

Extension of Eviction Bans Beyond June 4, 2020

If the current eviction ban were extended, we request the following changes to the moratorium.

Allow Eviction of Elective Non-Payers

Exclude people with income who are not paying, from the eviction ban. Elective Non-Payers (ENPs) are people who have income but who aren't paying rent. These ENPs are adding to a growing delinquency problem. This group is growing exponentially and will cause a crisis if the blanket eviction ban continues*. Housing providers are working with residents impacted by COVID-19; that is made more difficult when providers are subsidizing people who can pay rent but choose not to pay (see a survey of almost 4,000 units across 6 Washington counties on page 2).

Housing providers and commercial property owners should be able to proceed with eviction against residents and tenants for non-payment unless:

- A resident can show that they have experienced a lay-off, loss of hours, or other income reduction resulting from COVID-19;
- A resident has verifiable documentation (e.g. termination notices, lay-off notice, an email, from an employer or supervisor), to support the tenant's assertion of an inability to pay.
- This documentation must be provided as soon as possible to the housing provider.
- A commercial tenant can show evidence of ongoing loss of business income due to COVID-19 and document efforts to seek help.

See California's requirements for documentation (attached).

Measure Delinquency and Plan for Compensation

Housing providers need to be compensated for delinquent rent caused by the blanket eviction moratorium in response to COVID-19 response.

- This money is legally owed to housing providers – There are no strings that should be attached to retiring this delinquency;
- Quantify and qualify COVID-19 rent delinquency – How much is owed, where, and among what sorts of residents? How many people are waiting for benefits, how many have no income, and how many are Elective Non-Payers (ENPs);
- Negotiate an agreed settlement to housing providers
 - X% -- Direct payment to housing providers from recovery dollars
 - Y% -- Property tax relief (e.g. Allow back rent to be deducted from property tax bill, or lowering of assessed value)

Survey of Delinquencies in 3963 Units in 6 Puget Sound Counties

(There are approximately 360,000 apartment units in the Puget Sound)

Delinquencies as of 5/19/2020	Total	% of Delinquency	% of Units
Under/Unemployed			
Unemployed	155	20%	3.80%
Under Employed	115	15%	2.80%
Under/Unemployed Receiving Unemployment (Includes those making payments and Elective Non-Payers)	255	33%	6.30%
Employed			
ENP	145	19%	3.60%
Receiving Income Partial Payment Made	90	12%	2.20%
Unknown/No Response	3	0%	0.10%
Total	763	100%	18.70%

Total value of delinquency \$909,644

***The Problem of Elective Non-Paying Residents is Growing Exponentially**

Increase in Elective Non-Payers

	# of Units	% of Units
31-Mar	34	0.83%
30-Apr	43	1.06%
19-May	145	3.56%