

The State of Evictions

Racial and Gender Disparities in Washington Evictions

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Forced Migration: Evictions

Forced Relocation & Residential Instability

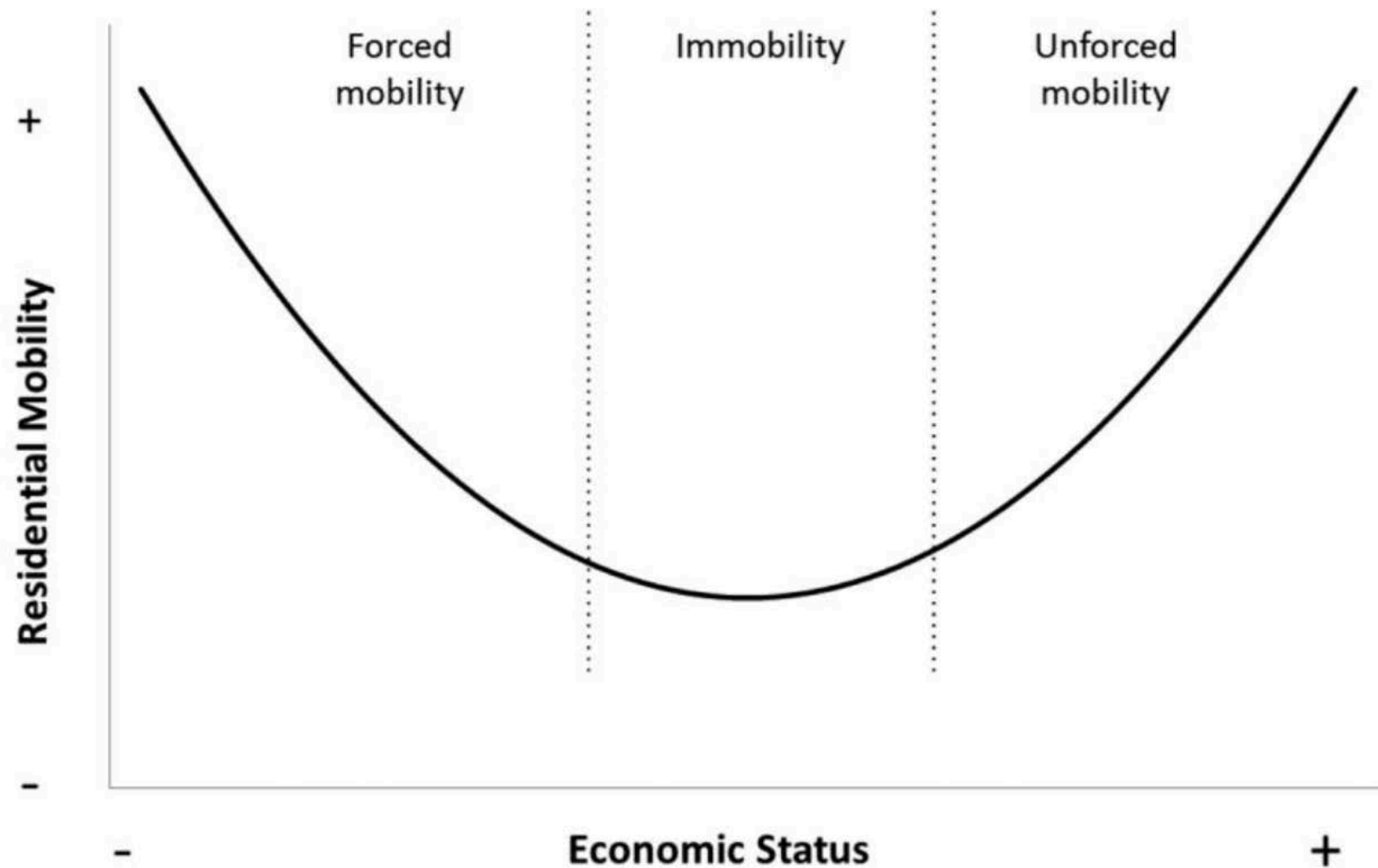


FIGURE 1. Theoretical model of the relationship between residential mobility and economic status among urban renters.

Desmond, Matthew, Carl Gershenson, and Barbara Kiviat. 2015. "Forced Relocation and Residential Instability among Urban Renters." *Social Service Review* 89(2):227–62.

Forced Relocation & Residential Instability

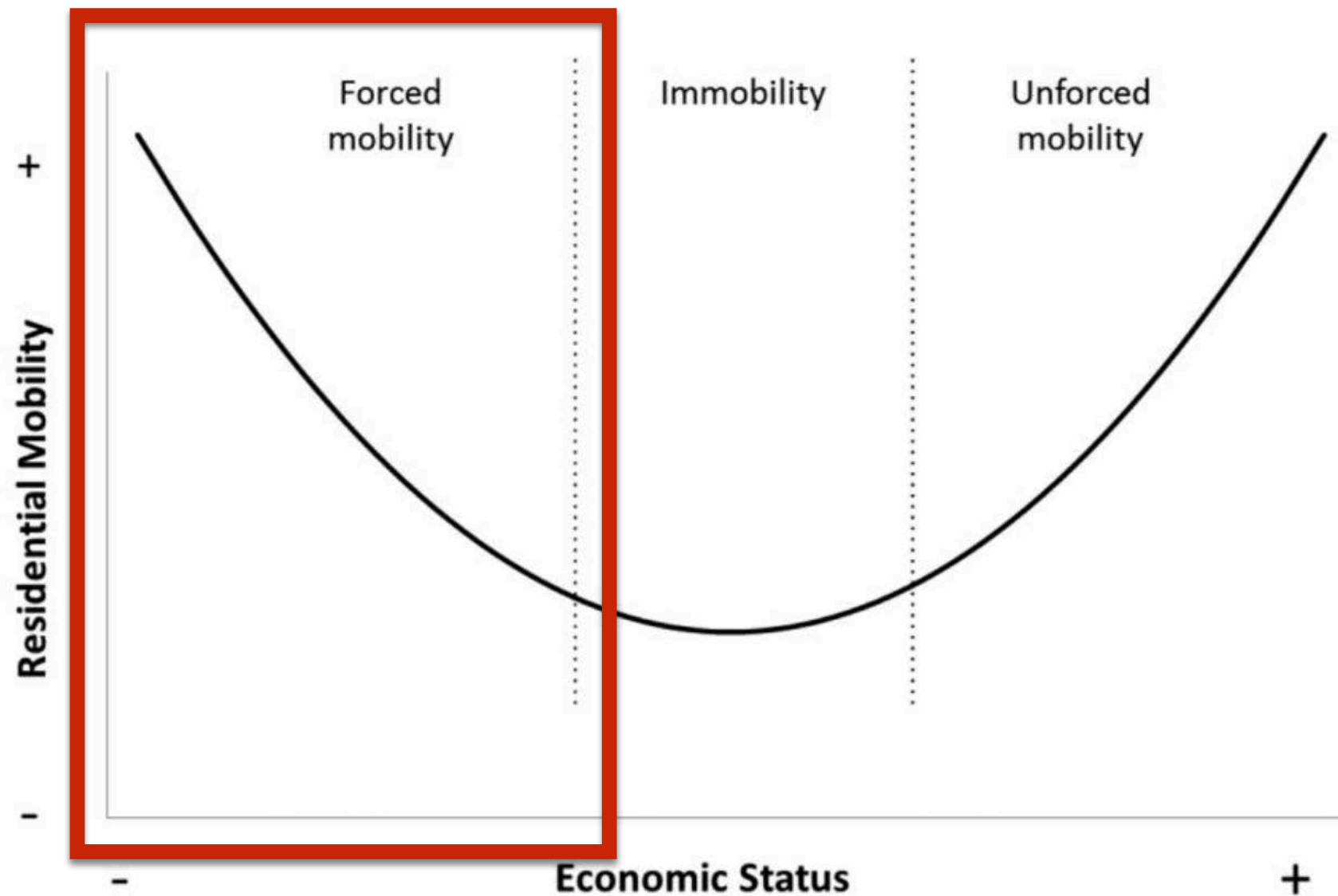
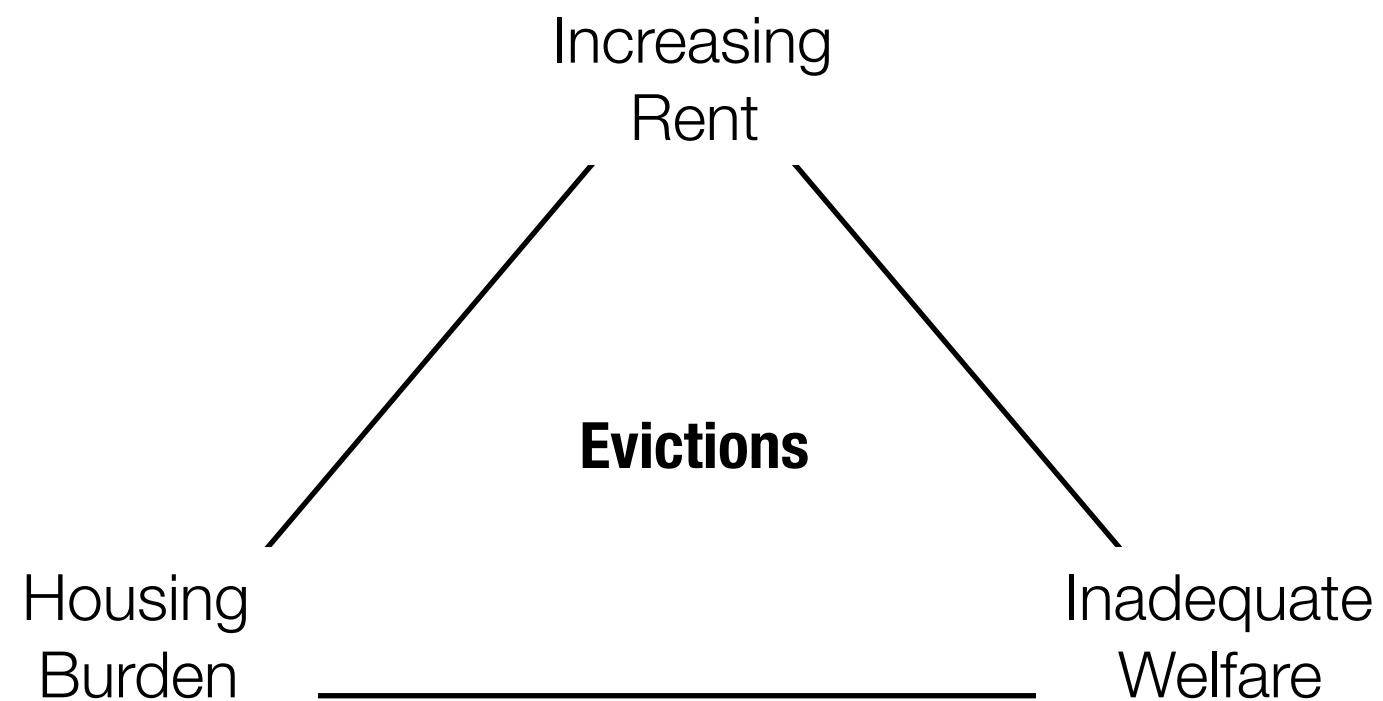


FIGURE 1. Theoretical model of the relationship between residential mobility and economic status among urban renters.

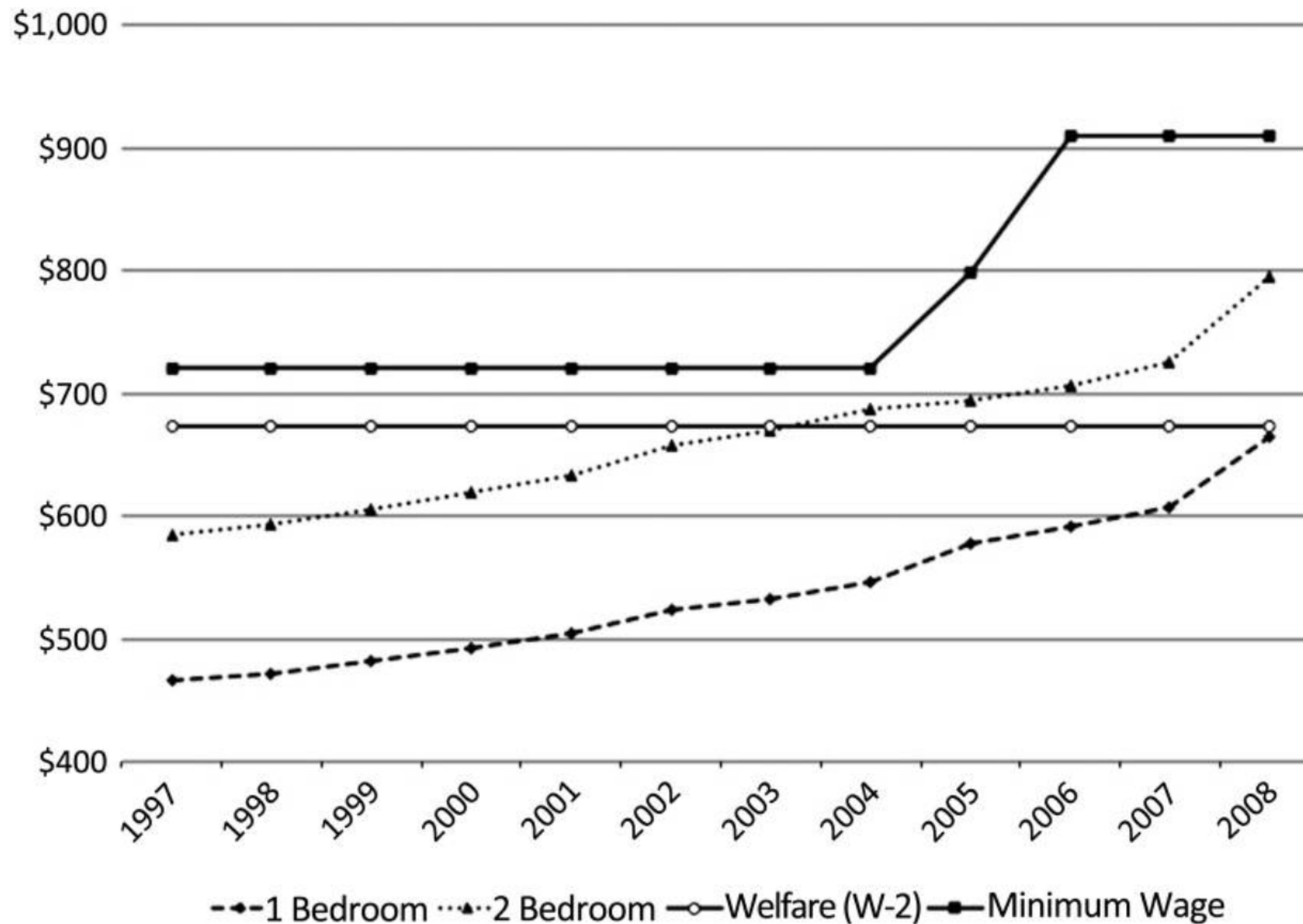
Desmond, Matthew, Carl Gershenson, and Barbara Kiviat. 2015. "Forced Relocation and Residential Instability among Urban Renters." *Social Service Review* 89(2):227–62.



Individual-Level Dynamics

Individual Level Dynamics

Milwaukee Rent, Income, & Welfare



Desmond, Matthew. 2012. "Eviction and the Reproduction of Urban Poverty." *American Journal of Sociology* 118(1):88–133.

Individual Level Dynamics

Prior Research

- *Milwaukee study of evictions* (Desmond 2012)
 - Court records and surveys

Demographics

- Women disproportionately overrepresented
- Black evictions are high
- Families & children

Neighborhoods

- Poor & minority
- Latino evicted in white neighborhoods

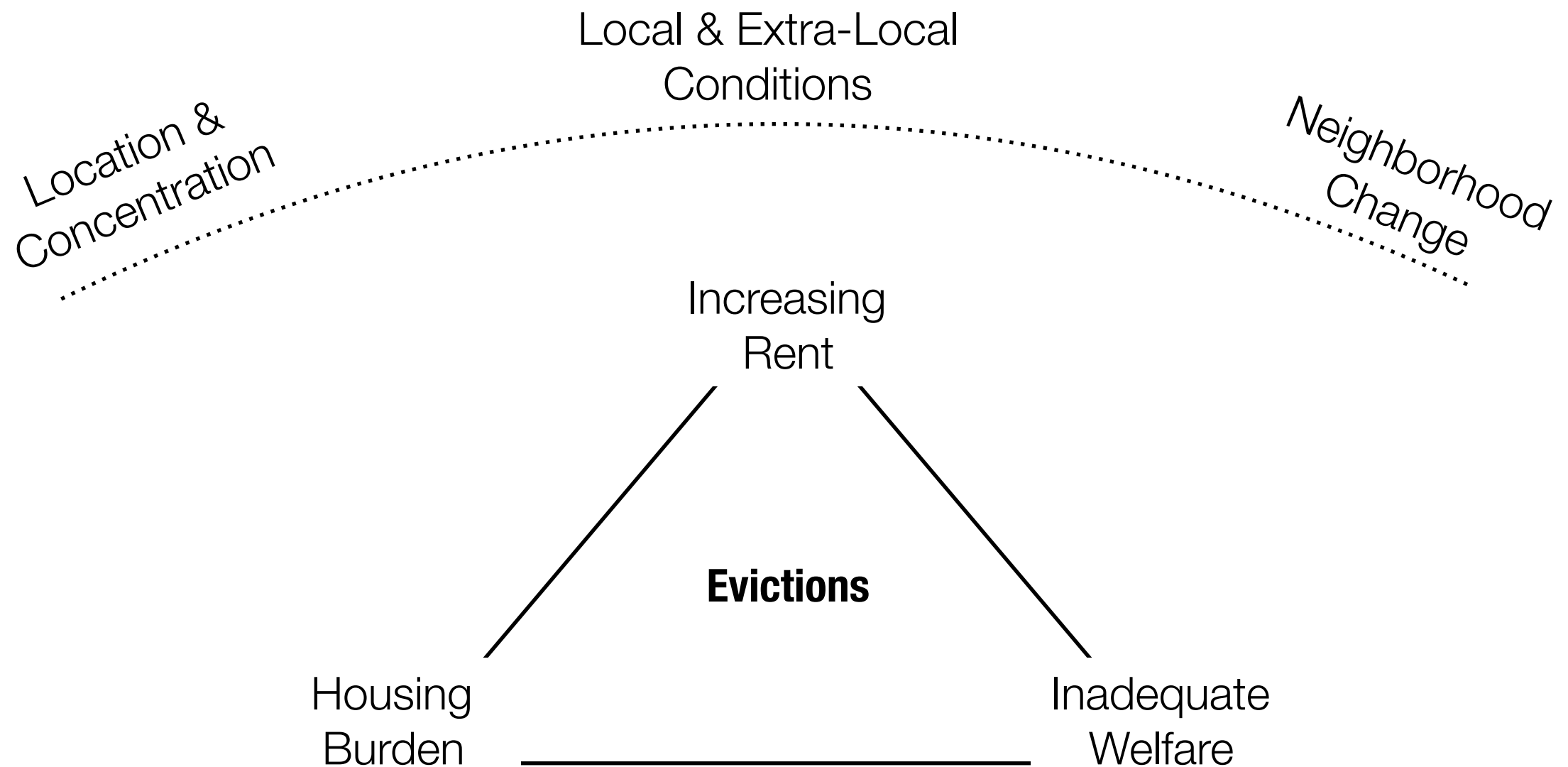
Rent Burden

- 80% - 90% income towards rent

Outcomes

- Worse health
- Layoffs
- Environmental hazards
- Involuntary displacement
- Homelessness
- Crime exposure

Neighborhood-Level Dynamics & Racial Disparities



Individual-Level Dynamics

First Evictions Project

Dissertation

Case by the ACLU and the Northwest Justice Project

Evictions: 5,225 Unlawful Detainer Records for King County, WA in 2013

- Legal eviction cases filed by landlords to remove tenants
- Heard and decided within 1 week
 - If undecided, trial scheduled within 30 days
 - Writ of restitution (physical removal)

Regardless of outcome, UD **stays on record** of an individual

- Screened by landlords
- Preventing affordable housing

Demographic Estimations

- Using name and location we can estimate the race and sex of defendants
- Overlay neighborhood data to look at where and why evictions occur

UD Distribution & Neigh. Types

Regional Distribution

- *S. King*: 57%
- *Seattle*: 27%
- *East*: 15.2%
- *Other*: 0.6%

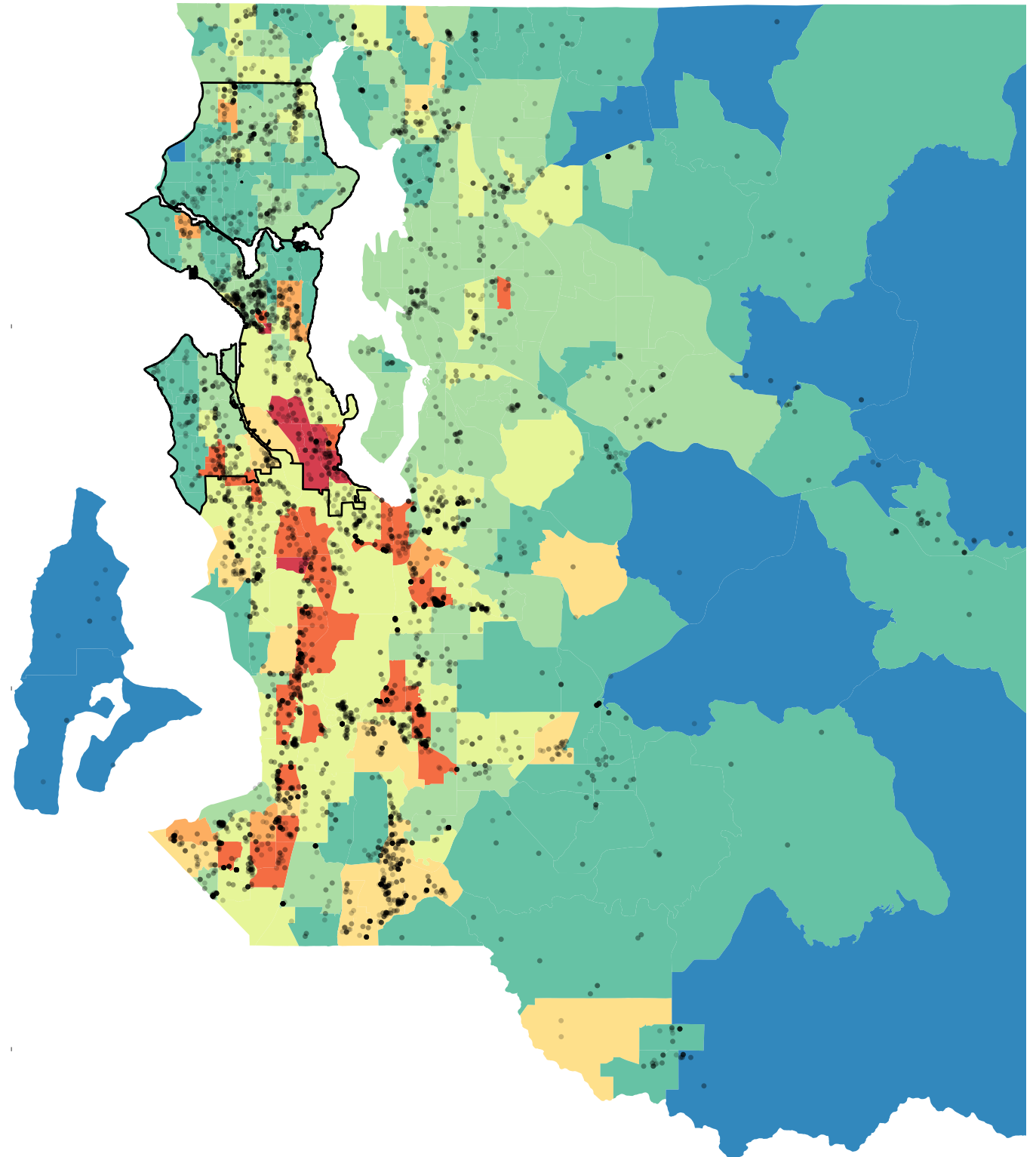
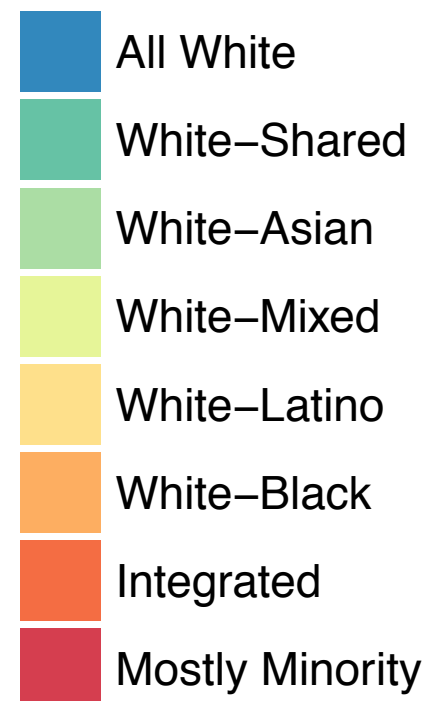
Neighborhood Types

