

2022 COMMUNITY HOUSING STABILITY SURVEY

**Data collected in November 2022 from
1,476 households in
Spokane and Spokane County**

**Oversight provided by the Unified Housing Messaging Workgroup
comprised of 24 community partner organizations**

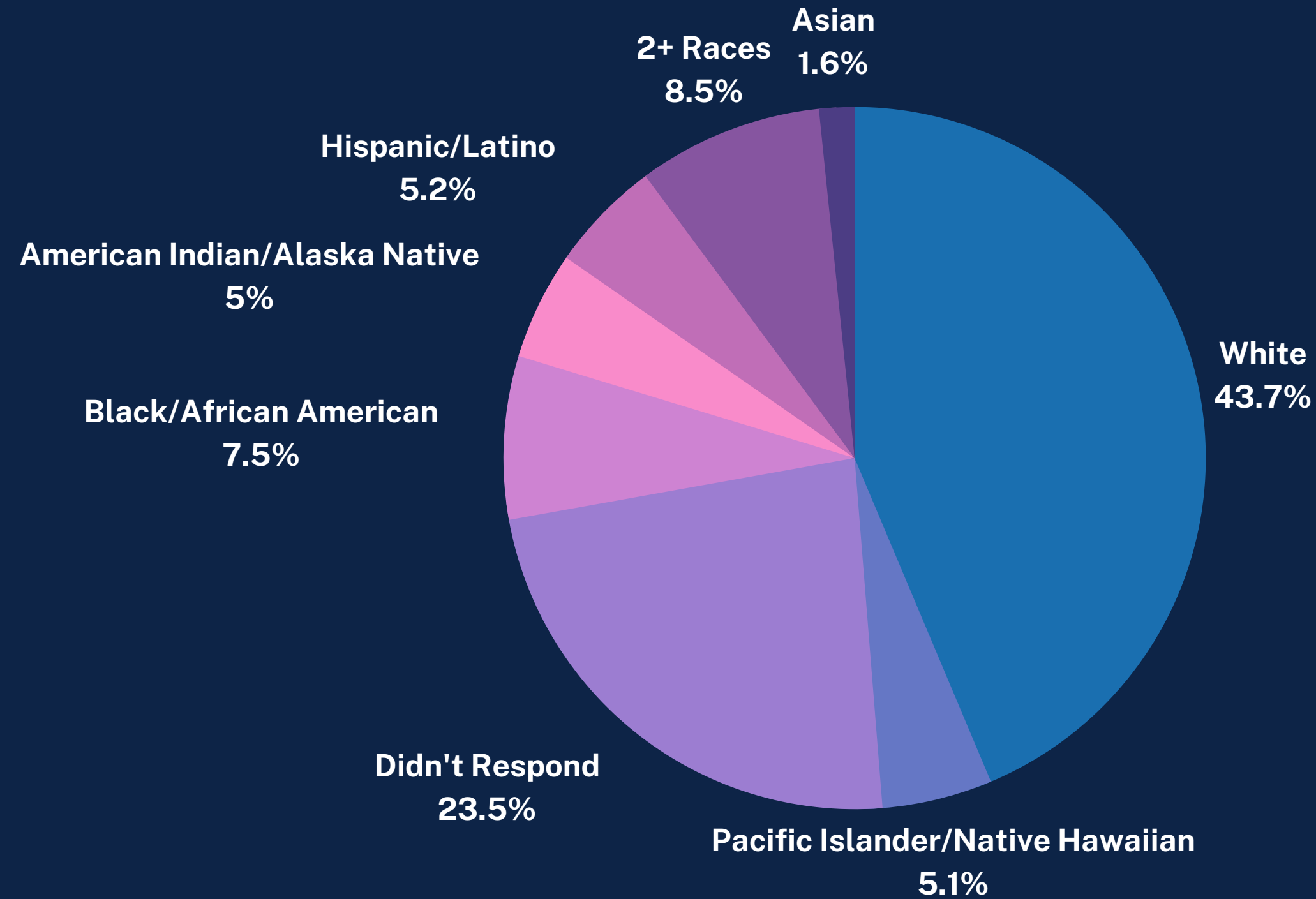
Funded by City of Spokane ARPA Dollars

65.4%

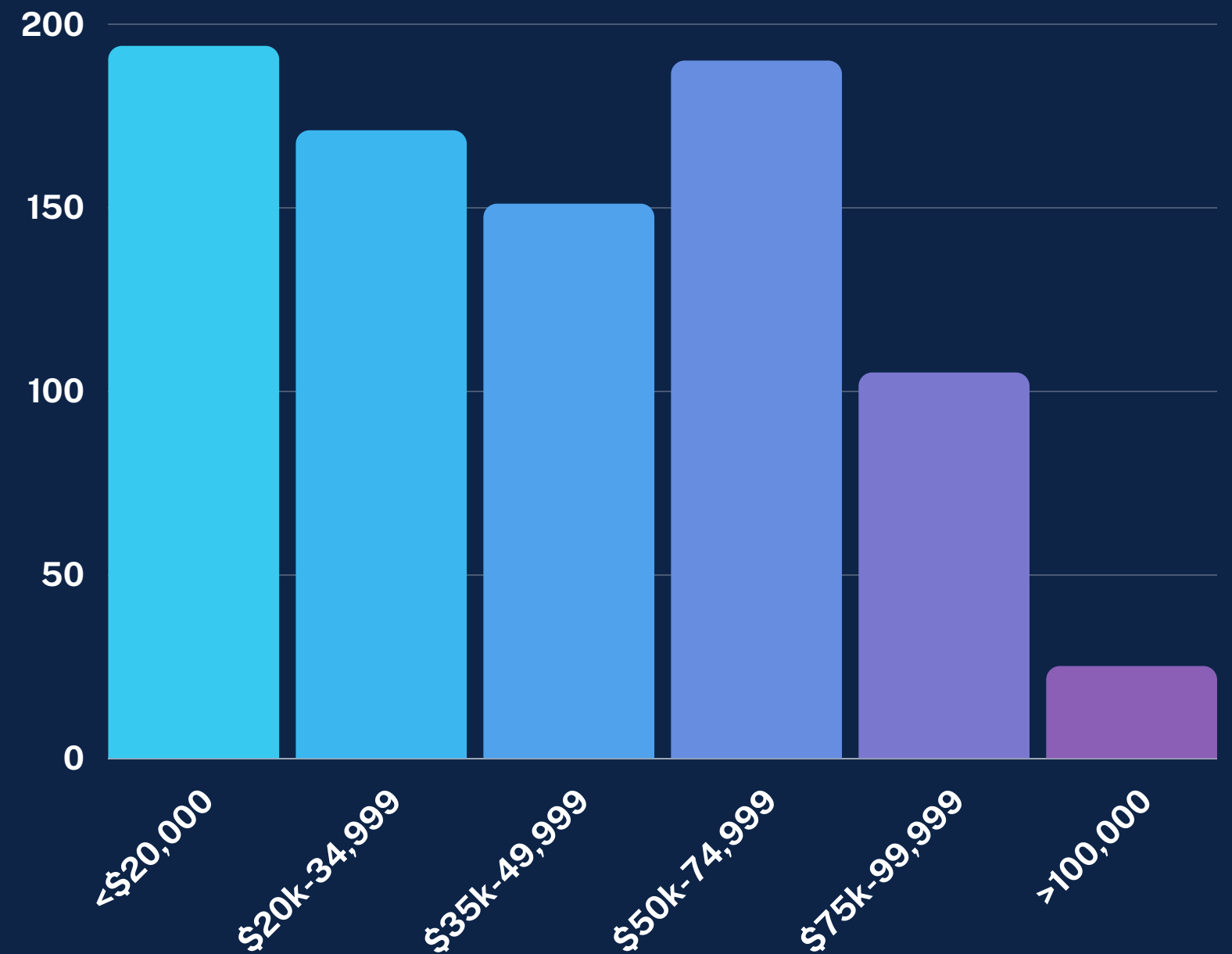
of respondents are renters

ALL RENTERS

RACE OF RENTERS



INCOME OF RENTERS



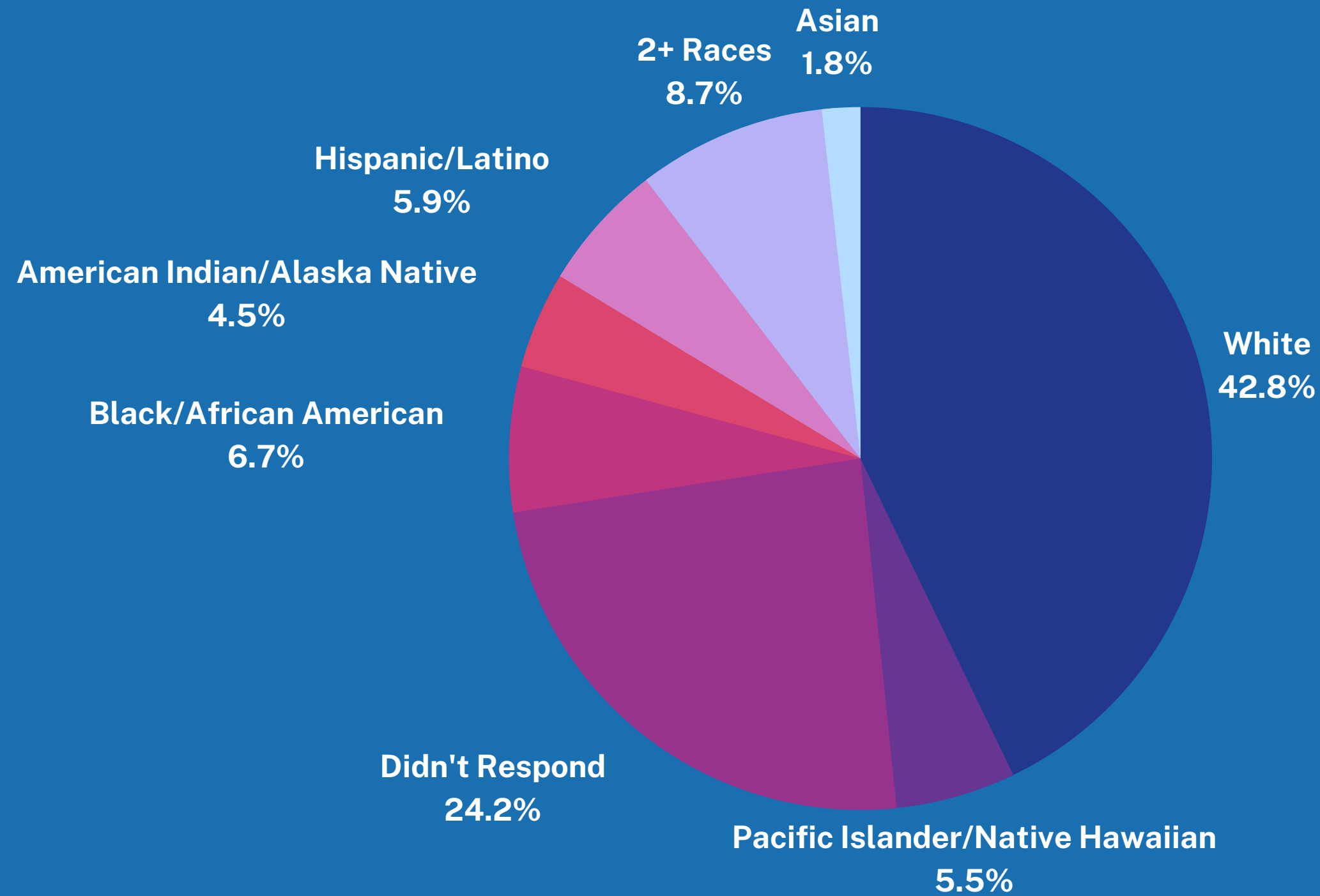
CITY OF SPOKANE DATA
852 RESPONDENTS

CITY RENTERS

