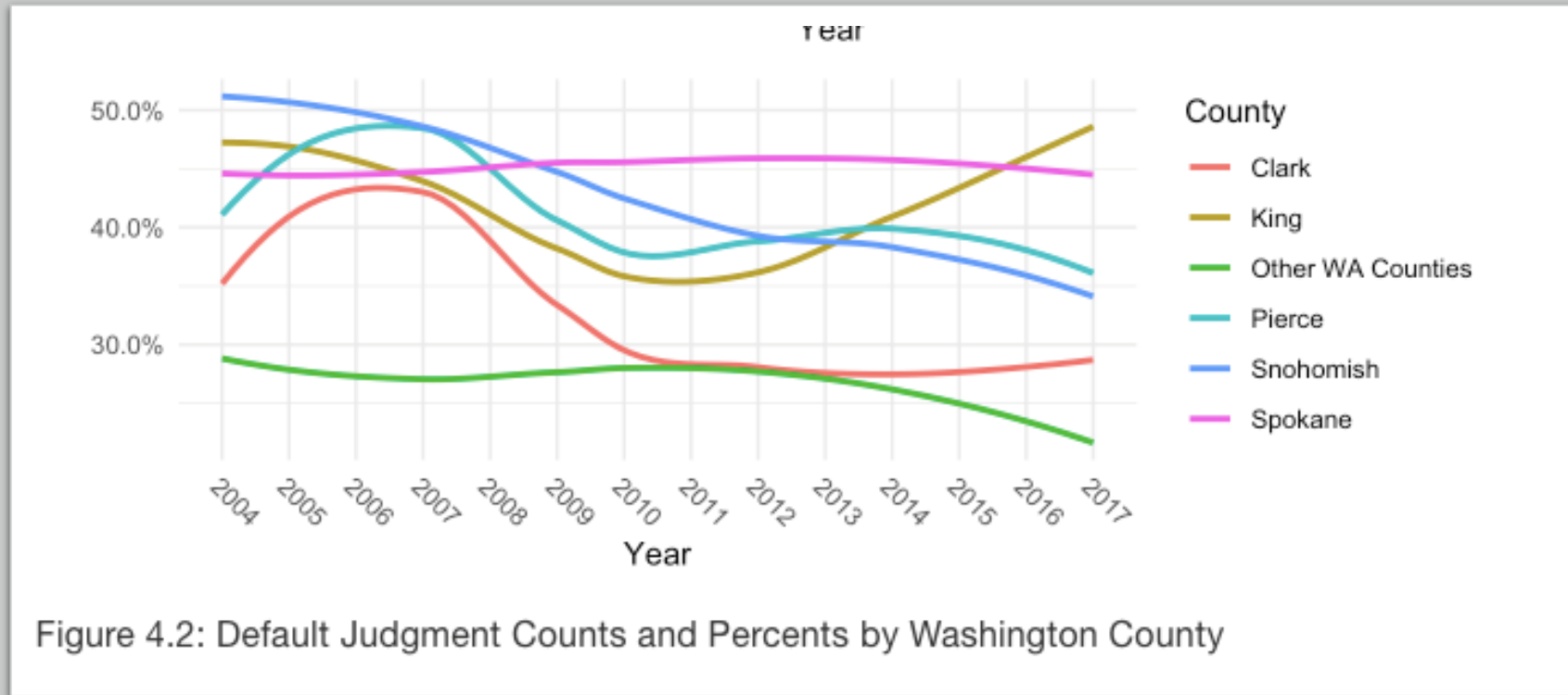


Evictions and Virtual Hearings





Access to Courts

- 8% of Tenants have Representation
- High Rates of Defaults Among Tenants
- Issues with Diminished Capacity

Evictions Since April 1, 2020

Reasons for Eviction Filings

Primary Code	# of Filings
Lease violation/ Behavior	123
Mutual termination	1
No cause termination/expired lease	2
Nonpayment of rent	7
Other	5
Owner wishes to sell/occupy	88
Post-foreclosure	5
Total	254

Since April 1,
2020

Appeared	40%
Failed to respond to summons	47%
Failed to appear at hearing	12%
Default due to breach of stipulation	1%

In Pierce County, 1 in 6 black adults has had an eviction between 2013 and 2017.

In King County, 1 in 11 black adults has had an eviction in King County over the same time period.

For white adults, 1 in 50 in Pierce County and 1 in 100 in King were evicted.

Only 8% of unlawful detainer defendants in WA had legal representation at some point in their eviction process.

Percentage of WA Rental Households Reporting Being Behind on Rent

White: 5%

Asian: 5%

Black: 21%

Latinx: 32%

*Source: U.S. Census Pulse Survey, Nov. 25 –
Dec. 7 Report*

- When HJP has contact with the tenant, we have maintained the tenant's housing 56% of the time in 2019.
 - Provide Rental Assistance
 - Social Services
 - Other Legal Help
- Access to clients is limited
- No mandatory settlement conferences in unlawful detainers

What efforts to encourage access?

HJP has one in-person court staff to help people "Zoom" into hearings and who do not have digital access

Hotline available as well