- *South*:
 - Minority & integrated
- *Seattle & East*:
 - White & Asian

Unlawful
Detainer



Neighborhood
Racial
Categories



King County Eviction Rates by Sex & Race

Sex

- Women 2% > Men

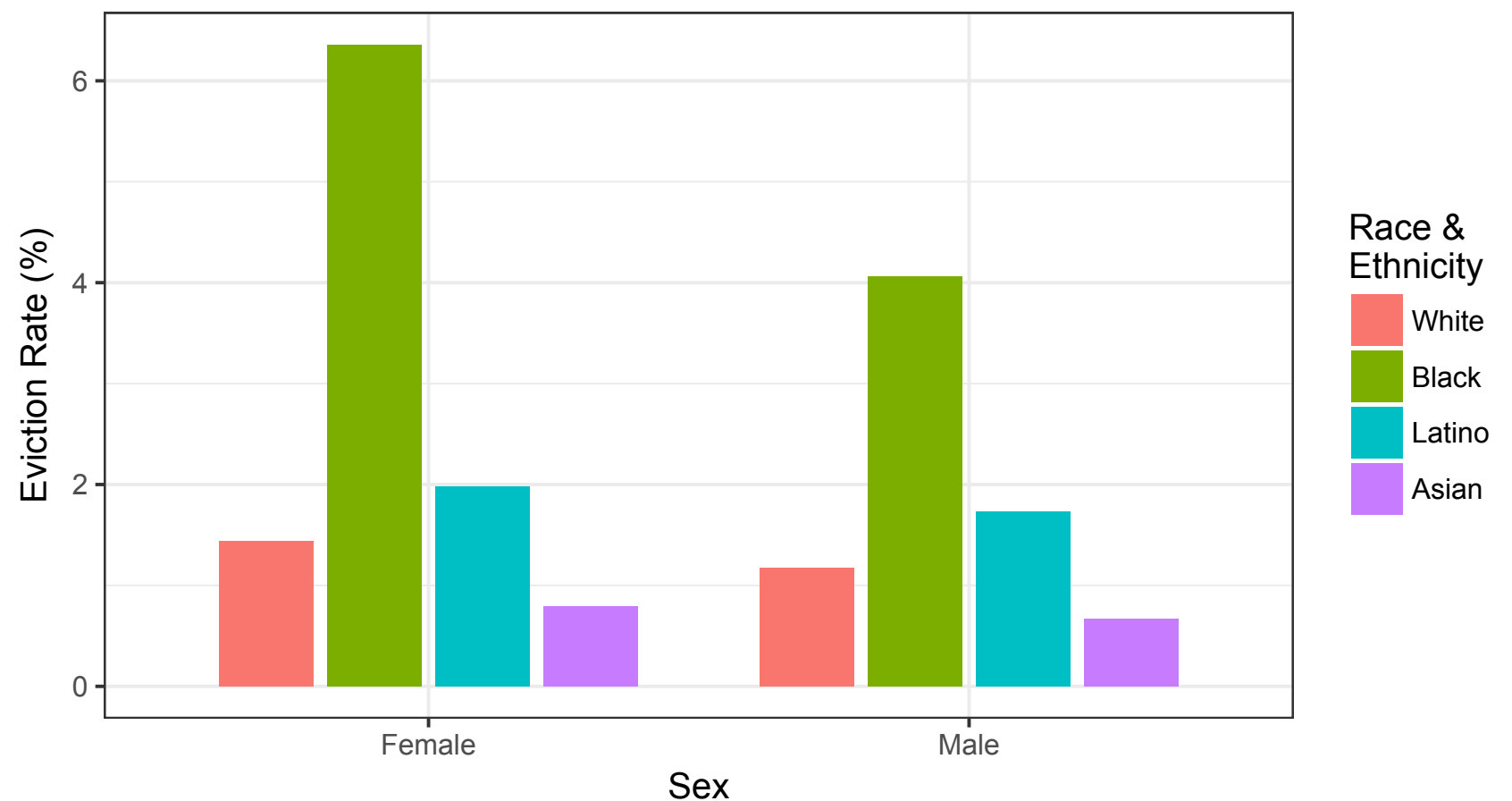
Race

- **Black** head:
 - 4x > whites
- **Latinx** head:
 - 1.4x > whites

Sex & Race

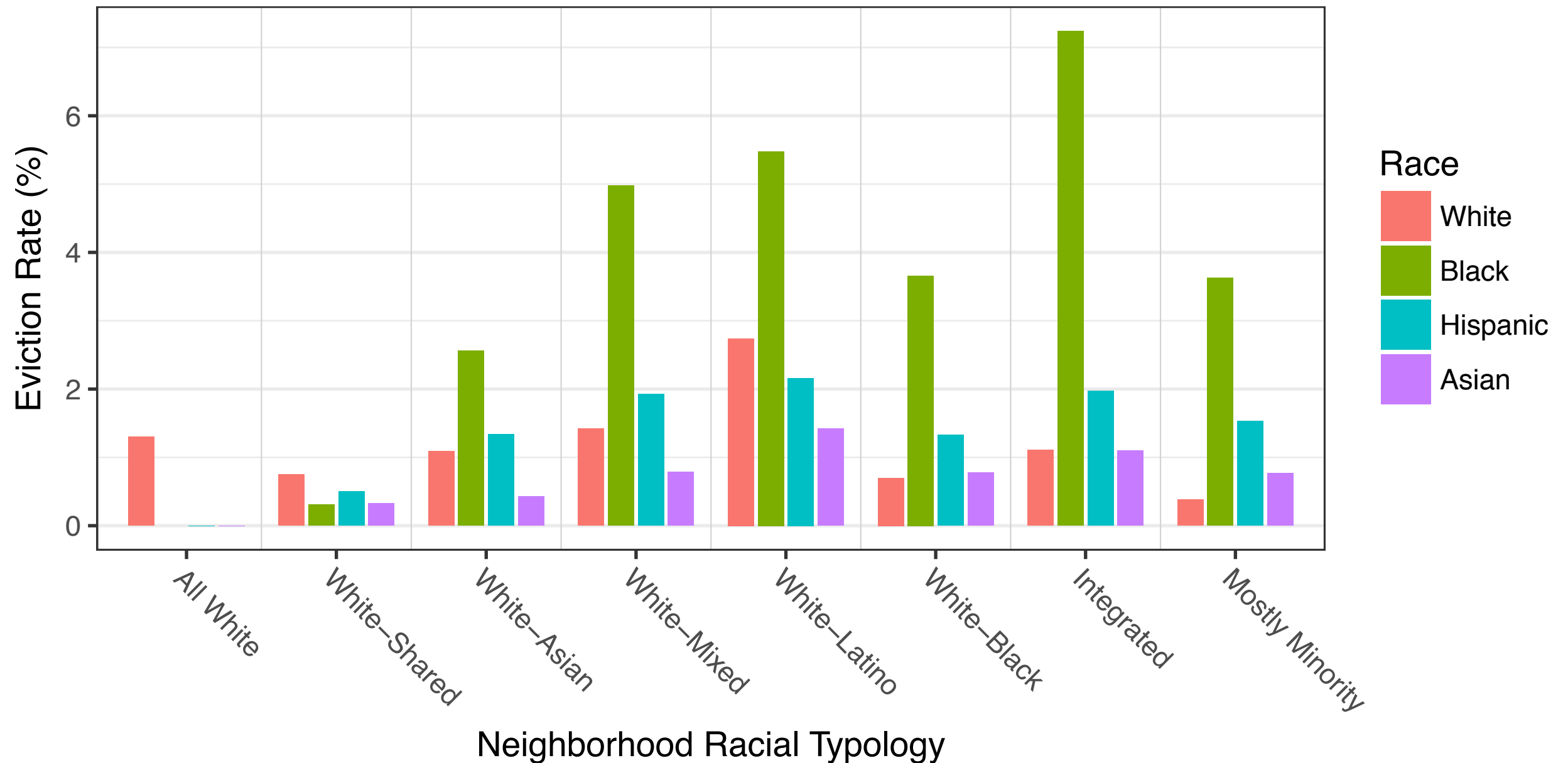
- **Black female:**
 - 7x > white fem.
- **Black male:**
 - 5.4x > white male

Eviction Rates by Sex & Race



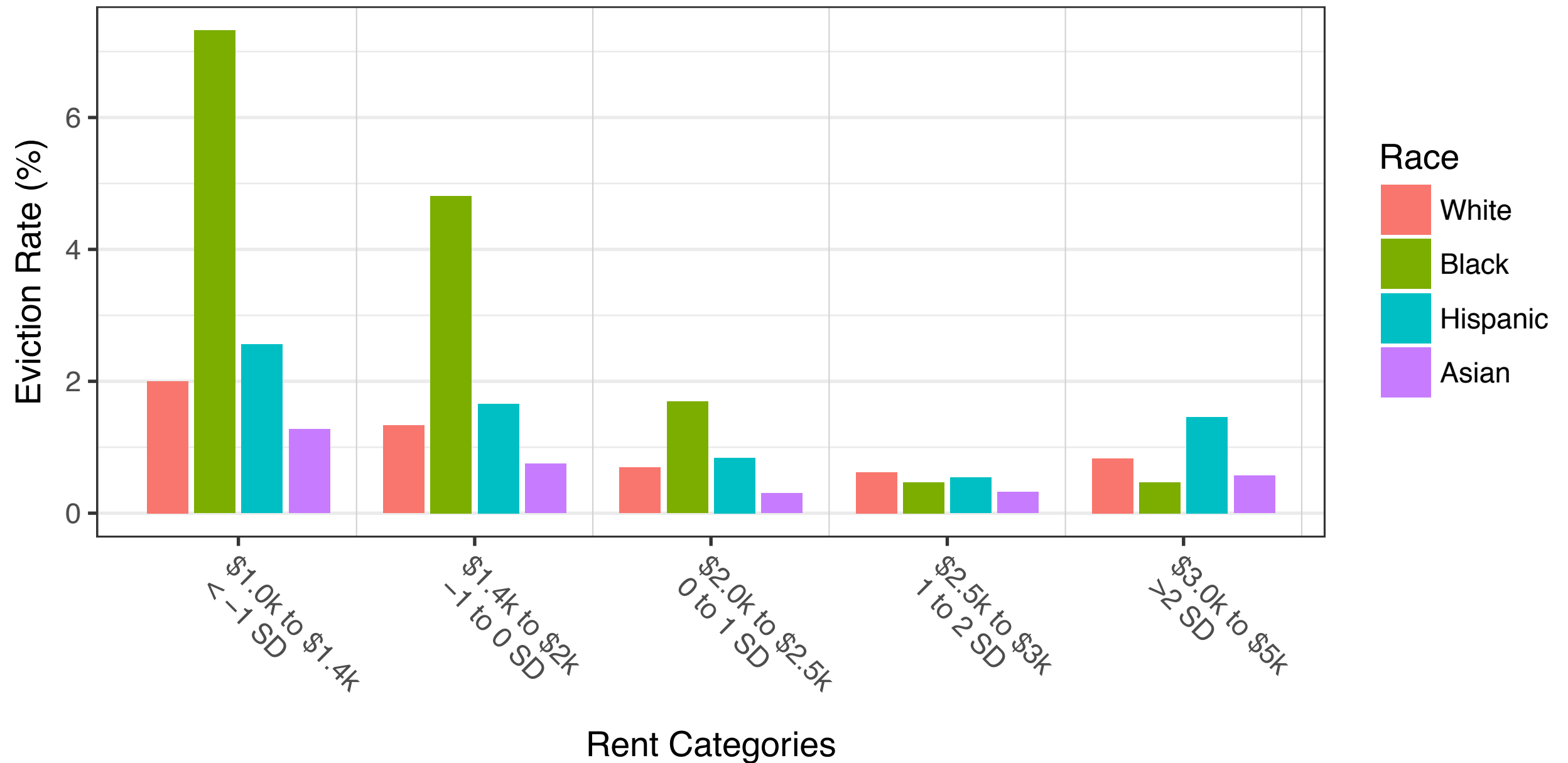
King County

Neighborhood Diversity & Eviction Rates

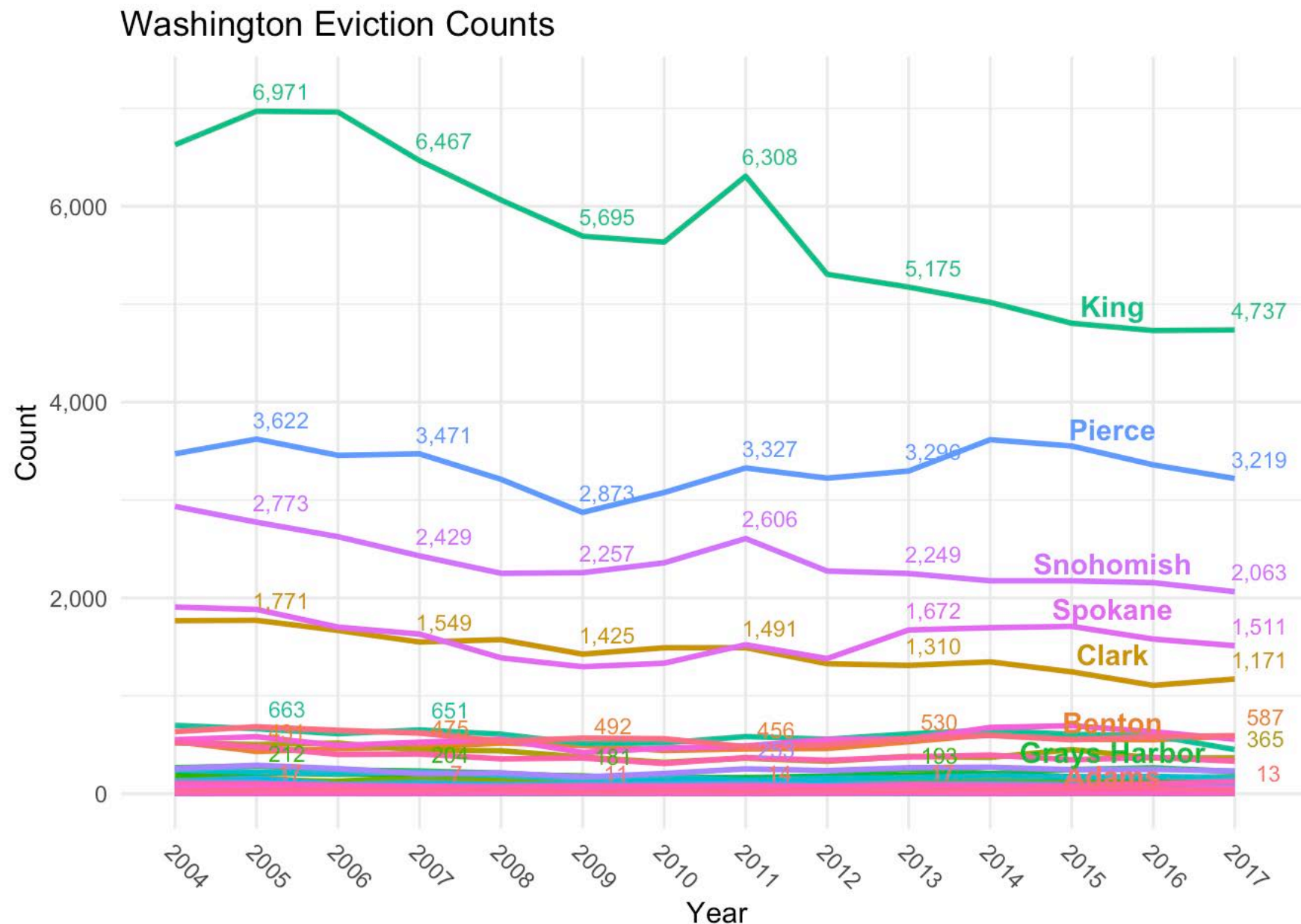


King County

Rent & Eviction Rates

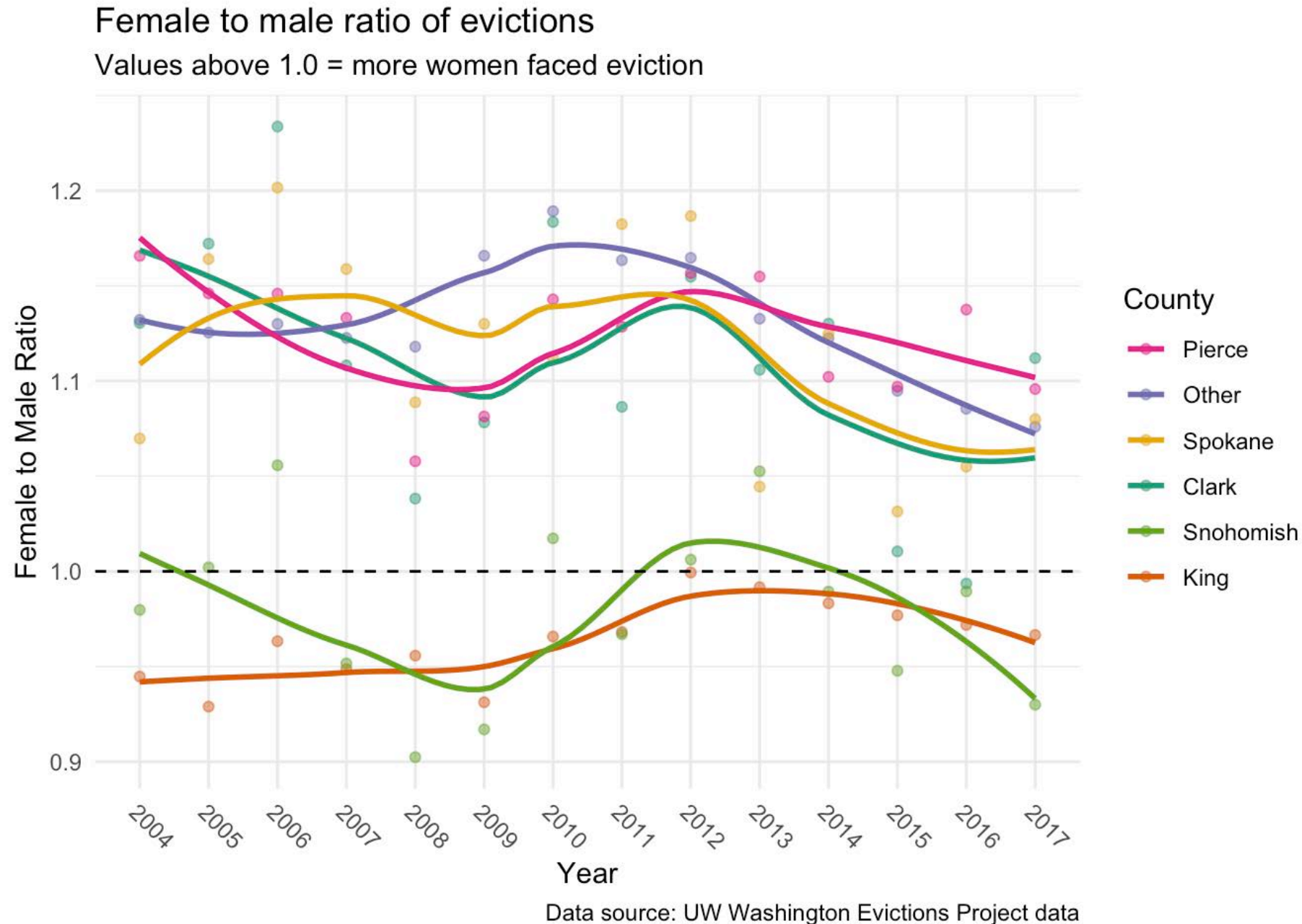


The Washington State Evictions Project



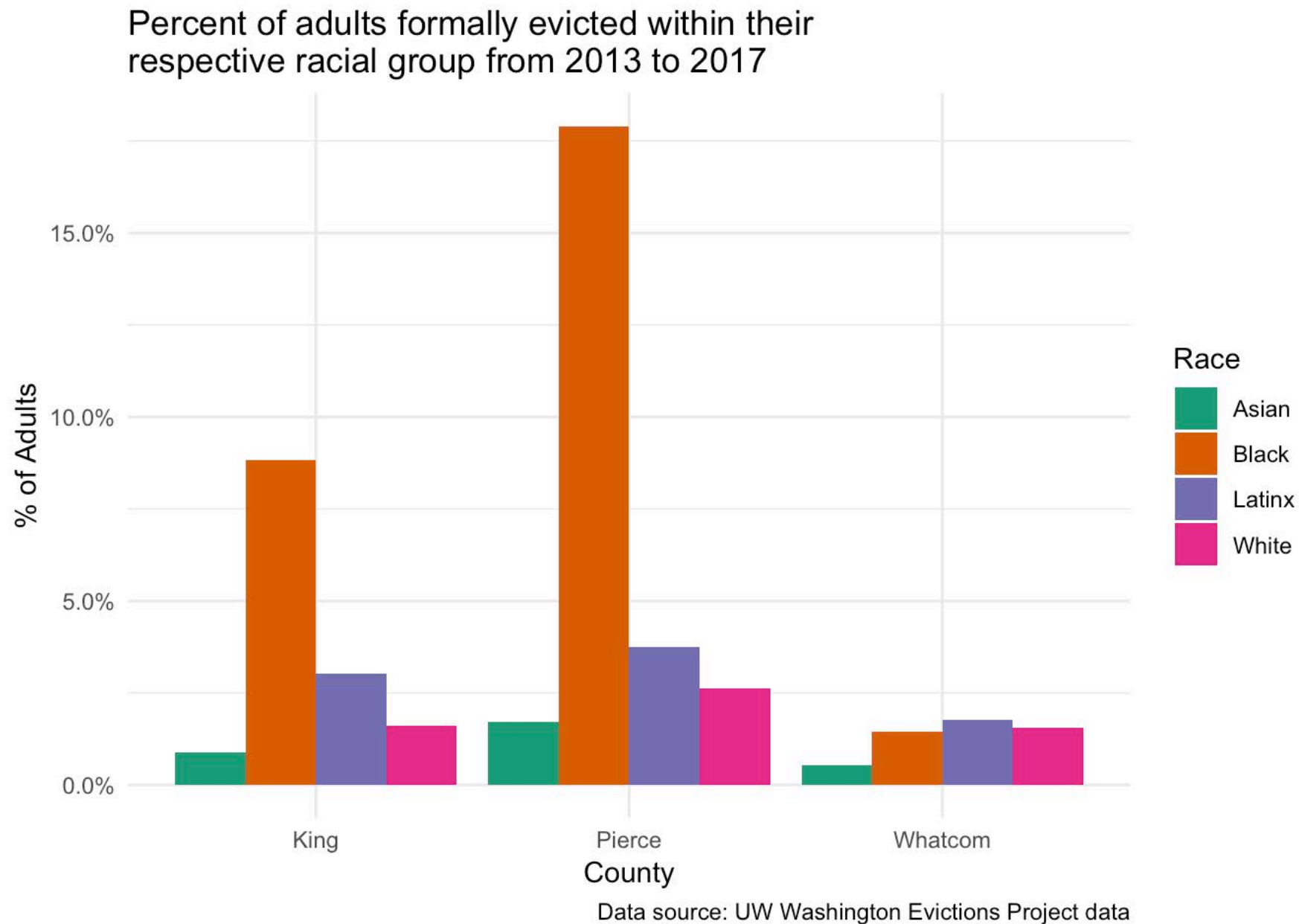
- **271,458 cases since 2004**
 - About 17,000 to 22,000 per year
- **1 in 55 WA. adults between 2013 to 2017**
 - 130,203 adults or 1.8% of population
- **397,697 adults Since 2004**

