

Building Momentum Series: Tenant Protections and Priorities for 2021

The Washington Low Income Housing Alliance -
Everyone should have the opportunity to live in a safe,
healthy and affordable home.



★ Today's agenda ★

- Overview of Housing Alliance priority setting process
- Context: COVID-19's impact on Washington's renters
- Special guest: Representative Nicole Macri, 43rd legislative district
- Solution spotlights: 2021 policy priorities
- Solution spotlight: Statewide Eviction Moratorium
- Advocacy in practice: Pledge today to help secure wins!
- Q & A



Overview of Housing Alliance priority setting process

- Listening tour and statewide survey: we met with over 20 organizations, coalitions and groups throughout the state and received over 350 detailed responses to an on-line survey conducted this summer.
- Public Policy Committee: heard input from stakeholders and sent a draft 2021 lead agenda to the Housing Alliance board who approved it.
- Stakeholders invited to review draft agenda and comment on whether it reflects highest priorities.
- Support agenda process will begin later this month with a survey to stakeholders who may want to submit items.



Draft 2021 priorities

Increase and Preserve Affordable Housing:

Invest \$240 million for the Housing Trust Fund and an additional \$10 million from the Capital Budget for preservation of affordable housing (USDA and other properties at risk of loss).

Keep people in their homes and prevent an increase in homelessness:

Pass statewide protections against discriminatory and arbitrary evictions (good cause termination requirements) and prevent evictions based on nonpayment of rent with improved legal protections and rental assistance.

Increase state resources to prevent and end homelessness:

Significantly increase the state's document recording fee to increase resources to prevent homelessness.

Protect against any cuts to affordable housing, homelessness and human services programs by passing significant new progressive revenue.

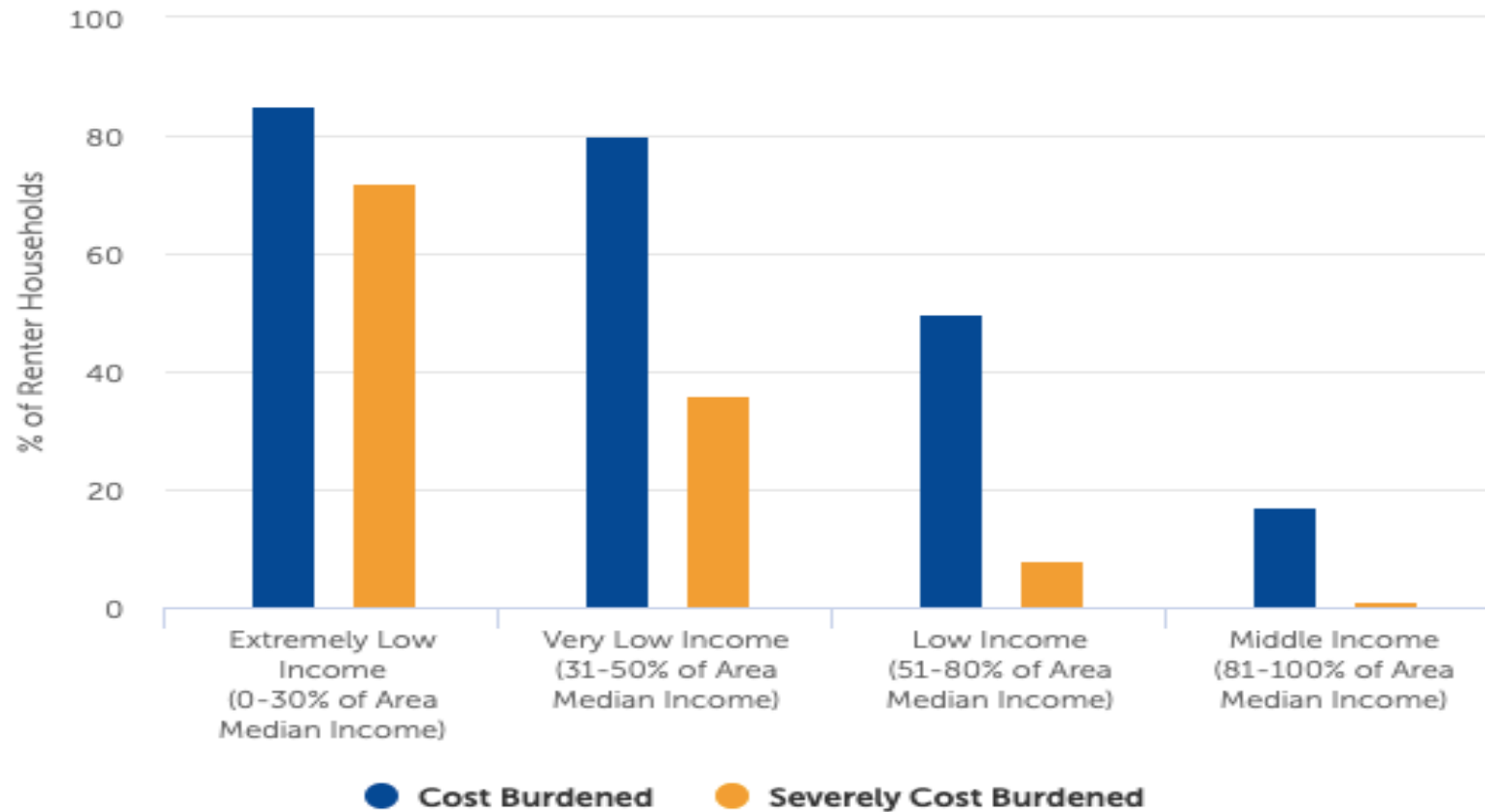
Draft 2021 priorities – additional lead agenda priorities

- Ban discrimination against renters based on a prior criminal record (Housing Justice Act).
- Foreclosure prevention.
- Equity and racial justice: support a racial justice and/or immigrant rights ask (if appropriate and asked to do so).
- Prevent any expansion of the MFTE program without requiring deeper affordability, tenant protections and anti-displacement protections.
- Support the state Health Care Authority's ask to the legislature for Foundation Community Asks (FCS) renewal authority and a state funding match.



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Who pays most for their housing in WA State?



