

Washington Evictions Research

Status Update - 12/18/18

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Research Questions

- 1. How many people are evicted statewide?**
- 2. How are different genders impacted statewide by evictions?**
- 3. What is the racial and ethnic disparity in evictions?**
- 4. What is the statewide default rate?**
- 5. What is the amount owed/sought compared to the monthly rent?**
- 6. What is the basis of the eviction?**
- 7. Is there a statewide correlation between evictions and appearance in HMIS (Homeless Management Information System)?**

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FILED

13 DEC 17 AM 10:28

KING COUNTY
SUPERIOR COURT CLERK
E-FILED
CASE NUMBER: 13-2-41882-7 SEA

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF KING SEA

ENDOLYNE APARTMENTS, LLC
Plaintiff,
vs.
SERGIO LOPEZ CISNEROS AND
GEORGINA MARTINEZ SANCHEZ
Defendant(s).
60355.0002

NO.
EVICTION SUMMONS
(Residential)

THIS IS NOTICE OF A LAWSUIT TO EVICT YOU.
PLEASE READ IT CAREFULLY.
THE DEADLINE FOR YOUR WRITTEN RESPONSE IS:

5:00 P.M., on December 16, 2013

TO THE DEFENDANT(S): SERGIO LOPEZ CISNEROS AND GEORGINA
MARTINEZ SANCHEZ
ENDOLYNE APARTMENTS (LIMITED ACCESS)
9212 45TH AVENUE SW #7
SEATTLE, Washington 98136

This is notice of a lawsuit to evict you from the property which you are renting. Your landlord is asking the court to terminate your tenancy, direct the sheriff to remove you and your belongings from the property, enter a money judgment against you for unpaid rent and/or damages for your use of the property, and for court costs and attorneys' fees.

If you want to defend yourself in this lawsuit, you must respond to the eviction complaint in writing on or before the deadline stated above. You must respond in writing even if no case number has been assigned by the court yet.

You can respond to the complaint in writing by delivering a copy of a notice of appearance or answer to your landlord's attorney (or your landlord if there is no attorney) by personal delivery, mailing or facsimile to the address or facsimile number stated below **TO BE RECEIVED NO**

SUMMONS-1

ORIGINAL

PUCKETT & REDFORD PLLC
901 Fifth Avenue, Suite 800
SEATTLE, WASHINGTON 98164
TELEPHONE: (206) 386-4800
FACSIMILE: (206) 233-8166

SUMMONS-0.txt

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Status Update

1. Pulled records and analyzing

- *Pierce, Snohomish, Whatcom Counties, and part of King*

2. Machine learning models on addresses to predict race

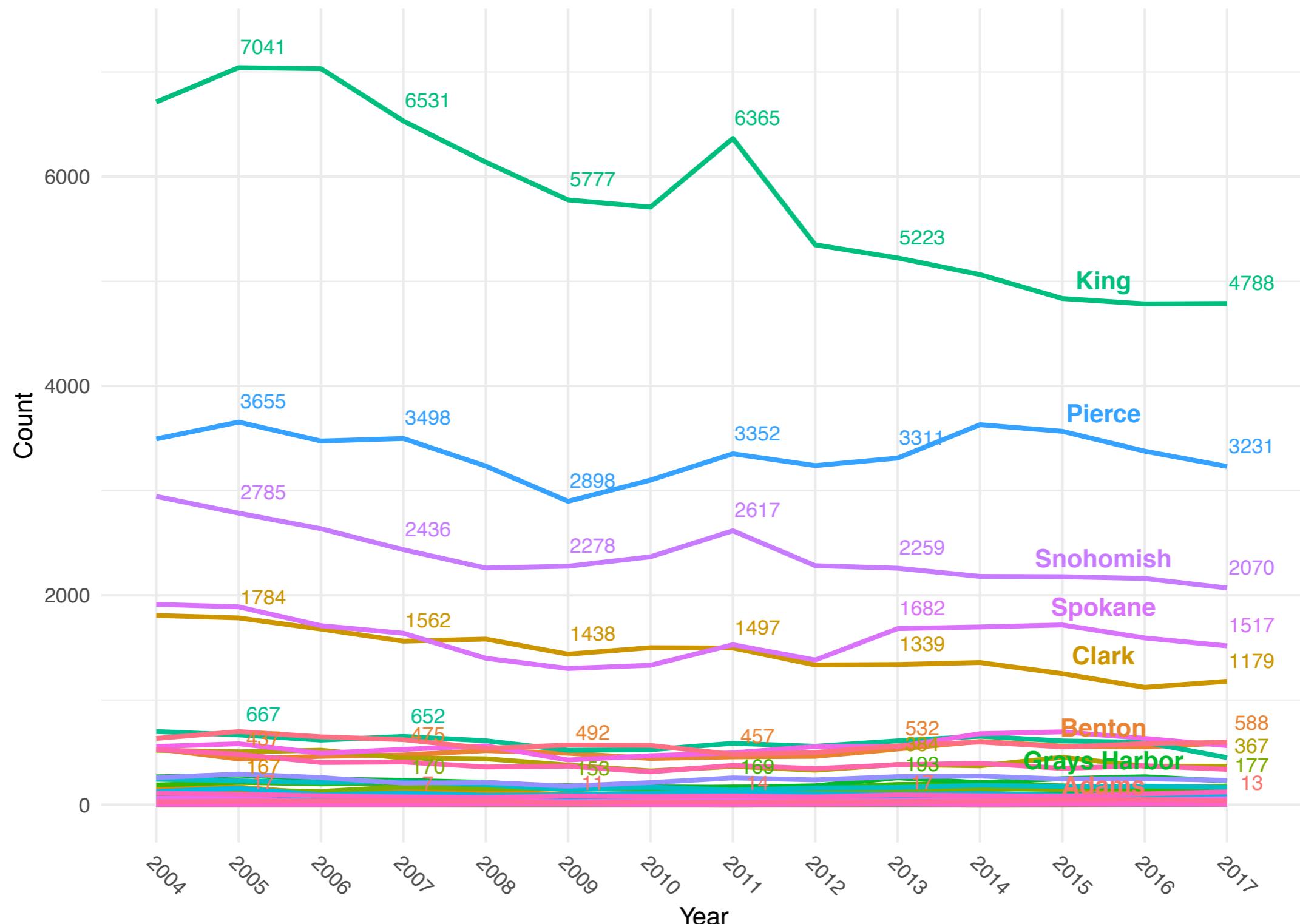
- *Just finished the development and now tweaking and processing the data*
- *Should have results in the next few weeks*

3. Beginning outline of paper

- *Statewide by county*
 - *Gender, legal representation, resolutions, & judgement amounts*
- *Subset within the above three counties*
 - *Race plus above variables*
- *If we have time*
 - *Regression models on interactions of above variables.*