Evictions by Gender



- **Women are evicted about 6% to 10% more than men across the state**
- **Rates are different for different counties**

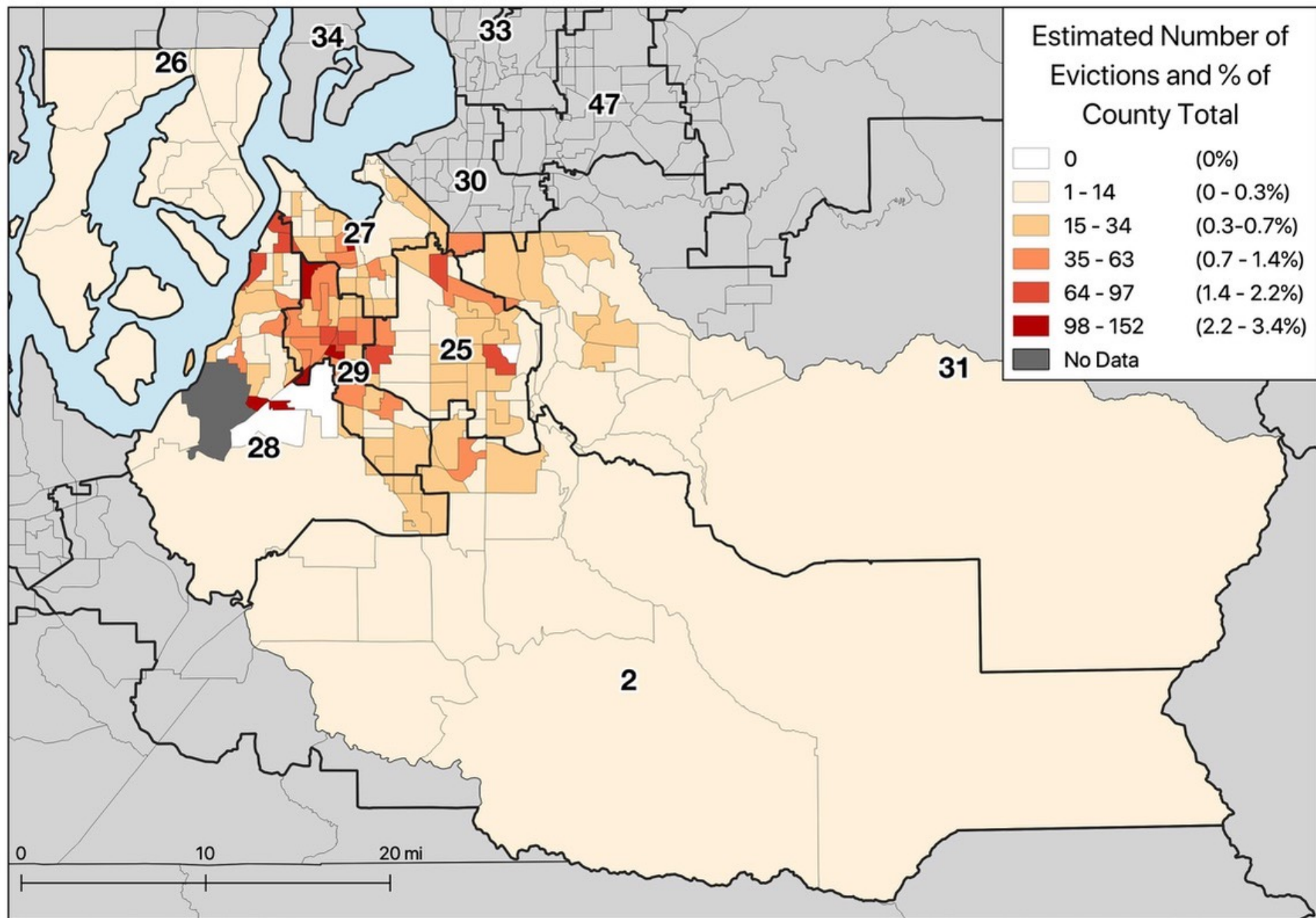
Evictions by Race



- **1 in 6 Pierce Co. black adults**
 - 17.9% of the black adult population
- **1 in 11 King Co. black adults**
 - 8.8% of the black adult population
- **1 in 100**

Pierce County Evictions

Evictions in Pierce County by Census Tract and Legislative District (2017)

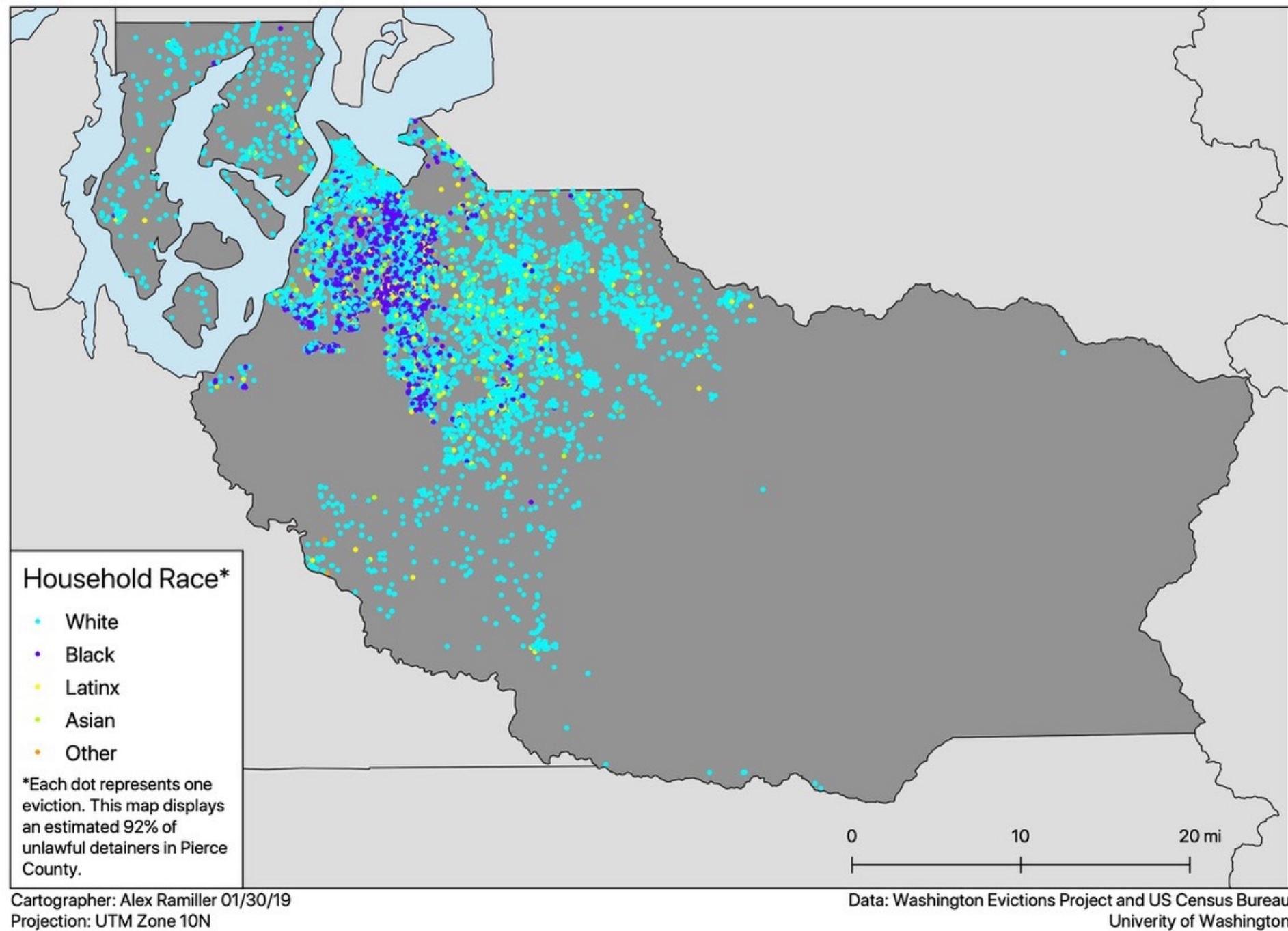


Cartographer: Alex Ramiller 01/30/19
Projection: UTM Zone 10N

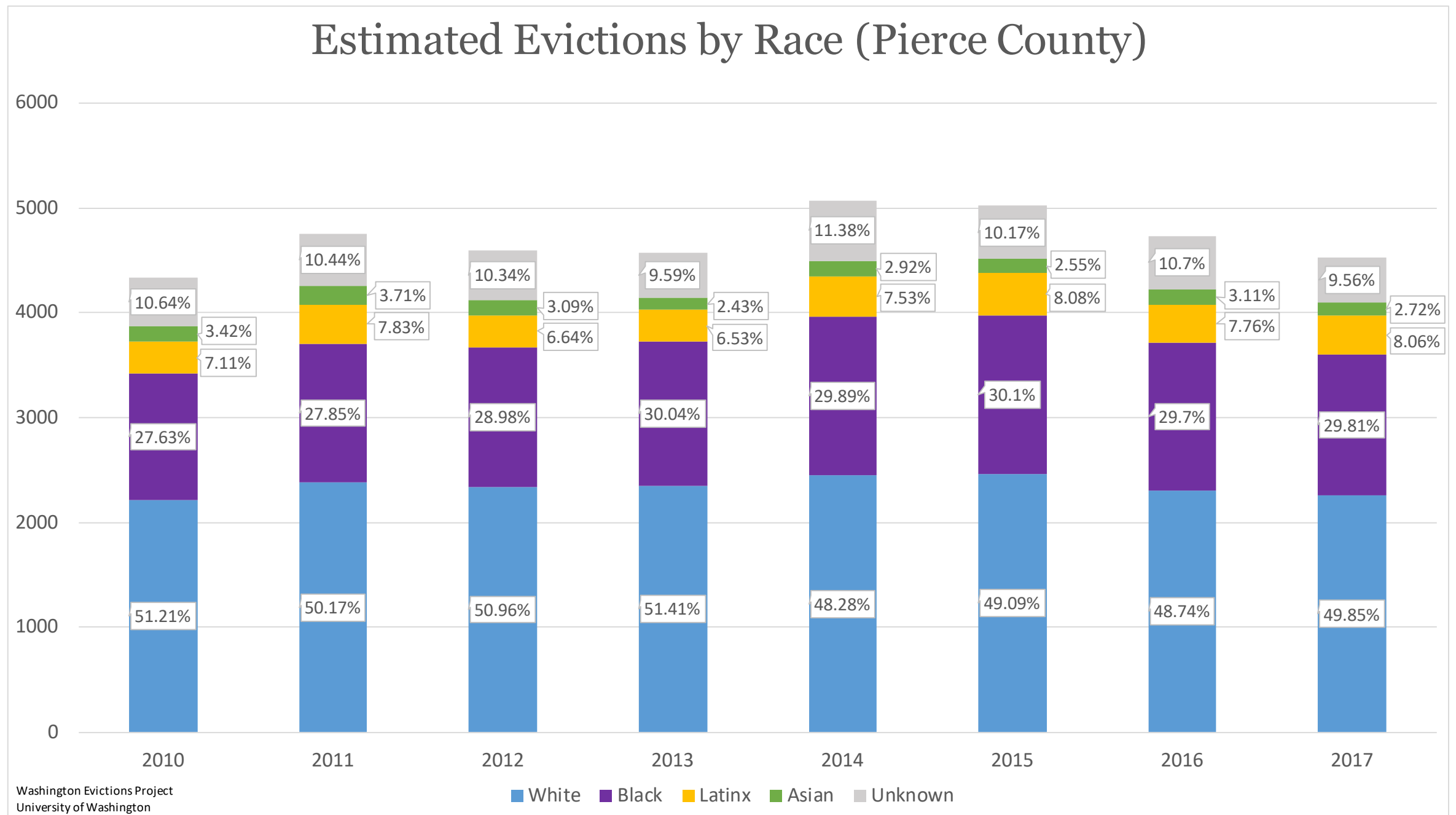
Data: Washington Evictions Project and US Census Bureau
Classification: Natural Breaks
University of Washington

Pierce County Evictions

Evictions by Race in Pierce County (2010 - 2017)

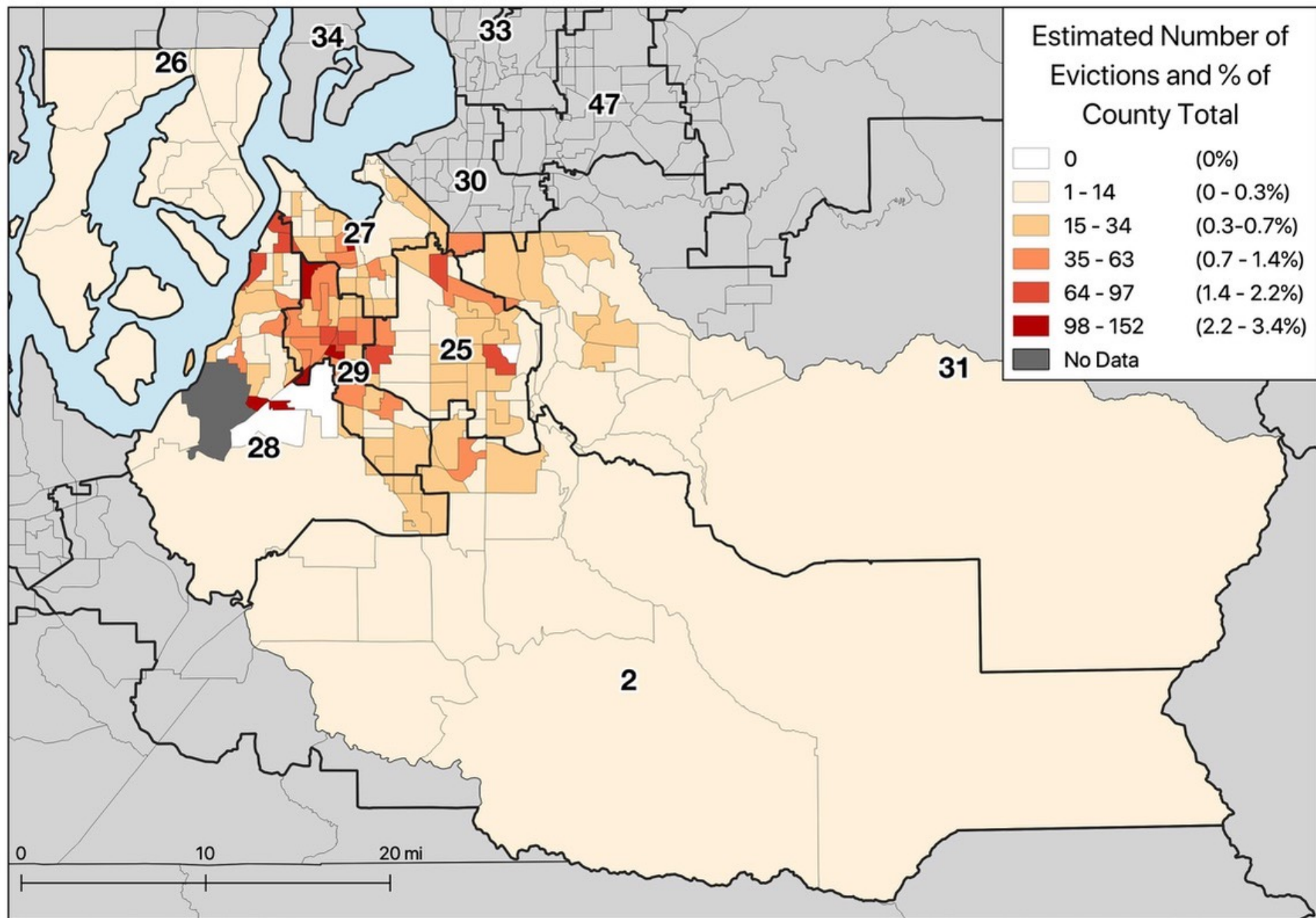


Pierce County Evictions



Pierce County Evictions

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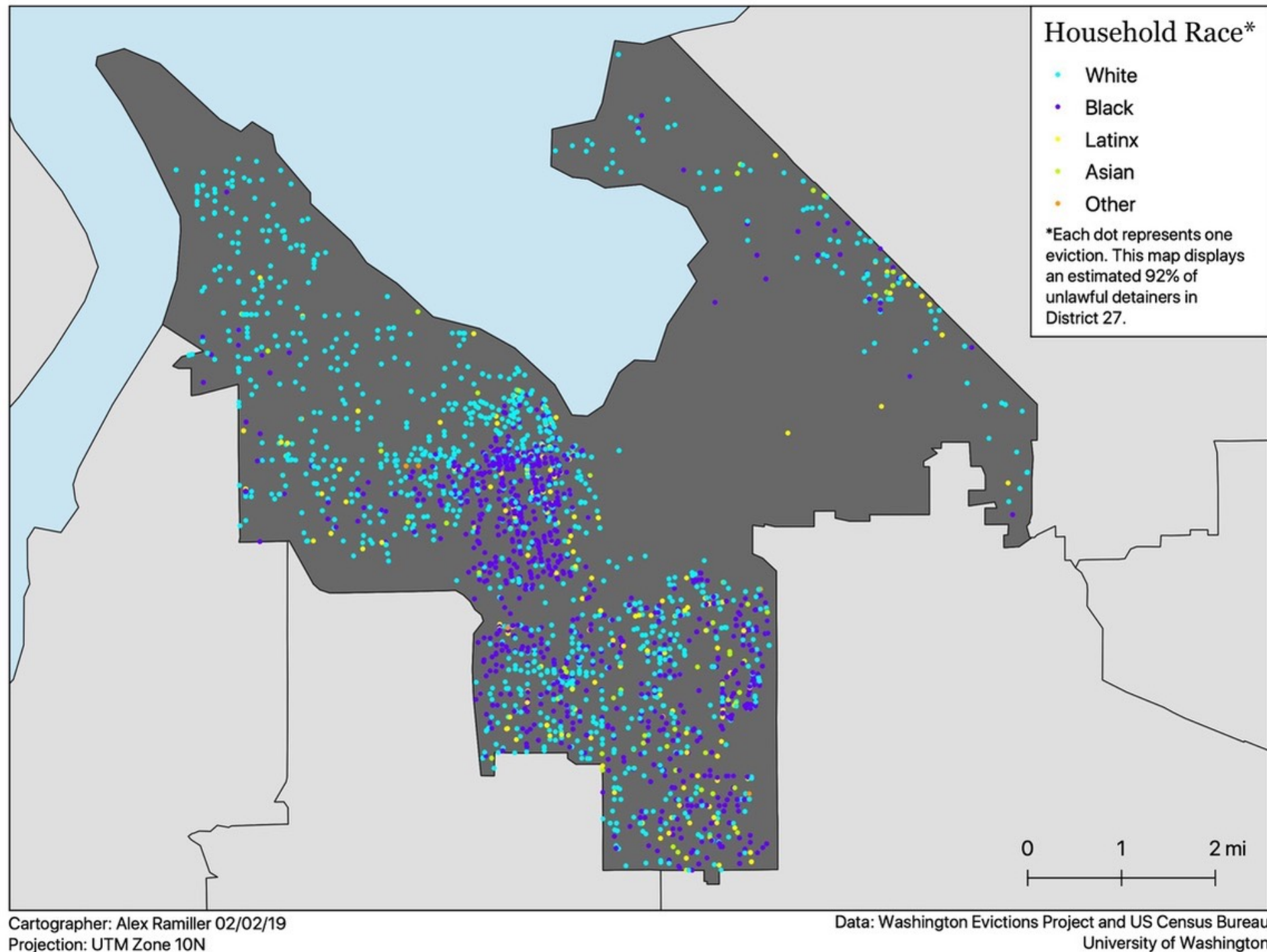


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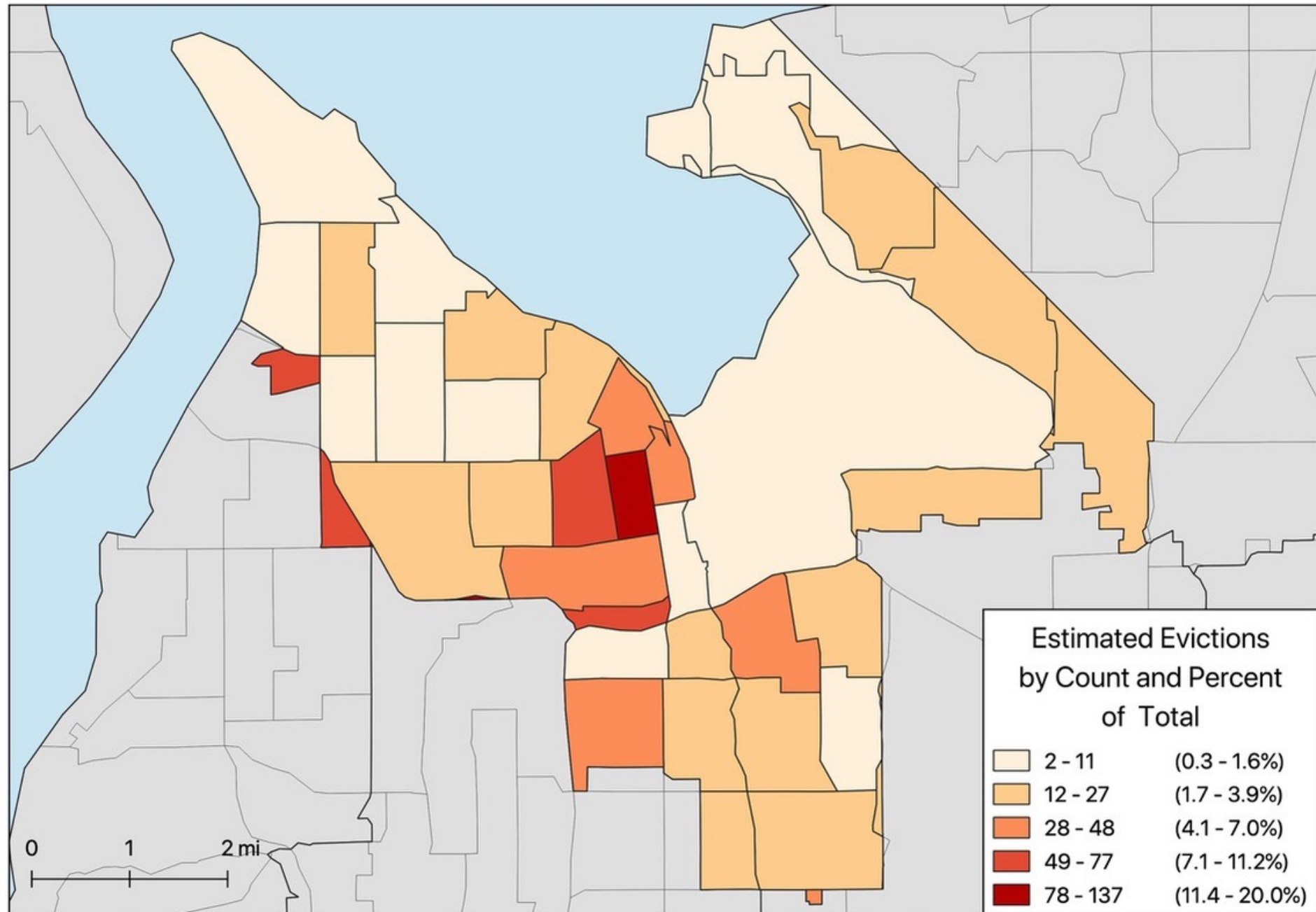
Pierce County Evictions: Dist. 27

Evictions by Race in Legislative District 27 (2010 - 2017)