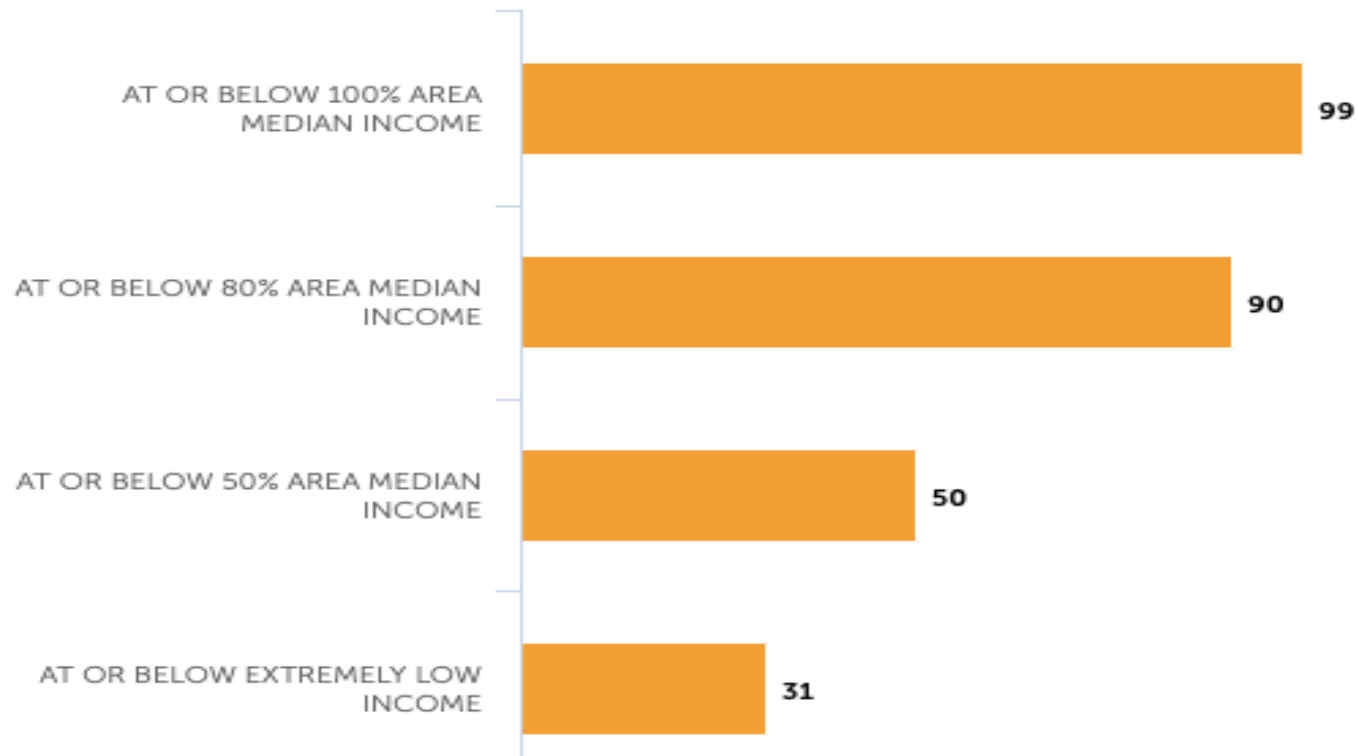
Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.



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The gap in available and affordable homes in WA

Affordable and Available Homes per 100 Renter Households





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Total number of renter households unable to pay rent in WA according to latest Pulse Survey

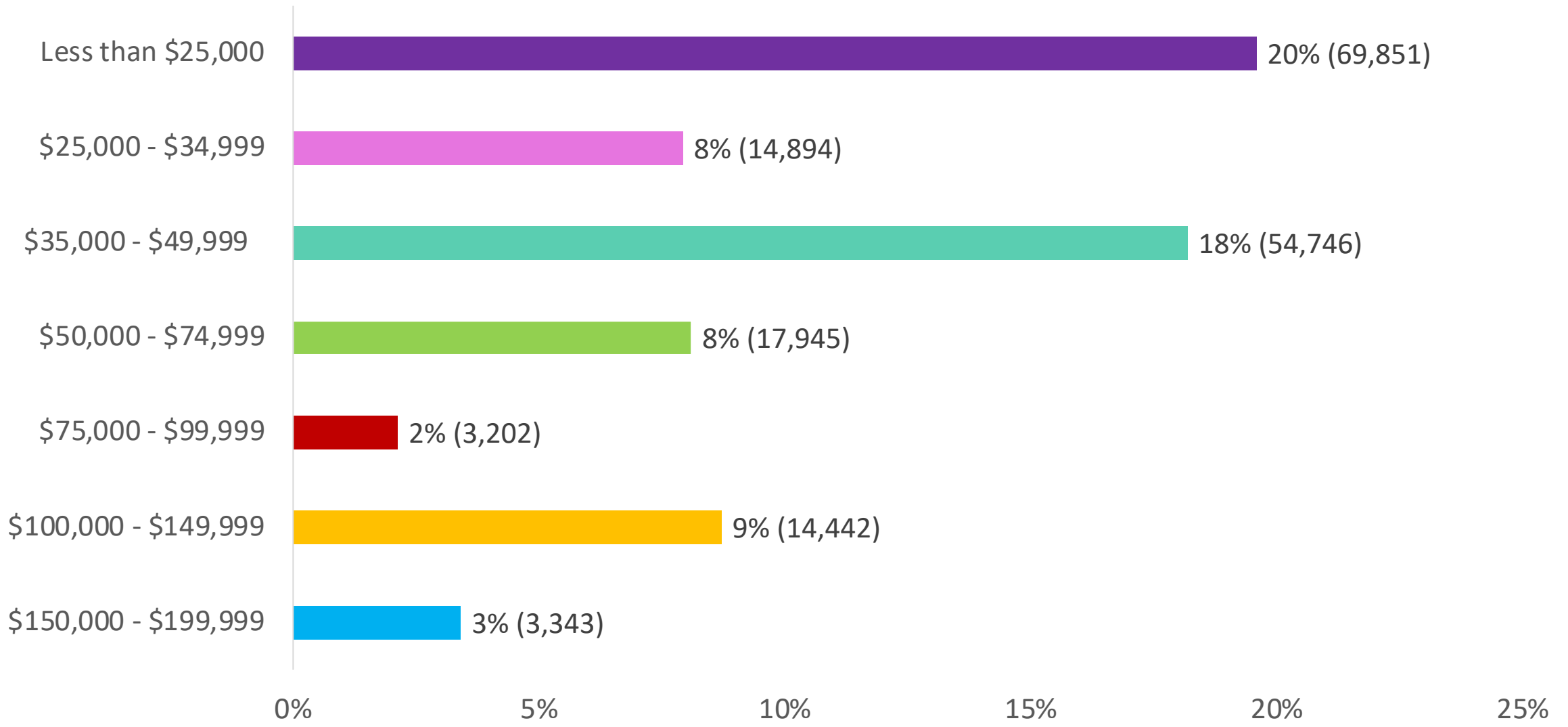
185,056 renters who answered the survey were unable to pay. Some households may be duplicated, so there may be less *households* overall. 185,056 represents **11%** of all renters who responded.