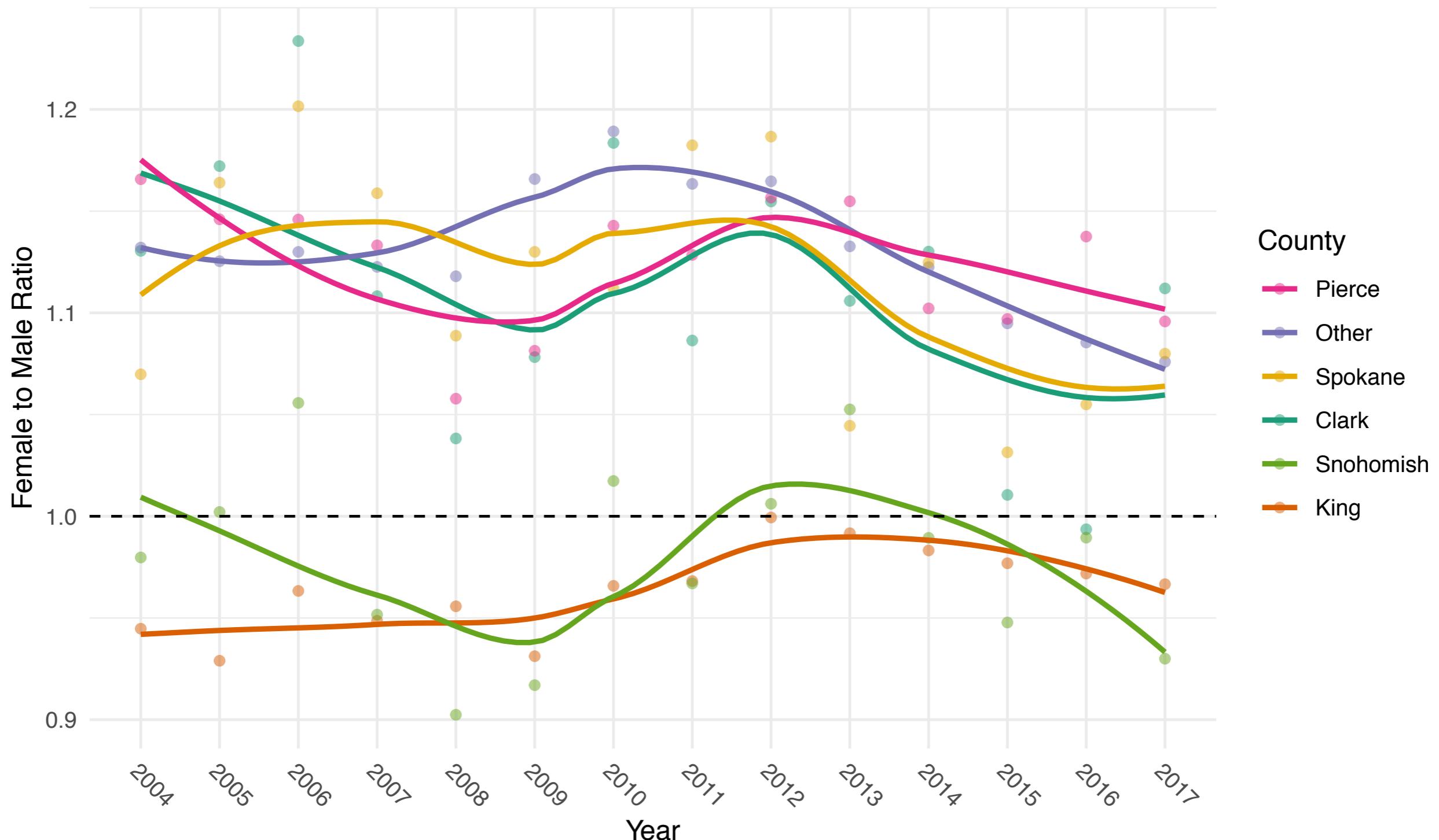
Washington State Evictions

Unlawful Detainer Cases by Washington County



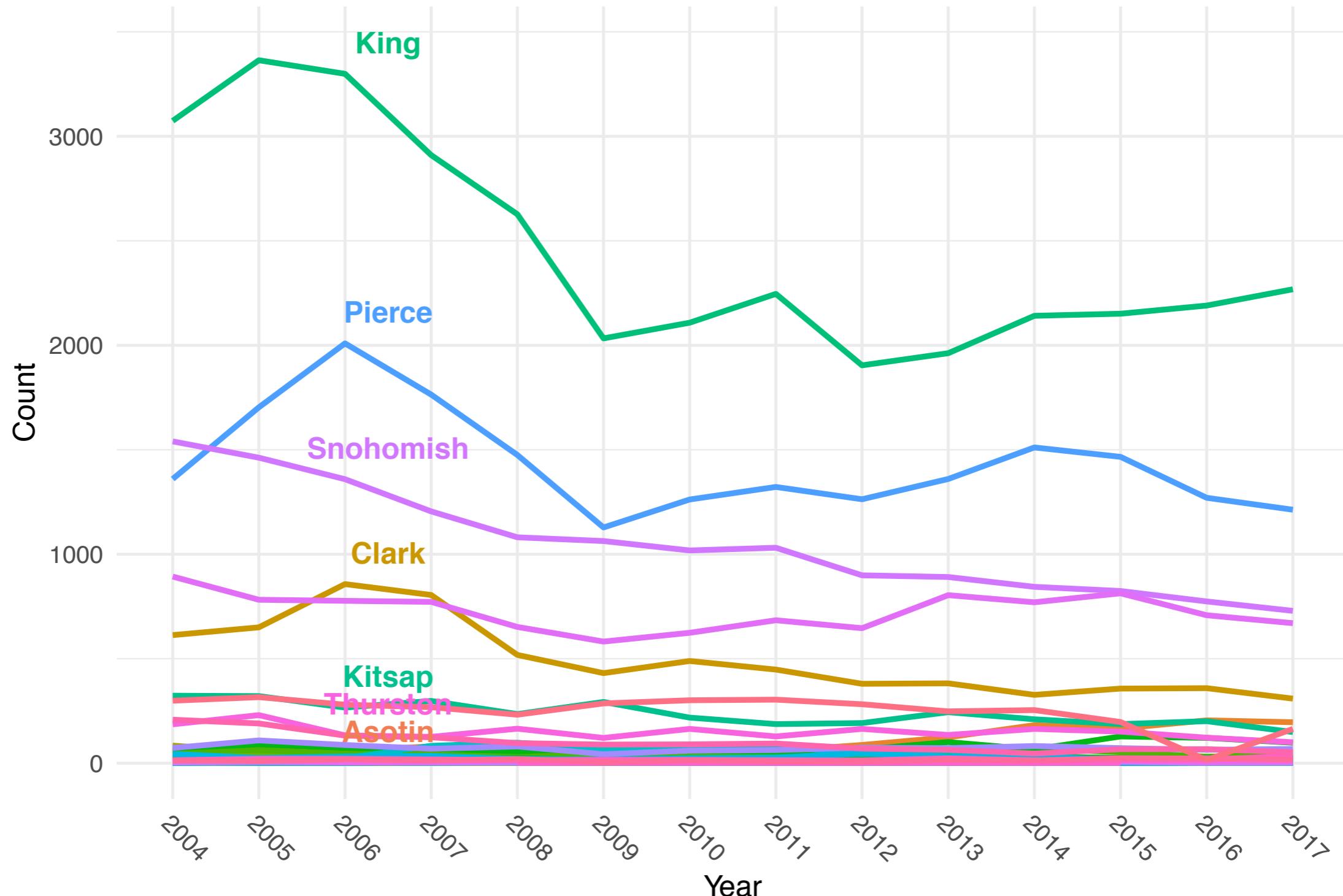
Female to Male Ratio of Evictions

Female to Male Ratio in Evictions by WA County



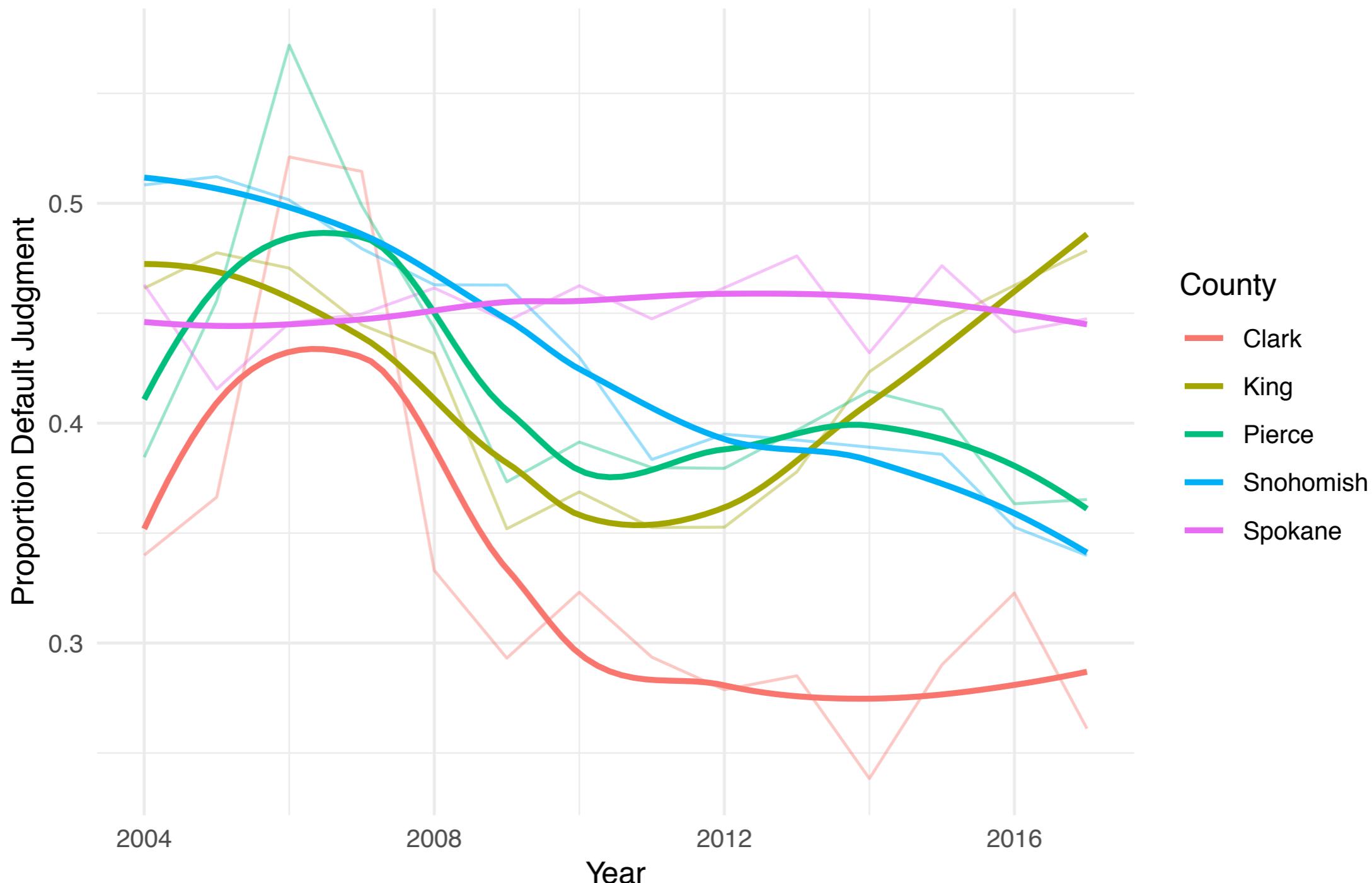
Default Judgements