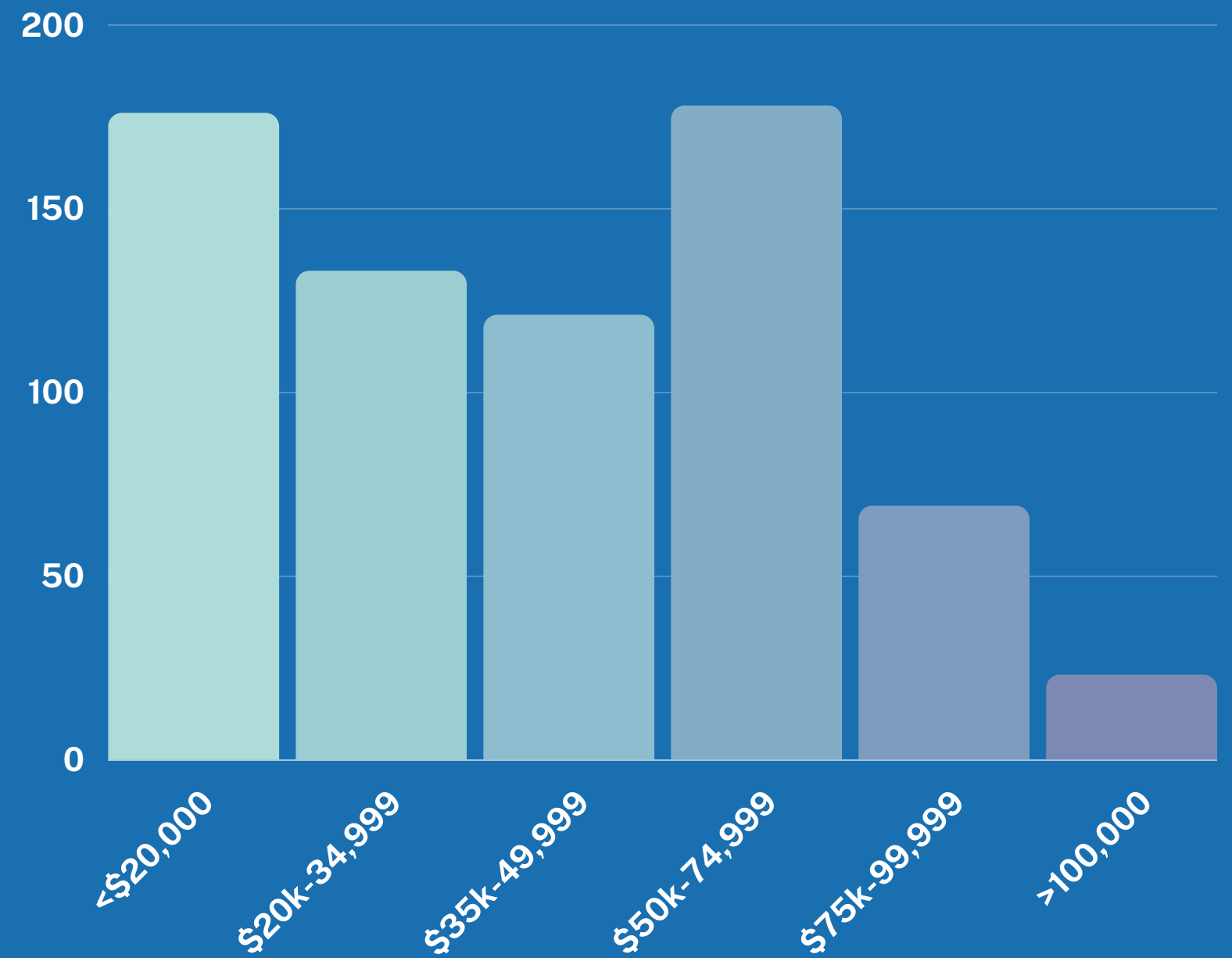
14% live in 99207

13% live in 99201

RACE



INCOME



KEY TAKEAWAYS

53.4%

Provide financial support to a parent, older child(ren), or other extended family member

10%

of those are single parents making less than \$35,000/year

51%

Have lived with others to make ends meet

47.8%

Owe Back Rent

30%

of those owe more than \$1,000

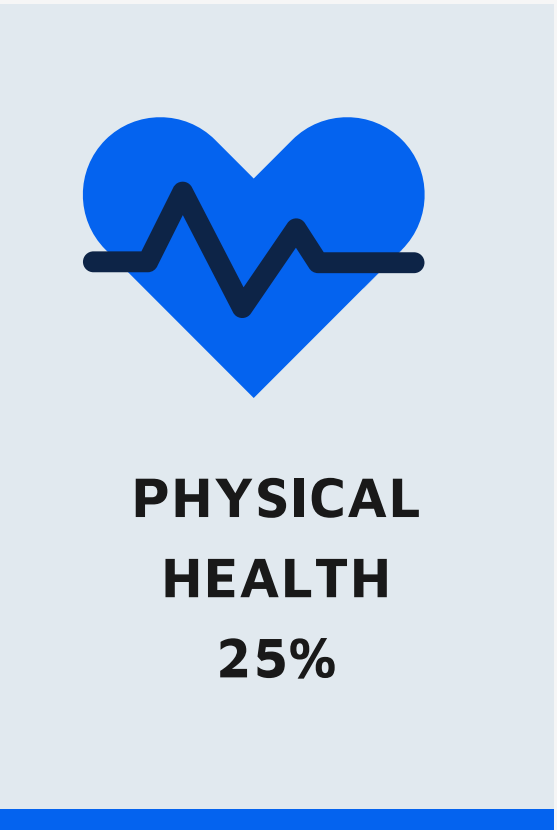
66%

Have taken a loan to pay rent

Are you struggling to pay rent this month, or think you may be in the next few months?

