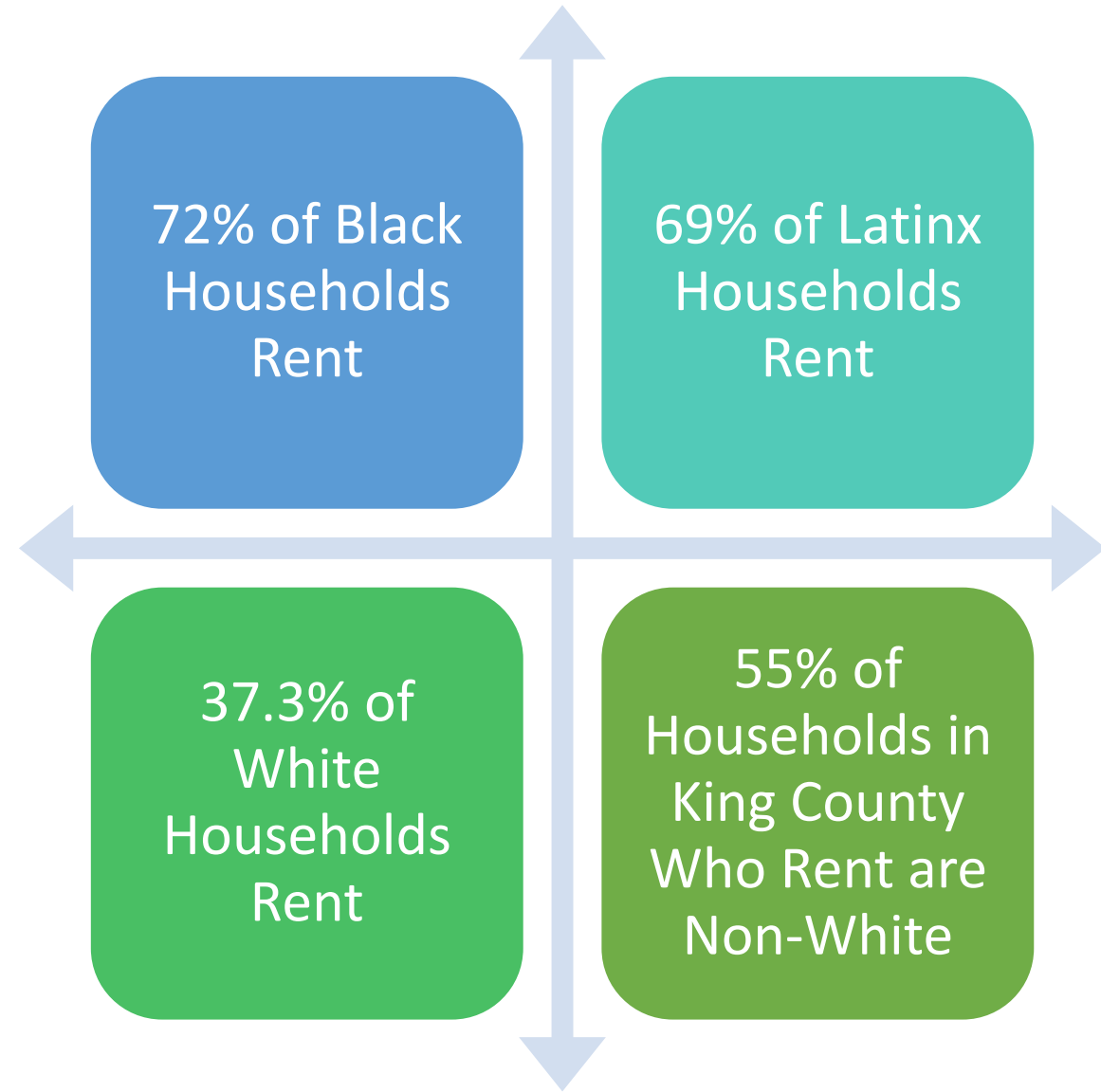
May and June

Arkansas: 172% increase in evictions between May and June

Likely to increase in July/August when federal benefits subside and federal moratorium expires.

July–Aug.