Default Judgment Counts by Washington County



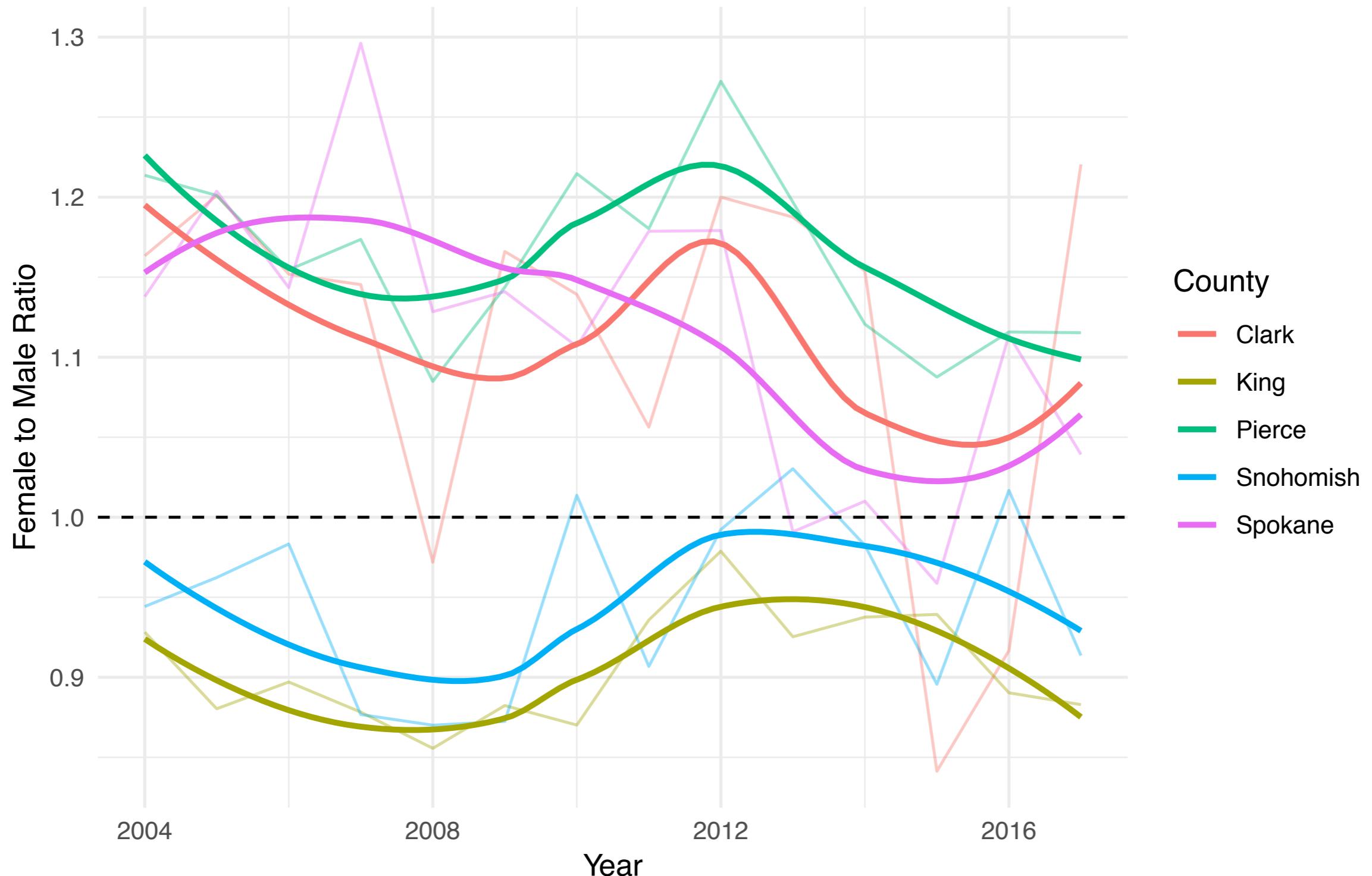
Proportion of Resolutions that are Default Judgements

Proportion of Cases Ending in Default Judgment for Clark, King, Pierce, Snohomish, & Spokane Counties



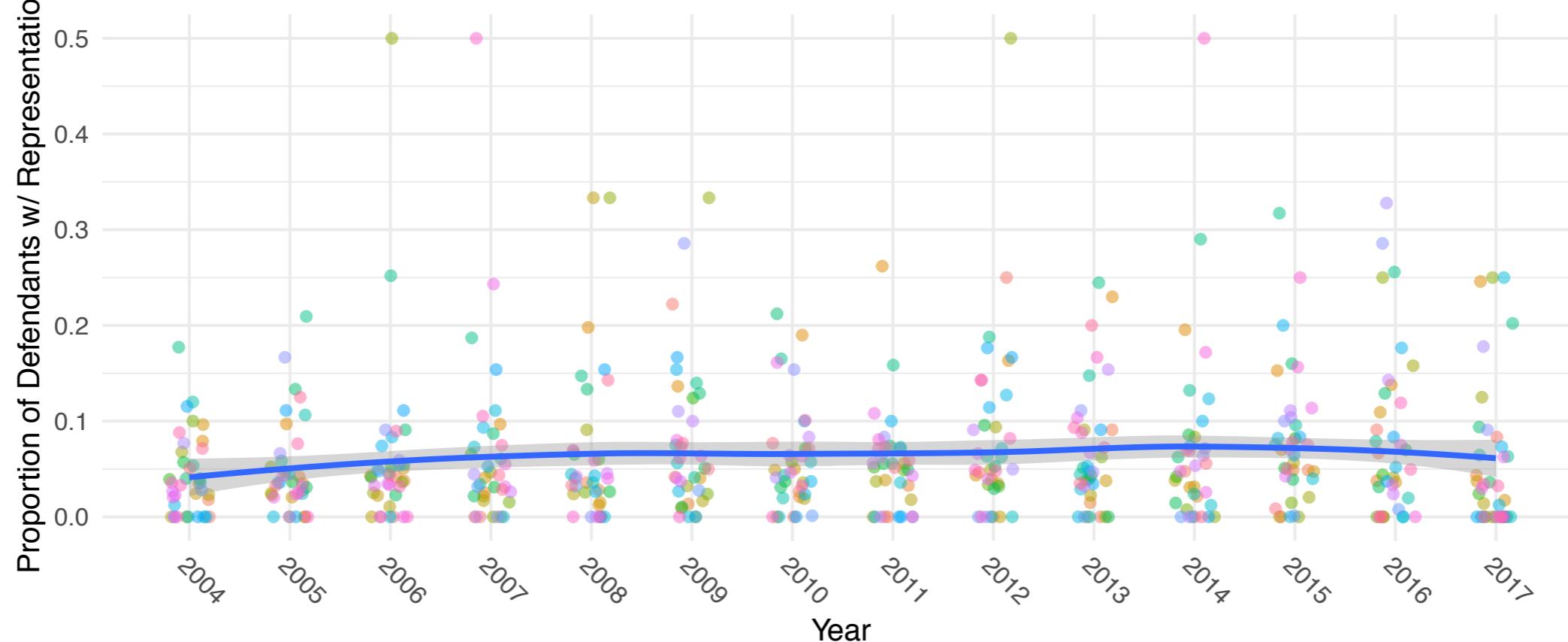
Female to Male Ratio of Default Judgements