77% YES

WHAT IS THE PRIMARY CAUSE OF YOUR DIFFICULTY IN PAYING RENT?



61% Cited 2 or more of these reasons

RENT & WORRY

59% Have had a rent increase in the past 6 months
43% saw rent increase up to \$500.

57% Are worried about being evicted.

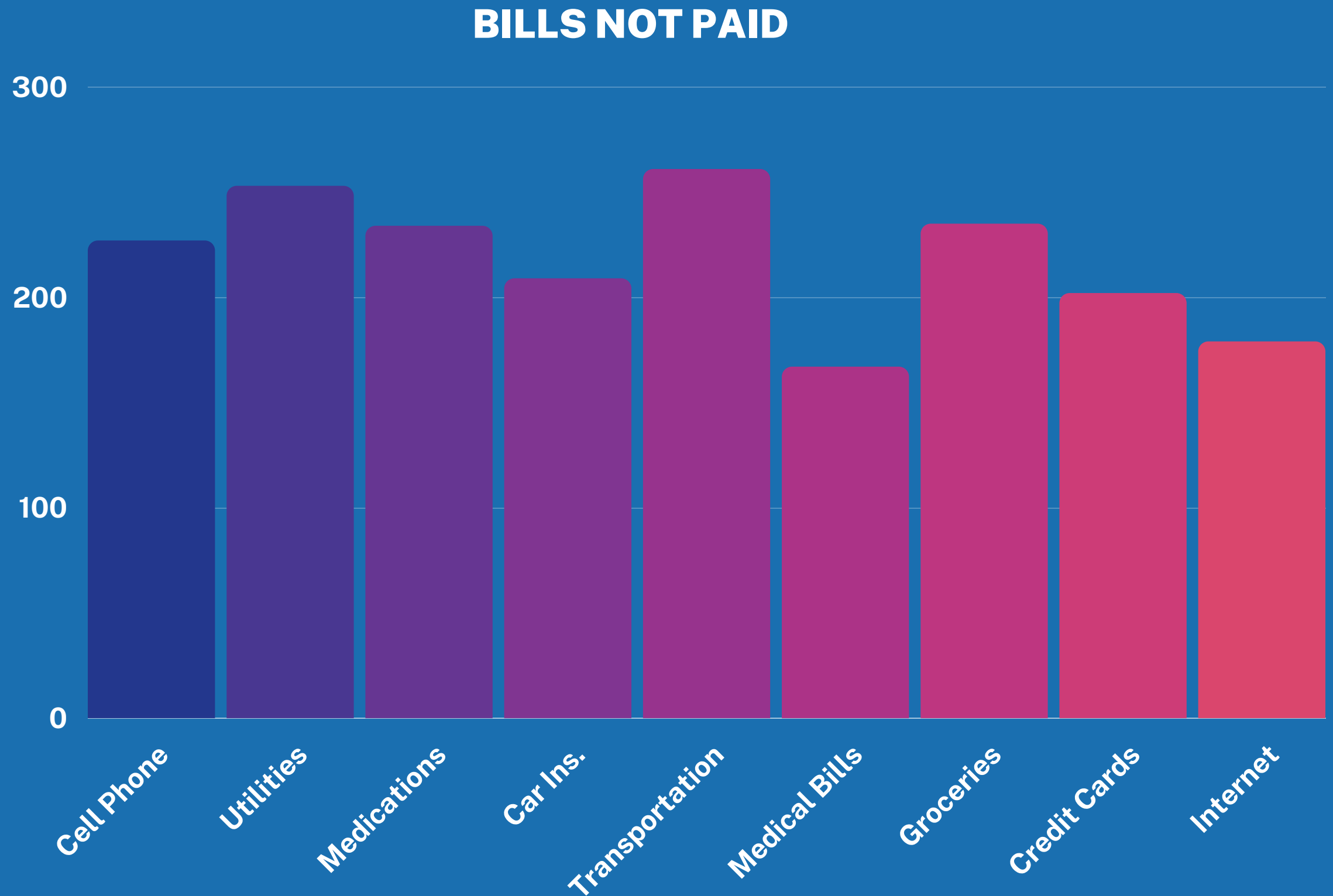
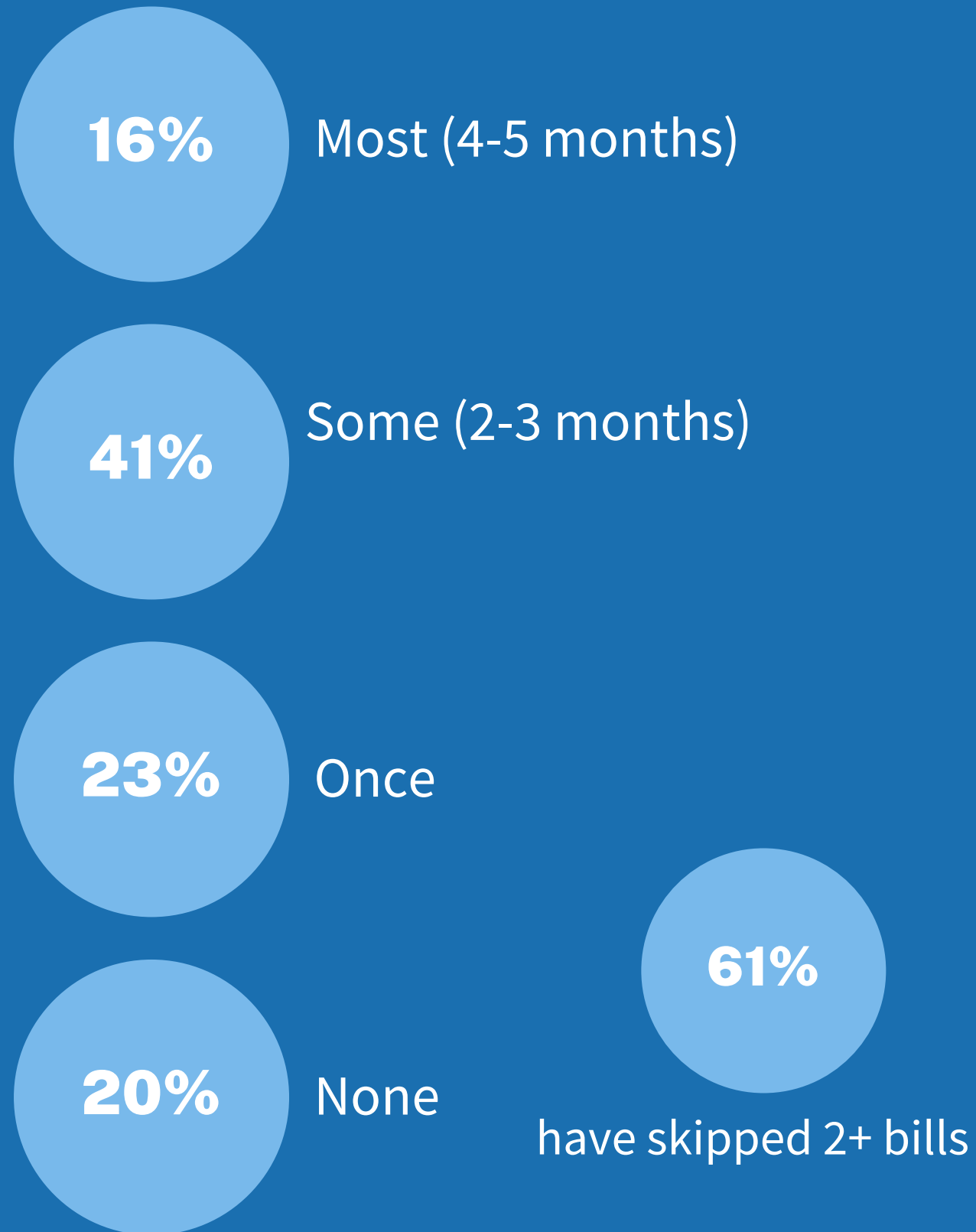
31% Have received an eviction notice.

83% Have opted into ERPP.

53% Know what to do if they receive an eviction notice.