US Census Bureau, Household Pulse Survey.

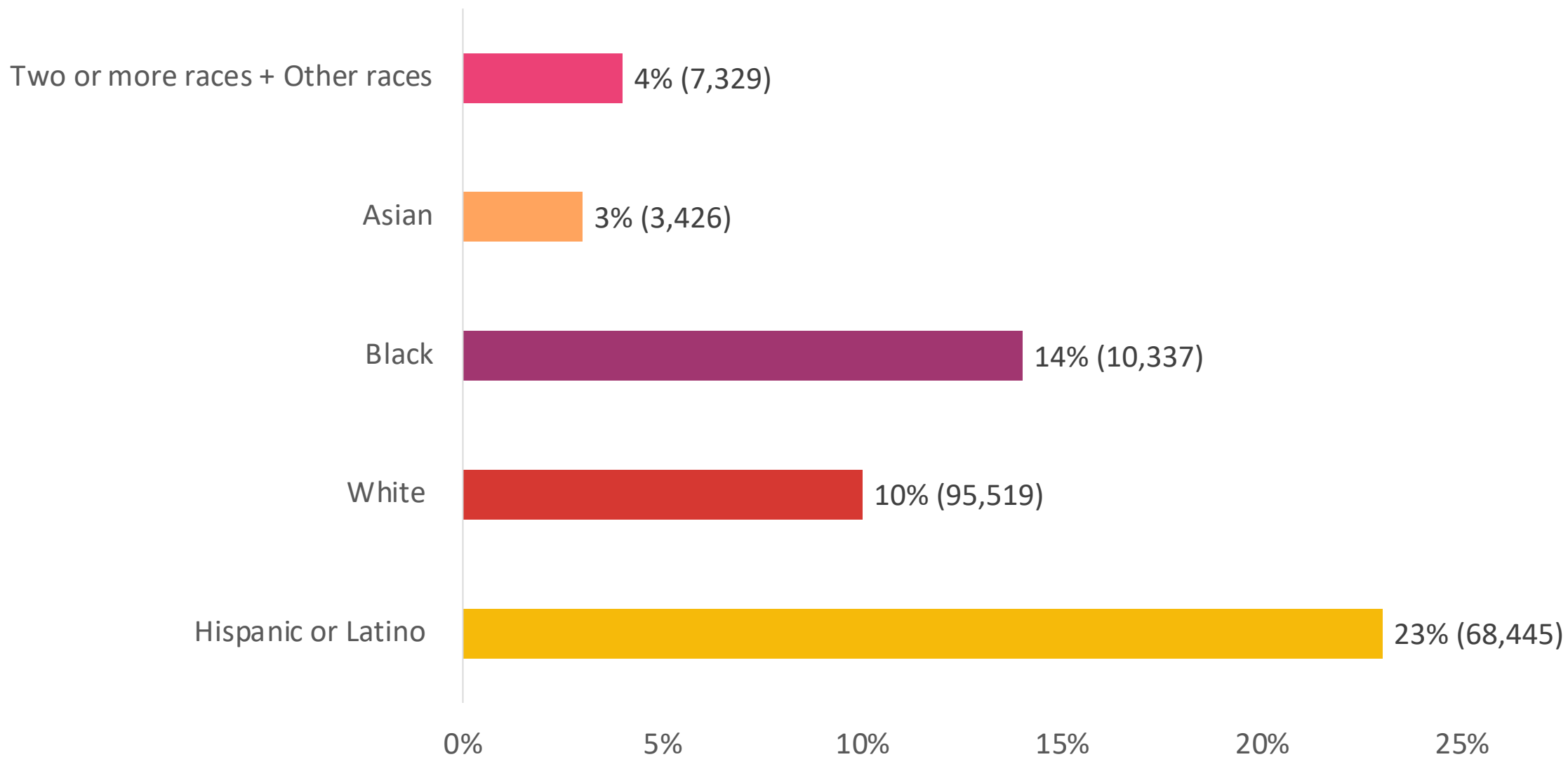
Week 17 data representing mid-October, released November 4th, 2020

Retrieved from <https://www.census.gov/data-tools/demo/hhp/>

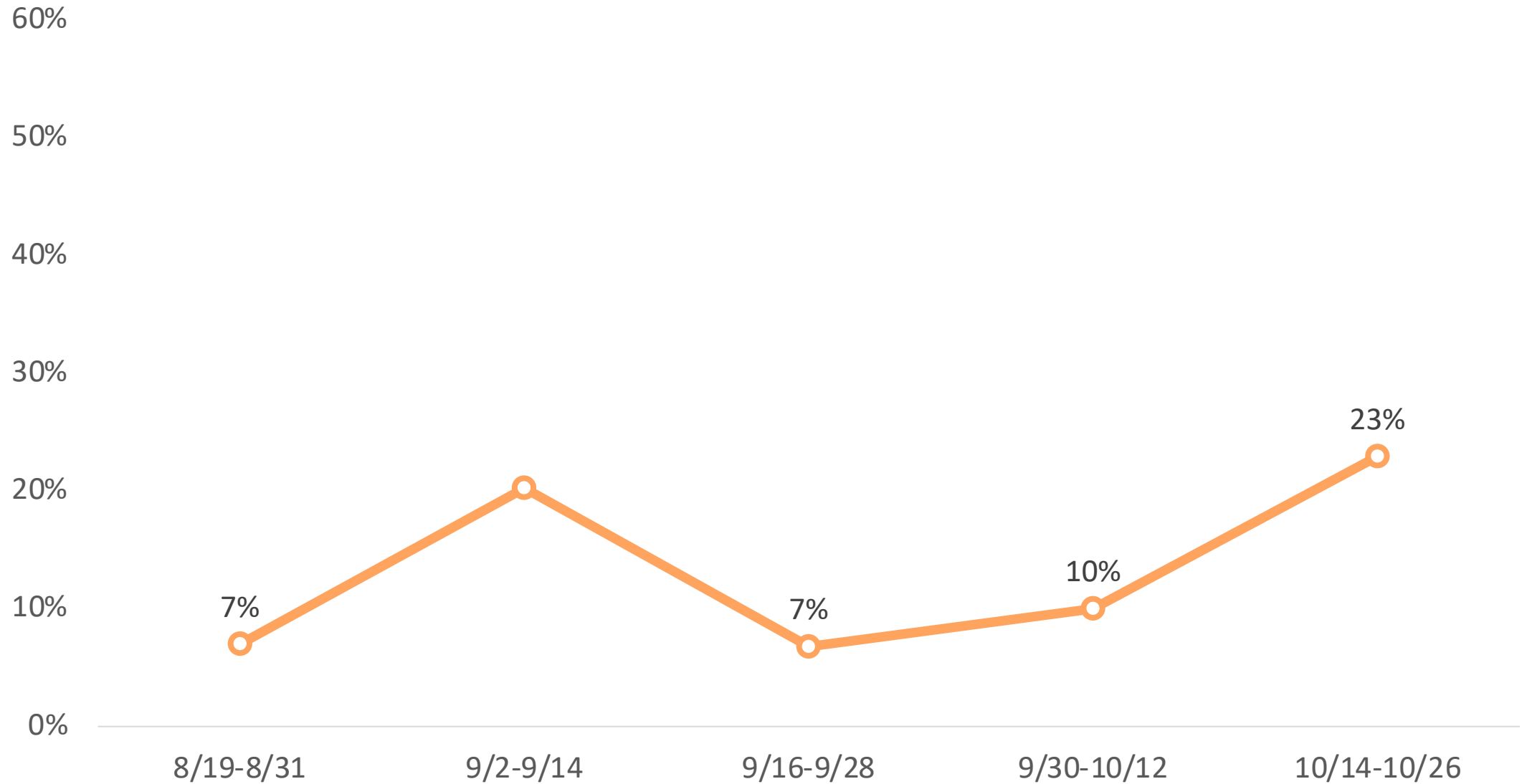
Non-payment of Rent by Income Group, Week 17 (10/14/20-10/26/20)



