

# UNDERSTANDING EVICTIONS AND FIGHTING ANTI-BLACK RACISM WITH HOUSING JUSTICE

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featuring Dr. Tim Thomas, Postdoctoral  
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Dimitri Groce, Member Organizer  
Washington Low Income Housing Alliance



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# AGENDA

1. Housing Alliance mission and prioritizing racial equity
2. Dr. Thomas' presentation "The State of Evictions"
3. Michele Thomas legislative update on eviction reform

# The Housing Alliance and Racial Equity

*“Achieving our mission of affordable housing for all requires an awareness of the current and historical forms of institutional oppression and a commitment to addressing issues of equity present in all of our local communities.”*

# Racial Equity and 3-year Strategic Plan

Vision: We are actively working to undo racism and other forms of oppression and are a trusted partner in advancing policy solutions to help meet the housing needs of communities of color and other marginalized communities

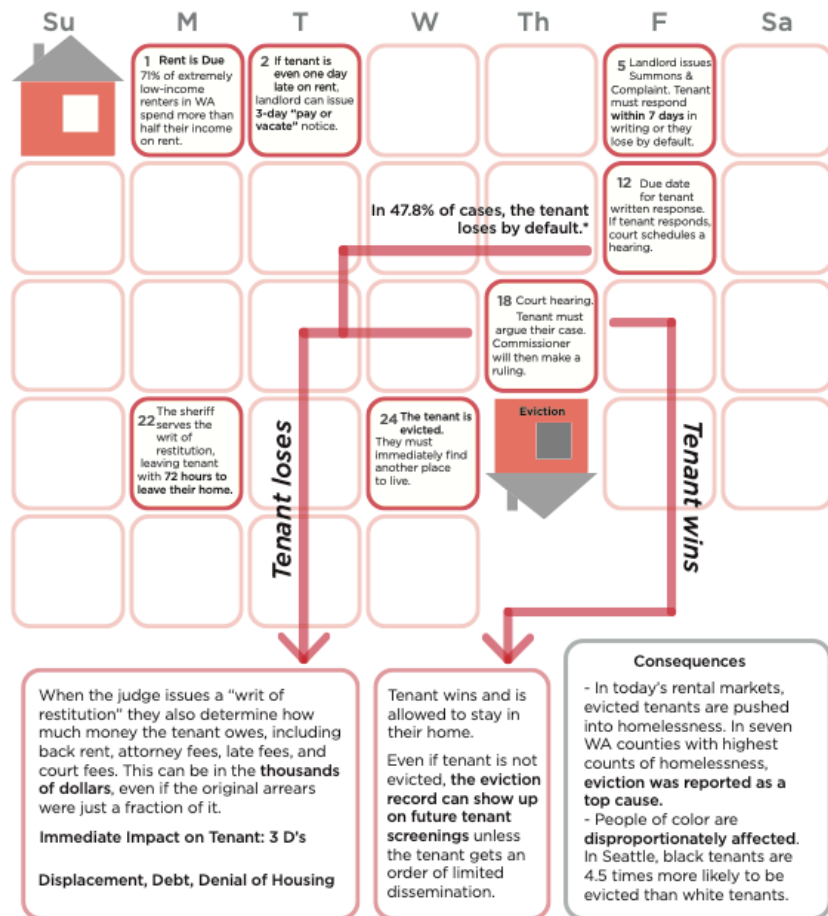
## Goals:

- Promote equity and racial justice across our statewide membership base and be vocal about why embracing these values is fundamental to our mission
- Identify ways that the current housing and homelessness system impacts people of color and identify and advocate for policy that address these inequities and reduces racial disparities
- Develop an organizational analysis of the impact of gentrification and displacement on communities of color in order to advance policy that mitigates these trends.



## How to Lose Your Home in Under a Month

### The Eviction Process in Washington State



(review Dr. Thomas' research "The State of Evictions" and learn more about <https://eviction.study>)

### The Current Eviction Process Unfairly Favors Landlords

Prepared for WLHA using information they provided, by Seattle University's Project on Family Homelessness.

\*This data is currently only available for Seattle. Efforts are underway to analyze evictions data in jurisdictions across the state.

# Reform the Eviction System

## SHB 1453/Macri & SSB 5600/Kuderer

- Key provisions:
  - 14 days notice to pay or vacate,
  - Definition of rent,
  - Judicial discretion,
  - Reinstatement of tenancy.
- Bill status and next steps:
  - Passed out of policy committee,
  - Negotiations are ongoing,
  - Currently in Rules, next step is the floor.



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# Cause to Terminate Tenancy

## SHB 1656/Macri & SSB 5733/Saldaña

Requires a legitimate business reason & increased notice to make someone move:

- Eviction for nonpayment, waste/nuisance, or uncured violation of lease,
- 90 day notice due to intent of owner to move self or immediate family member in,
- 120 day notice due to sale or conversion,
- 120 day notice due to substantial rehab or demolition,
- 30 day notice due to unit being condemned,
- 20 day notice from roommate who is also the owner,
- At least 30 but no more than 90-days notice, before lease agreement ends, that the owner wants the tenant to sign a new lease but the tenant refuses to sign,
- 20 day notice to quit due to chronic, harmful and unjustified failure to pay rent,
- 20 day notice for other good cause, including legitimate economic or business reasons.

# Cause to Terminate Tenancy

## SHB 1656/Macri & SSB 5733/Saldaña

Bill status and next steps:

- Both have been passed out of policy committee,
- We do not support the amended version of SSB 5733 at this time,
- Negotiations are ongoing,
- Currently in Rules, next step is the floor.



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# Thank you!



*Introducing your weekly legislative session update from Olympia!*

## **Legislative Session Update, Week 7**

The concern on everyone's mind in Olympia this week is budget. For the current biennium, the state is facing a \$3 billion structural deficit, which means everyone is asking about cost, particularly for new proposals. While we have more and stronger housing champions than ever, the budget deficit makes progress difficult. Our job is to ensure that affordable housing and homelessness are top of mind for lawmakers. Our advocacy needs to be focused, tenacious, and strategic.

Thursday's #600Million4Homes Day of Action was wind in our sails – thanks to everyone who participated. In particular, it helped us show that affordable housing is truly a statewide issue. More than 600 messages were sent to lawmakers supporting our \$600 million ask, and we generated 500 tweets. At one point during our tweetstorm, our hashtag was trending in Seattle. If you haven't yet, you can still [endorse the campaign here](#). There are sign on letters for organizations, nonprofit board members, and other community members.

A possible silver lining to the budget concerns? An increased openness to revenue reform in Olympia. A capital gains tax is one of the few tax mechanisms that could bring in enough funding to make a substantial difference – and begin to address Washington's upside-down, regressive tax system. There is also conversation about increasing the state's estate tax; as the federal government just cut it, it gives Washington an opportunity to collect more revenue without increasing anyone's overall tax payment.

Check out our new Session update—sign-up for Action Alerts at [wliha.org](http://wliha.org)

Learn more about Dr. Thomas' research at <https://evictions.study/>

**Upcoming Events:**  
Housing and Homelessness Advocacy Day,  
Thurs 2/28

**Bi-monthly Advocate Calls:**  
Fri 3/1, noon- 1pm  
1-866-339-4555, access code  
2064429455#

**Archived Learn at Lunch webinars:**  
[www.wliha.org/resources/webinars-and-tools](http://www.wliha.org/resources/webinars-and-tools)



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