In the past 6 months, how many times have you sacrificed paying bills to pay rent?



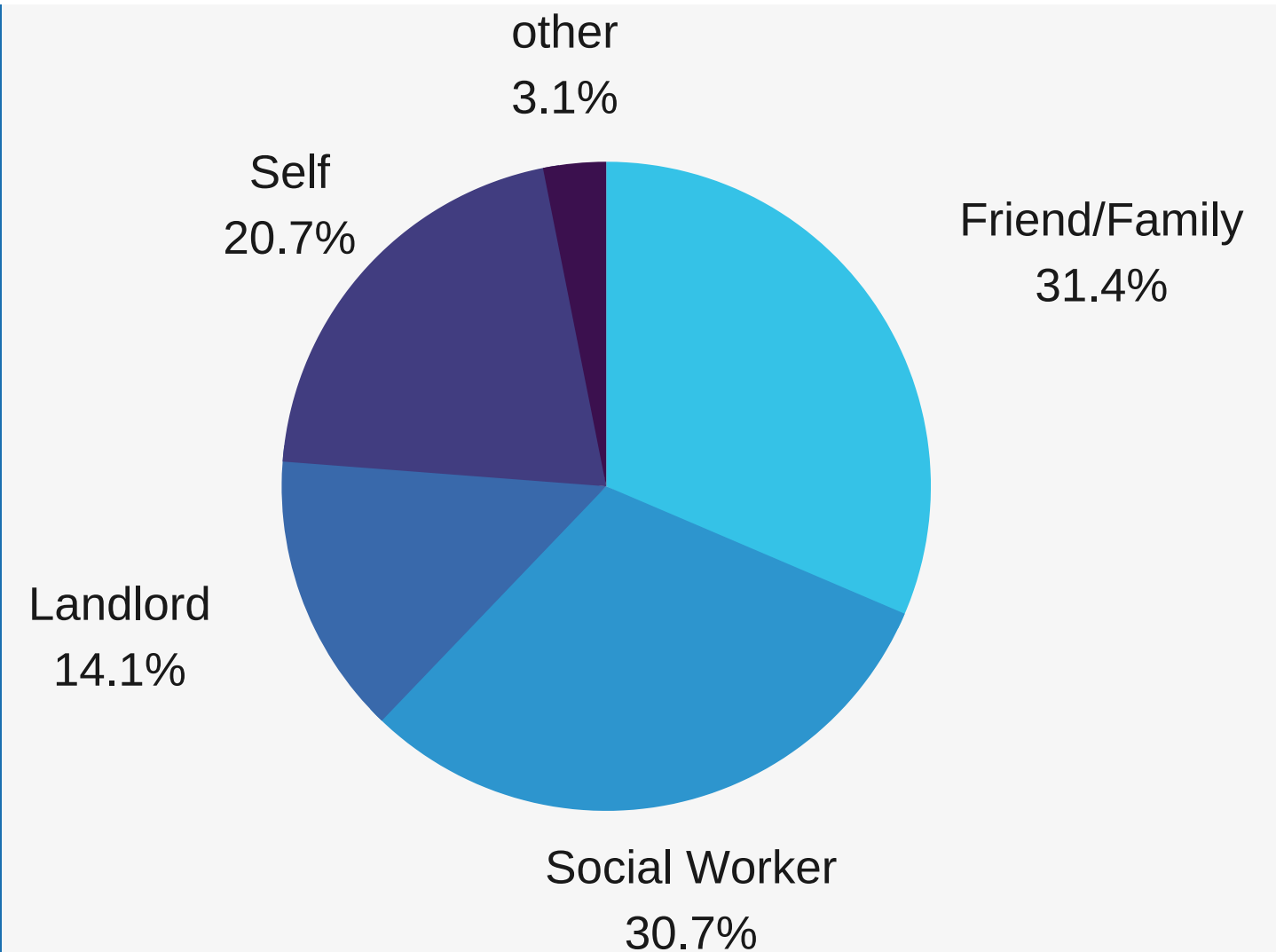
SINCE MAY 2022, HAVE YOU APPLIED FOR RENTAL ASSISTANCE?

56%

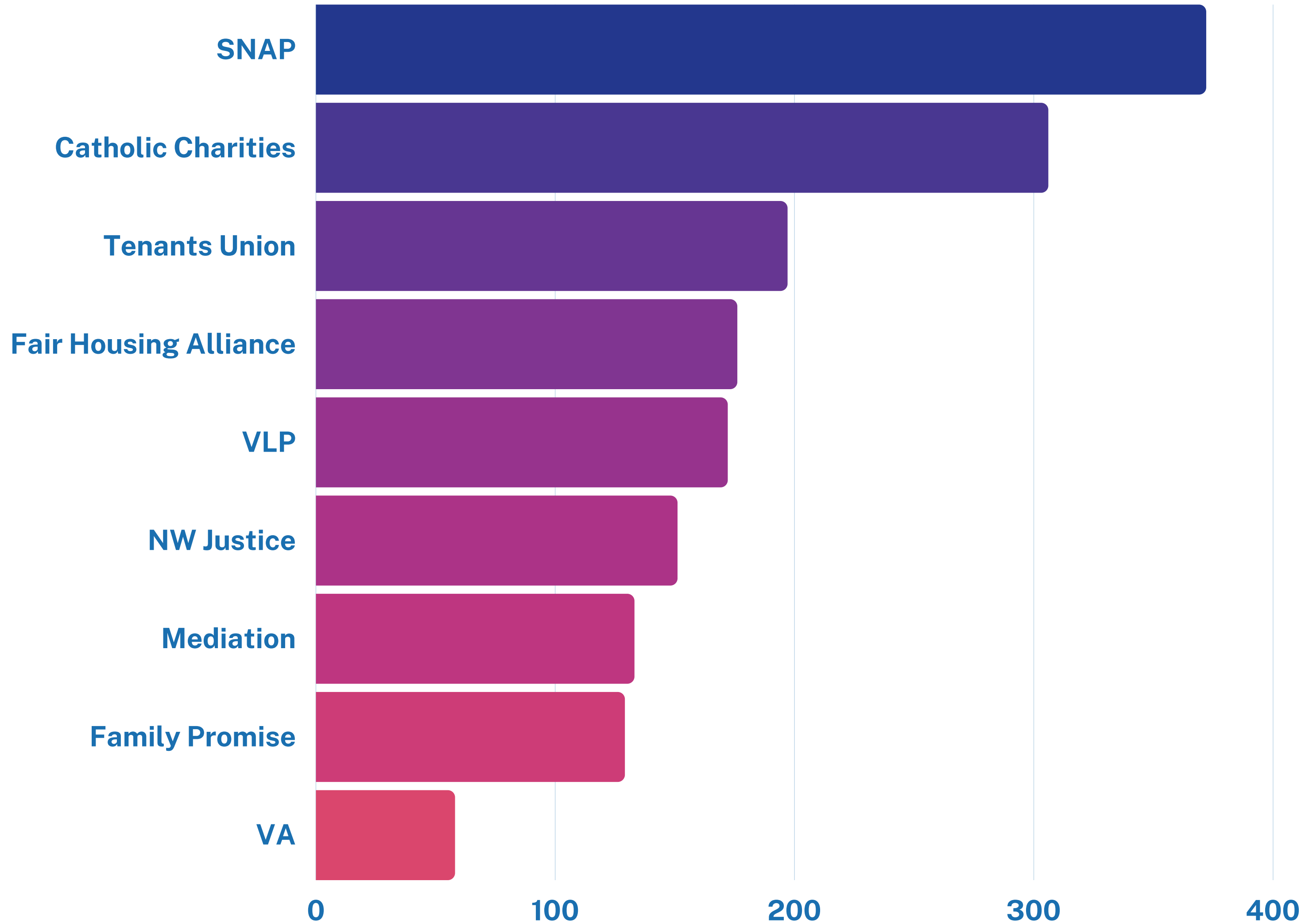
have applied



WHO HELPED YOU WITH THAT PROCESS?