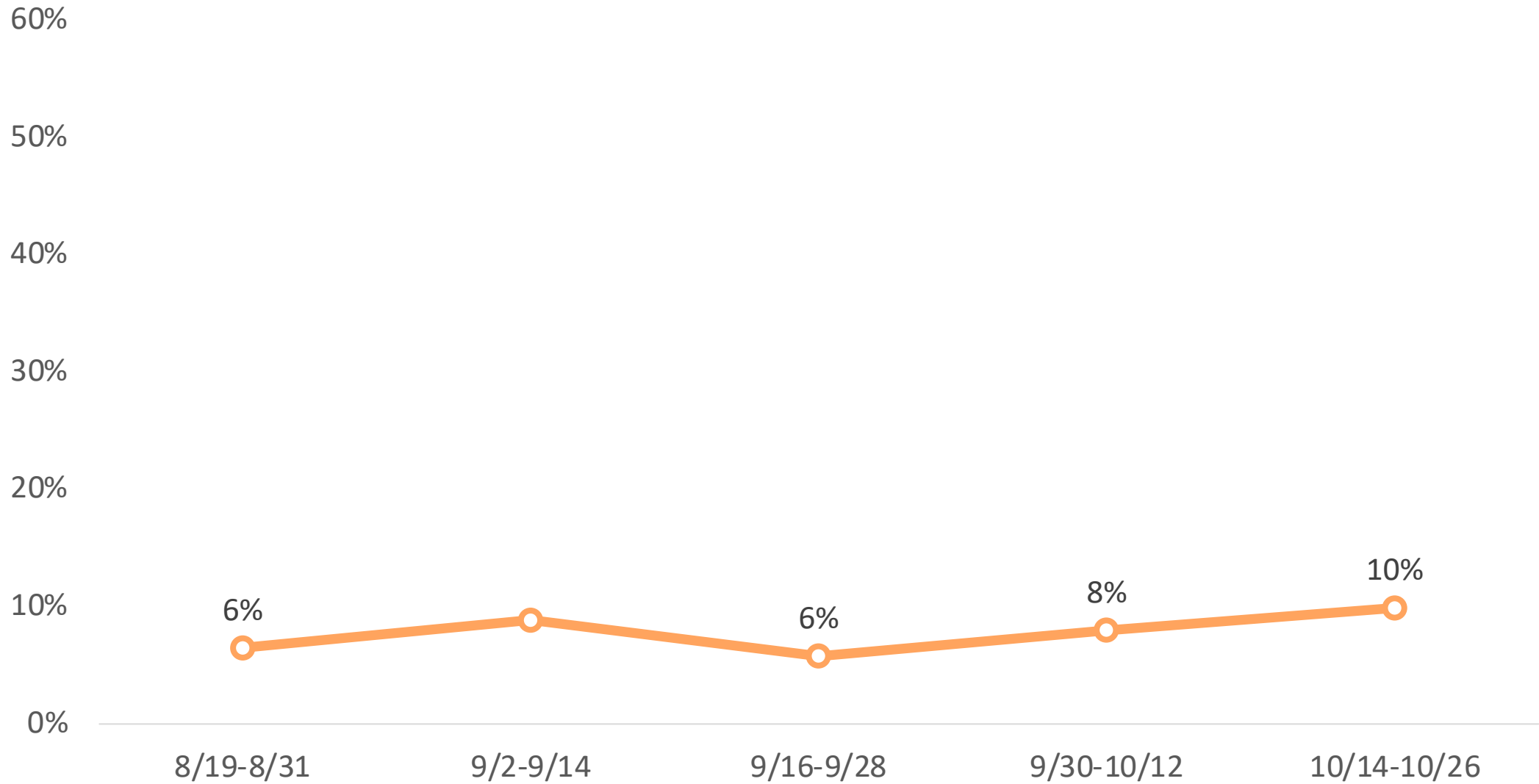
Non-payment of Rent by Racial Group, Week 17 (10/14/20-10/26/20)