King County
Renter
Demographics



	1 unit	2-4 units	5-19 units	20+ units
Asian	9.71	8.15	8.70	13.30
Black	1.69	2.55	0.33	1.72
Latinx	3.02	2.38	1.00	3.00
Multi-racial	3.86	4.07	2.01	3.86
Native American/Pacific Islander	0.97	0.17	1.34	0.43
White	80.76	82.68	86.62	77.68
	100.00	100.00	100.00	100.00

Demographics of
Area Landlords by
Percentage

COVID-19 Rental Assistance Program

6-Jul-20

COMMUNITY ACTION AGENCY	IN REVIEW	REQUESTED	TOTAL APPROVED	TOTAL ASSISTANCE	AVERAGE ASSISTANCE
City of Phoenix Human Services	1,973	\$ 2,180,972.60	263	\$256,048.99	\$973.57
Coconino County Community Services	55	\$ 68,480.00	134	\$121,398.57	\$905.96
Community Action Human Resource Agency	105	\$ 141,805.41	75	\$59,312.94	\$790.84
Gila County Community Action Program	3	\$ 4,000.00	9	\$7,626.98	\$847.44
Glendale Community Action Program	527	\$ 593,732.80	39	\$37,555.60	\$962.96
Maricopa County Human Services	3,089	\$ 3,442,215.13	248	\$296,198.26	\$1,194.35
Mesa Community Action Network, A New Leaf	848	\$ 903,875.60	86	\$100,252.26	\$1,165.72
Northern Arizona Council of Governments	116	\$ 134,178.00	57	\$53,582.53	\$940.04
Pima County Community Service Department	1,330	\$ 1,367,794.04	116	\$89,942.31	\$775.36
South Eastern Arizona Community Action Program	13	\$ 14,776.39	18	\$10,130.87	\$562.83
Western Arizona Council of Governments	48	\$ 58,000.00	91	\$65,069.00	\$715.04
TOTALS	8,107	\$ 8,909,829.97	1,136	\$1,097,118.31	\$965.77

% SUBMITTED IN REVIEW		46
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DECISIONED SUMMARY:		% OF ALL APPLICATIONS	% OF DECISIONED
APPROVED	1,136	7	12
INELIGIBLE	504	3	5
INCOMPLETE	6980	40	75
WITHDRAWN	708	4	8
TOTAL DECISIONED:	9,328	54	100

TOTAL SUBMITTED REQUESTS:	17,435	100
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What have other States done?

- **New York:** banned all evictions for COVID-related debt throughout the Civil Emergency
 - Tenant still owes rent but can't be evicted
 - Provides time for rental assistance to be processed
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- **Oregon:** barred all evictions for rent owed from 4/1/2020 to 9/30/2020 until 4/1/2021
 - Tenant must be current on monthly rent as of Oct 1, but LL can't seek prior rent until 4/1/2021
 - Provides time for rental assistance to be processed

Pre-Eviction Notices

Demand for rent must substantially comply with form set forth in RCW 59.18.057

Definition of “rent” or “rental amount” provided in RCW 59.18.030. May not include late fees, attorney’s fees, or other non-periodic charges.

How landlord must apply rent governed by RCW 59.18.283

To: _____
Address: _____

FOURTEEN-DAY NOTICE TO PAY RENT OR VACATE THE PREMISES

You are receiving the attached notice because the landlord alleges you are not in compliance with the terms of the lease agreement by failing to pay rent and/or utilities and/or recurring or periodic charges that are past due.

(1) Monthly rent due for (list month(s)): \$ (dollar amount)
AND/OR
(2) Utilities due for (list month(s)): \$ (dollar amount)
AND/OR
(3) Other recurring or periodic charges identified in the lease for (list month(s)): \$ (dollar amount)
TOTAL AMOUNT DUE: \$ (dollar amount)

Note - payment must be by cash, cashier's check, money order, or certified funds pursuant to the terms of the rental agreement.

You must pay the total amount due to your landlord within fourteen (14) days after service of this notice or you must vacate the premises. Any payment you make to the landlord must first be applied to the total amount due as shown on this notice. Any failure to comply with this notice within fourteen (14) days after service of this notice may result in a judicial proceeding that leads to your eviction from the premises.

The Washington state Office of the Attorney General has this notice in multiple languages on its web site. You will also find information there on how to find a lawyer or advocate at low or no cost and any available resources to help you pay your rent. Alternatively, call 2-1-1 to learn about these services.

State law provides you the right to receive interpreter services at court.