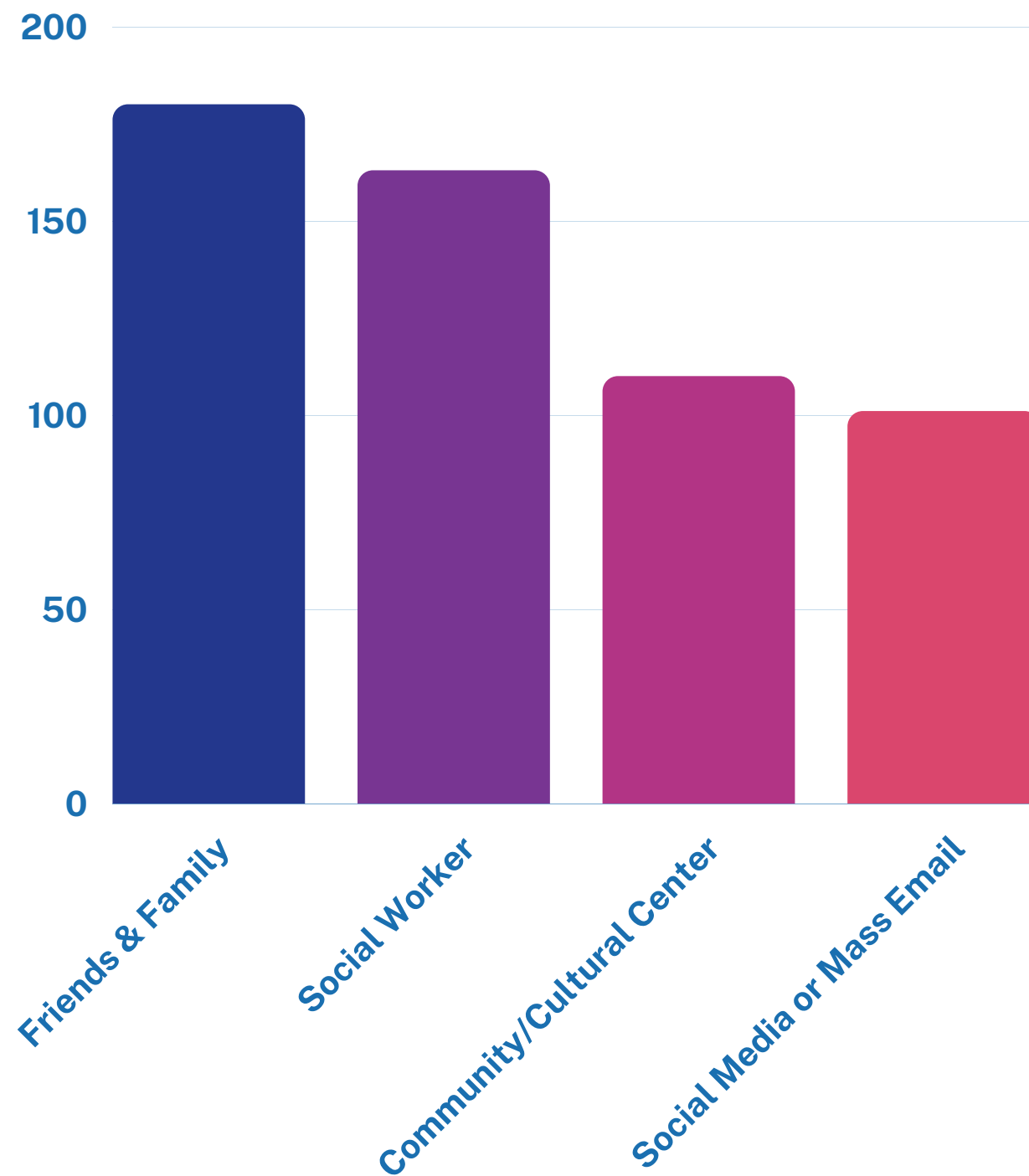
**WHAT
AGENCIES DO
YOU KNOW
ABOUT?**



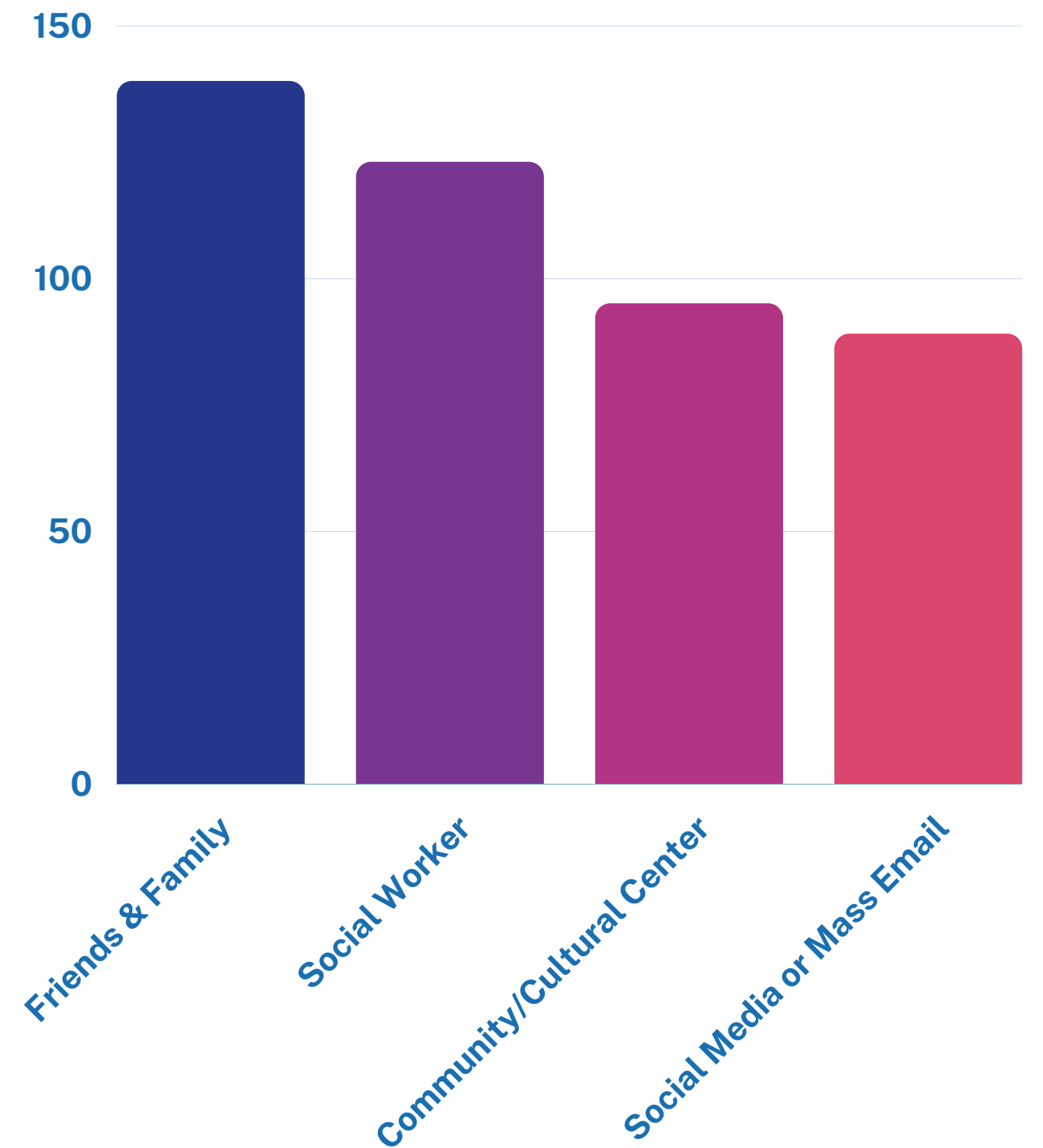
WHERE DO YOU GET YOUR INFORMATION



ABOUT SOCIAL & COMMUNITY SERVICES?