Female to Male Default Judgment Ratios for Clark, King, Pierce,
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Representation by County

Representation Rate for Non–Default Judgement Cases for Every County and Every Year

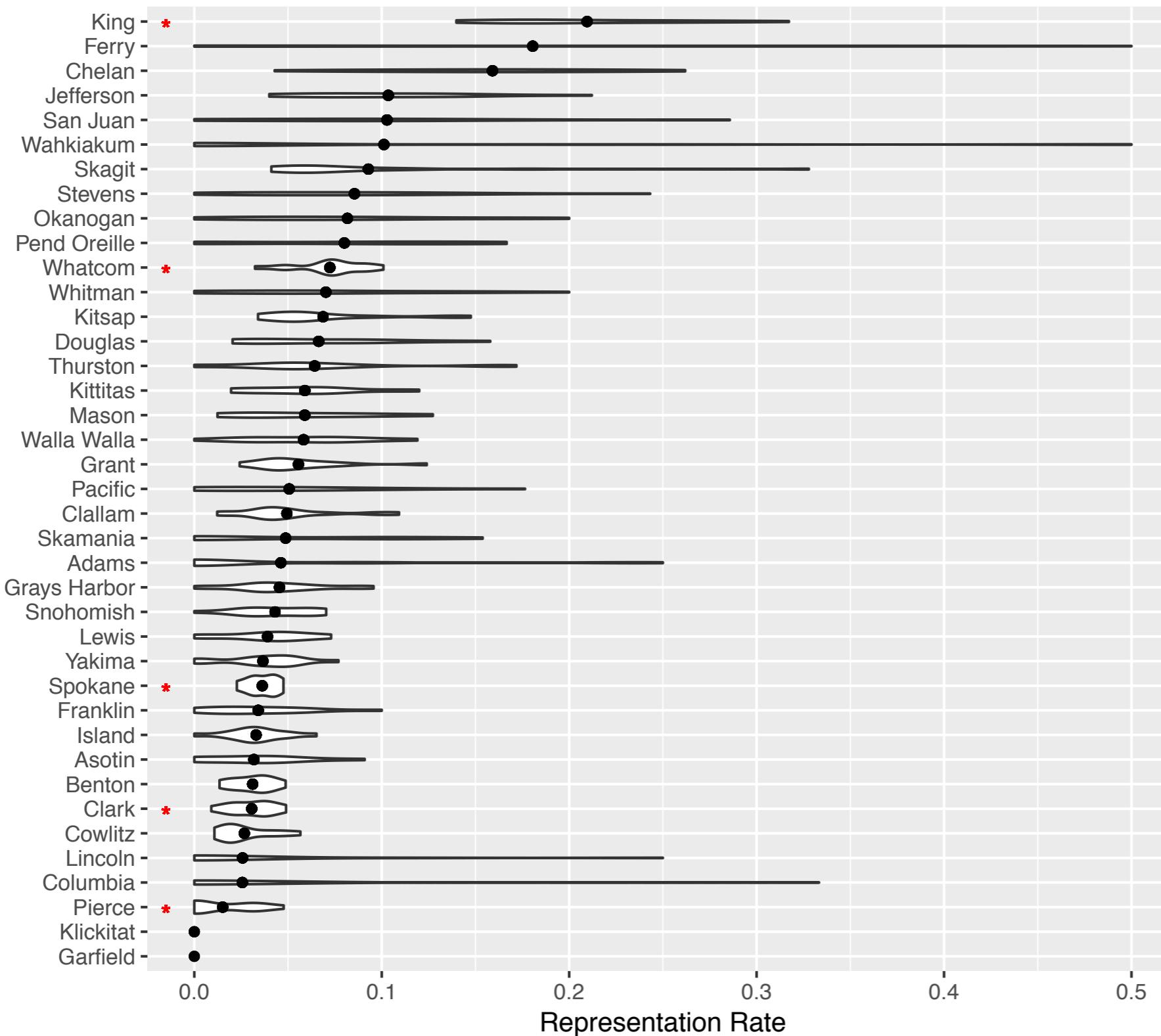


County

- | | | | | |
|------------|----------------|-------------|----------------|---------------|
| • Adams | • Douglas | • King | • Pacific | • Stevens |
| • Asotin | • Ferry | • Kitsap | • Pend Oreille | • Thurston |
| • Benton | • Franklin | • Kittitas | • Pierce | • Wahkiakum |
| • Chelan | • Garfield | • Klickitat | • San Juan | • Walla Walla |
| • Clallam | • Grant | • Lewis | • Skagit | • Whatcom |
| • Clark | • Grays Harbor | • Lincoln | • Skamania | • Whitman |
| • Columbia | • Island | • Mason | • Snohomish | • Yakima |
| • Cowlitz | • Jefferson | • Okanogan | • Spokane | |

Average Representation Rate for Non-Default Judgement Cases by County with Distributions Across Years

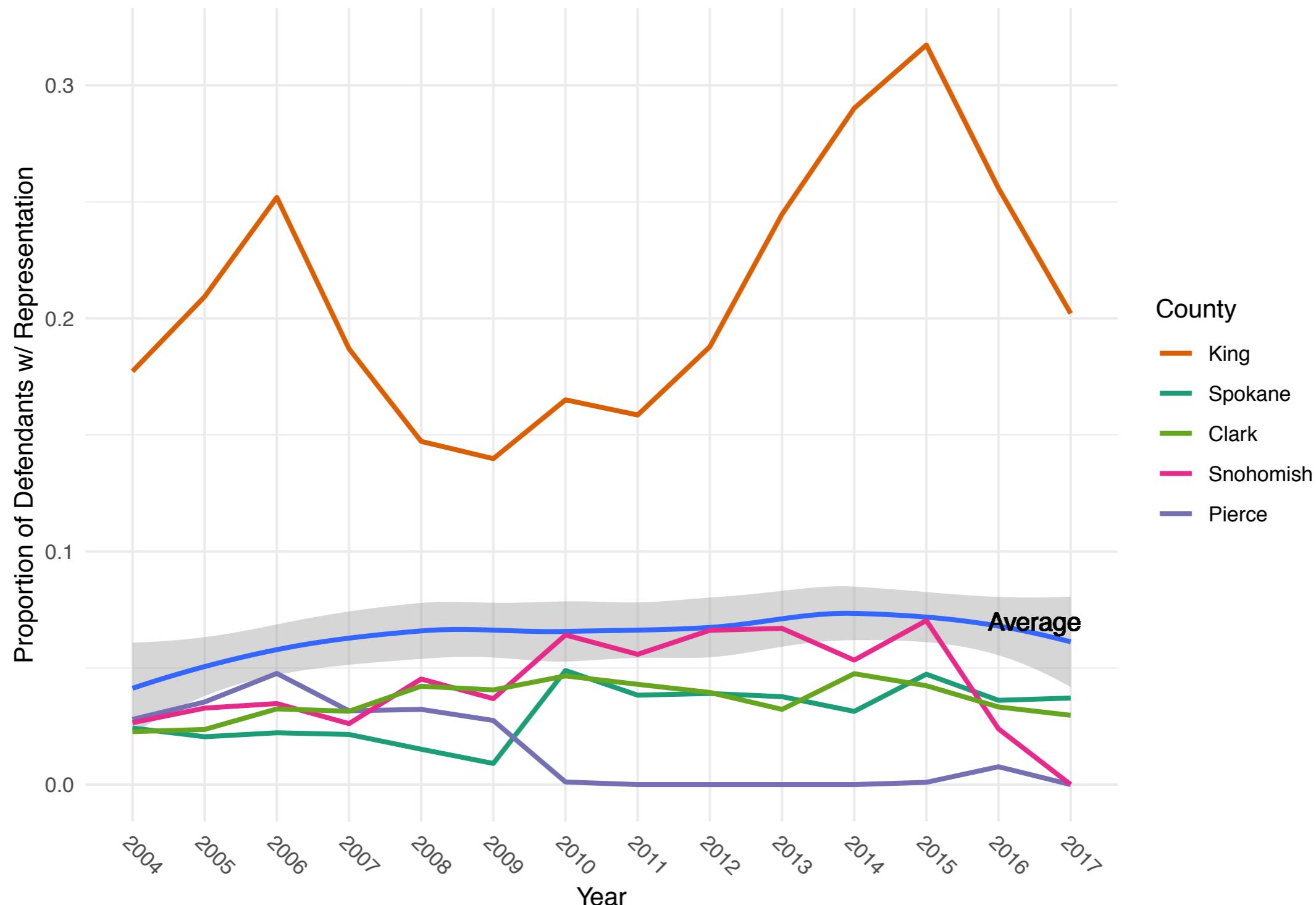
Black Dot = Average representation rate
Distribution = Min/Max from 2004 to 2017
Red Astrick = High population county