Pierce County Evictions: Dist. 27

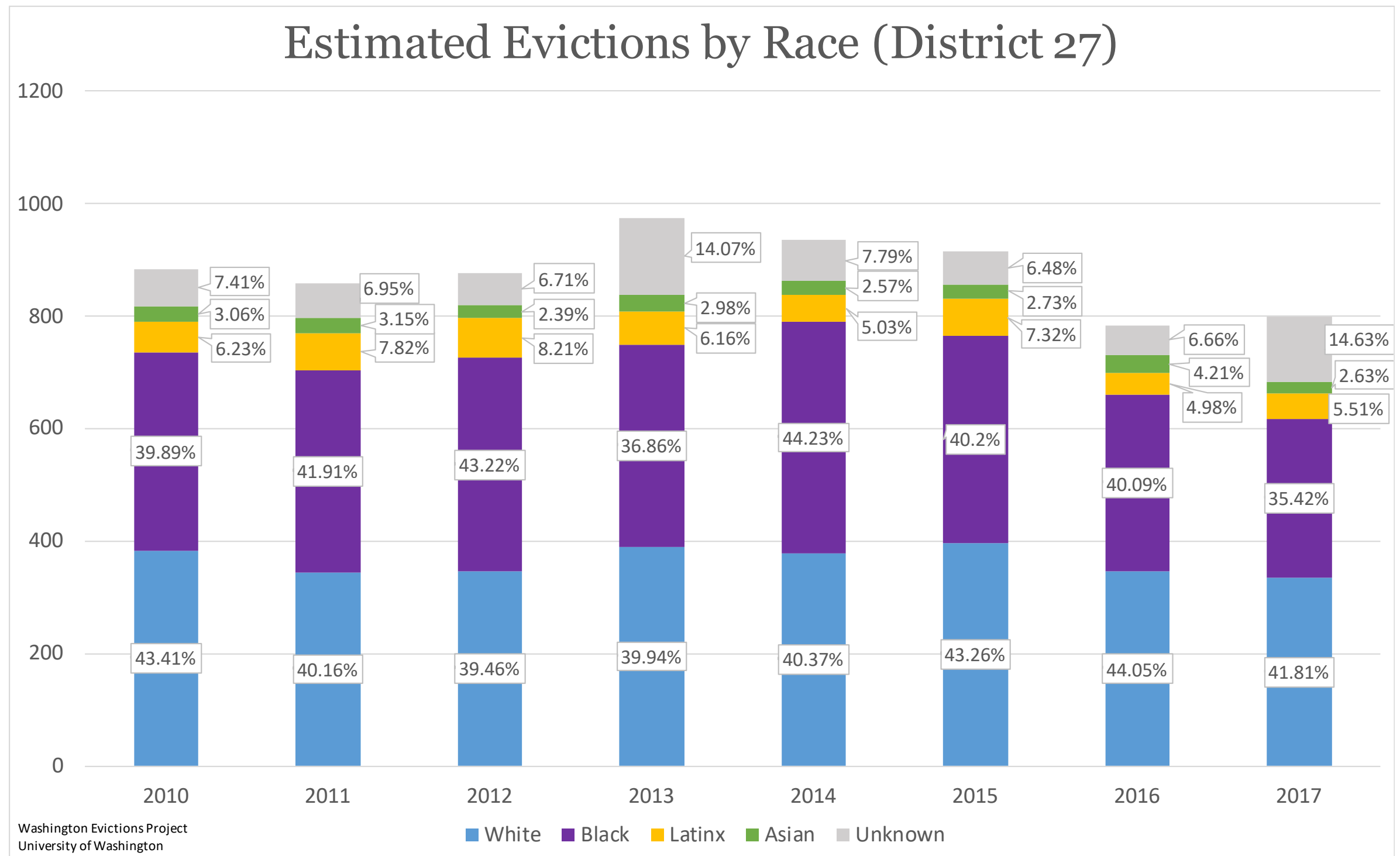
Evictions by Census Tract in Legislative District 27 (2017)



Cartographer: Alex Ramiller 02/02/19
Projection: UTM Zone 10N
Classification: Natural Breaks

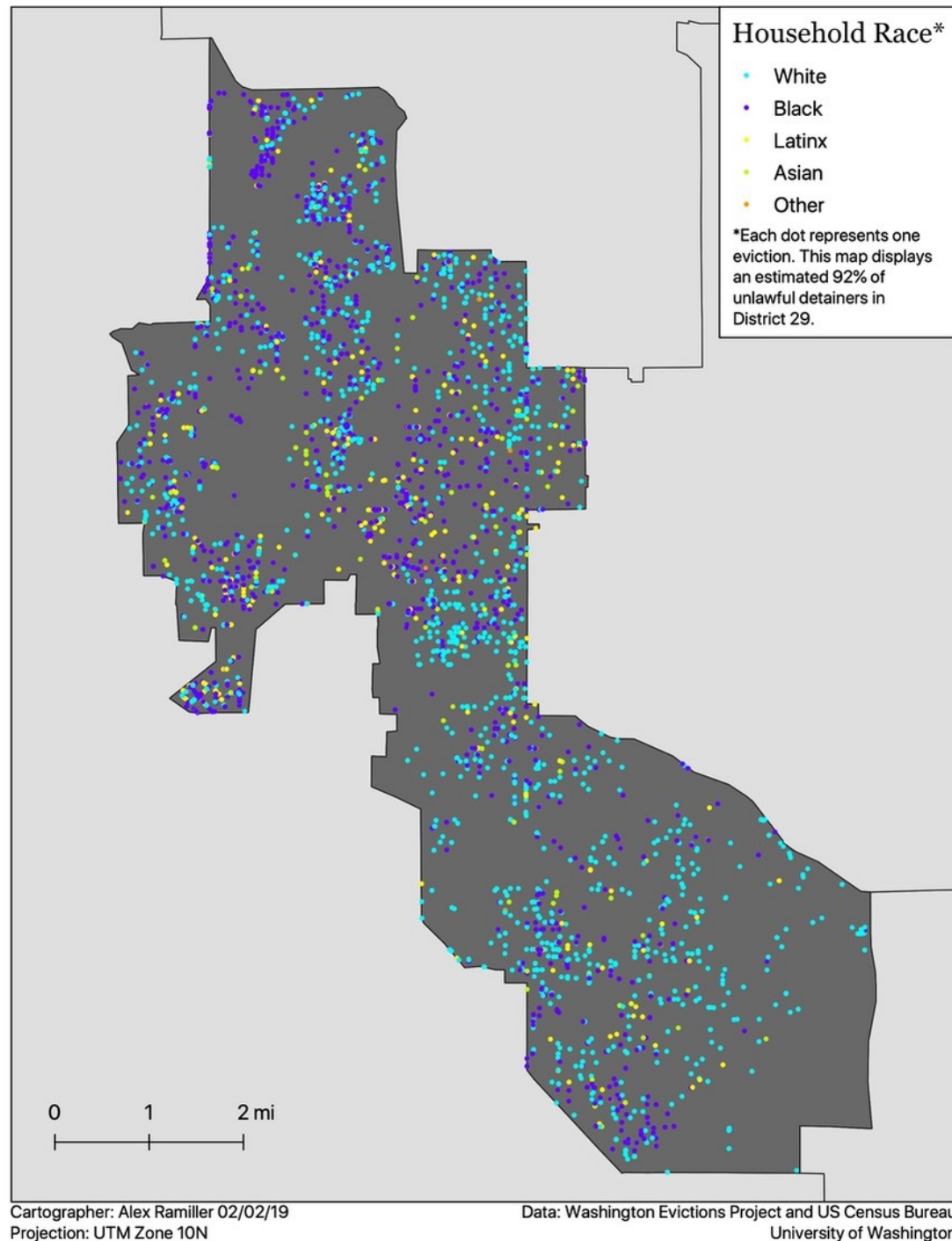
Data: Washington Evictions Project and US Census Bureau
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Pierce County Evictions: Dist. 27

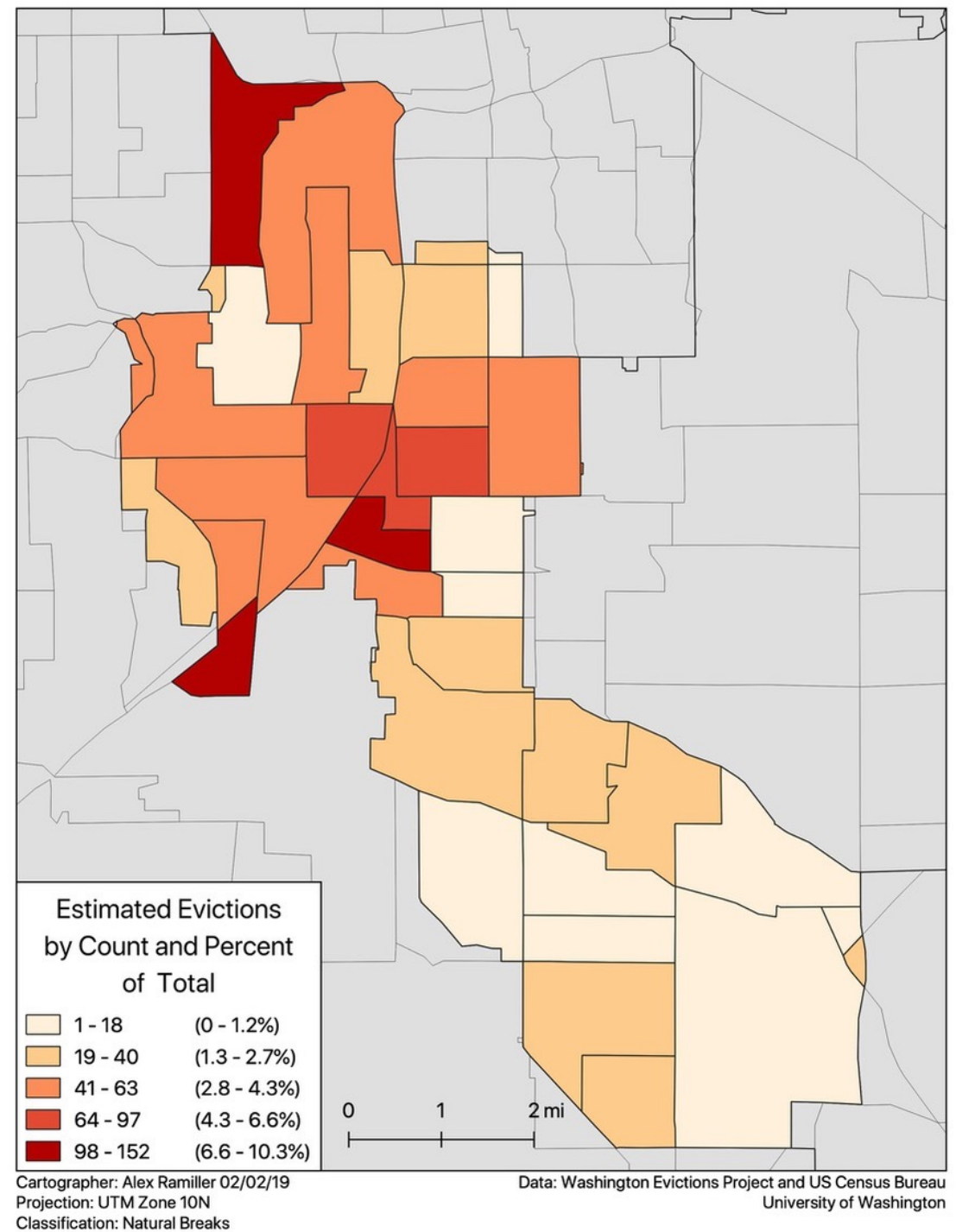


Pierce County Evictions: Dist. 29

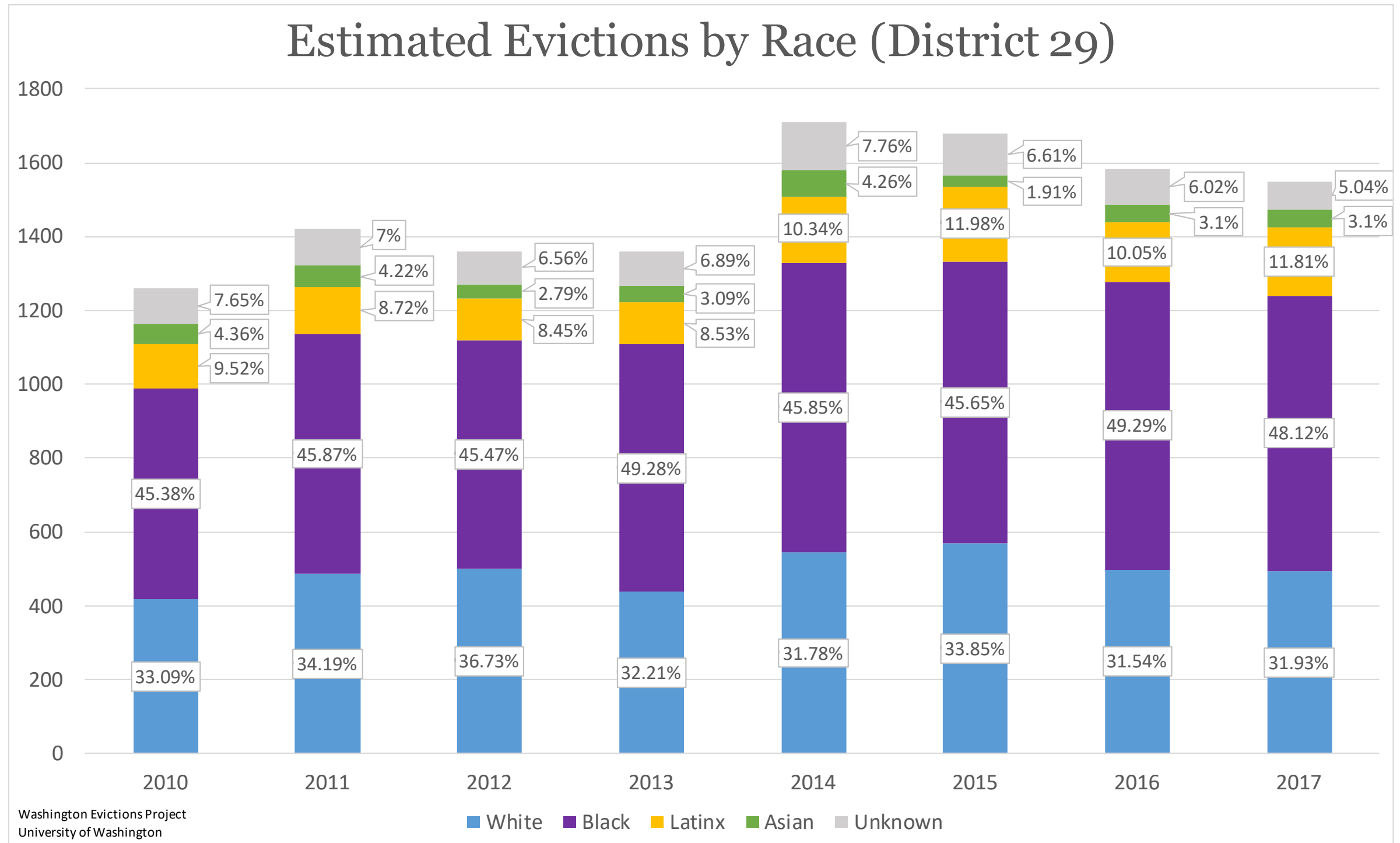
Evictions by Race in Legislative District 29 (2010 - 2017)



Evictions by Census Tract in Legislative District 29 (2017)



Pierce County Evictions



How did we get here?

Race & Ethnicity in Seattle

2010



1 Dot = 1 Person

- White
- African American
- Asian
- Latinx

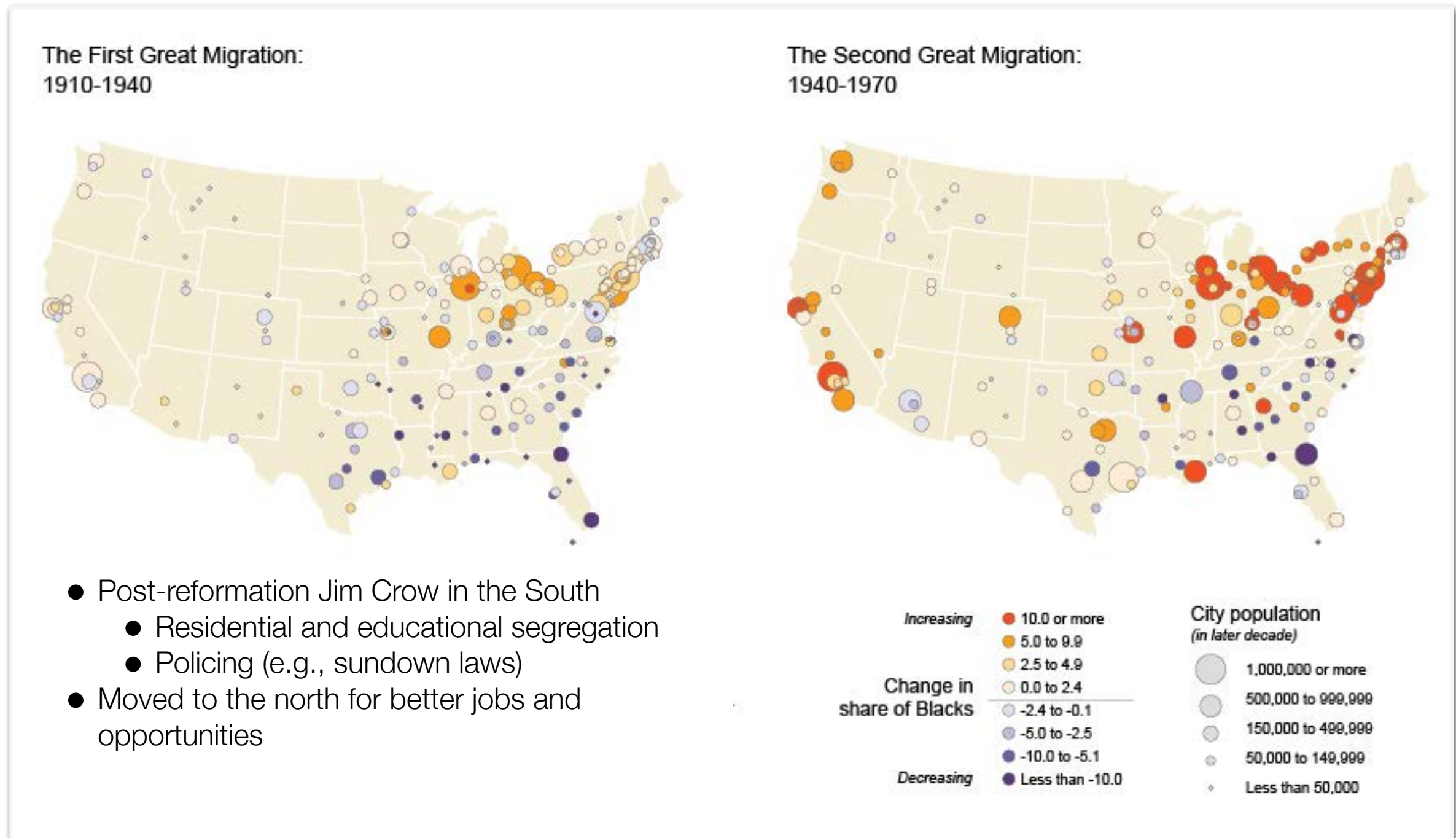
Why Segregation Matters

- **Concentrated Poverty** (Crowder and South 2005; Quillian 2012)
- **Crime** (Massey and Denton 1993; Wilson 2006)
 - Violence and Drugs
- **Mass Incarceration** (Pettit 2012; Wacquant 2000)
- **Health Disparities**
 - Exposure to pollution (Crowder and Downey 2010)
 - Stress related disease
- **Teenage and Out of Wedlock Pregnancies** (Wilson 1987)
- **Economic Disadvantage** (Pager 2008)
- **Educational Disadvantage** (Sharkey 2013)
- **Little Political Clout to Change Area** (Diez Roux 2010)

The Birth of the Ghetto

1890 - 1940





The Great Migration: 1910 - 1940

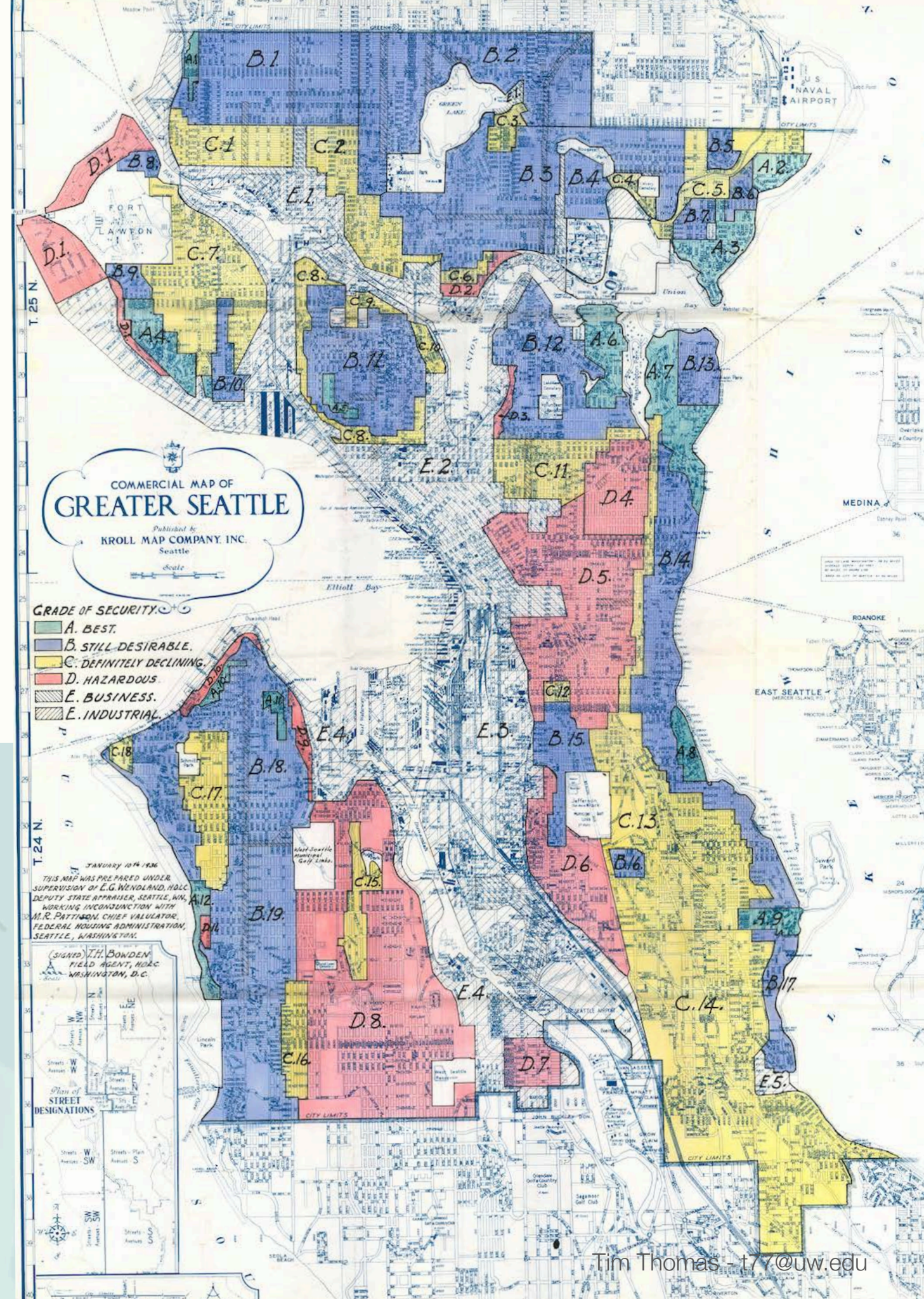


Redlining Seattle

Home Owners Loan Cooperation (HOLC) Map: 1930 - 1940

Source: Mapping Inequality <https://dsl.richmond.edu>

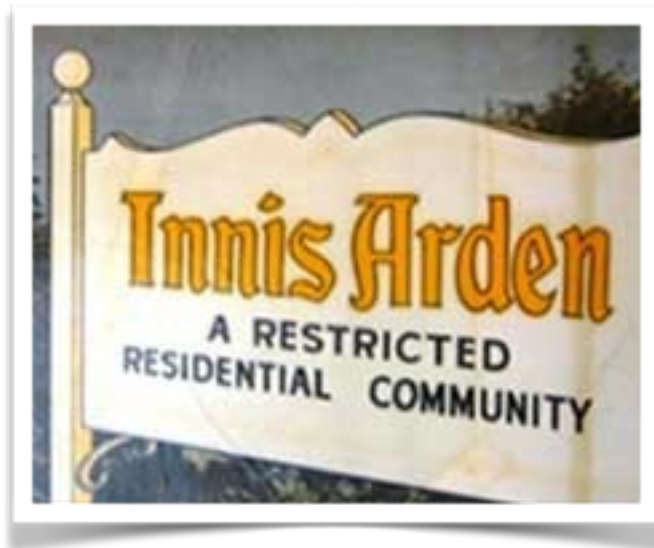
-  A "Best"
-  B "Still Desirable"
-  C "Definitely Declining"
-  D "Hazardous"



Collective Action Racism

1940 - 1970

Restrictive Housing Covenants



Over 400 restrictive housing covenants in King County

said Tracts to a corporation or association formed by residents or owners of property in Innis Arden No. 2, or to a corporation or association formed by residents or owners of Innis Arden, for community purposes, in the activities of which corporation or association residents of Innis Arden No. 2 shall have the right to participate, subject to reasonable restrictions and requirements imposed by such corporation or association.

