UNDERSTANDING EVICTIONS AND FIGHTING ANTI-BLACK RACISM WITH HOUSING JUSTICE

featuring Dr. Tim Thomas, Postdoctoral Fellow, eScience Institute & Sociology
University of Washington

Rachael Myers, Executive Director
Michele Thomas, Policy & Advocacy Director
Dimitri Groce, Member Organizer
Washington Low Income Housing Alliance
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.
(review Dr. Thomas’ research “The State of Evictions” and learn more about https://eviction.study)
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.
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.
Thank you!

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

Check out our new Session update—sign-up for Action Alerts at wliha.org