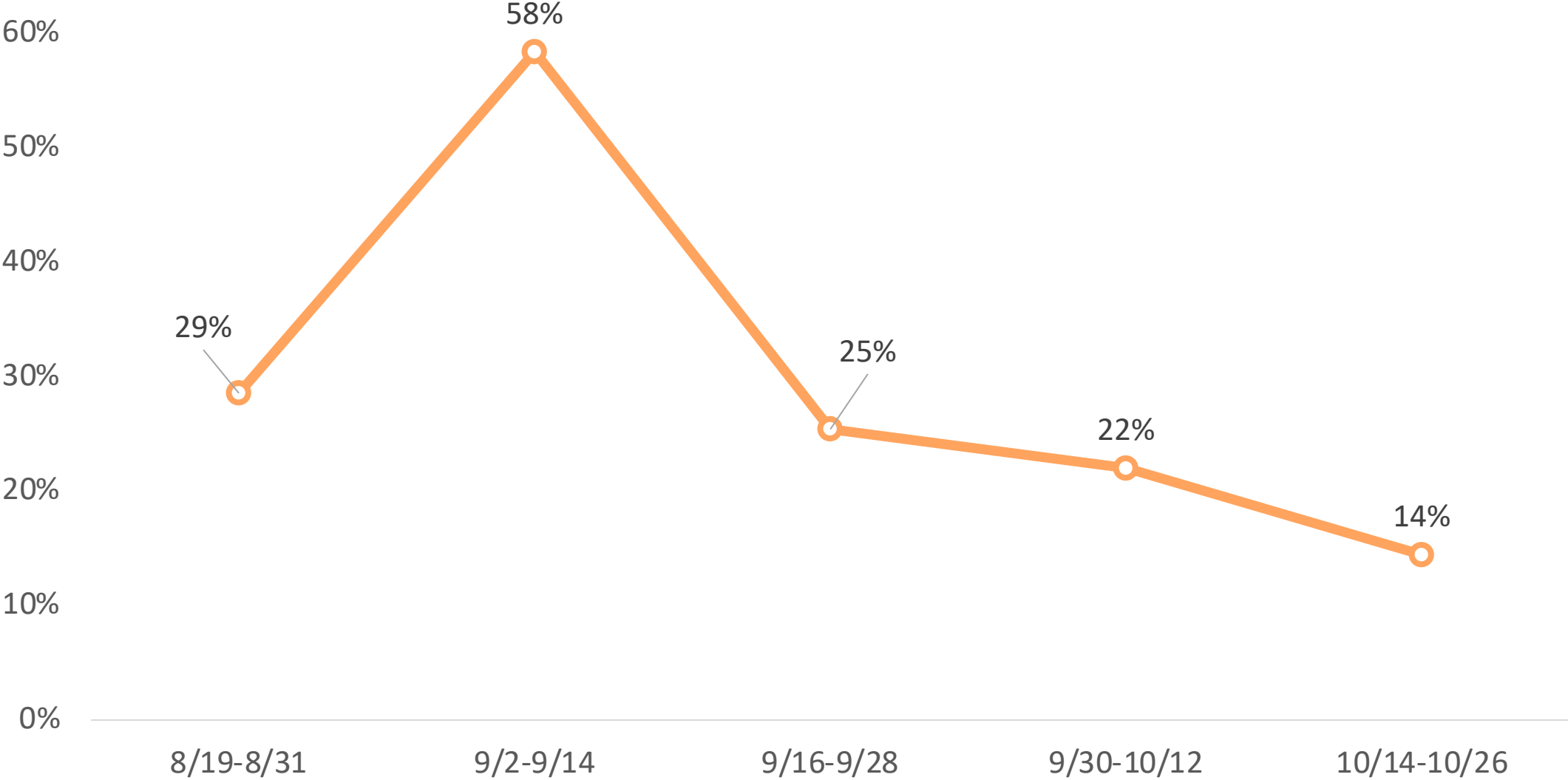
Percentage of Hispanic or Latino Respondents Reporting They Are Behind on Rental Payments



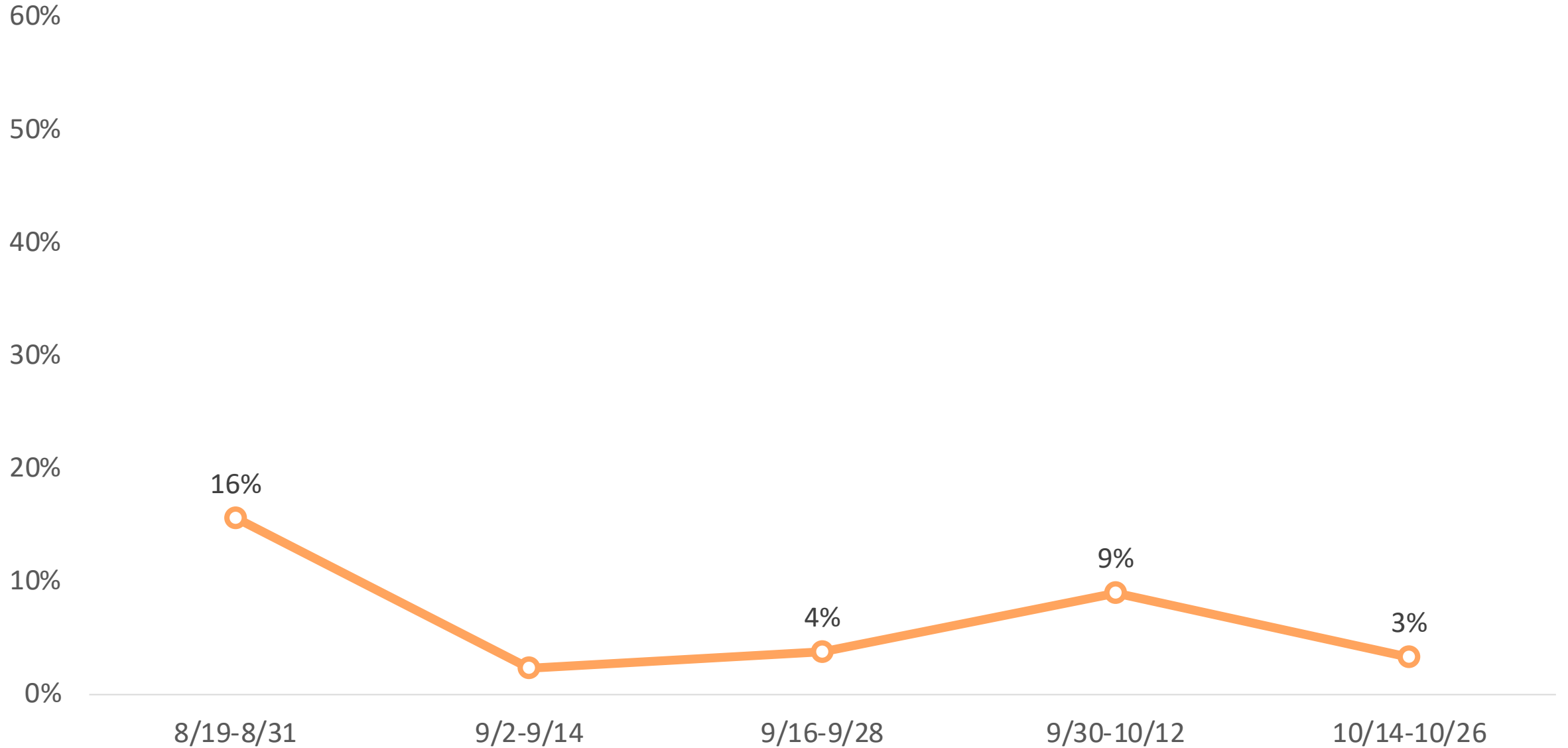
Percentage of White Respondents Reporting They Are Behind on Rental Payments