14. *RACIAL RESTRICTIONS*...No property in said addition shall at any time be sold, conveyed, rented or leased in whole or in part to any person or persons not of the White or Caucasian race. No person other than one of the White or Caucasian race shall be permitted to occupy any property in said addition or portion thereof or building thereon except a domestic servant actually employed by a person of the White or Caucasian race where the latter is an occupant of such property.

15. *ANIMALS*. No hogs, cattle, horses, sheep, goats, or or similar livestock shall be permitted or maintained on said property at any time. Chicken hens, pigeons, rabbits and other similar small livestock, not exceeding a total of twenty-five in number, shall be permitted but must be kept on the premises of the owner. Not more than one dog and cat may be kept for each building site. No pen, yard, run, hutch, coop or other structure or area for the housing and keeping of the above described poultry or animals shall be built or maintained closer

Seattle Neighborhoods with Restrictive Covenants

Seattle

Alki	Magnolia
Ballard	Maple Leaf
Beacon Hill	Matthews Beach
Bitter Lake	Montlake
Blue Ridge	Olympic Hills
Broadmoor	North Beach/Blue Ridge
Bryant	North College Park
Capitol Hill	Northgate
Central District	Pinehurst
Duwamish	Queen Anne
Eastlake	Queen Anne Lower
Greenlake	Queen Anne North
Greenwood	Rainier Valley Ravenna
Haller Lake	Sandpoint
Hawthorne Hills	Sheridan Beach
Lake City	Vashon Island
Lakeridge Laurelhurst	Victory Heights
Loyal Heights	View Ridge
Madrona	Wedgewood
	West Seattle/High Point
	Windermere

Eastside

Ames Lake
Arrowhead Point
Bellevue
Clyde Hill
Inglewood
Juanita
Kirkland
Lake Alice
Lake Sammamish
Mercer Island
North Bend
Redmond
Sammamish

North King Co.

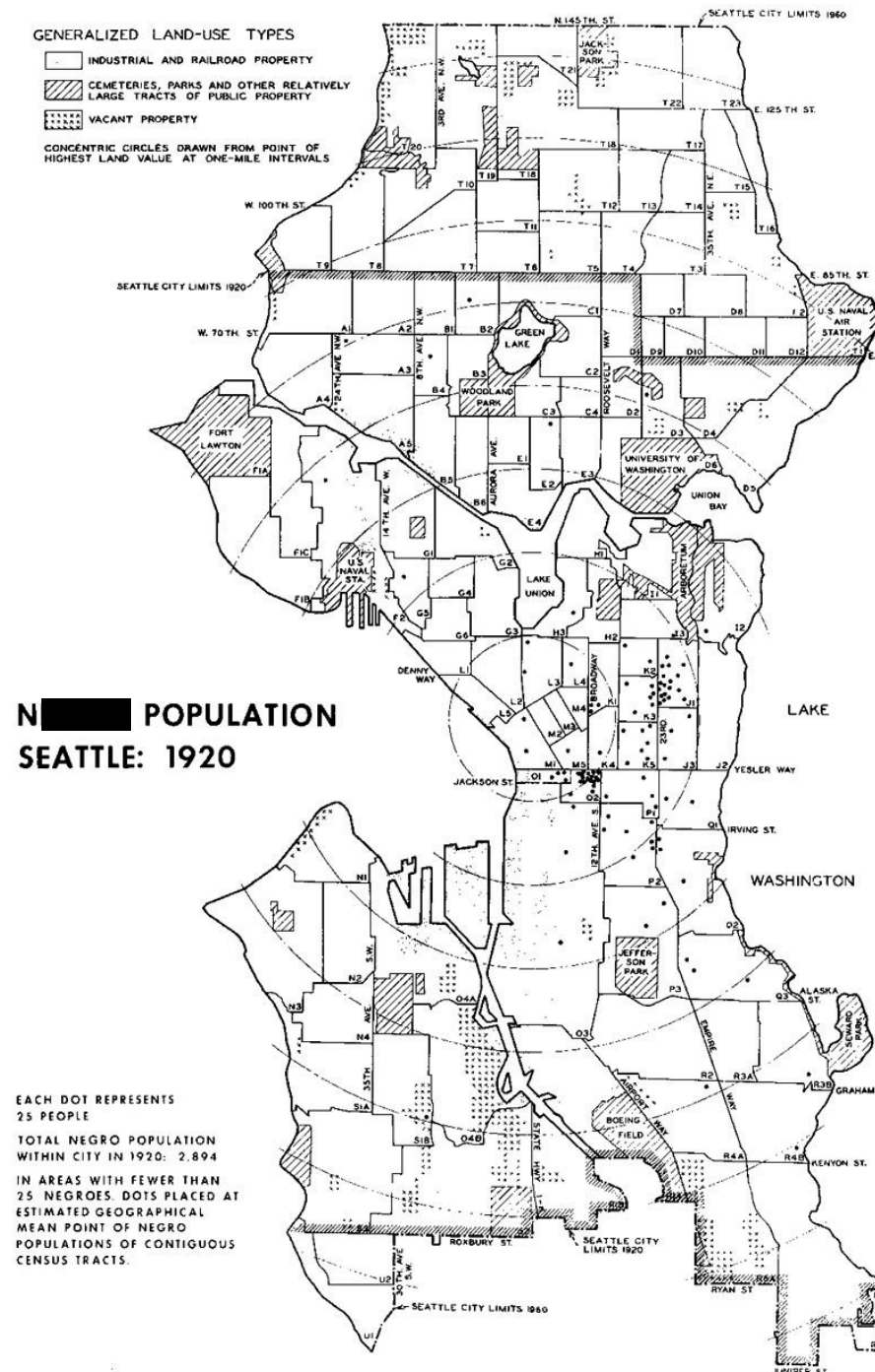
Ballinger (Shoreline)
Briarcrest (Shoreline)
Echo Lake (Shoreline)
Hamlin Park (Shoreline)
Hillwood (Shoreline)
Innis Arden (Shoreline)
Kenmore
Lake Forest Park
North City (Shoreline)
Richmond Beach (Shoreline)
Richmond Highlands (Shoreline)
Ridgecrest (Shoreline)
Westminister Triangle (Shoreline)

South King Co.

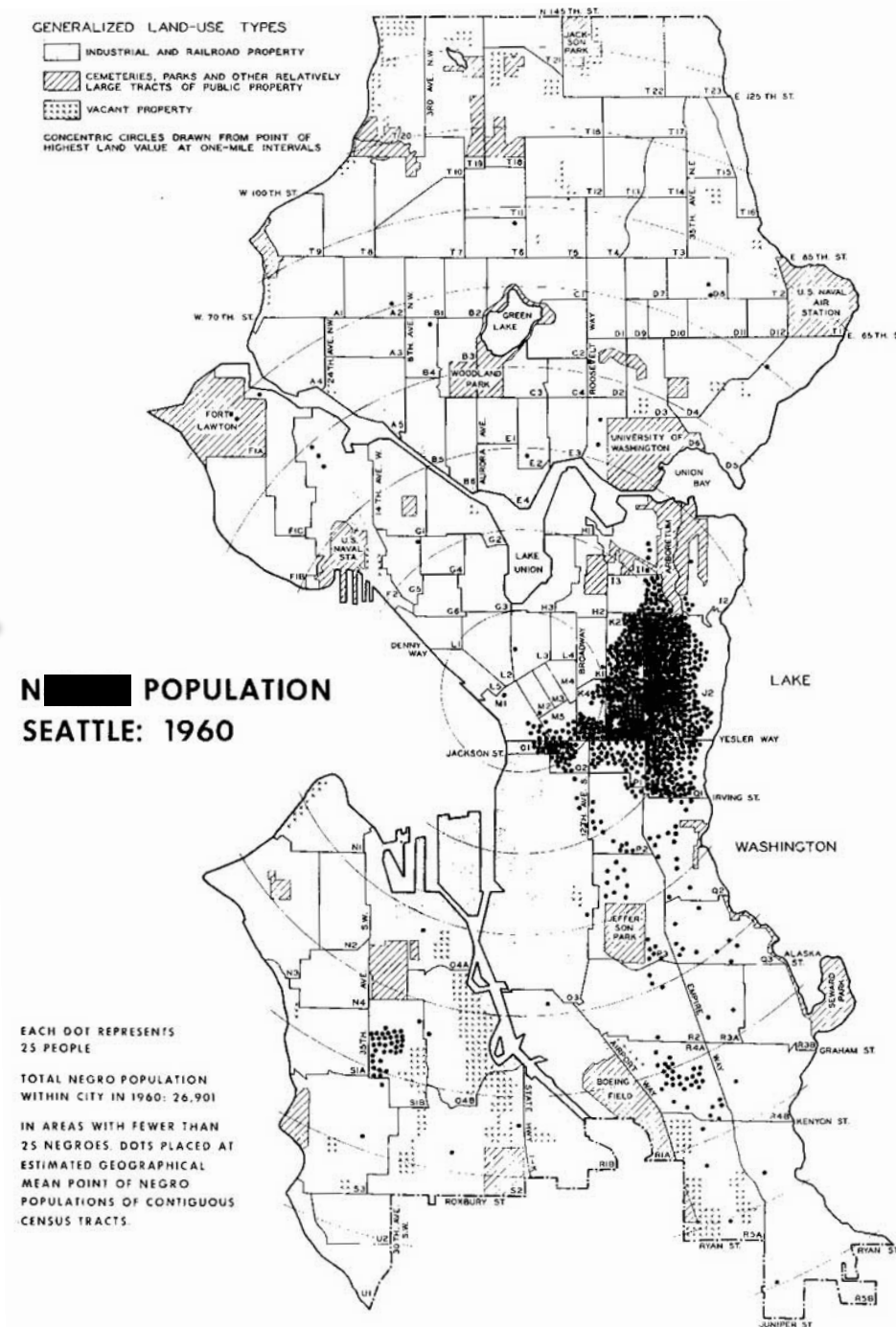
Arbor Heights	Maple Valley
Arroyo Heights	McMicken Heights
Auburn	Normandy Park
White Center	Redondo
Boulevard Park	Renton
Burien	Riverton Heights
Des Moines	SeaTac
Evansville	Shorewood
Kent	Tukwila
Lake Dolloff	

Black Population 1920 - 1960

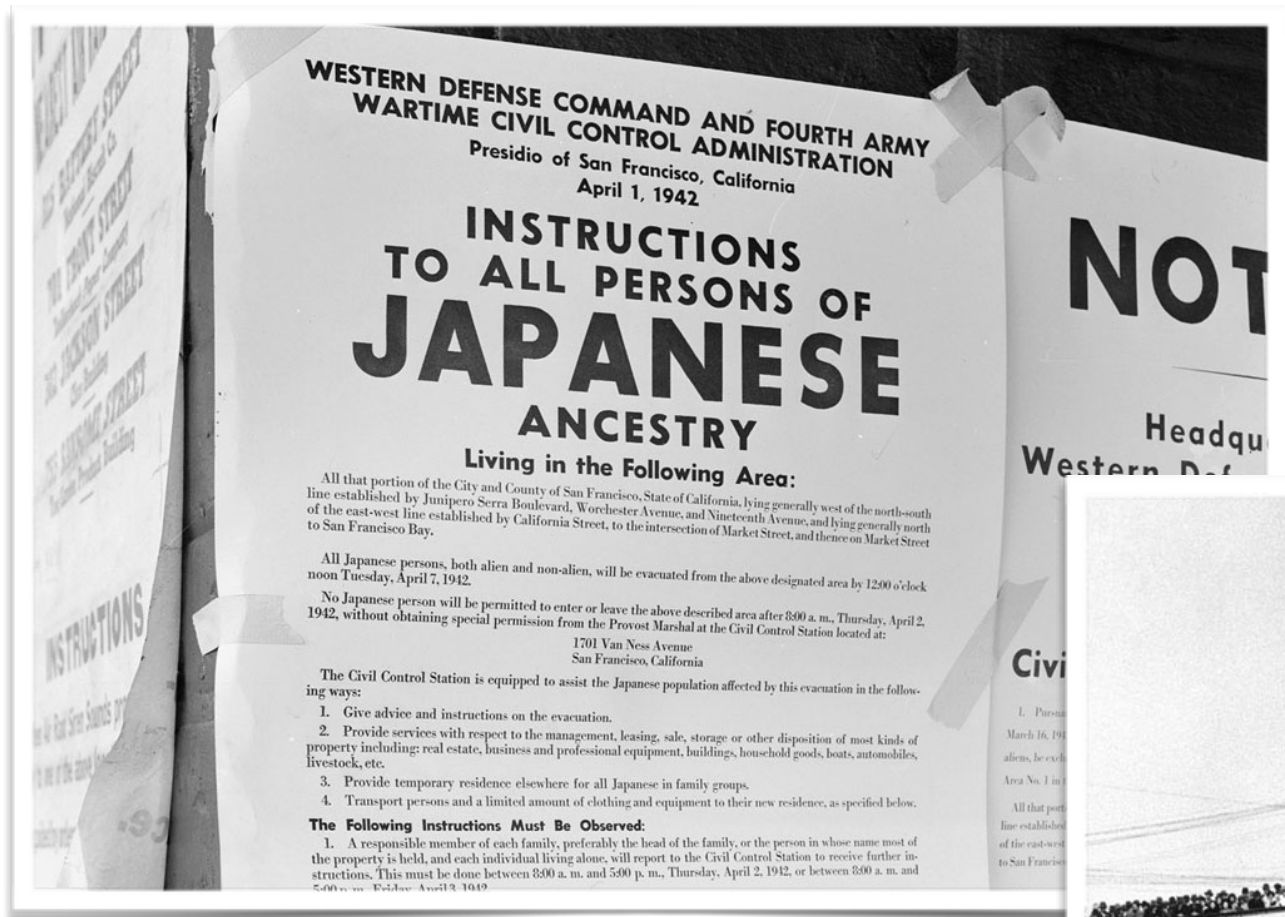
1920



1960

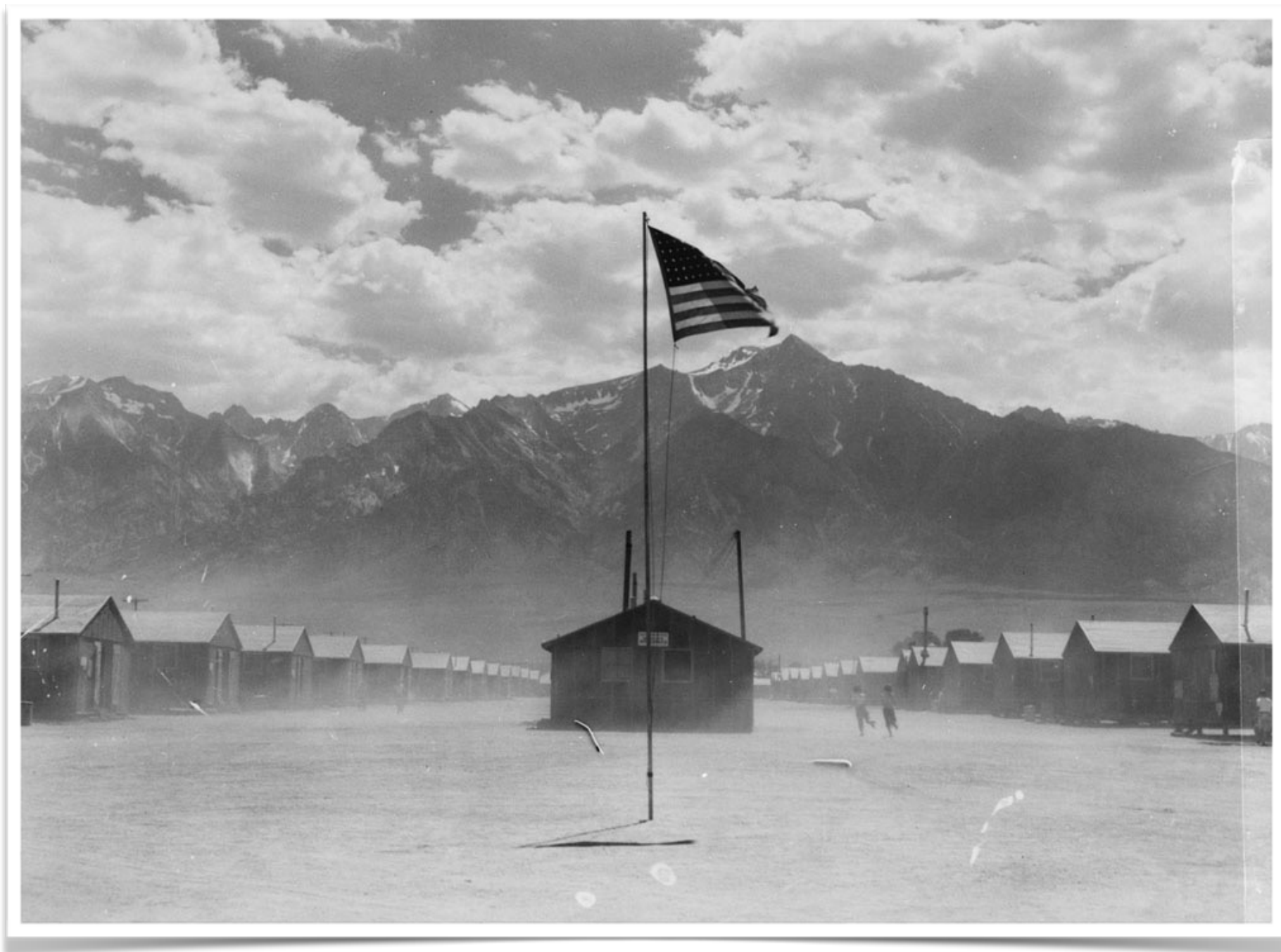


Japanese Internment 1942



↑
1942 Relocation Notice
Seattle Mass
Evacuation →

Japanese Internment 1942



**Manzanar Relocation Center
(Photo by: Dortehea Lang)**

Japanese Internment 1942



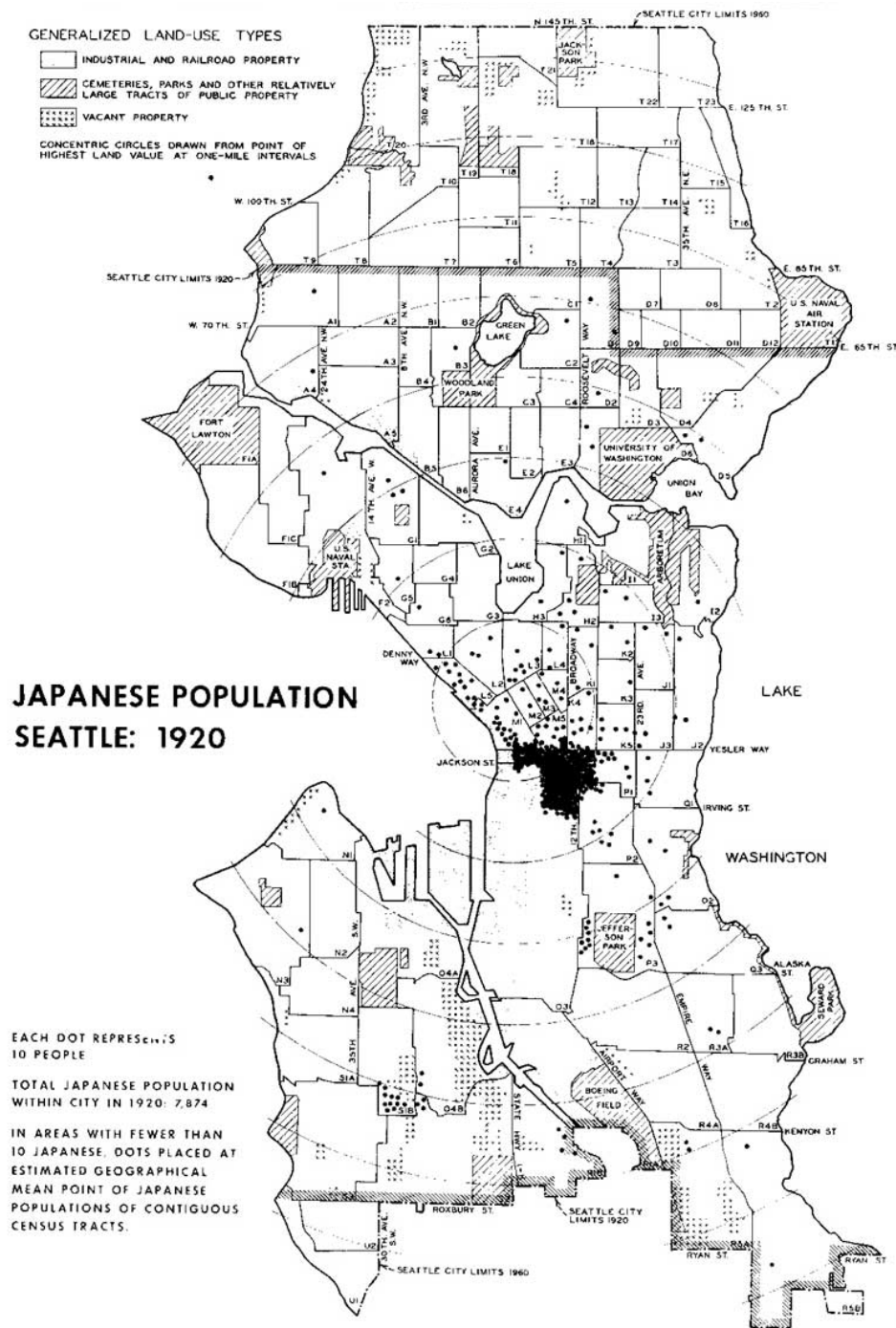
Family Return: Hunt, Idaho (AP Photo)