Representation by County

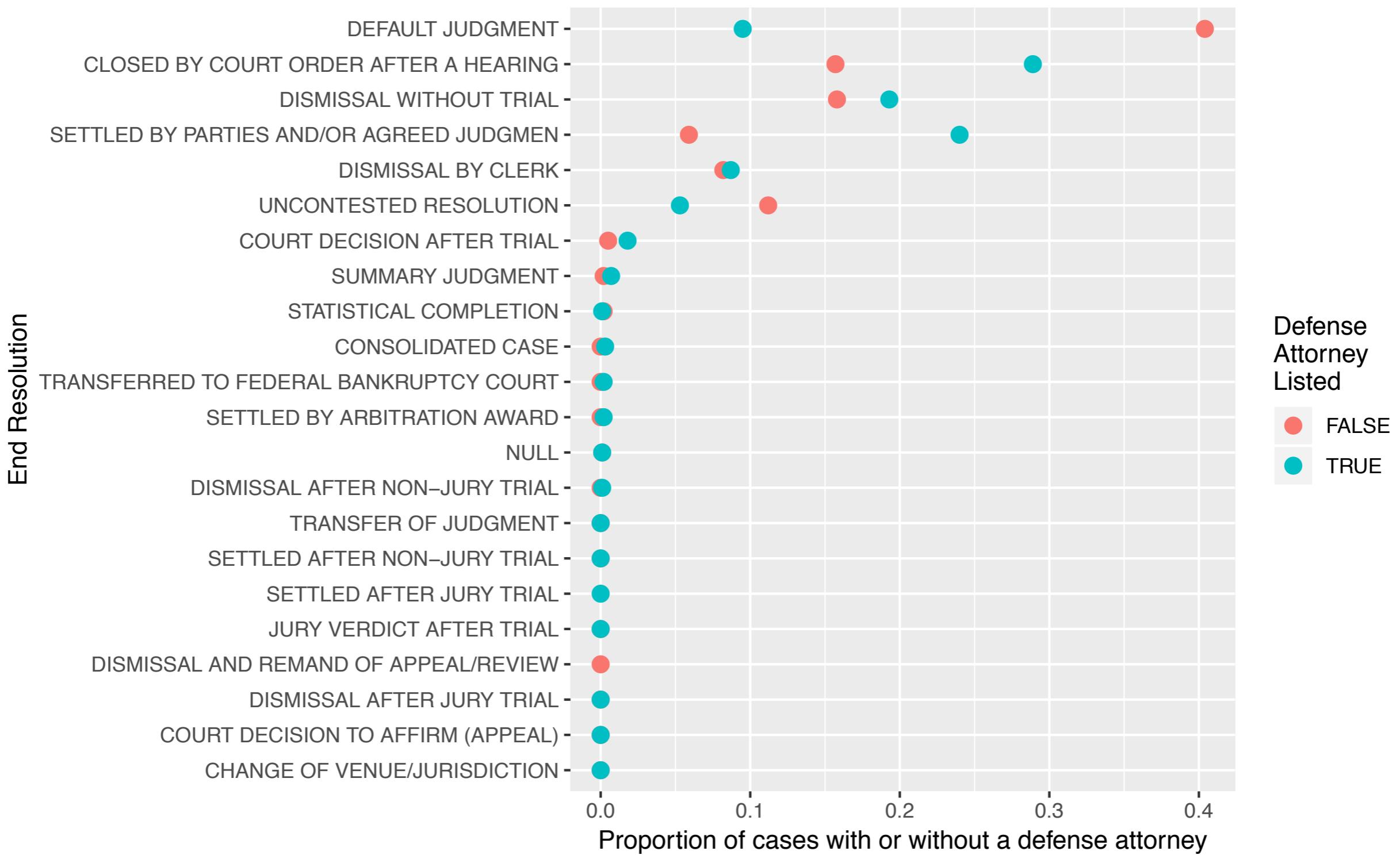
Representation in the Top 5

Representation Rate for Non–Default Judgement Cases
in the Top Five Most Populated Counties



Representation by Resolution

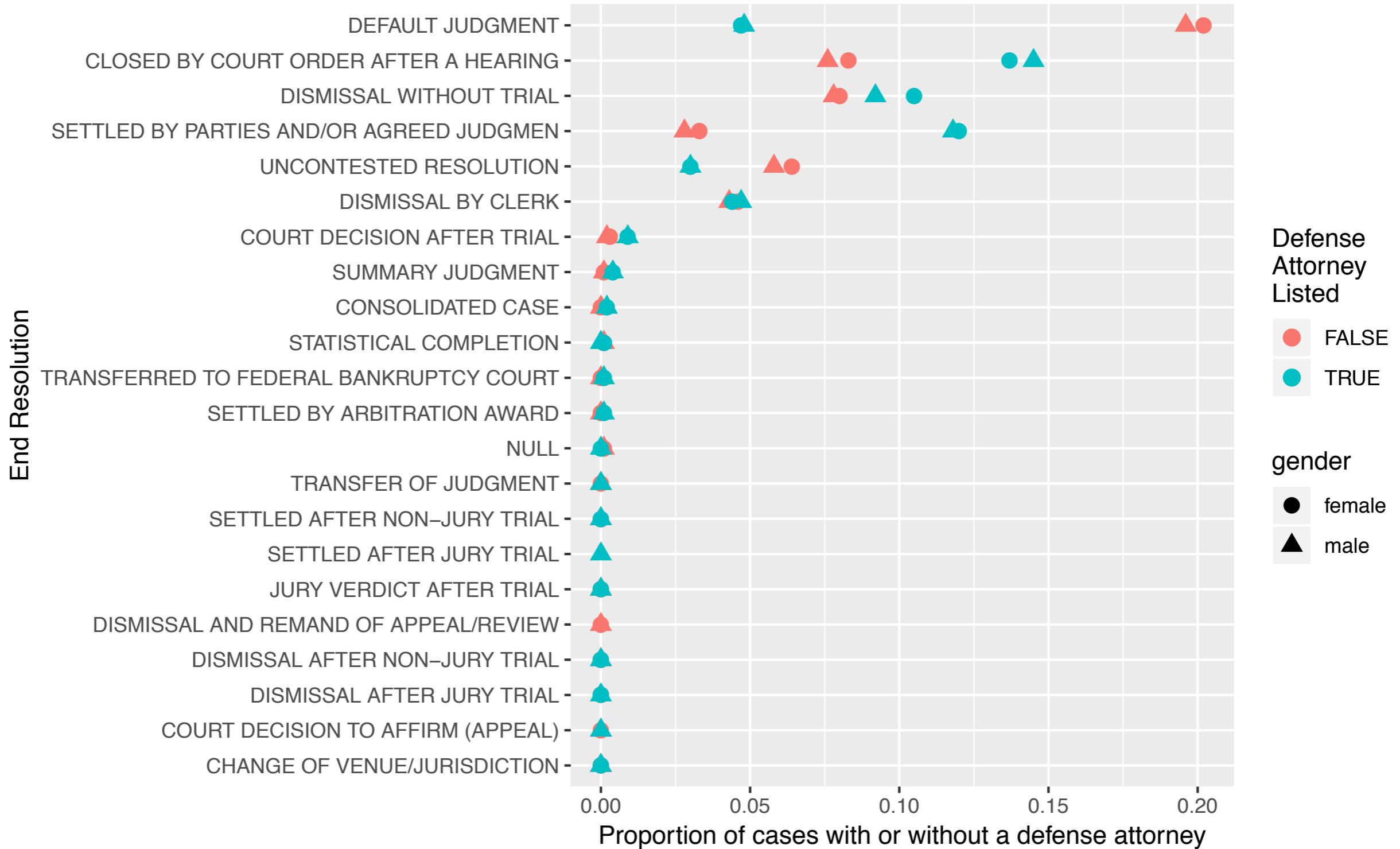
Proportion of Cases With and Without Representation Sorted by Resolution