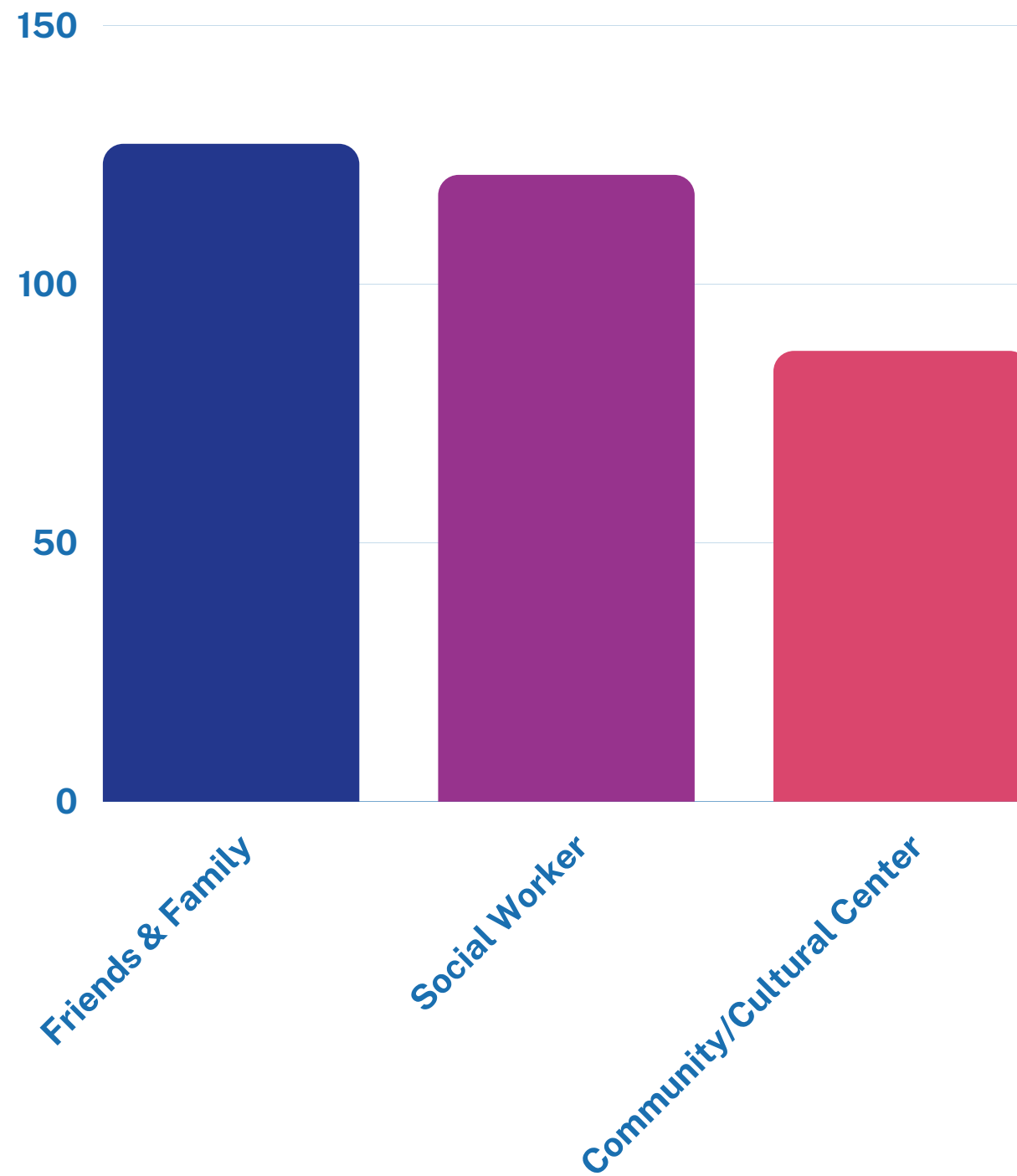
LEGAL SERVICES?



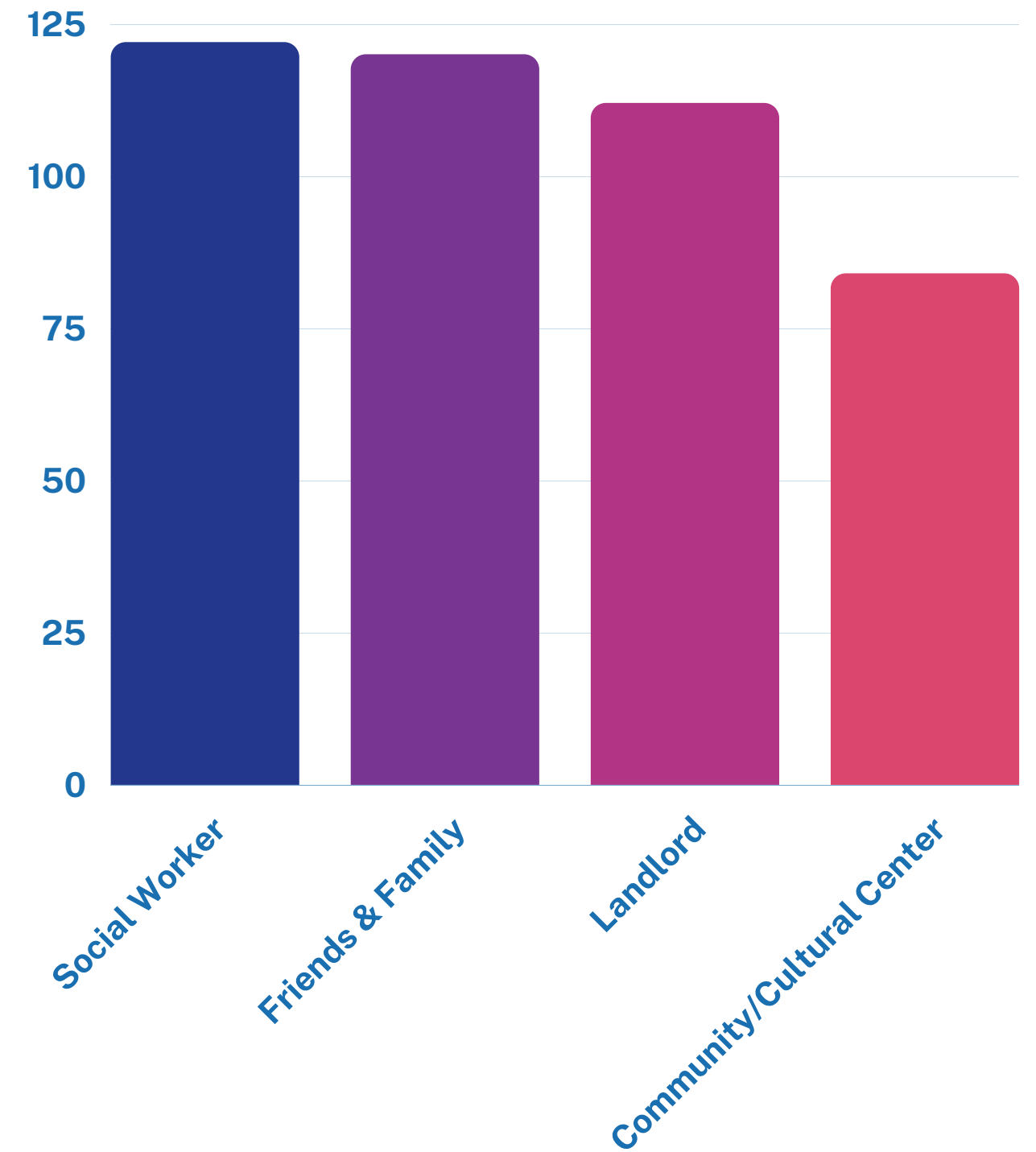
WHERE DO YOU GET YOUR INFORMATION



MEDIATION OPTIONS?



YOUR RIGHTS AS A TENANT?



