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.

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.

“’I’ve taken all the steps I can 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**

<table>
<thead>
<tr>
<th>Gender</th>
<th>All</th>
<th>White</th>
<th>Black</th>
<th>Latino</th>
<th>Asian or Pacific Islander</th>
<th>Native American</th>
<th>Mixed/other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>26%</td>
<td>25%</td>
<td>35%</td>
<td>46%</td>
<td>22%</td>
<td>31%</td>
<td>30%</td>
</tr>
<tr>
<td>Female</td>
<td>38%</td>
<td>35%</td>
<td>34%</td>
<td>48%</td>
<td>35%</td>
<td>38%</td>
<td>38%</td>
</tr>
</tbody>
</table>

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

** 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. The poverty threshold in 2018 for a family of four 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

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.