Example: 40% of cases W/O representation ended in default judgement
 24% of cases WITH an attorney ended in settlement b/w parties

Representation by Resolution

Proportion of Cases With and Without Representation Sorted by Resolution and Gender



King County Eviction Rates by Sex & Race

Sex

- Female head:
 - **32%** > male heads

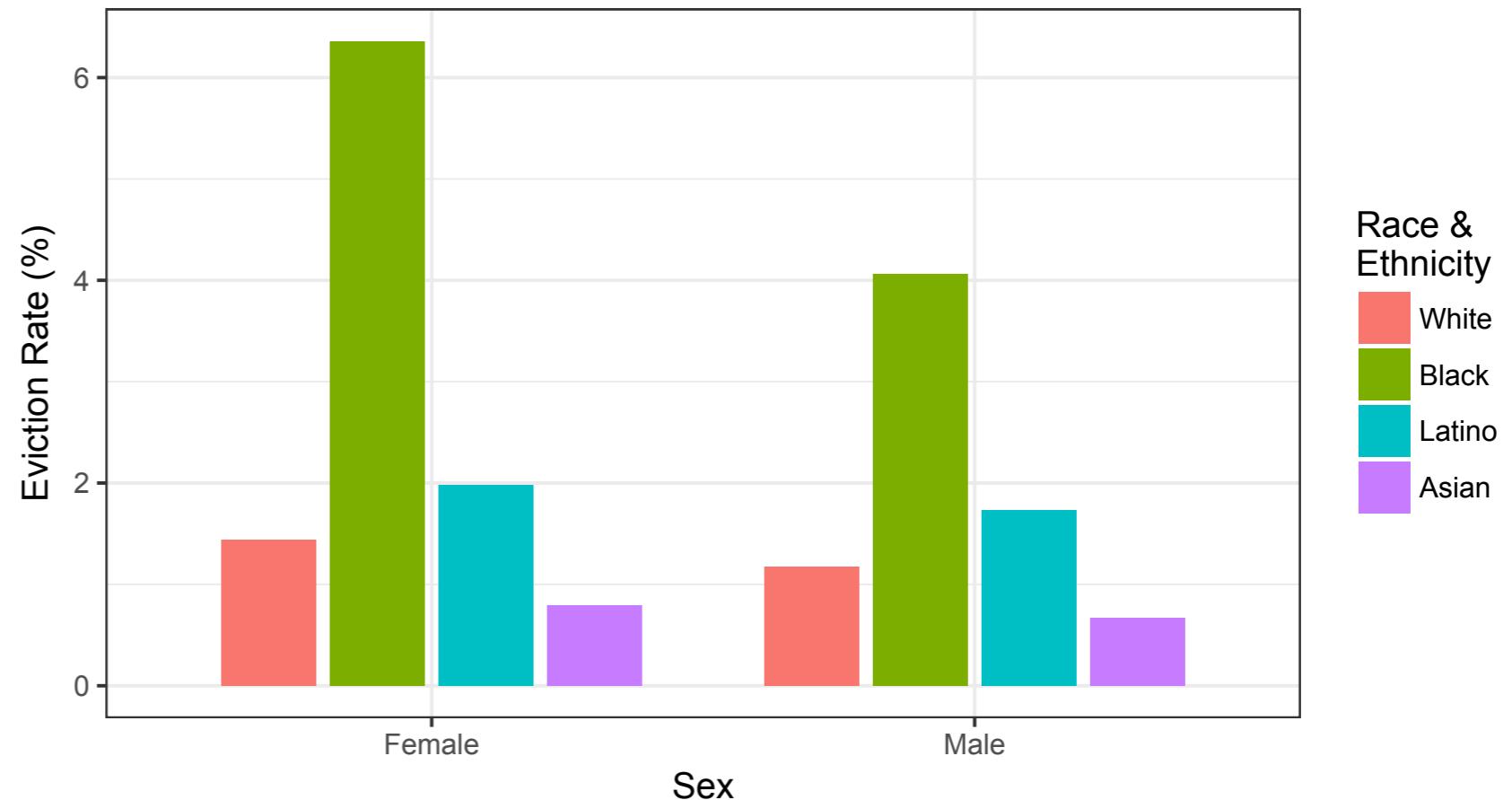
Race

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

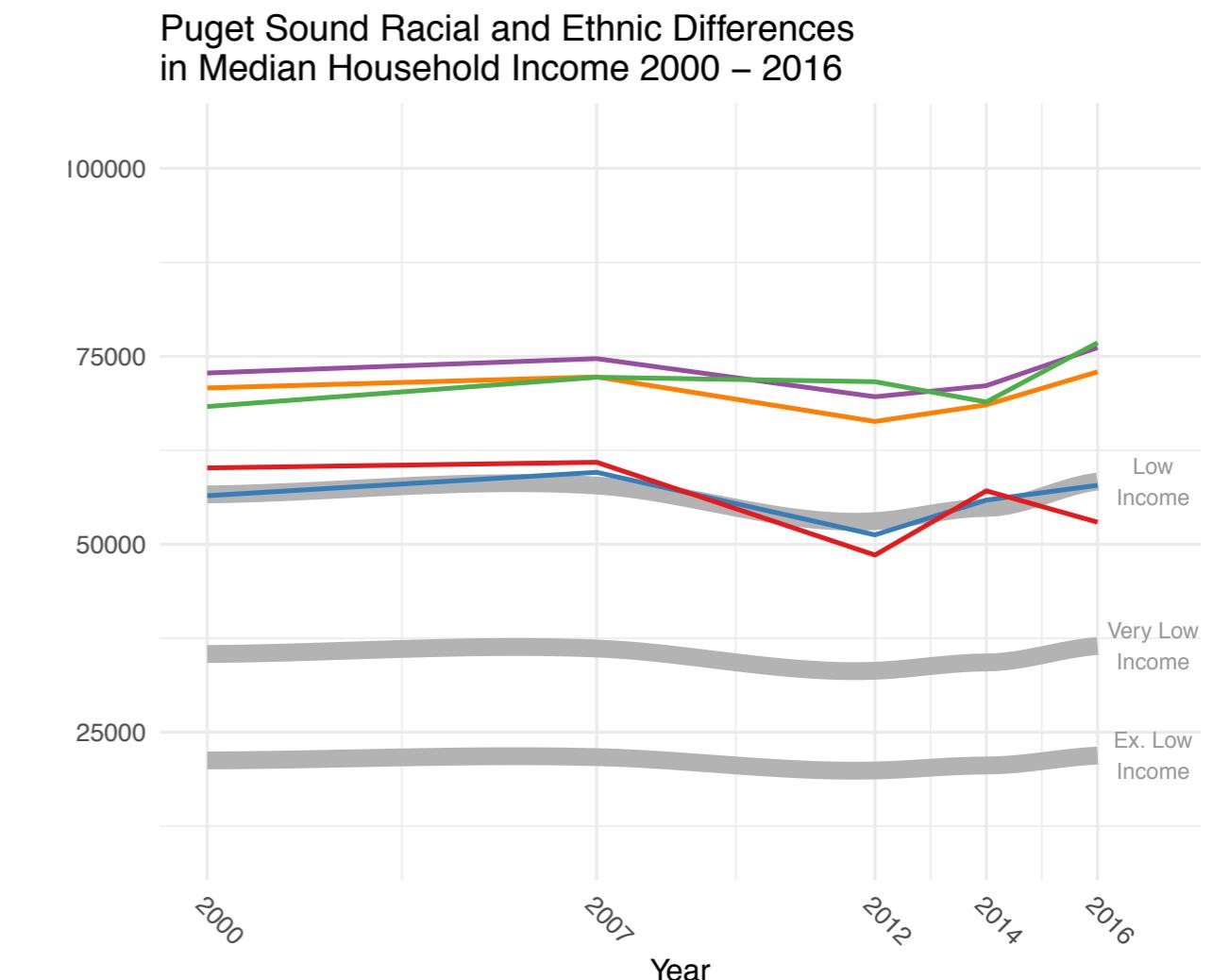
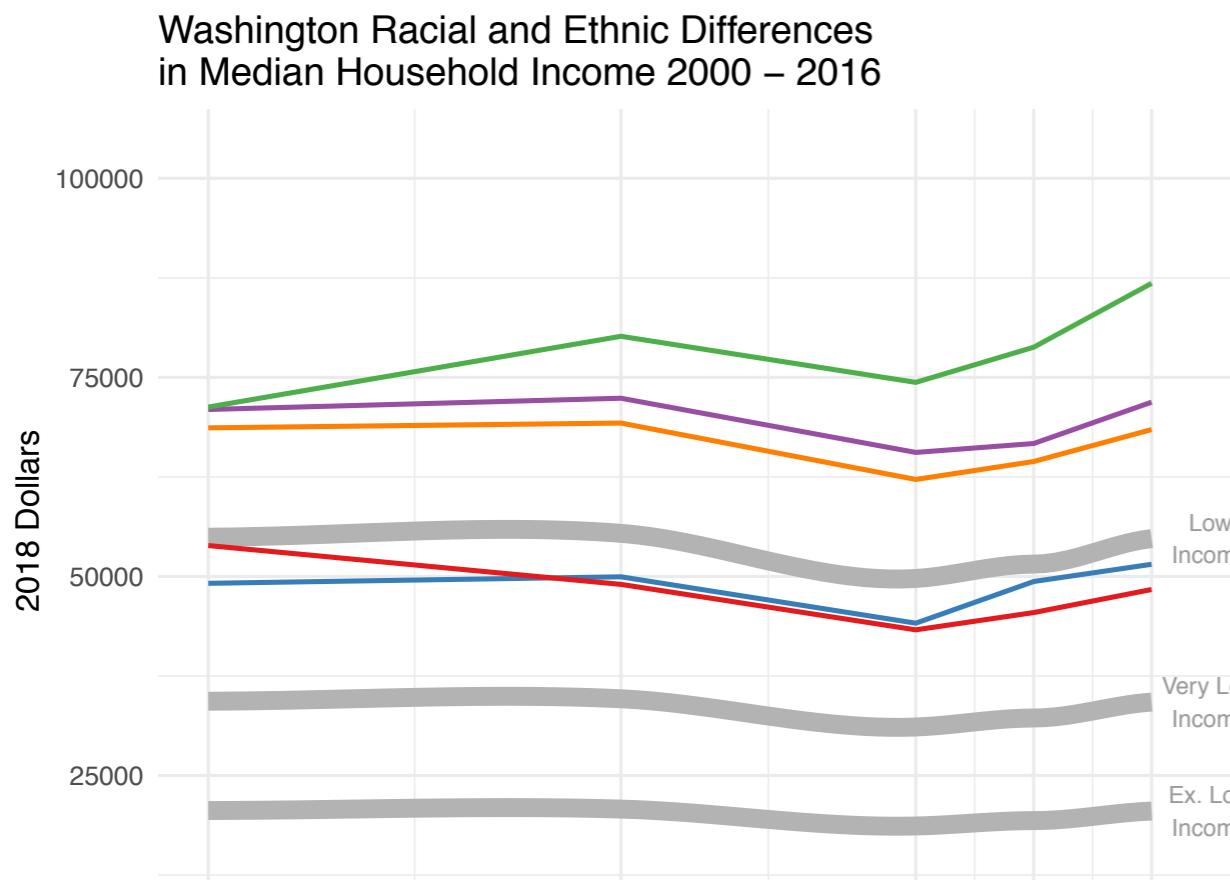
Sex & Race

- **Black female:**
 - **7x** > white fem.
- **Black male:**
 - **5x** > white male

Eviction Rates by Sex & Race



Washington State & Puget Sound Racial Difference in Income 2000 - 2016