<http://peopleus.blogspot.com/2010/10/japanese-internment-at-manzanar.html>

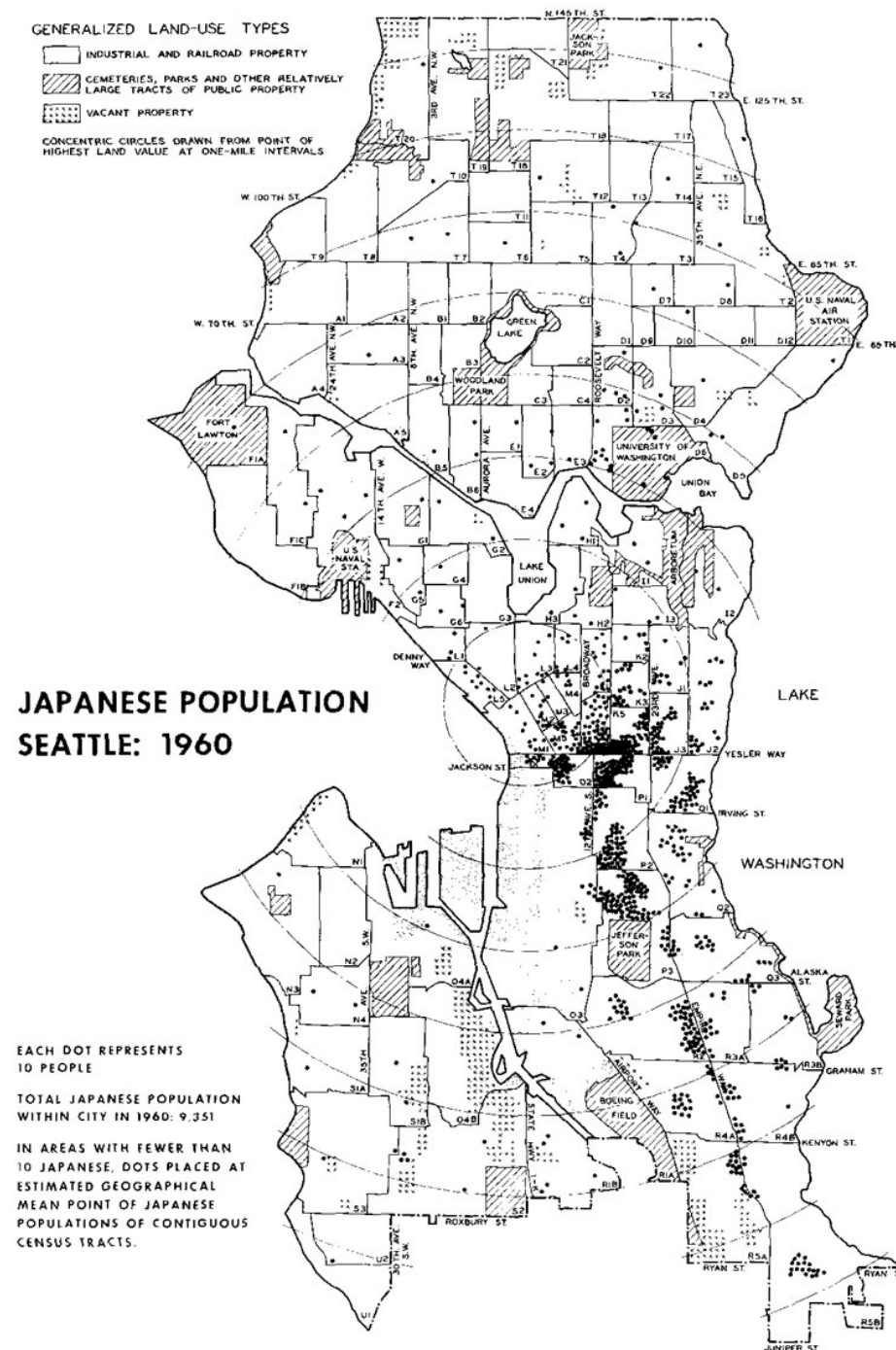
Tim Thomas - t77@uw.edu

Japanese Population 1920 - 1960

1920



1960

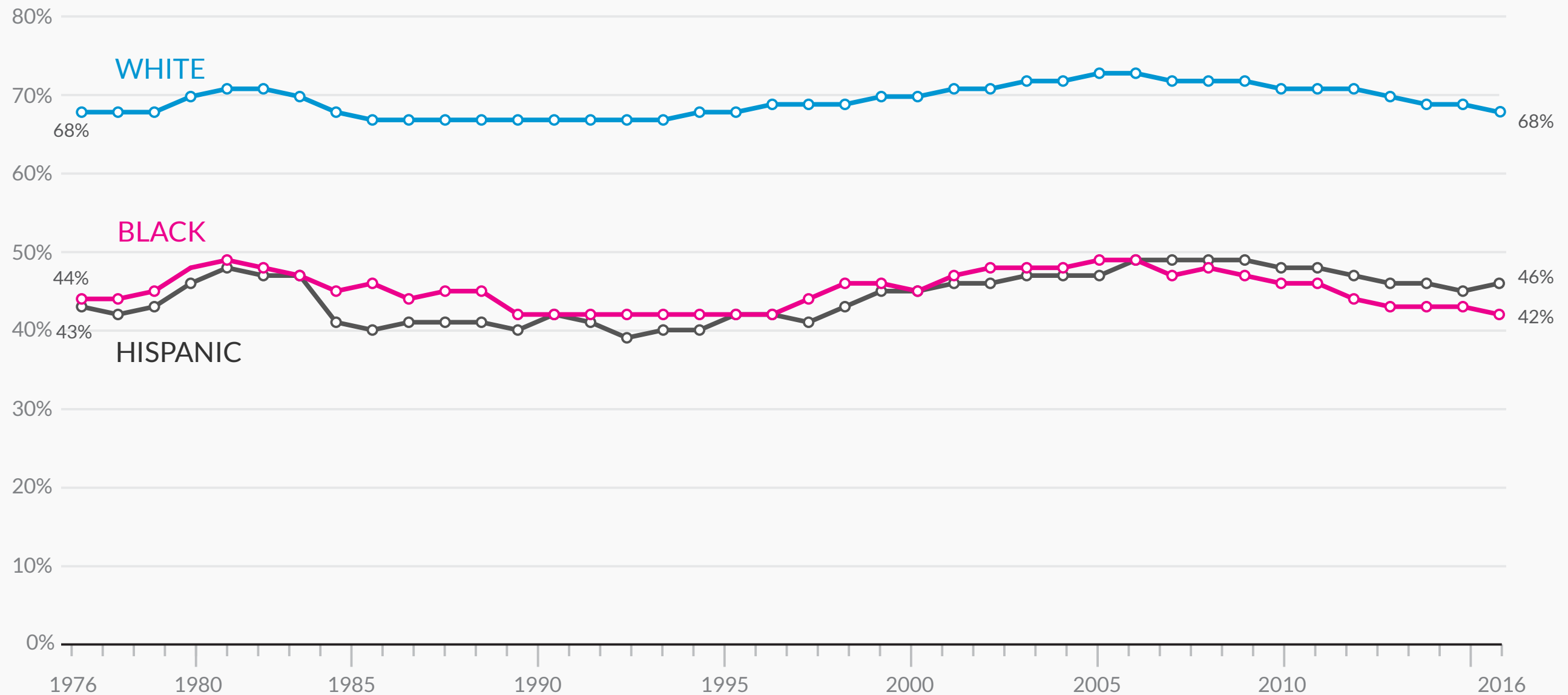


Decentralized Racism 1970 - 1990

- **Civil Rights Act (Fair Housing Act) 1968**
 - Dismantled legal discrimination
 - Segregation peaked in 1970 and declined
 - However, lasting legacy of redlining, block busting, and discrimination provided little opportunities to move to better neighborhoods.
 - Concentrated poverty continued to rise
 - Black middle-class moved to suburbs
 - White flight and avoidance

Homeownership Gap

Homeownership Rate by Race/Ethnicity, 1976–2016

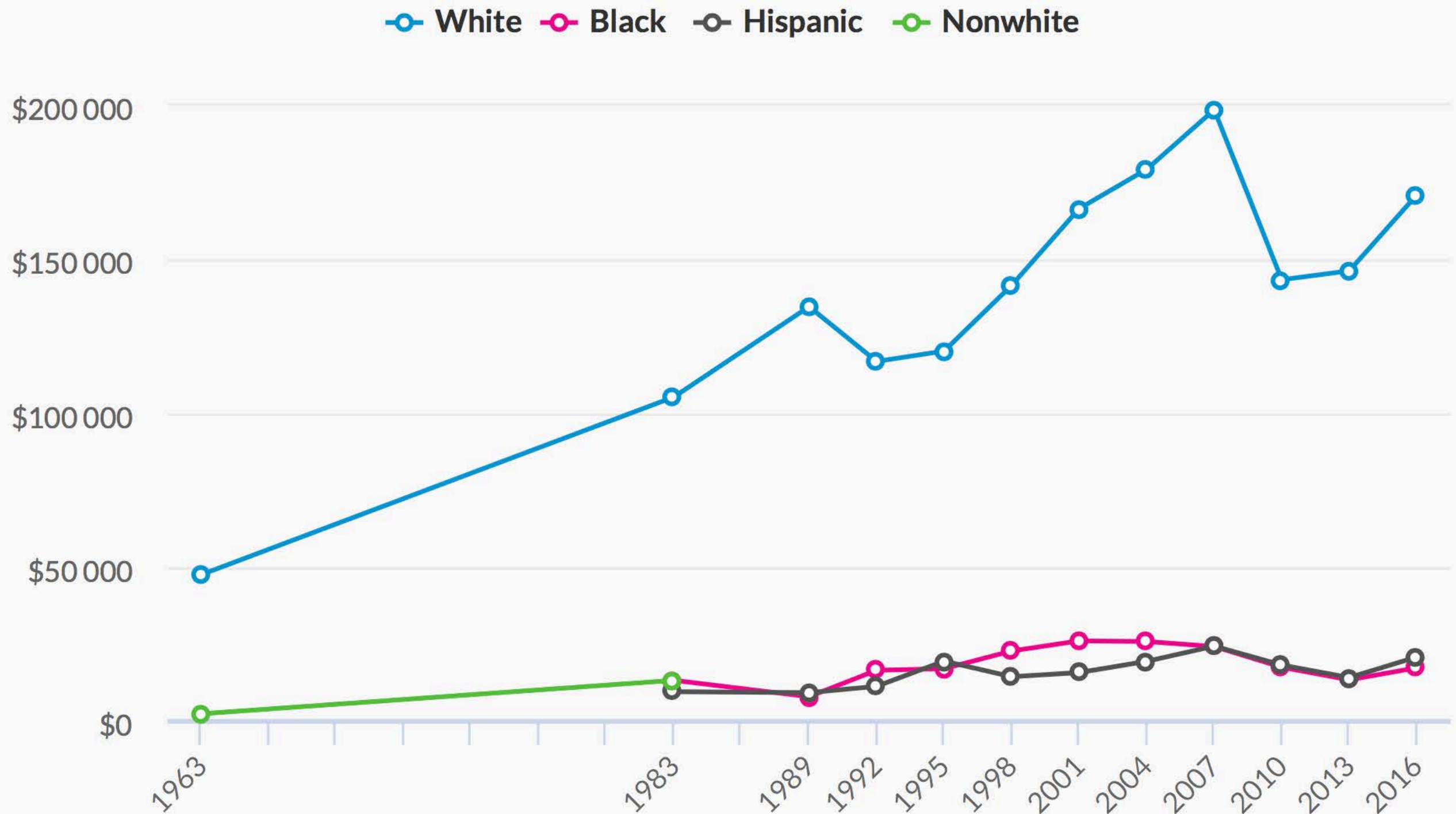


Source: Urban Institute calculations from Current Population Survey 1976–2017. 1976–2014 values from Census Historical Household Surveys, Table HH-5. 2015–16 values from Census Annual Statistics 2016, Table 22.

Notes: White homeownership rate includes Hispanic whites. The 2016 homeownership rate for non-Hispanic whites is 72 percent.

Wealth Gap

Median Family Wealth by Race/Ethnicity, 1963–2016



Urban Revitalization 1990 - 2019

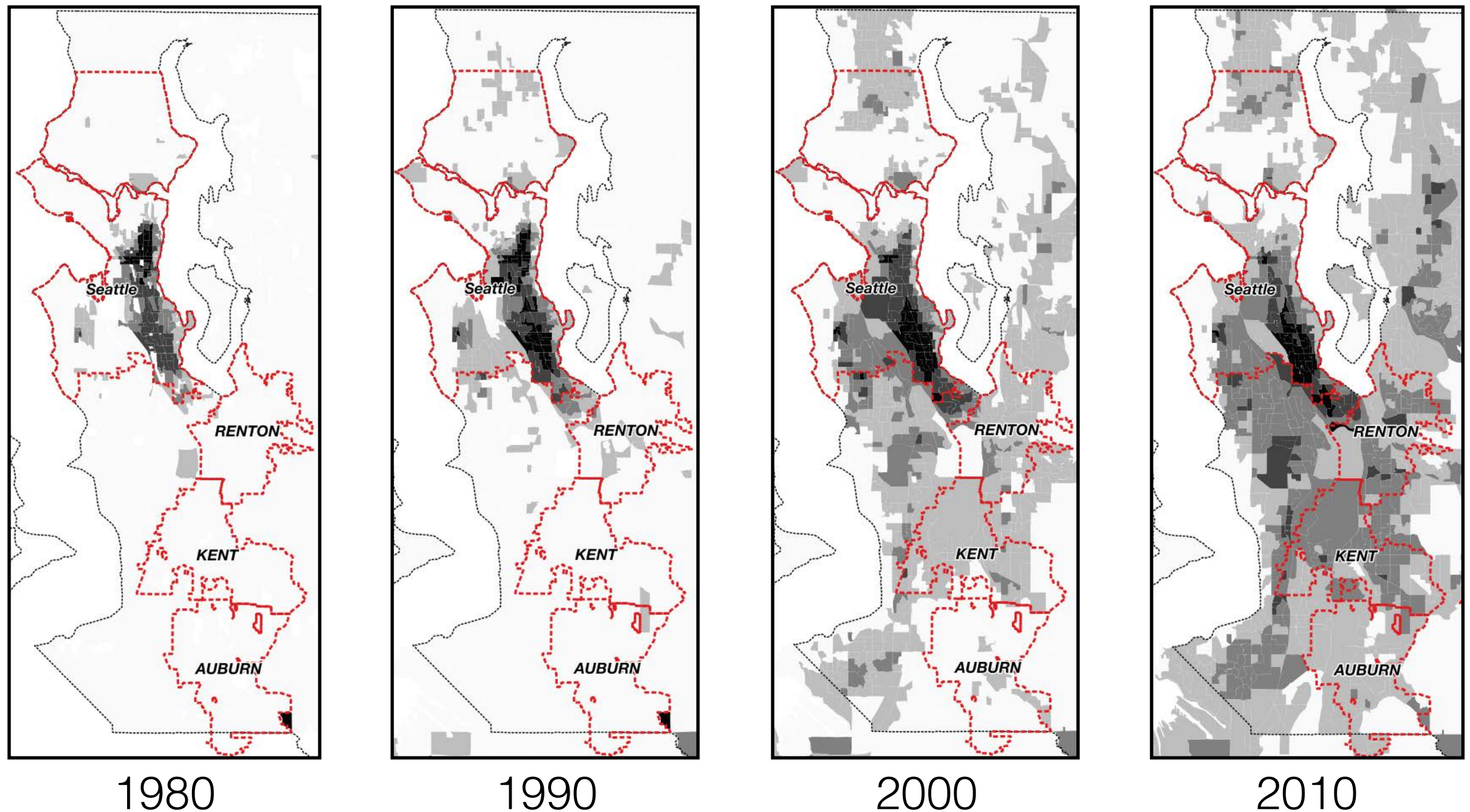
- **Concentrated Poverty in the Urban Core**

- Peak crime in the city (1990's)
 - Limited opportunities
- Market divestment

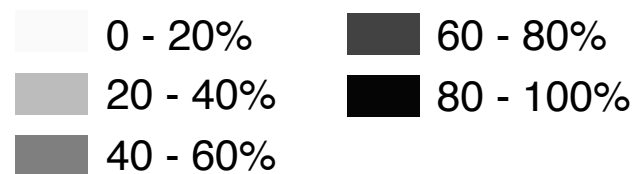
- **The Back to the City Movement (Gentrification)**

- Whites more likely than black families to get loans to revitalize urban core
 - Black more likely to get high-interest and subprime loans
- Generation-X and Millennials desiring walkable, affordable, and interesting urban neighborhoods
- Public policies intended to clean up urban spaces led to gentrification
- Massive displacement where wages are stagnant while housing costs rise