SINGLE PARENTS

160

Single Parents

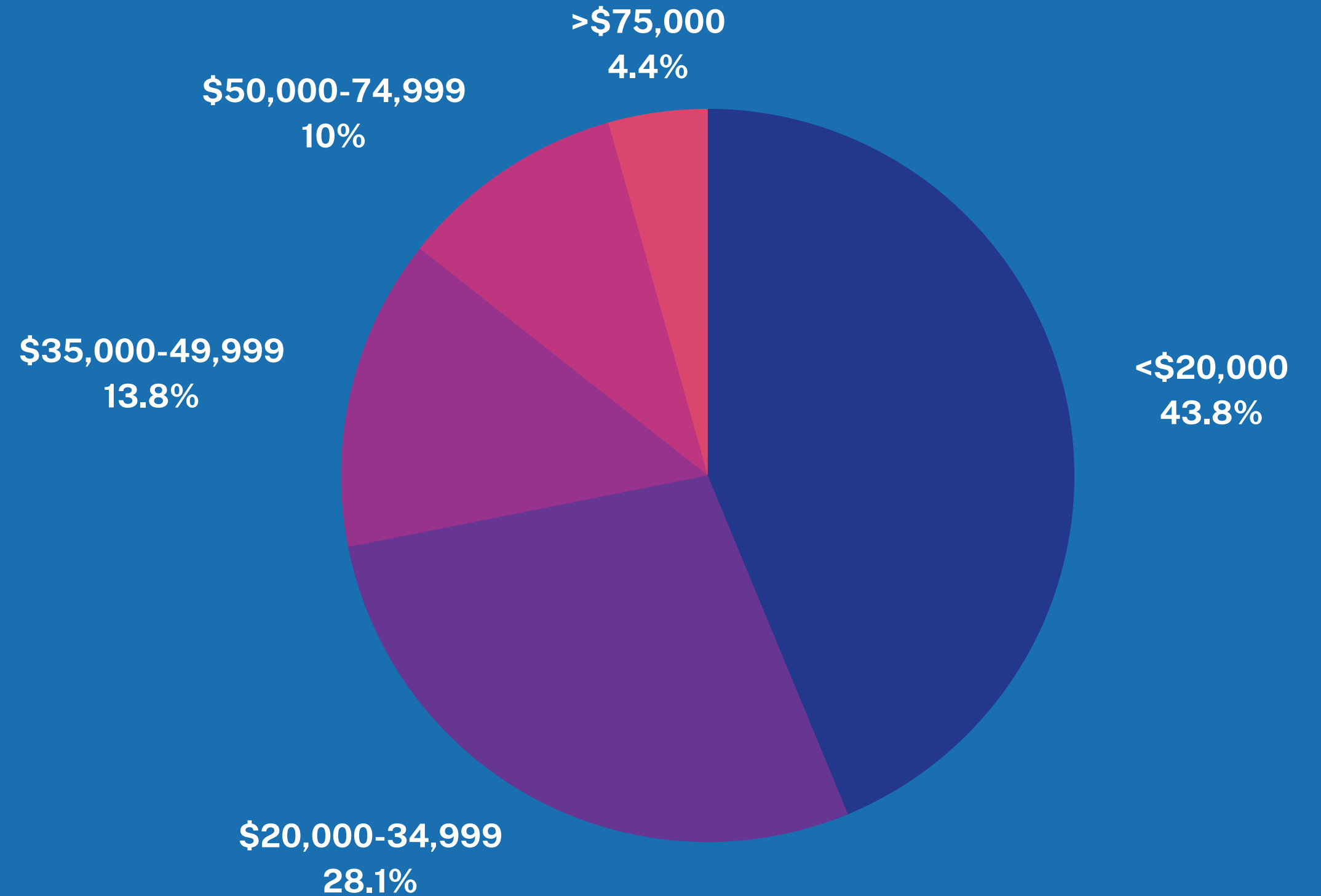
72%

make less than
\$35,000/year

26%

have 3
or more children
in the home

SINGLE PARENTS BY INCOME



STORIES FROM RENTERS

"Even though I am relatively stable, it is a constant worry and stress as my rent continues to climb. My complex management does not know how to work with Section 8 contracts and/or Section 8 case managers. I have spent countless hours coordinating information between Section 8 and my complex management. Finally, as I have lived here for 10 years and had friendships with other elders, it was a loss to see several move away because they could not manage \$300-400 rent increases. It has been difficult all the way around, and even though I have managed to remain put, my physical and mental health has taken some hits."—Renter making less than \$20,000/year

"Family of 4 living in a 1 bedroom. Struggling because cost of living has increased and people are not getting paid enough or having to work a lot of overtime because jobs are short staffed."—Single parent of 2 making less than \$20,000/year

"Found out that the place where I rent a room for me and my 15 year old is bed bug infested and also not livable. No egress windows in the basement where our room is."—Single parent making less than \$20,000/year

"I am a Case Manager working to house individuals experiencing homelessness. It does not pay a living wage. I have not been able to pay my electricity in several months. No rental assistance programs have been available. I did receive TRAPP funds last year."—Renter making between \$20,000–34,999/year

"I am getting a divorce I have 3 children ages 2, 4 and 6. As of yet I have not received any type of financial help from their father. I am just trying to make ends meet so that me and my children can be together. I'm not able to work because I have to get them to their counseling appointments and interviews and I need to get to my counseling appointments."—Single mom of 3 making less than \$20,000/year

"I am retired and on a fixed income. Rent is being increased yearly. I have NOT yet explored the variety of community services available to offer guidance/referrals to resources. I do get information re: food distribution etc through NECC. My car is unreliable and I cannot afford repairs. Heat and other utilities are increasing and my budget for food is getting tighter. Have been unable to seek/obtain medical/dental treatment when needed. The increase in rent pushes the stress on to other parts of my lopsided budget/resources available and thus my life gets smaller and more limited in scope, meaning I have had to limit participation in nearby senior activity center."—Senior renter on fixed income

"I'm a single mom of 3 and it's very hard to pay rent I'm on TANF I only receive \$772 and rent is \$815."

"We currently live with family, since moving to Washington. Trying to find a job and a place to live that is affordable has not been very easy."—Person making less than \$20,000/year

"I am basically couch surfing, not really paying rent."—Person making \$20,000–\$34,999

MORE STORIES FROM RENTERS

"My current income after Medicare deduction is \$879 monthly. Rent now is \$471. Utilities (gas, electricity, phone) \$208.00. I am concerned that I will not be able to pay my way very soon. I am 86 years old & live alone."

"My oldest son has some mental health issues that require me at home with him. This has made it very hard for me to get productive work. I'm worried we will be evicted before finances start coming in reliably."—Single parent of 5 making less than \$20,000/year

"My rent has gone up 450 in less than a year. I wish there was more monthly rental assistance out there to help pay a certain amount each month."—Single parent of 5 making less than \$20,000/year

"Property manager rejected housing assistance funding, management refused to accept funds."—Renter making less than \$20,000/year

"Trying to raise 5 kids and make ends meet is hard. I work 40 hours a week and still can't pay all my bills."—Single parent of 5 making between \$20,000–\$34,999/year

"Was homeless until this last April for almost a year with six kids. We were living in hotels and shelters but now I'm dealing with vehicle problems and gas to keep kids in school and keeping up on bills while we aren't back on the streets. Keeping kids safe from my DV husband, and I need help with divorce. I just get TANF and food stamps."—Single mom of 6 making less than \$20,000/year

"We only have a 3 bedroom with 9 in the home, seven children and paying \$1700 with one income at \$19 a hour."—Renter with 7 children making between between \$20,000–\$34,999/year

"We were paying \$1325 in rent. Owner decided to sell during peak of the housing crisis. We were lucky to even get into a rental. Our rent is now \$2200. It is hard to pay but our first priority. We do have poor credit. As a renter all I have is my history. Never one late payment and it does nothing for our credit score. I'll juggle and switch out what else gets paid late. What we forgo the most are proper clothes, shoes supplies and groceries. We depend on local food banks. I have a good job it should not be this hard to get by."—Renter making between \$35,000–49,999

"Family of 4 living in a 1 bedroom. Struggling because cost of living has increased and people are not getting paid enough or having to work a lot of overtime because jobs are short staffed."—Renter making less than \$20,000/year

"We are tripled up in my little house 3 generations."—Renter \$20,000–\$34,999/year

"We had to have our adult sons stop college and get full times jobs to be able to financial pay for our current housing that went up \$750 or else we would be homeless."—Renter \$50,000–\$74,999/year

MORE STORIES FROM RENTERS

"As an SSI recipient, it's hard to pay for basic things when living costs a lot."—Renter making less than \$20,000/year

"Both my husband and I work. He works full time early am-to afternoon and I work opposite him part time from 5-9:30pm to avoid outrageously expensive childcare. I do not get vacation pay or healthcare benefits. With the cost of food and commodities soaring as well as fuel (I cannot take the bus to work, I must rely on my vehicle to go to multiple locations to clean medical clinics) it has extremely hard to make ends meet, especially when the inevitable happens—radiator needs replaced on car, new brakes/snow tires or whatever emergency may happen, there is absolutely zero room to save any pennies as a cushion to land. If our landlord were to sell our house, we would be homeless with our three school age children. There would be absolutely no way we could afford higher rent, it's tight at the rate we are paying now."—Parent of 3 making \$50,000–\$74,999/year

"I realize my landlords need to make a profit, but my wage has not increase \$250 per month, so it is super difficult to make the added cost work for me. They have now added in WSG fees, as well as insurance for their property. I was under the impression that WSG would be taken care of by owners in an apartment, but it doesn't look that way any longer. I live in one of the only non-remodeled apartments in the complex and they still wouldn't negotiate the rent increase. Thank you for your time!"—Renter whose lived with others to make ends meet

"If things start rising more we will have to live with someone."—Parent of 3 making \$50,000–\$74,999/year

"Homeless with a child due to duplex being sold. I also owe back rent from increase of rent before having to move out from them selling property."—Single parent making less than \$20,000/year

"I was evicted because I didn't have a steady job."—Renter making less than \$20,000/year

"I am getting another child in my home so it's going to get even more difficult."—Single parent making less than \$20,000/year

"I am on paid leave from government, and I'm on unpaid leave from work. My husband lost his job October 17 and it's hard. SNAP helps beginning of this year with rent and it was a big help for us."—Renter making between \$20,000–\$34,999

"I have a complex and medically fragile special needs kiddo...and our suburban is on it's last leg. Have no idea how we will get her wheelchair around if and when it breaks down."—Renter making between \$35,000–\$49,999