Median Income by Race/Ethnicity

- Overall — NL White — Asian — Latinx — African American

Takeaways & Next Steps

- 1. Some counties see higher female to male ratio**
 - *Coincides with regional changes.*
 - *Still need race and judgments.*
- 2. While default judgements have subsided, the rate is increasing in King.**
- 3. Less than 8% legal representation in the state**
 - *Defendants with representation seem to have more settlements*
- 4. 2019**
 - *Pull other counties and analyze*
 - *Link to HMIS and other datasets*
 - *Build training dataset*

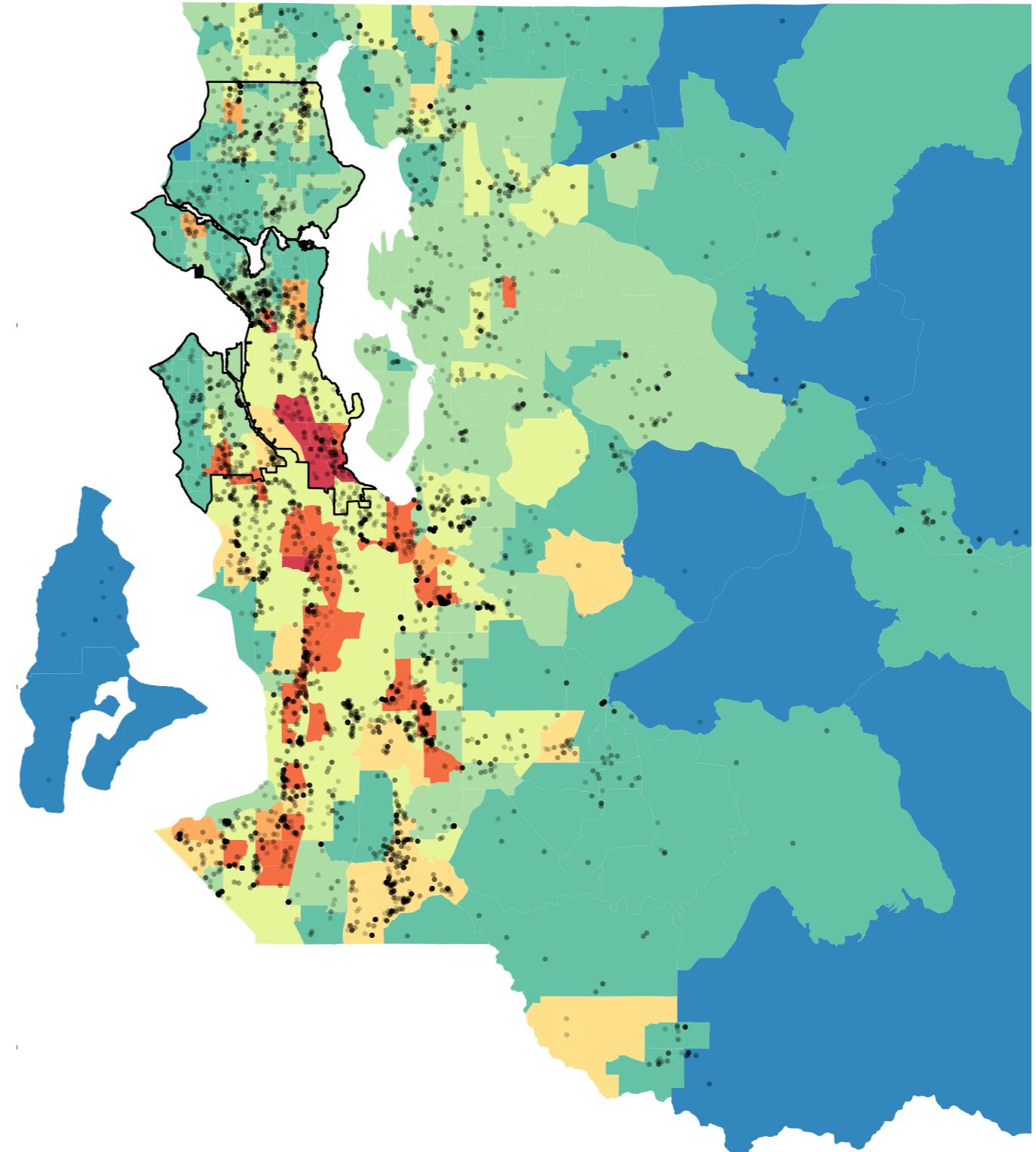
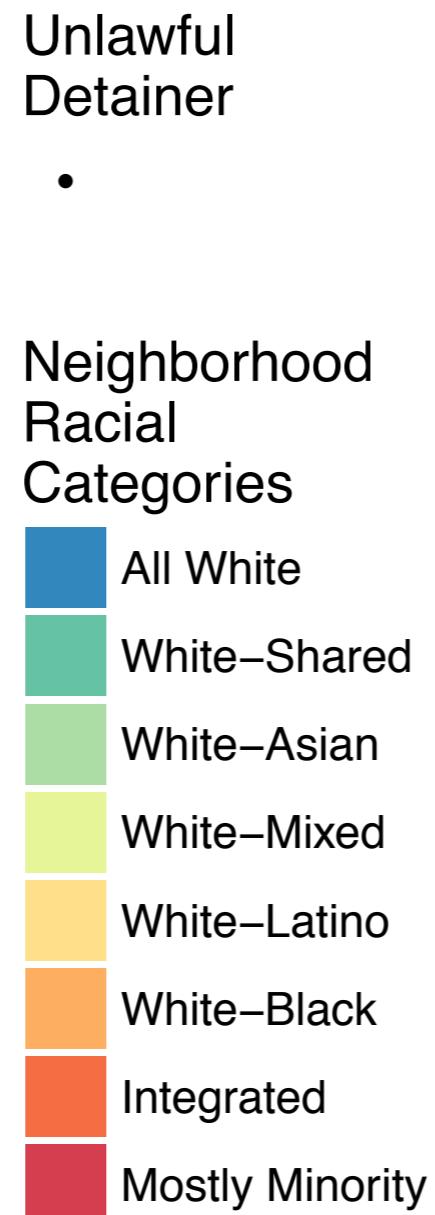
UD Distribution & Neigh. Types 2013