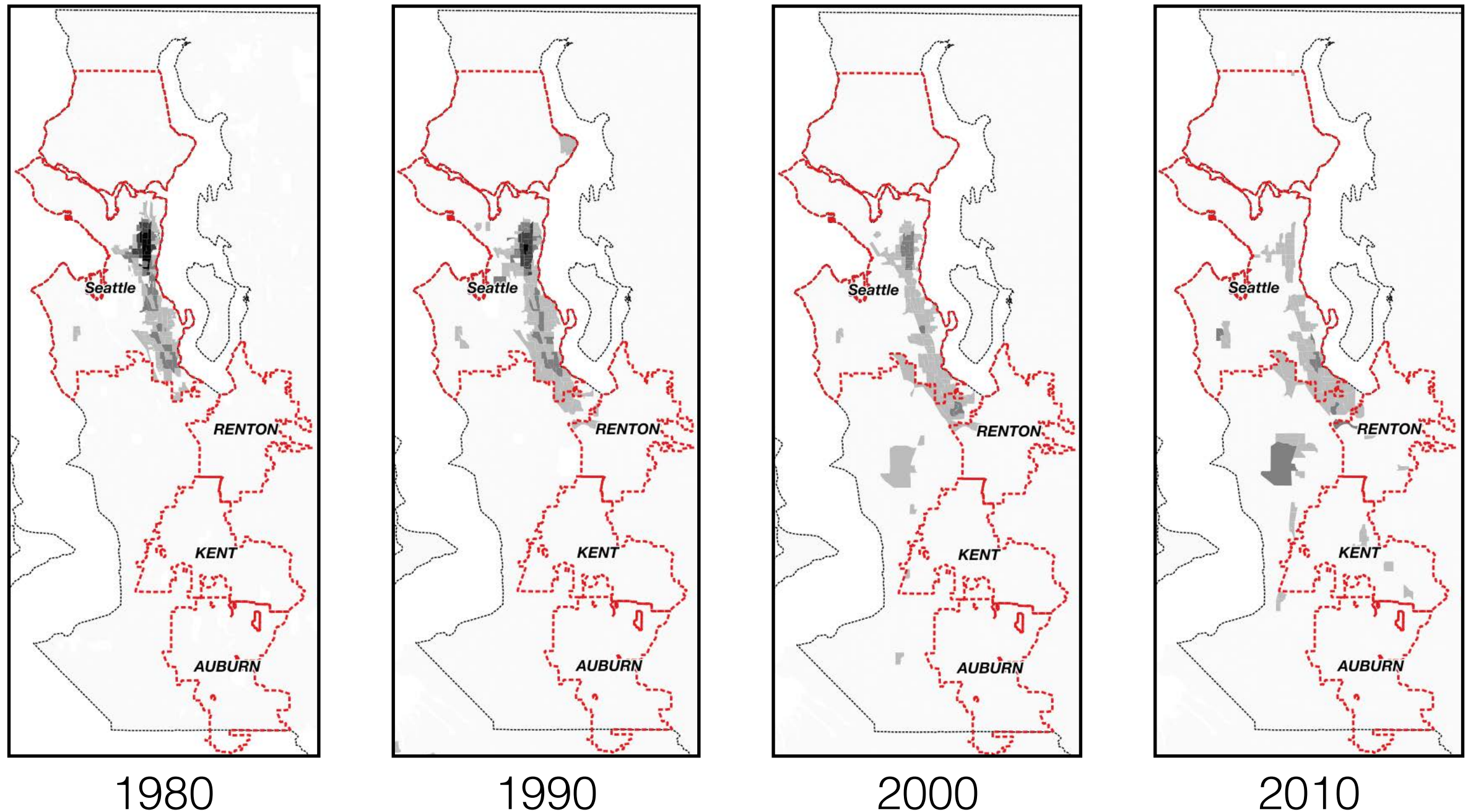
Non-White Mobility of 40 Years



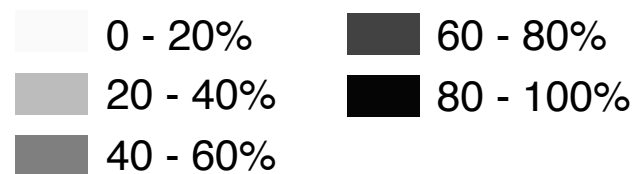
Percent Non-white



Black Mobility Over 40 Years

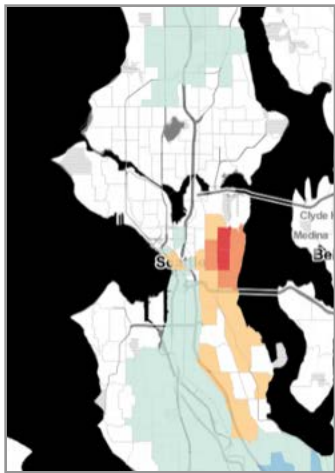


Percent Black

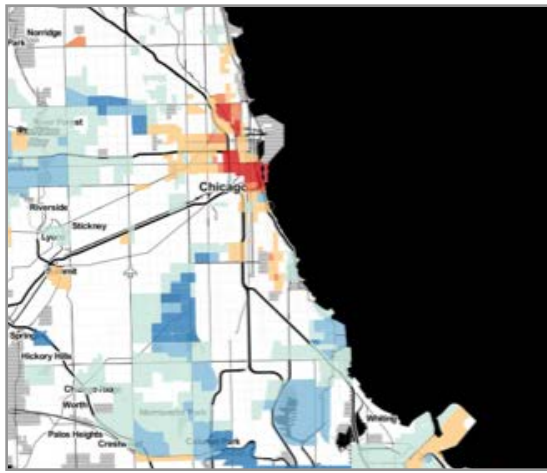


Black Decline in Urban Centers: 1980 - 2010

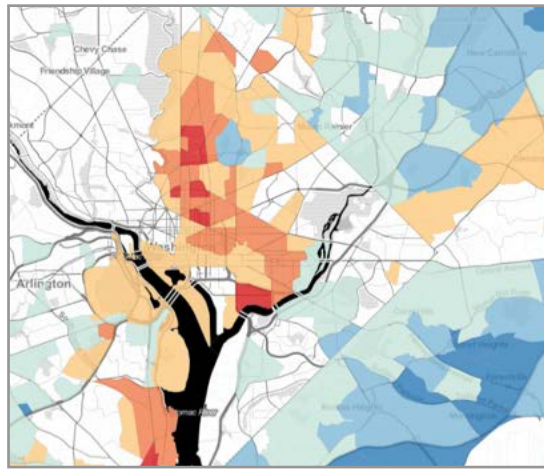
Seattle



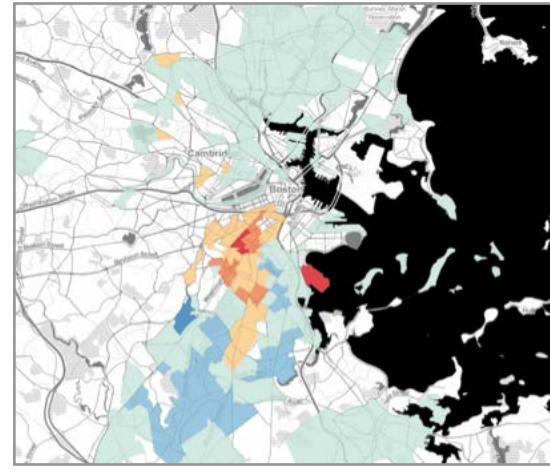
Chicago



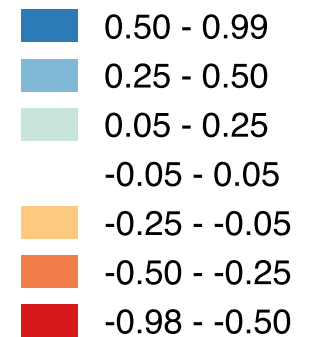
Washington DC



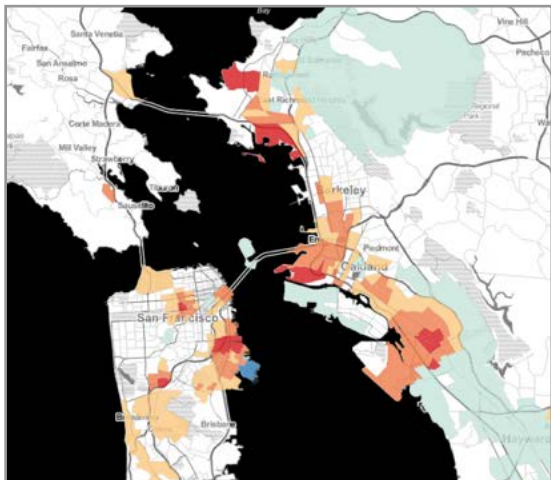
Boston



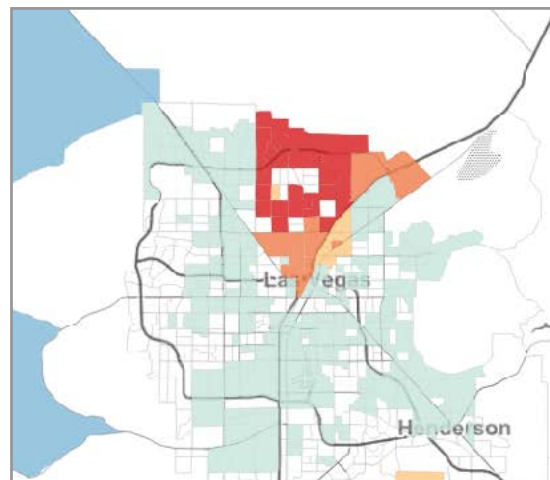
Percent Point
Change in Black



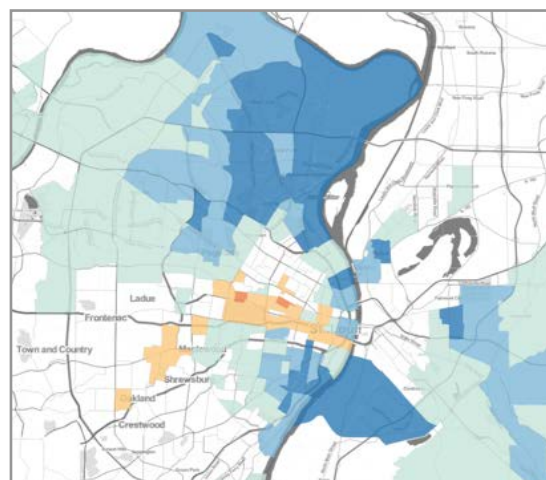
San Francisco



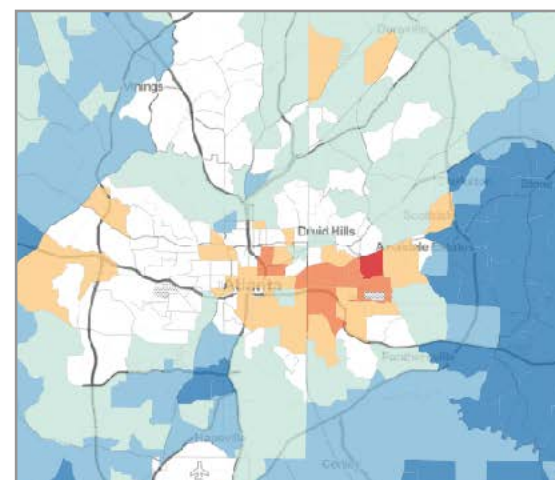
Las Vegas



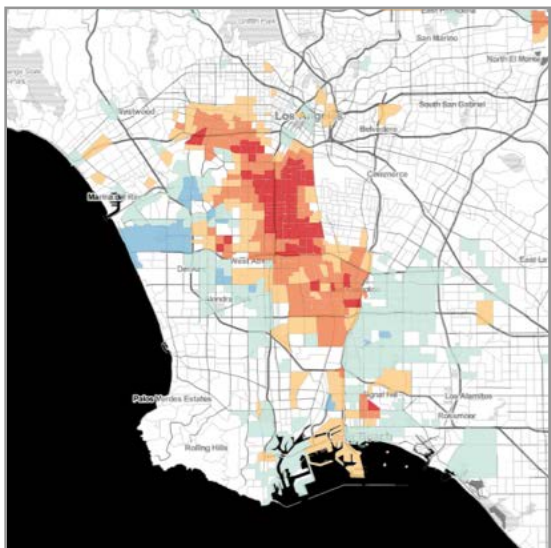
St. Louis



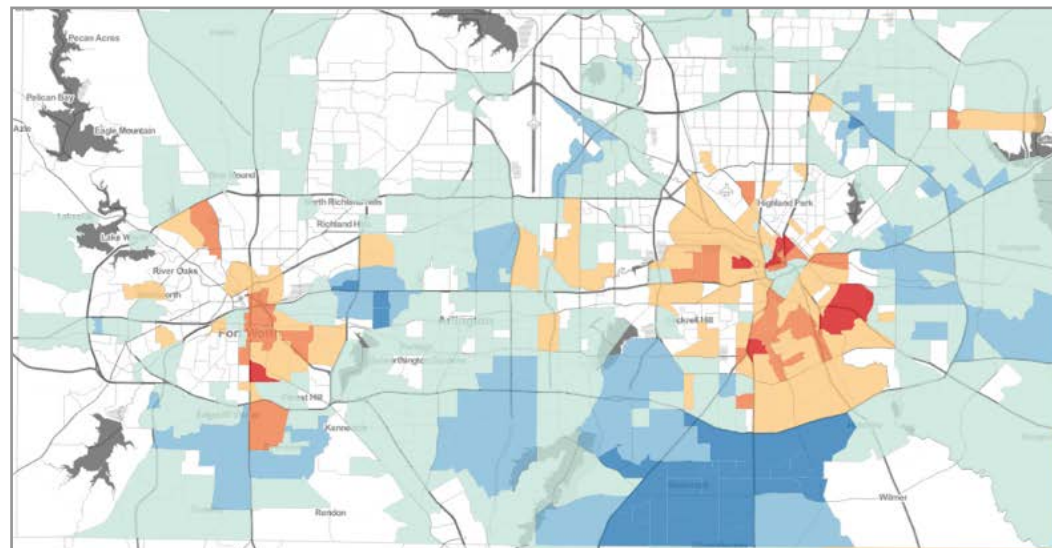
Atlanta



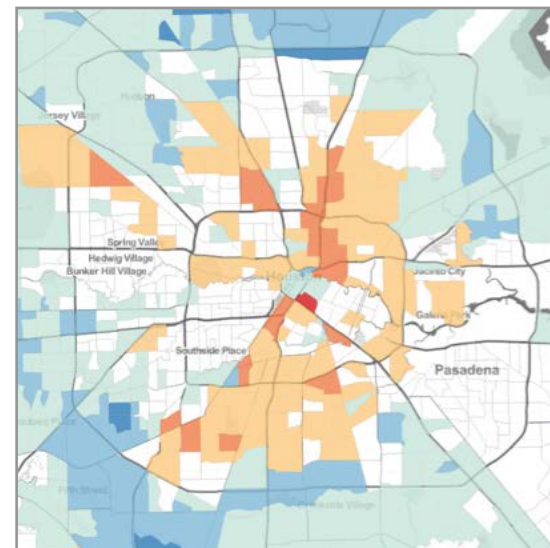
Los Angeles



Dallas / Fort Worth

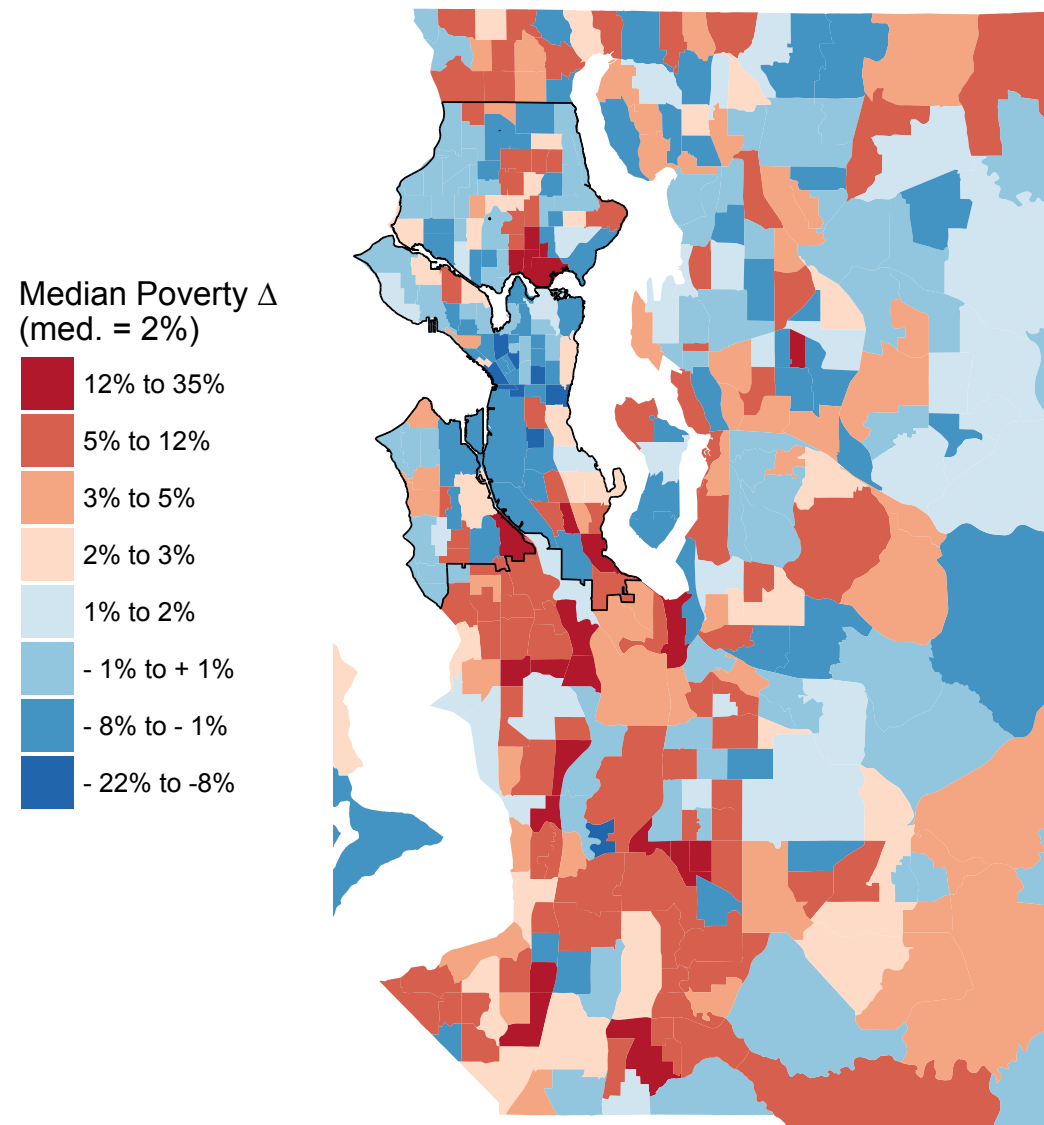


Houston



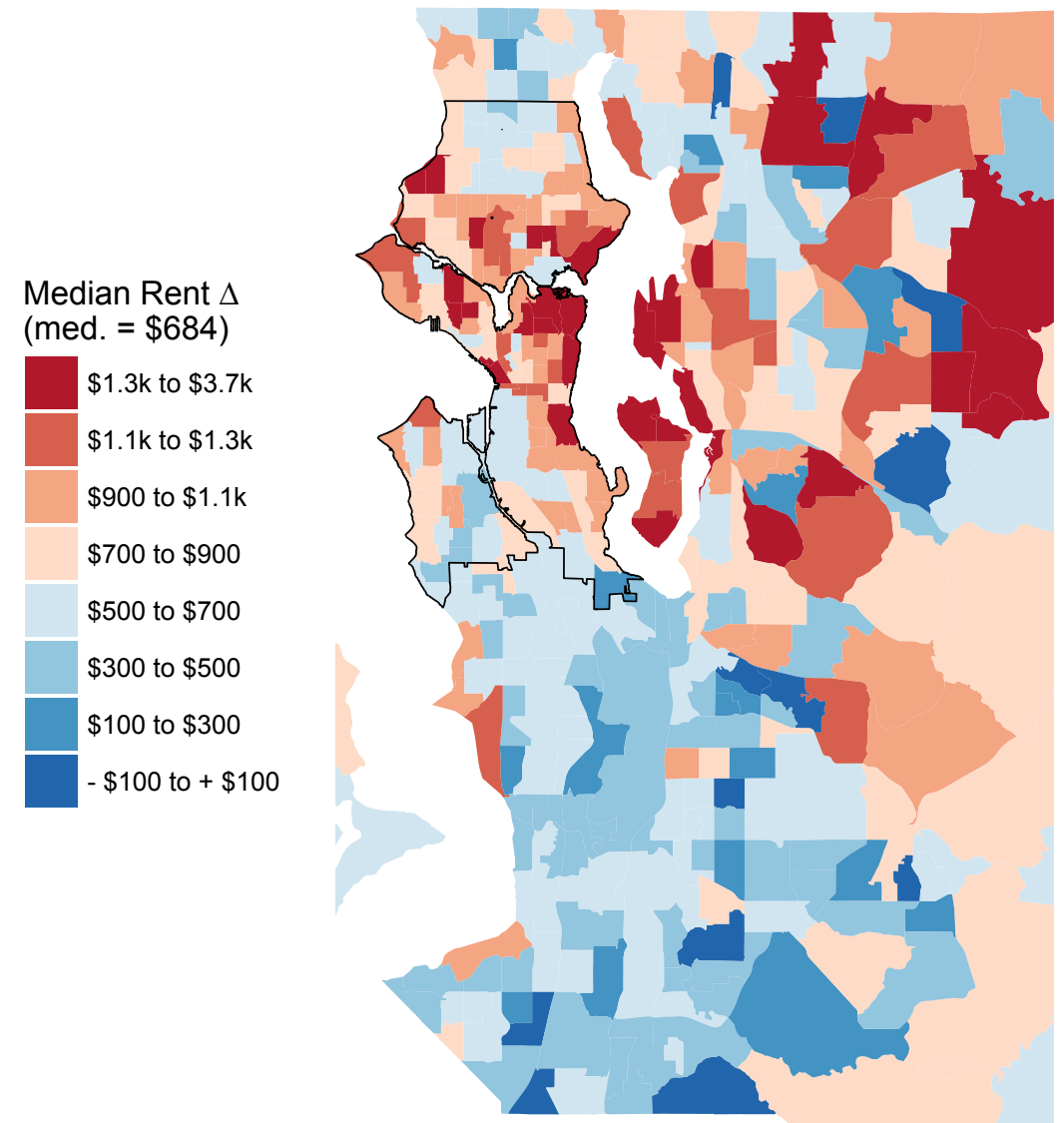
Poverty & Rent Change 2000 to 2016

Poverty



Similar to Black and Latino change

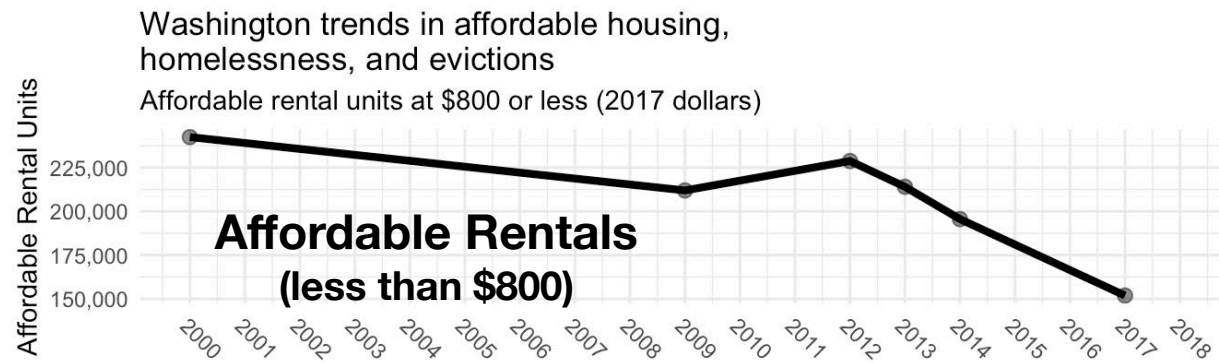
Rent



Similar to Education and New Movers

Affordable Housing, Homelessness, & Evictions

Washington

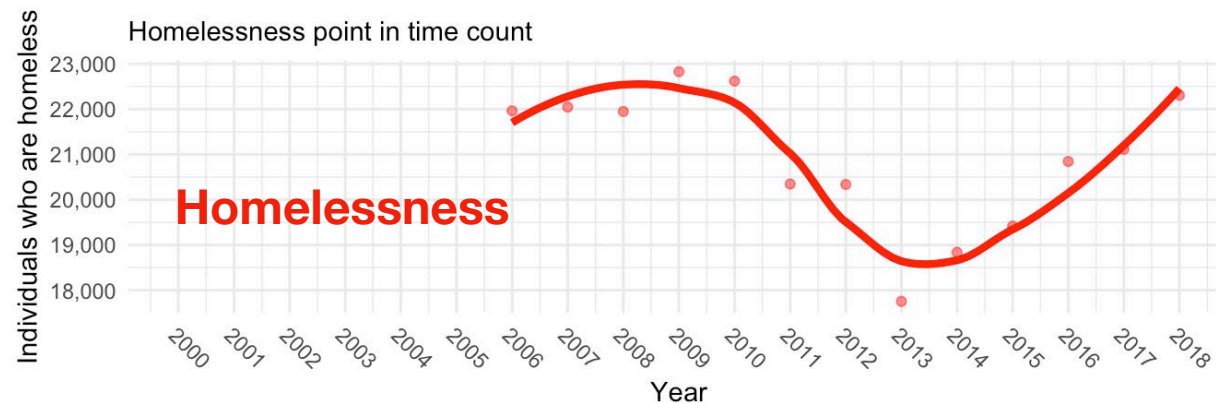
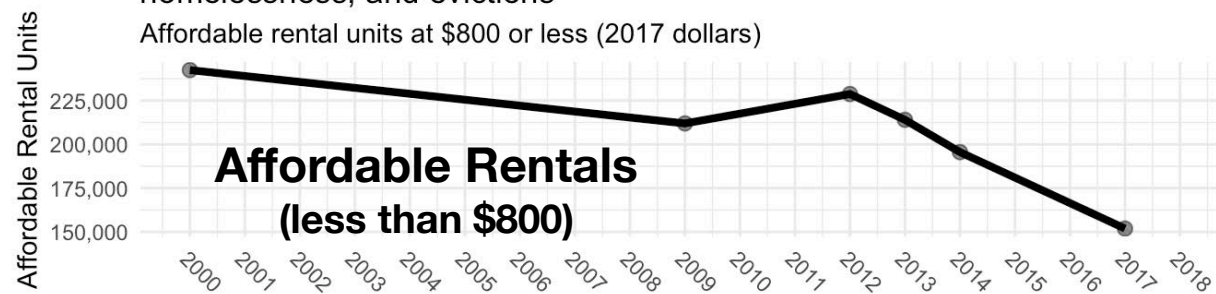


Data source: US Census American Community Survey,
Washington State Department of Commerce Annual Point in Time Count

Affordable Housing, Homelessness, & Evictions

Washington

Washington trends in affordable housing,
homelessness, and evictions
Affordable rental units at \$800 or less (2017 dollars)

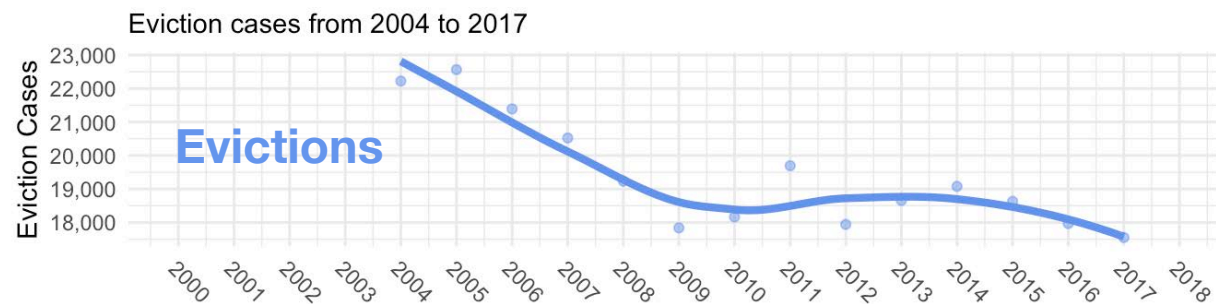
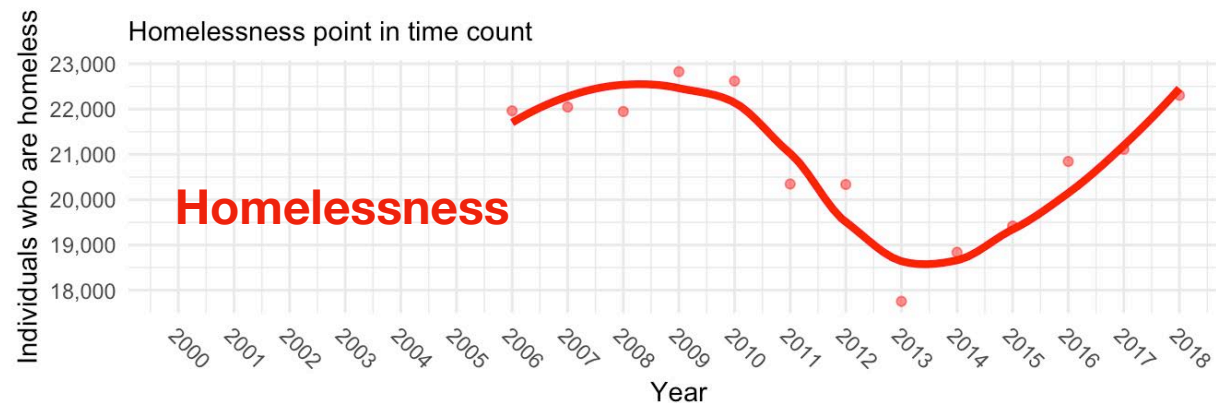
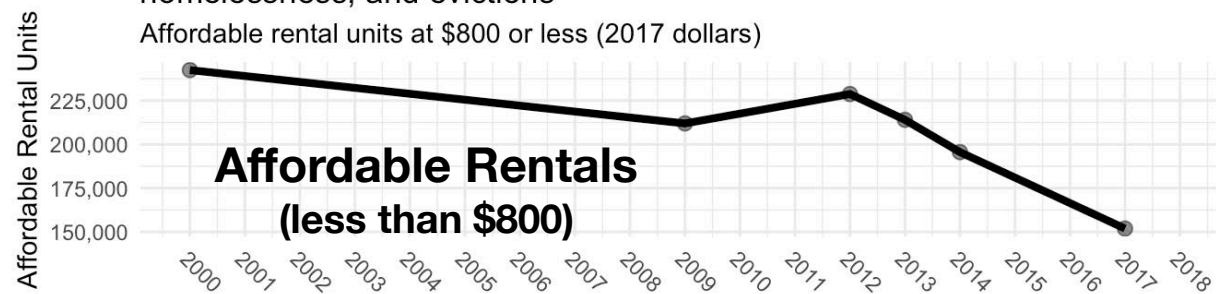


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Affordable Housing, Homelessness, & Evictions

Washington

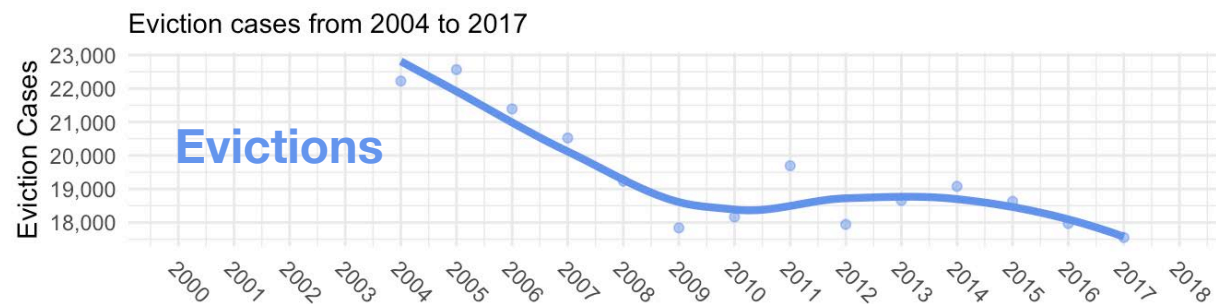
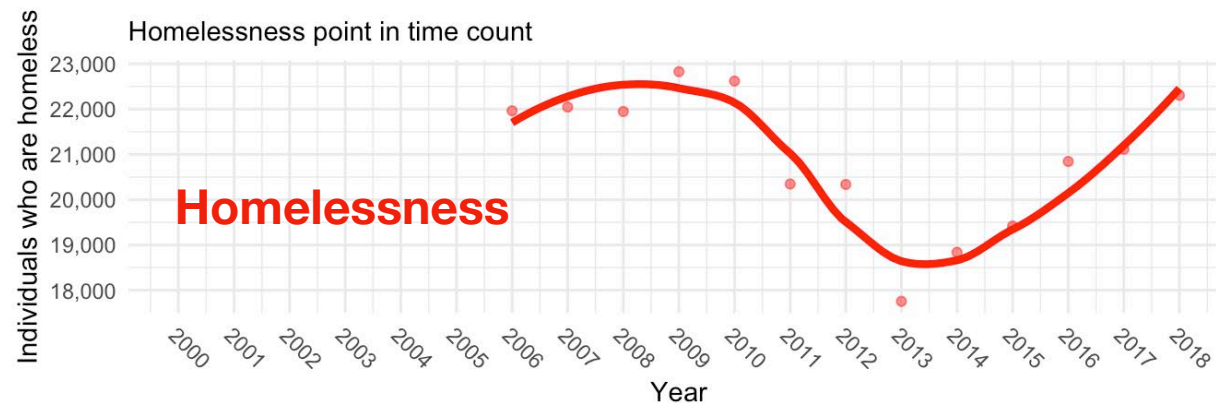
Washington trends in affordable housing,
homelessness, and evictions
Affordable rental units at \$800 or less (2017 dollars)