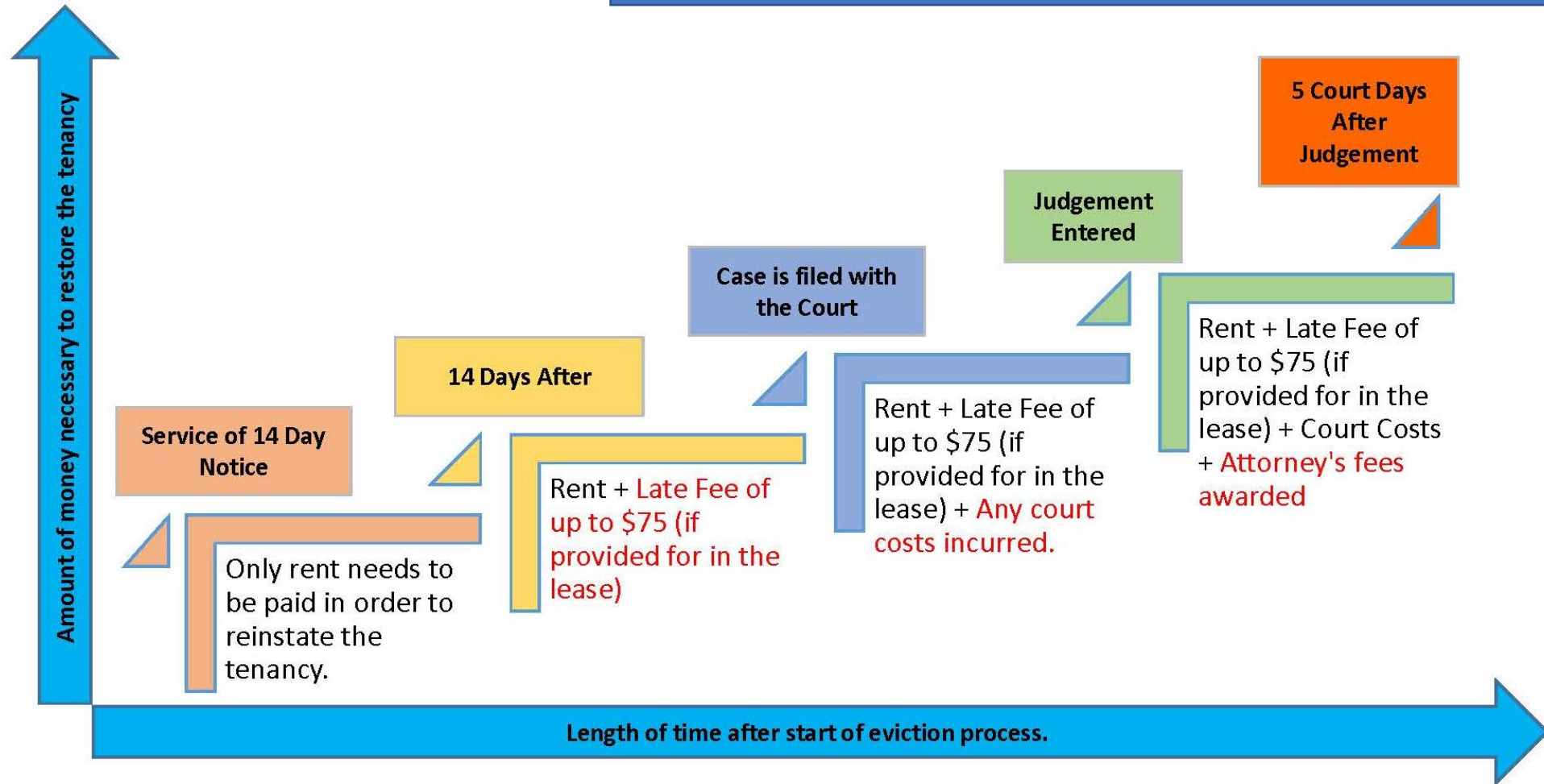
OWNER/LANDLORD: _____ DATE: _____
WHERE TOTAL AMOUNT DUE IS TO BE PAID: _____
Owner/landlord name
Address

14-Day
Notice to
Pay Rent
or Vacate

Landlord must offer reasonable payment plan before serving based on tenant’s health, finances, and other circumstances.
Proclamation 19.2

Reinstatement

Partial payments will not stop eviction, but payments based on below will:



Rental Assistance (SB 6378)

A tenant relying on a rental assistance program may suspend all court proceedings by serving the landlord with a pledge letter and/or other amounts necessary to reinstate under .410(2)

Pledge cannot require other landlord to enter into any other conditions other than providing payment information (e.g., landlord cannot be required to provide extended lease agreement as part of pledge)

Once landlord provides necessary payment information (e.g., W-9, confirmation of amount) the court case is suspended for 7 court days for processing payment.

If payment is not received, landlord may continue with eviction.

Contact Information

HOUSING JUSTICE PROJECT

- Edmund Witter, Senior Managing Attorney
 - edmundw@kcba.org
- Help Line:
 - Housingjusticeproject.org
 - (253) 234-4204
 - hjpstaff@kcba.org