Regional Distribution

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

Neighborhood Types

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

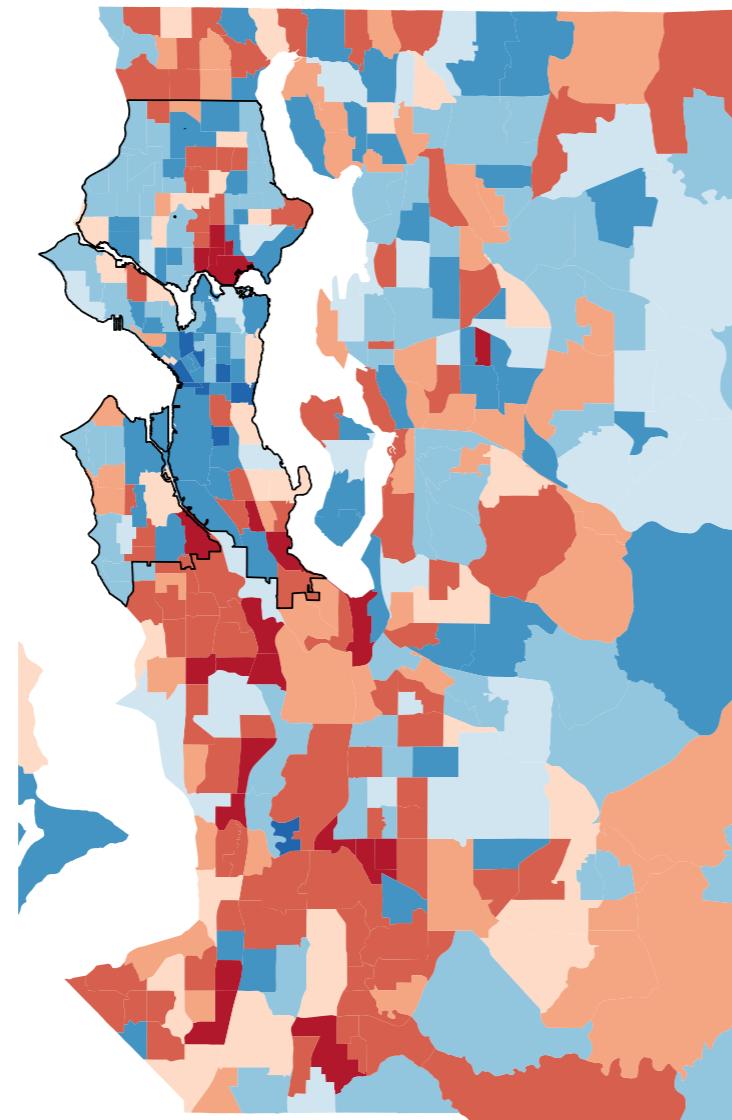


Poverty & Rent Change 2000 to 2016

Poverty

Median Poverty Δ
(med. = 2%)

- 12% to 35%
- 5% to 12%
- 3% to 5%
- 2% to 3%
- 1% to 2%
- 1% to + 1%
- 8% to - 1%
- 22% to - 8%

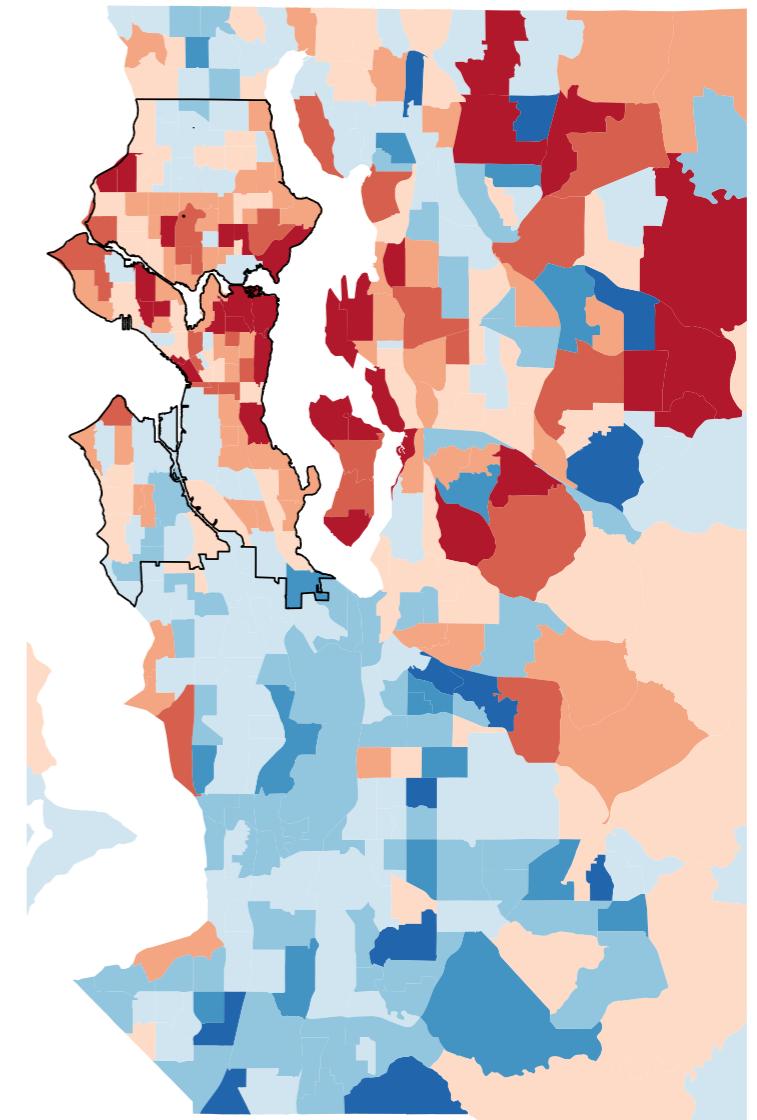


Similar to Black and Latino change

Rent

Median Rent Δ
(med. = \$684)

- \$1.3k to \$3.7k
- \$1.1k to \$1.3k
- \$900 to \$1.1k
- \$700 to \$900
- \$500 to \$700
- \$300 to \$500
- \$100 to \$300
- \$100 to + \$100



Similar to Education and New Movers