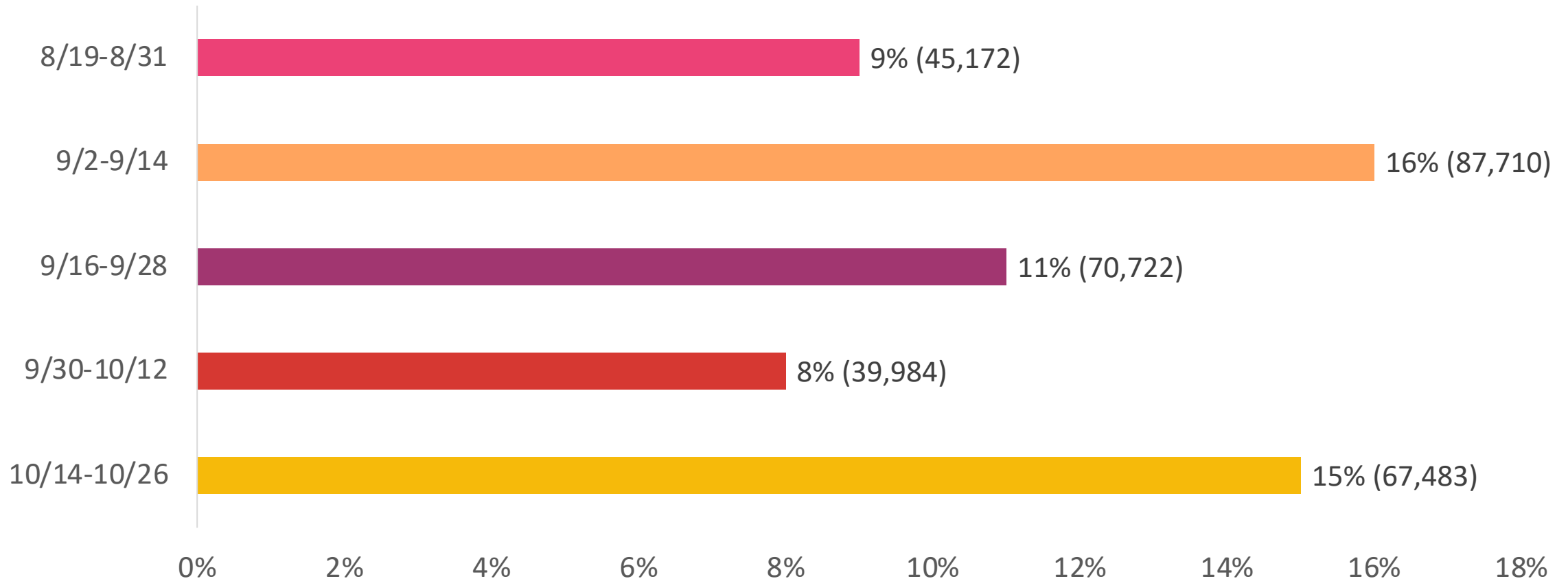
Percentage of Black Respondents Reporting They Are Behind on Rental Payments



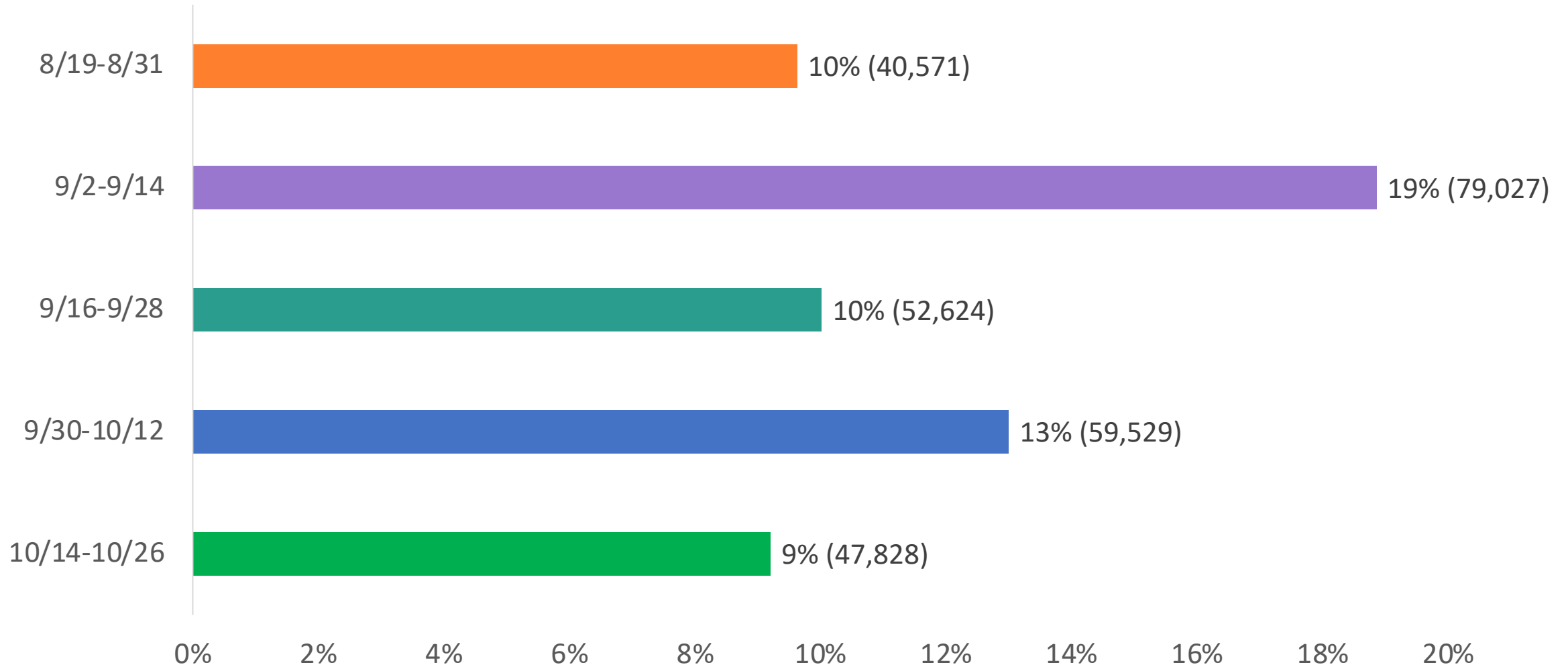
Percentage of Asian Respondents Reporting They Are Behind on Rental Payments