Data source: US Census American Community Survey,
Washington State Department of Commerce Annual Point in Time Count

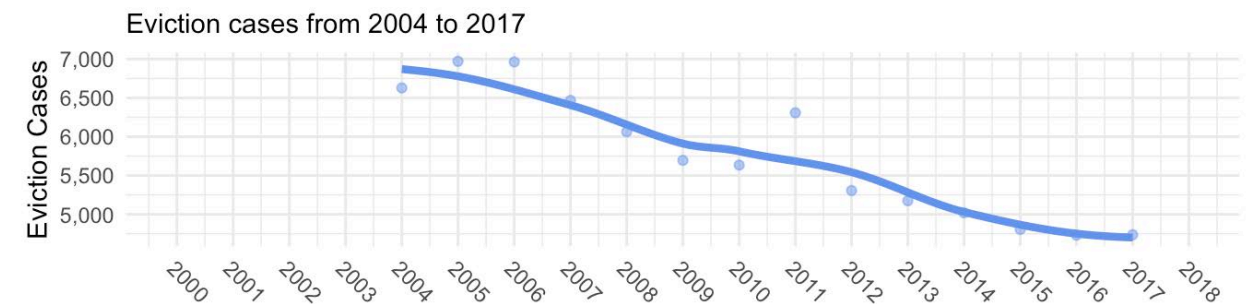
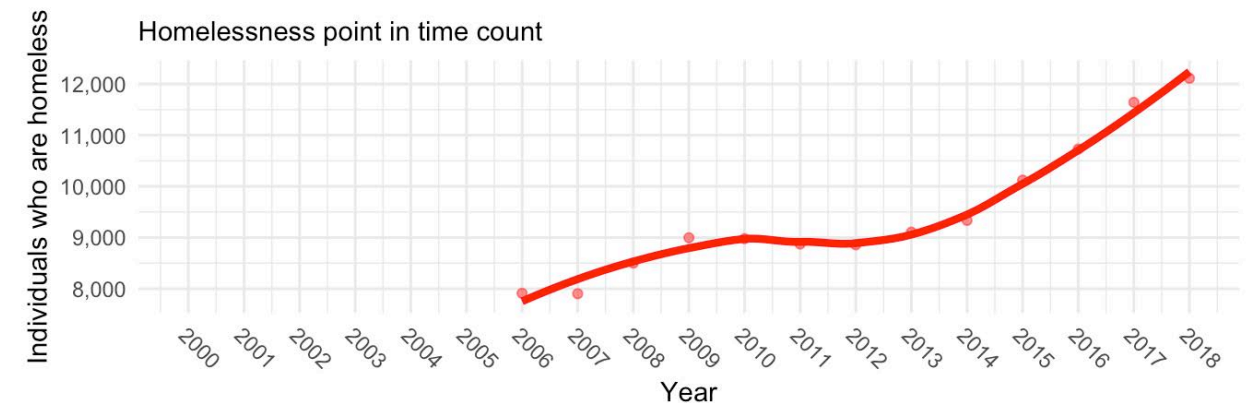
Affordable Housing, Homelessness, & Evictions

Washington



Data source: US Census American Community Survey, Washington State Department of Commerce Annual Point in Time Count

King County

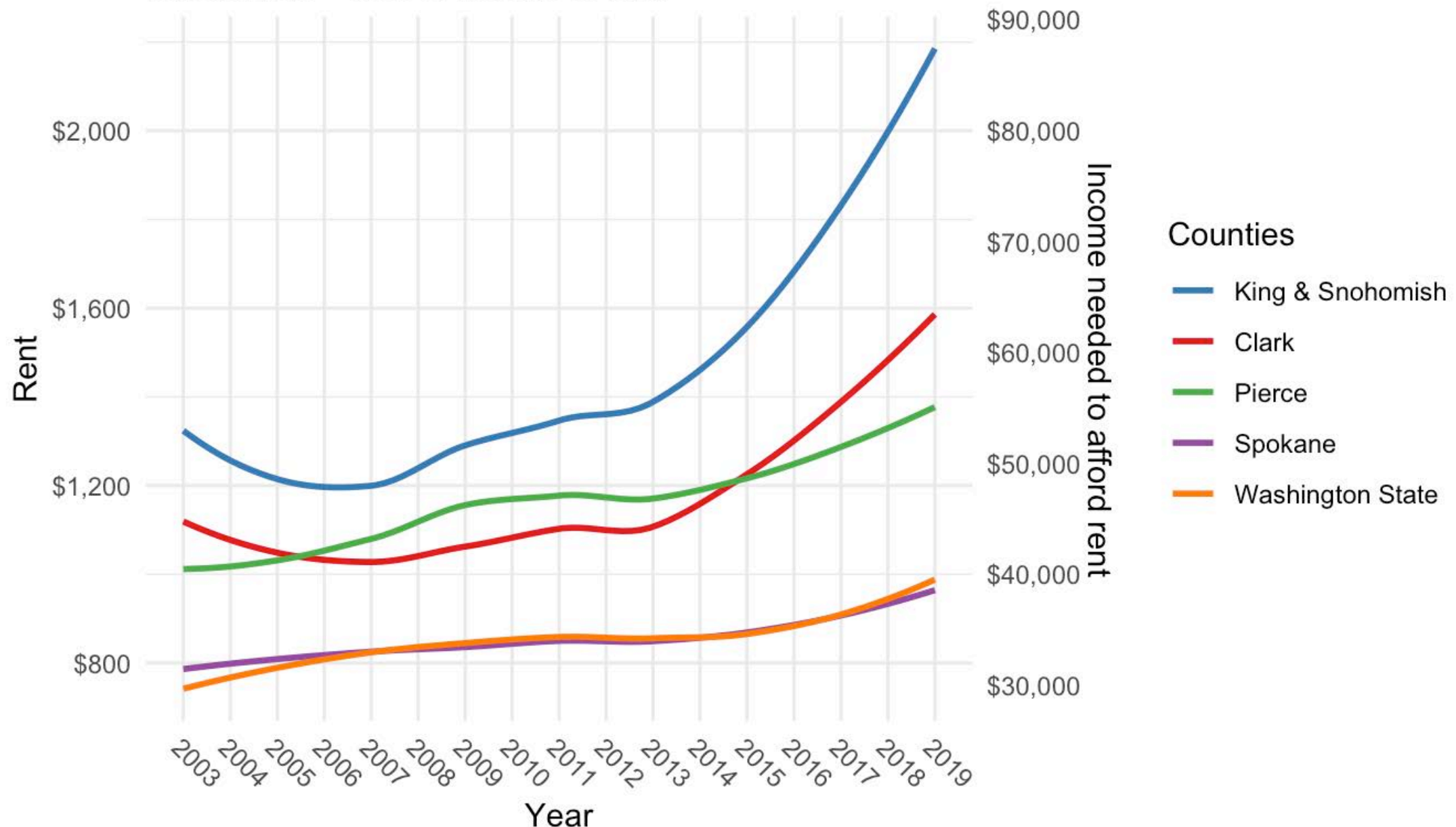


Data source: US Census American Community Survey, Washington State Department of Commerce Annual Point in Time Count

Fair Market Rent & Rent Burden

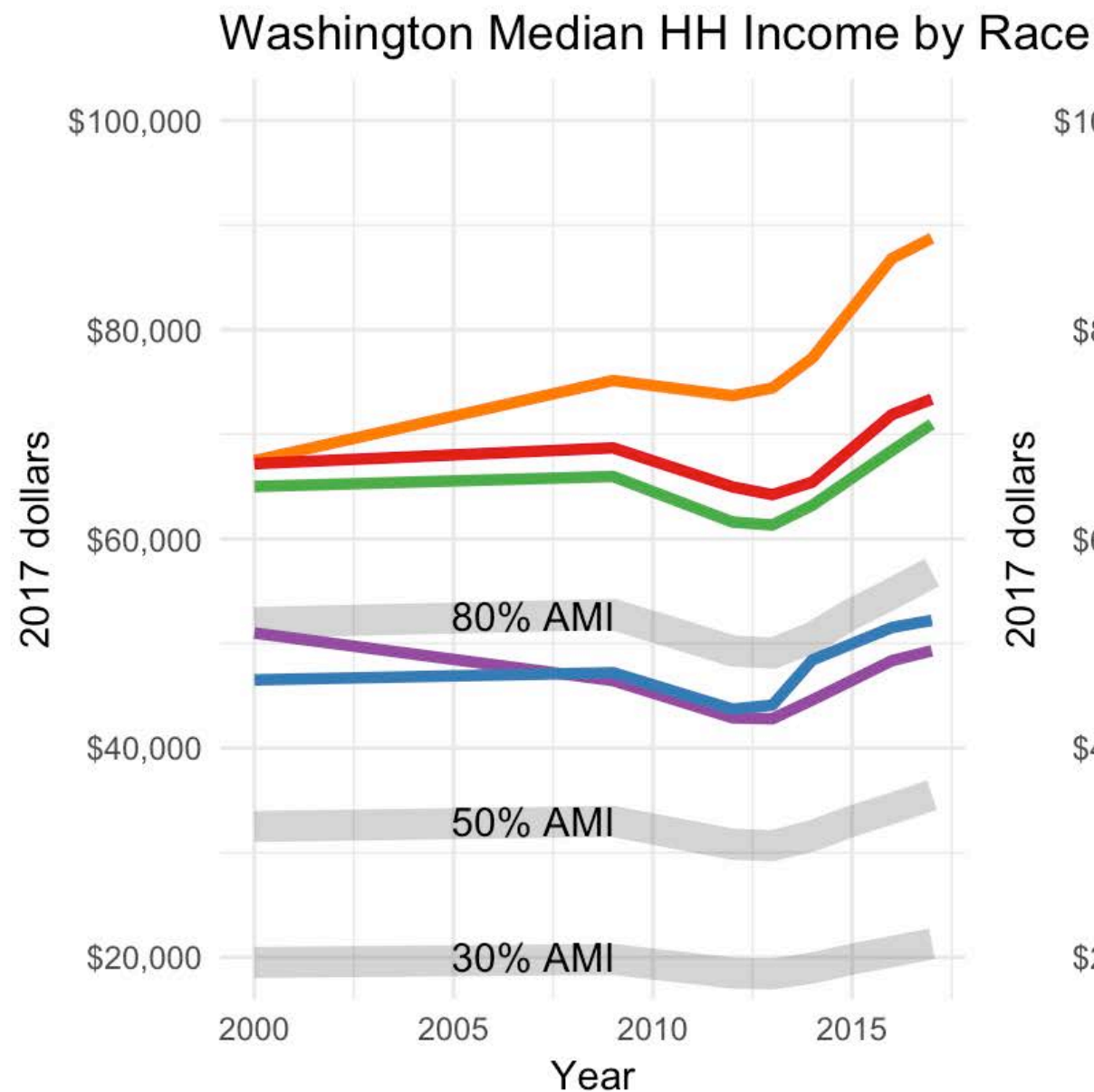
Fair market rent for all bedroom types (left)
& income needed to avoid rent burden (right)

rent burden = 30% of income to rent

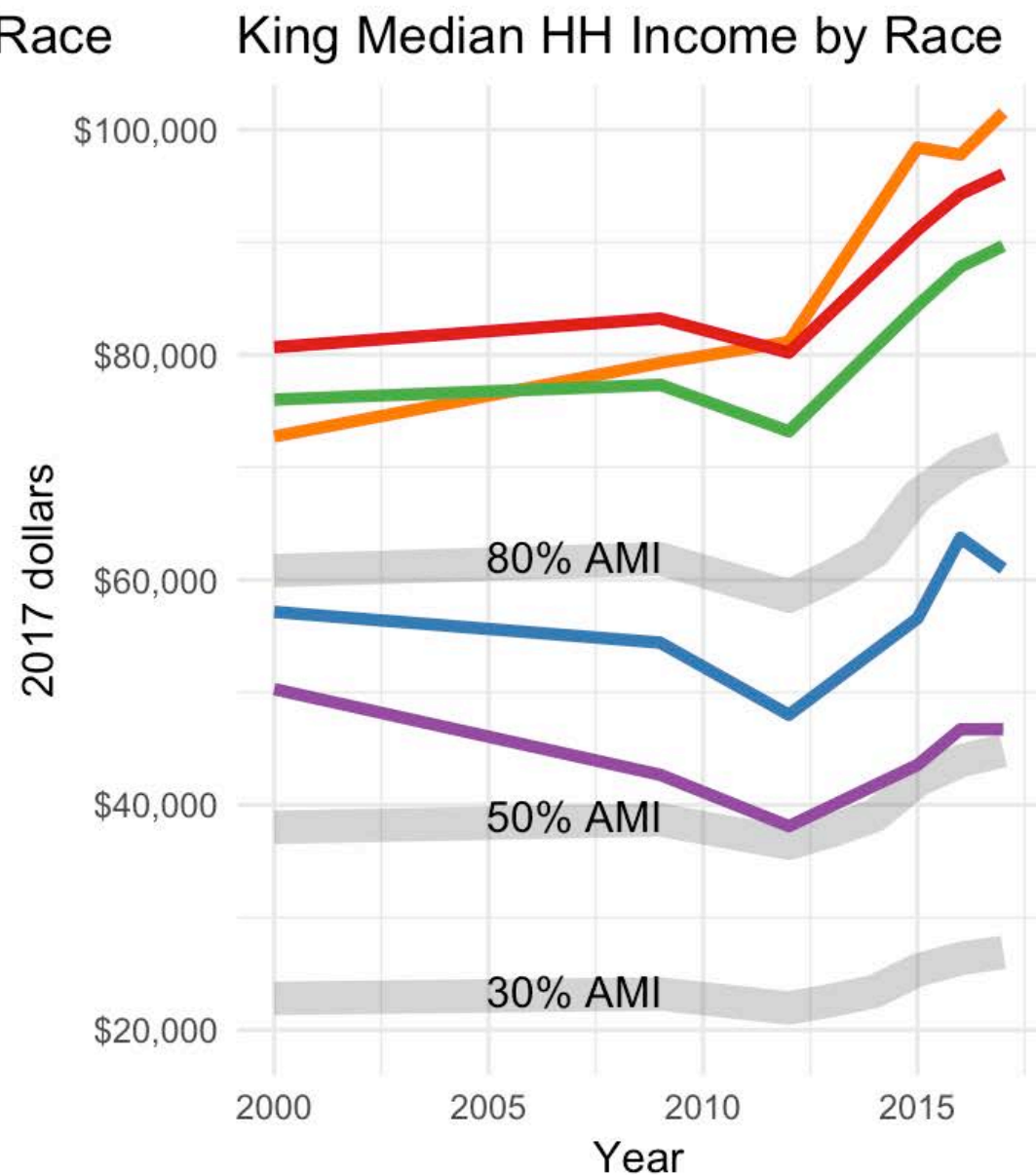


Data source: HUD Fair Market Rent data &
the Bureau of Labor Statistics Consumer Price Index

Median Housing Income by Race



Data source: Bureau of Labor Statistics Consumer Price Index & US Census American Community Survey

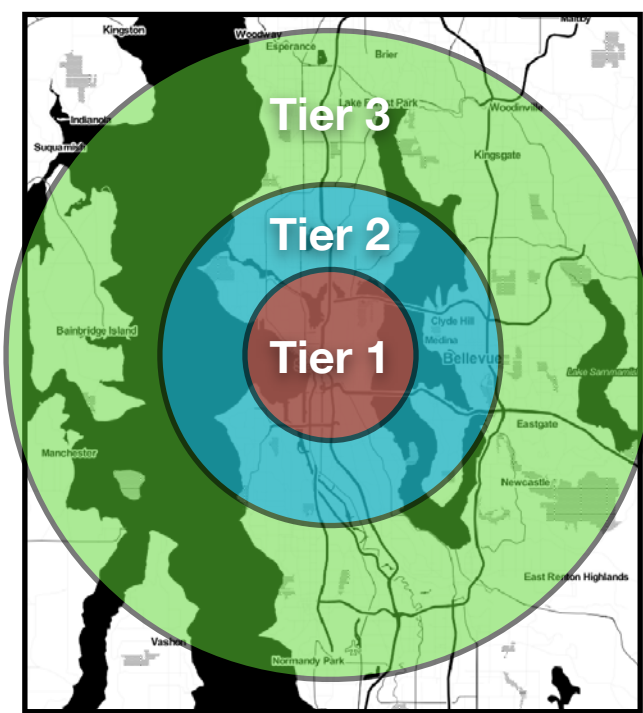


Data source: Bureau of Labor Statistics Consumer Price Index & US Census American Community Survey

Race Overall Median Income Asian White Non-Latinx Latinx Black

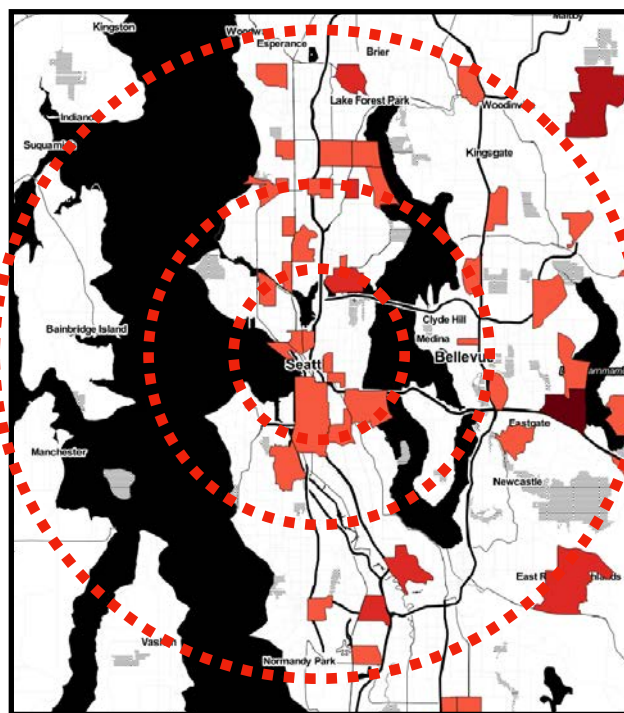
Neighborhood Change & Migration

Tier Theory



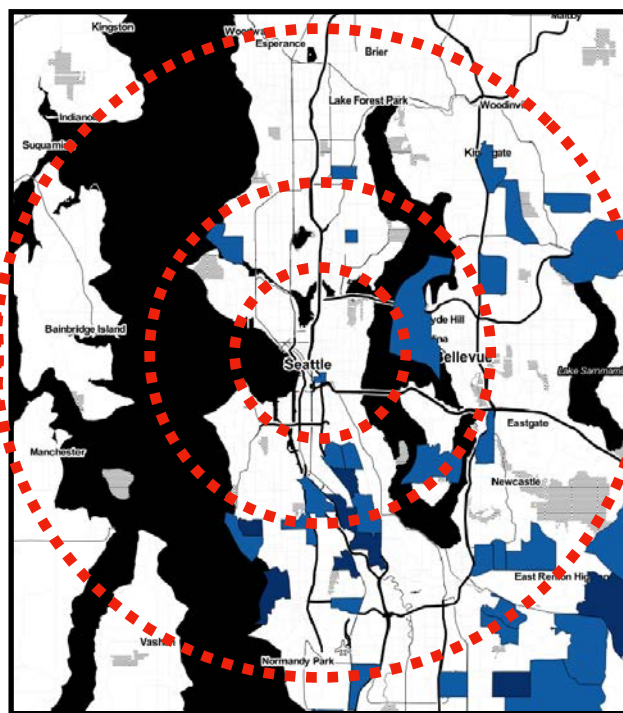
Tier 1

White migrants from out-of-county



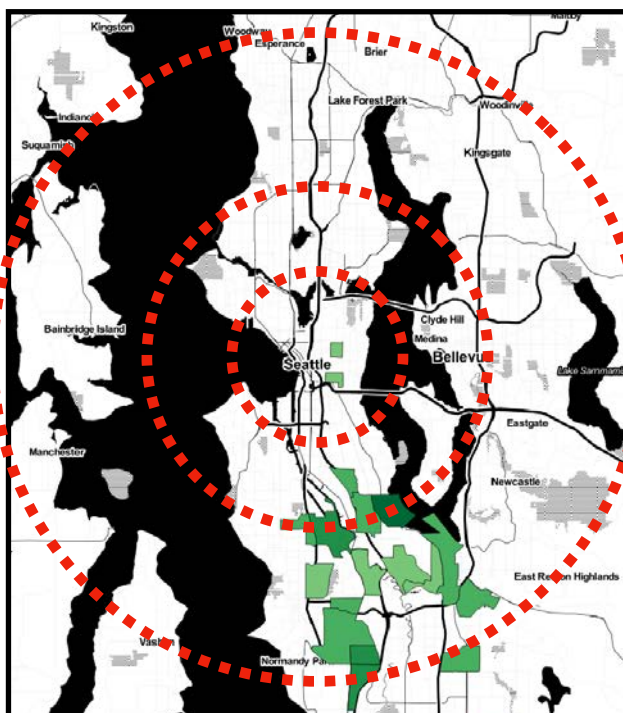
Tier 2

White migrants from within-county



Tier 3

Black migrants from within-county



2016

Types of Movers

- White_Movers_Outer_County
- White_Movers_In_County
- Black_Movers_In_County



Demographic Estimation

Names & Case Numbers

- Public King County Courts request

Case Number	First Name	Last Name
13-2-0058	SALLY	MILLER
13-2-0058	ROBERT	WILSON
13-2-0070	TOMMIE	WILKERSON
13-2-0074	STEVEN	KELLY
13-2-0074	ITZEL	AVILA

Demographic Estimation

Names & Case Numbers

- Public King County Courts request

Addresses

- Collected at King County Courts & geocoded

Case Number	First Name	Last Name	Address
13-2-0058	SALLY	MILLER	3200 East 5th St, Seattle, Washington
13-2-0058	ROBERT	WILSON	3200 East 5th St, Seattle, Washington
13-2-0070	TOMMIE	WILKERSON	113 K Street Southeast, Auburn, Washington
13-2-0074	STEVEN	KELLY	4121 SW 65th Ave, Federal Way, Washington
13-2-0074	ITZEL	AVILA	4121 SW 65th Ave, Federal Way, Washington

Demographic Estimation

Names & Case Numbers

- Public King County Courts request

Sex

- Cross-referenced SSNR, Census, & Facebook

Addresses

- Collected at King County Courts & geocoded

Case Number	First Name	Last Name	Address	Sex
13-2-0058	SALLY	MILLER	3200 East 5th St, Seattle, Washington	female
13-2-0058	ROBERT	WILSON	3200 East 5th St, Seattle, Washington	male
13-2-0070	TOMMIE	WILKERSON	113 K Street Southeast, Auburn, Washington	male
13-2-0074	STEVEN	KELLY	4121 SW 65th Ave, Federal Way, Washington	male
13-2-0074	ITZEL	AVILA	4121 SW 65th Ave, Federal Way, Washington	female

Demographic Estimation

Names & Case Numbers

- Public King County Courts request

Addresses

- Collected at King County Courts & geocoded

Sex

- Cross-referenced SSNR, Census, & Facebook

Race

- Bayesian model using surname & neighborhood race

Case Number	First Name	Last Name	Address	Sex	Race
13-2-0058	SALLY	MILLER	3200 East 5th St, Seattle, Washington	female	white
13-2-0058	ROBERT	WILSON	3200 East 5th St, Seattle, Washington	male	white
13-2-0070	TOMMIE	WILKERSON	113 K Street Southeast, Auburn, Washington	male	black
13-2-0074	STEVEN	KELLY	4121 SW 65th Ave, Federal Way, Washington	male	white
13-2-0074	ITZEL	AVILA	4121 SW 65th Ave, Federal Way, Washington	female	Latina