

The Coming Wave: COVID-19 Evictions

A Growing Crisis for Families in Washington

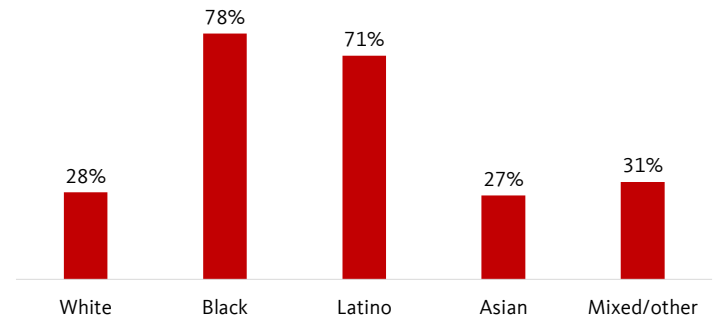
Over one third of Washington residents are renters, including the majority of Black, Latino, and multiracial residents. Many renters were already facing a crisis due to soaring rents before the pandemic, and they have been hit hard by the virus and its economic impacts. Without long-term renter protections, they are at risk of being caught in a coming wave of evictions that could force them out of their neighborhoods or even onto the street.

Renters who've experienced job or income losses are especially vulnerable. With little to no savings, they face the risk of eviction and homelessness.

343,000

renter households, or 34% of all renters, are experiencing rent shortfall and potentially facing eviction

Share of renters at risk of eviction by race/ethnicity



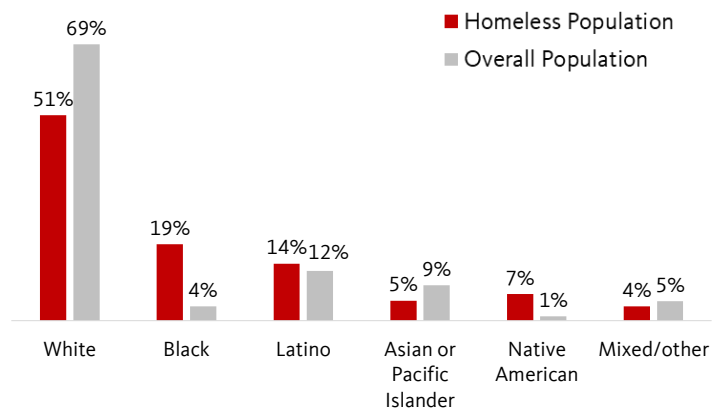
New evictions resulting in homelessness would exacerbate racial inequities.

Black and Native American residents make up a disproportionate share of the existing homeless population.

19%

of Washington residents experiencing homelessness are Black, but Black residents comprise only 4% of the state's population.

Population experiencing homelessness by race/ethnicity



“I’ve taken all the steps I can to try and pay my rent. I have asked for, and received, help from social service organizations and churches, but my landlord has turned away the funds and told me she intends to evict me once the moratorium is lifted... Our government has the means and power to support all of us during a pandemic, especially those among us who are most vulnerable.”

— Antonio Salazar, Redmond, Washington (Crosscut, June 11, 2020)



Renters are a growing and vital segment of the community, yet they face rising economic and housing insecurity – especially at a time of record unemployment.

Evictions were prevalent before the pandemic.

17,551

evictions in 2017

This is 48 per day, or a rate of 1.7%.

Almost half of renters are burdened by stagnant wages and rising rents.

47%

already pay too much for housing*

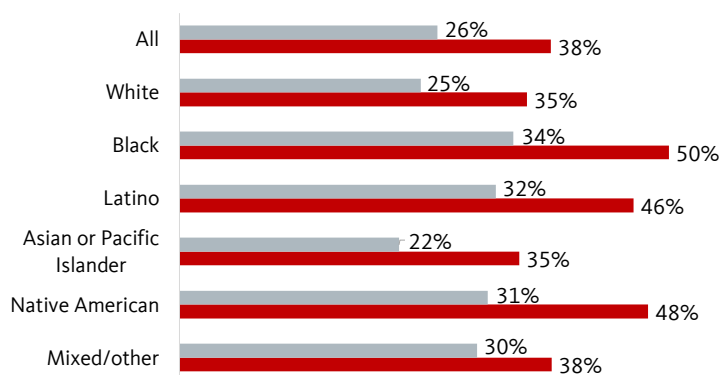
Rent-burdened households have an average savings of just \$10.

Black, Native American, and Latino renters, especially women, are more likely to be at risk of eviction and homelessness.

Share of renters that are both rent burdened and living below 200 percent of the poverty level**

■ Male
■ Female

Half of Black women renters are both rent burdened and economically insecure.**



Washington can only thrive if its renters thrive. Protect renters with these key strategies:

1) **Extend the eviction moratorium** until the legislature enacts long-term protections.

- 2) **Establish Good Cause Eviction Protections** to ensure landlords have a good reason for evicting renters.
- 3) **Enact a Renter Stability Extension** that makes rent during the pandemic non-possessory so no one is evicted for falling behind on rent due to COVID-19.
- 4) **Increase rental assistance** and funds for tenant legal aid.

The **National Equity Atlas** is a partnership between PolicyLink, and the USC Equity Research Institute (ERI). We equip movement leaders and policymakers with actionable data and strategies to advance racial equity and shared prosperity.
www.nationalequityatlas.org.

Washington CAN: Our mission is to achieve racial, gender, economic, and social equity in order to establish a democratic society characterized by justice and fairness, with respect for diversity, and a decent quality of life for all those who reside in Washington.

Sources and notes: 2018 5-Year data from the American Community Survey Integrated Public Use Microdata Series; Stout and National Coalition for a Civil Right to Counsel; HUD Exchange; UC Berkeley and University of Washington Evictions Study; Pew Research. Unless otherwise noted, “renters” refers to renter-occupied households. Data by race and gender are determined by the race and gender of the household head. Latino includes people of Hispanic origin of any race and all other groups exclude people of Hispanic origin. *Rent-burdened is defined as spending more than 30 percent of income on housing costs. **The federal poverty threshold in 2018 for a family of four with two children was about \$25,000 per year (thus, 200% of the federal poverty threshold was about \$50,000). See the methodology at: <https://nationalequityatlas.org/research/stateevictionrisk>