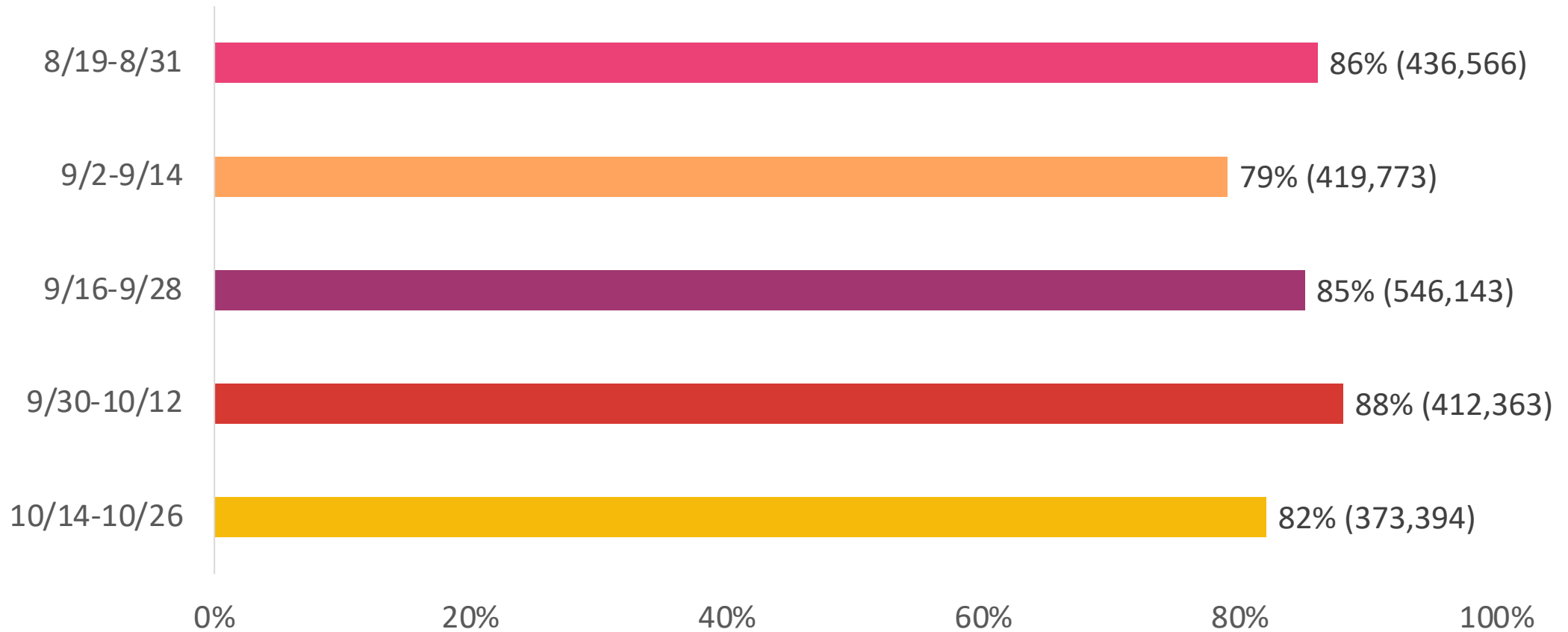
Percentage of Washington Renters Unable to Pay Rent Using Money from Savings or Selling Assets to Meet Basic Spending Needs Over the Last 7 Days



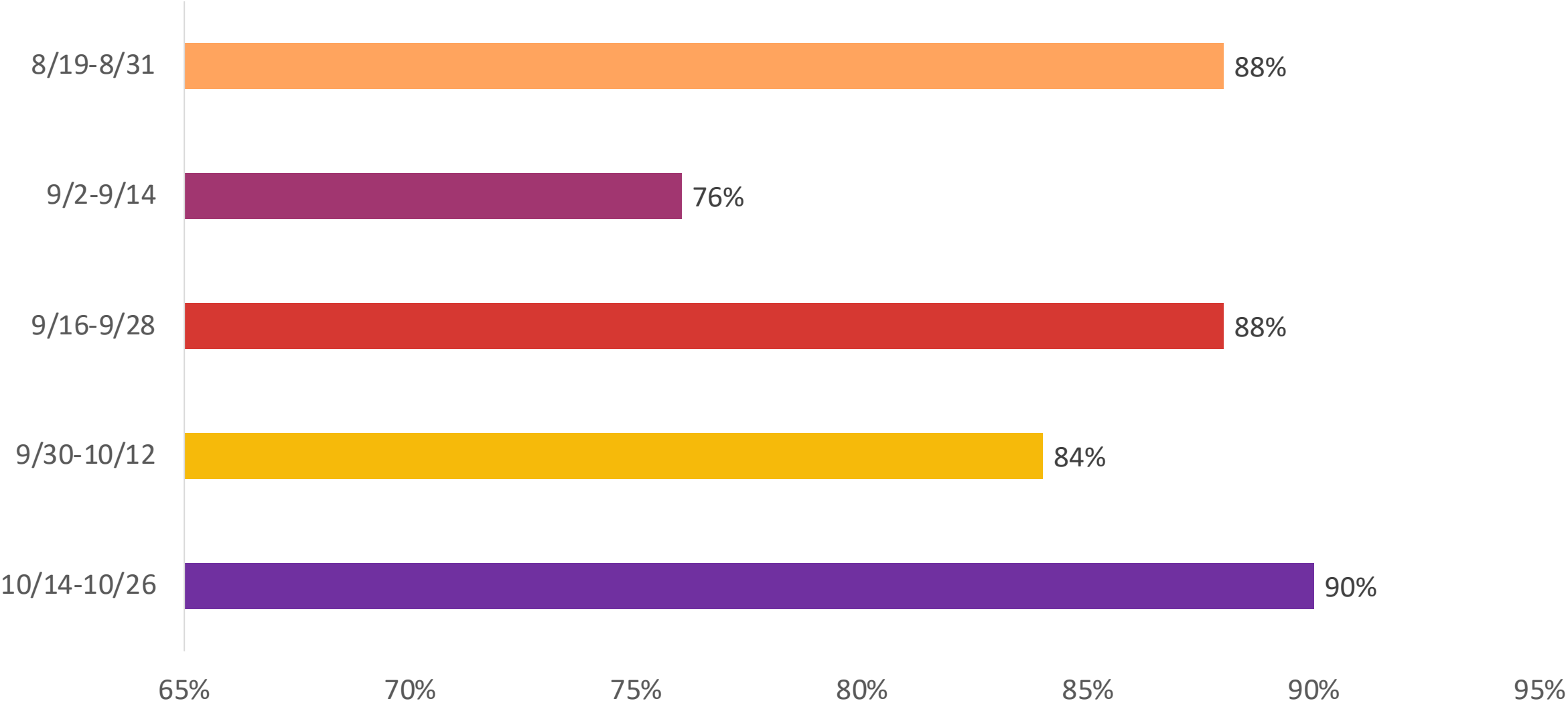
Percentage of Washington Renters Unable to Pay Rent Using Credit Cards or Loans to Meet Basic Spending Needs Over the Last 7 Days



Percentage of Washington Renters Able to Pay Rent Using Money from Savings or Selling Assets to Meet Basic Spending Needs Over the Last 7 Days



Percentage of Washington Renters Able to Pay Rent Using Credit Cards or Loans to Meet Basic Spending Needs Over the Last 7 Days



Confidence of Washington's renter households in ability to pay November's rent

338,918 renters who answered the survey expressed slight to no confidence in their ability to pay next month's rent. Some households may be duplicated, so there may be less *households* overall. 338,918 represents **21%** of all renters who responded.

US Census Bureau, Household Pulse Survey.

Week 17 data representing mid-October, released November 4th, 2020

Retrieved from <https://www.census.gov/data-tools/demo/hhp/>



Representative Nicole Macri, 43rd Legislative District

Committees

- Health Care and Wellness, VC
- Appropriations
- Finance

Solution spotlight: Just Cause to Evict

- HB 2453/Rep Macri introduced this bill last session and will be introducing a new version with Senator Kuderer in 2021.
- "Just Cause" or "good cause" requires landlords to have a legitimate business reason.
- Why is this important?
- Examples of "good causes" to terminate.

Solution spotlight: Eviction Prevention

Key components under consideration in addition to Just Cause:

- Payment plans,
- Dispute resolution and legal representation,
- Limitations on penalties for debt accrued during the pandemic,
- Landlord mitigation fund increased funding,
- Rental assistance

Solution spotlight: Rental Assistance

Document recording fee increase:

- What is a "document recording fee?"
- Why is this a preferred way to fund rental assistance?
- Role of state government in addressing this crisis.
- Could revert to a permanent fund source for the Housing Trust Fund, Operations & Maintenance funds (O&M), and other long-standing needs.

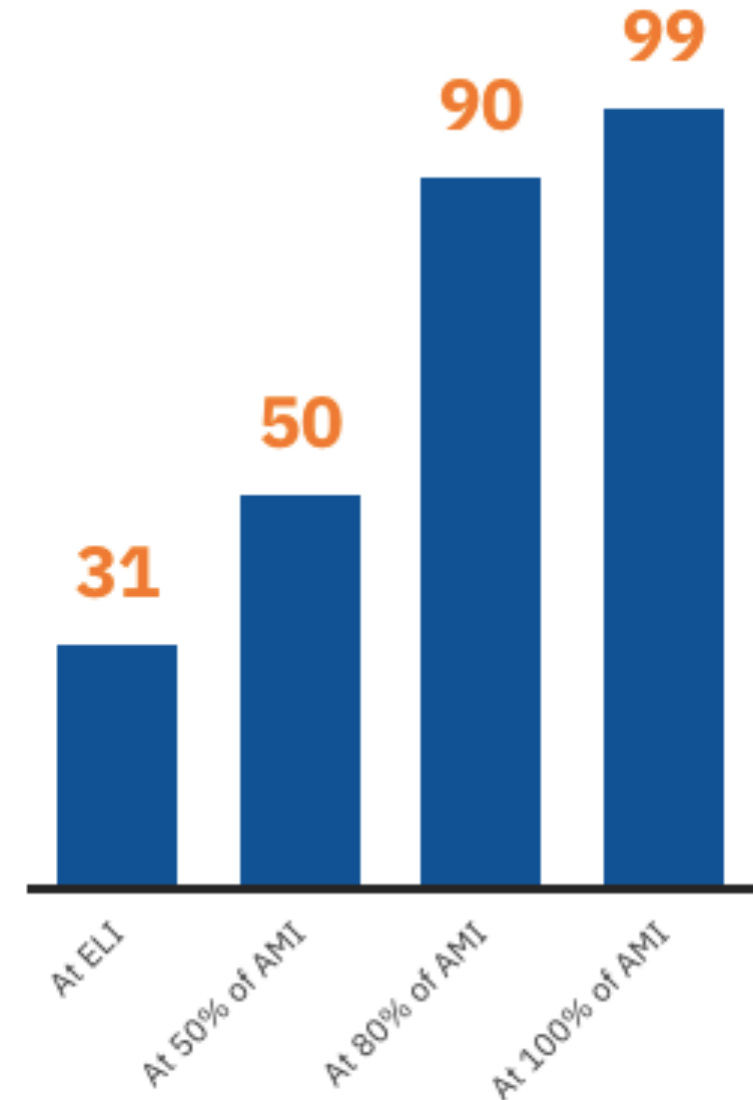


Solution spotlight: Housing Justice Act

- Why? Research shows that criminal record not predictive of successful tenancy and this is a very clear example of impact of systemic racism in criminal legal system on housing and homelessness.
- Criminalization of homelessness fuels the cycle.
- Housing Justice Act: Introduced in 2020 session (SB 6490, HB 2878)
Seattle is currently the only jurisdiction with protections against this housing discrimination
- Organizing for 2021: if you are interested in getting involved, email johns@wliha.org

Solution spotlight: Multi-family Tax Exemption Program (MFTE)

- What is "MFTE"?
- What do we mean by "state sponsored" gentrification and displacement?
- Deeper affordability and tenant protections need to be added to MFTE
- Bills in 2020 addressing MFTE: HB 2796/Ramel, HB 2950/Macri, HB 2620/Walen & SB 6411/Das
- NLIHC Gap Report: www.nlihc.org





Solution spotlight: Statewide Eviction Moratorium

- New research: Eviction increases correlate to COVID-19 increases
 - <https://www.medrxiv.org/content/10.1101/2020.10.27.20220897v1.full.pdf>
- Washington state eviction moratorium has been keeping people in their homes since March. Has been extended with strong advocacy.
 - Significantly more effective than the federal CDC moratorium
- We must extend the moratorium through March 31, 2021 to give legislature opportunity to enact long-term solutions
- Governor's work group has met to discuss the moratorium. It's important that we prevent any new loopholes from being added.
- Take action today! <https://bit.ly/extendmoratoriumMarch21>



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Advocacy Opportunities

- **Pledge to advocate today!**
<https://www.surveymonkey.com/r/2021AdvocatesSignUp>
- **Do you have a housing-related story to share? We want to connect with you!**
<https://forms.gle/JV88NRvhuymVDTSW6>
- **Are you a nonprofit board member or local elected official? Pass a resolution to support progressive revenue!**
<https://bit.ly/2Z2u9mQz>



Building Momentum Webinars

- Deep Dive into Homelessness Asks and the Housing Alliance Support Agenda for 2021: Dec. 9th 10-11:30am
- Preparing for the 2021 Legislative Session for Housing and Homelessness Advocates: Dec. 16th 10-11:30am
- All previous webinars are recorded and available on the Housing Alliance's website at www.wliha.org



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Q & A

Any questions?



Contact us with questions and to get involved!

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