"We just moved to Spokane Valley from Indiana and we were shocked by the rental prices! In Indiana we paid \$880/mo to rent a four bedroom house and now we're paying \$2,000 for a duplex! Price of gas and food keep rising and we're doing our best to make ends meet which means our kids don't get to see us together because we're always working. It's tough but we're hoping it's just a season."—Parent of 4 making between \$35,000–\$49,999

MORE STORIES FROM RENTERS

"I live alone, but since the pandemic, my job has been very unstable."—Renter making between \$20,000–\$34,999/year

"I am 75 and can't find resources for getting into apartments for seniors at my age. I'm still 4 hours a day and SSI. Rent is just too high."—Senior renter making \$20,000–34,999/year

"Have had 5 different housing situations in the past 8 years. Only the latest move, a year ago, was voluntary. Constantly scared of my housing being pulled out from underneath me."—Renter making \$20,000–34,999/year

"I live with my family, but the apartment is crowded and we have no way because our income is small."—Renter making between \$35,000–\$49,999/year

"I was homeless for 8 years till just recently. I raise 4 kids on my own."—Single parent making under \$20,000/year

"I was living with my brother who is now incarcerated and will be for a few years. My dad also lived with us and he just passed away earlier this month. With all that going on I have not been able to pay my rent this month. I have received an eviction notice and was doing my best to make the rent money, but due to medical problems I was not able to get the money. I don't really know where to turn to for help. I've asked snap a couple times before and they always say they no longer have funds to help me."—Renter making under \$20,000/year.

"I would like to move to a safer neighborhood but feel trapped by rent prices in Spokane. I cannot afford to move."—Renter making between \$35,000–\$49,999/year

"I've been injured recently, so I can't work. The rent has gone up and I can't afford it."—Renter making between \$50,000–\$74,999/year

"I'm struggling to make ends meet right now. Just trying to stay afloat with rent and bills, and trying to make sure my 11 year old has everything she needs and trying to get everything ready for my baby. Food and gas is running low. It is really hard right now."—Single parent making under \$20,000/year

"If I don't get some kind of help here soon, I will be seeking housing from anyone I know!! I bust my ass as a single mom of 4 and get absolutely no help from their father. I work full time and barely am getting by with what I already am doing! I need help. I have a domestic violence restraining order against my children's father."—Single parent making between \$20,000–\$34,999/year

"There is no easy way to get help when you work during the day and have children. It is too difficult to get in touch with places that offer assistance. 90% of the time you can't even leave messages."—Single parent making \$35,000–49,999/year

MORE STORIES FROM RENTERS

"My son and I have been at my place for a 11 years now and my rent is going up so much I'm afraid to be on the streets. I have no family but my daughter and son. Housing stopped paying almost 6 months ago. I was paying \$575 in rent and housing was paying \$200.00, but now I'm paying \$900.00 a month on my own, and its really hard right now. My whole work check and what I get on SSI has to go all to rent to get caught up. Right now I have no car insurance and my utilities are to be shut off."—Single parent making under \$20,000/year

"My building was put up for sale about two weeks ago. The tenants in all five units are worried that, if the building sells, the rent will increase dramatically or we will be evicted for building renovation purposes."—Single parent making under \$20,000/year

"I have to work 3 jobs to be able to afford my rent and pay my bills, my rent is literally 75% of my paycheck from my main job as a substitute teacher."—Renter making under \$20,000–34,999/year

"Owing the back rent is a huge burden to have follow me day in and day out. I want to pay my bills without having a debt hanging over my head. I need to get back to school so I can earn more income. I need help with childcare. My oldest son is picking up so much responsibility since I had to move from public housing across town to an apartment."—Single parent making \$20,000–34,999/year

"Rent has increased too much without proper pay to compensate."—Parent of 5 making \$20,000–34,999/year

"Rent is constantly increasing no matter where I rent from. From apartments in Liberty Lake to my current rental. It seems as soon as annual leases are up rental property owners increase the rent each year, sometimes multiple times a year. Being the sole breadwinner for 3 small children working 40+ hours a week making \$18 an hour doesn't mean anything with rent increases, along with rising fuel and food prices."—Single parent of 3 making \$20,000–34,999/year

"RUBS fees have increased almost 50%. Landlords are adding upwards of an extra \$500 a month if you are on a month to month lease."—Renter making under \$20,000/year

"The drastic increase in rent the last 2 years has been ridiculous. I get less and less from landlord and charged more and more and have no way to move because there is nothing available."—Renter making under \$20,000/year

"This is the first time I have not been able to get a place of my own. I make \$18/hour, rent is \$1200/month at the least and landlords require you to make 3 times the rent. Not a lot of people make that much money."—Parent of 2 making \$20,000–34,999/year

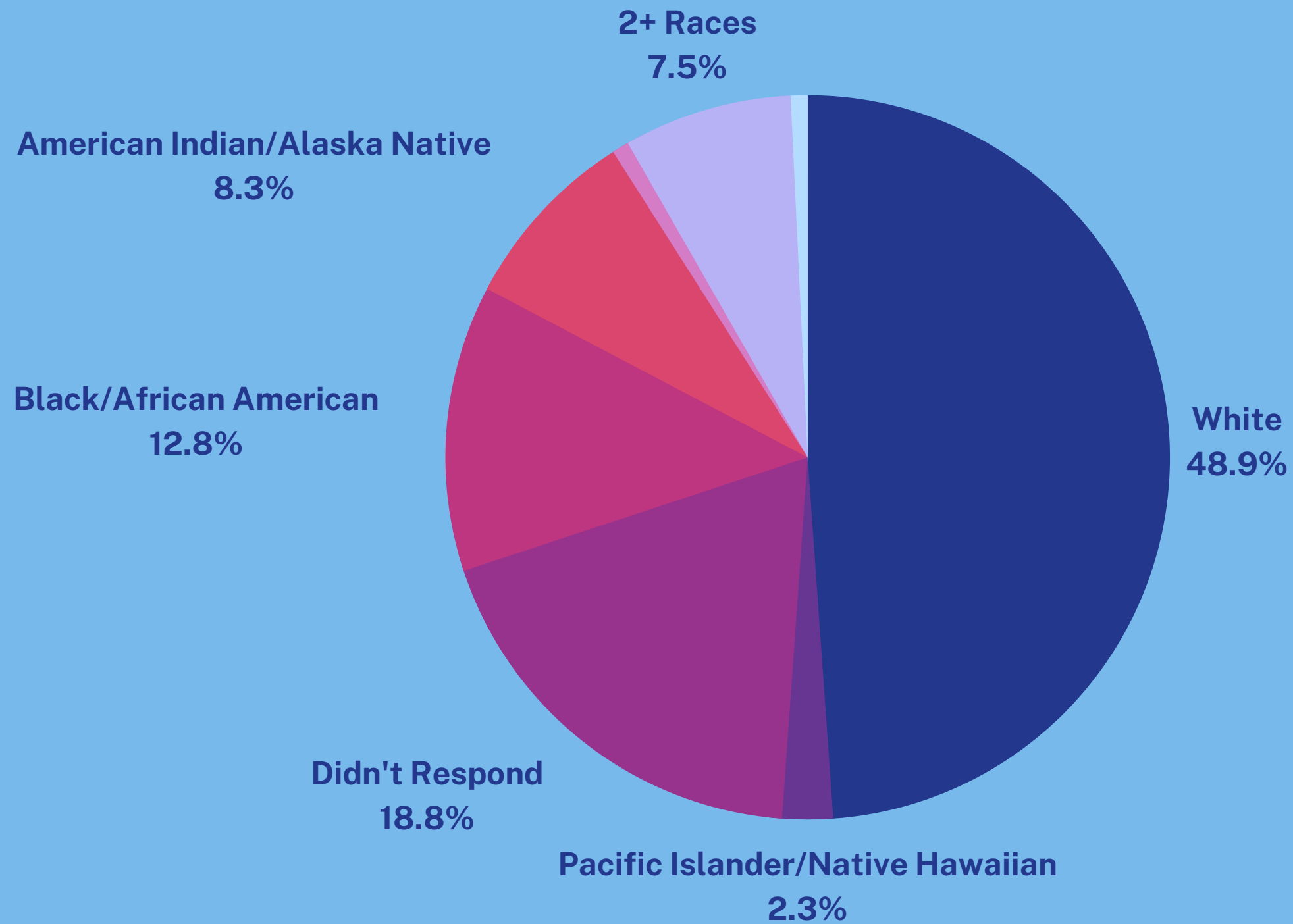
SPOKANE COUNTY DATA

133 RESPONDENTS

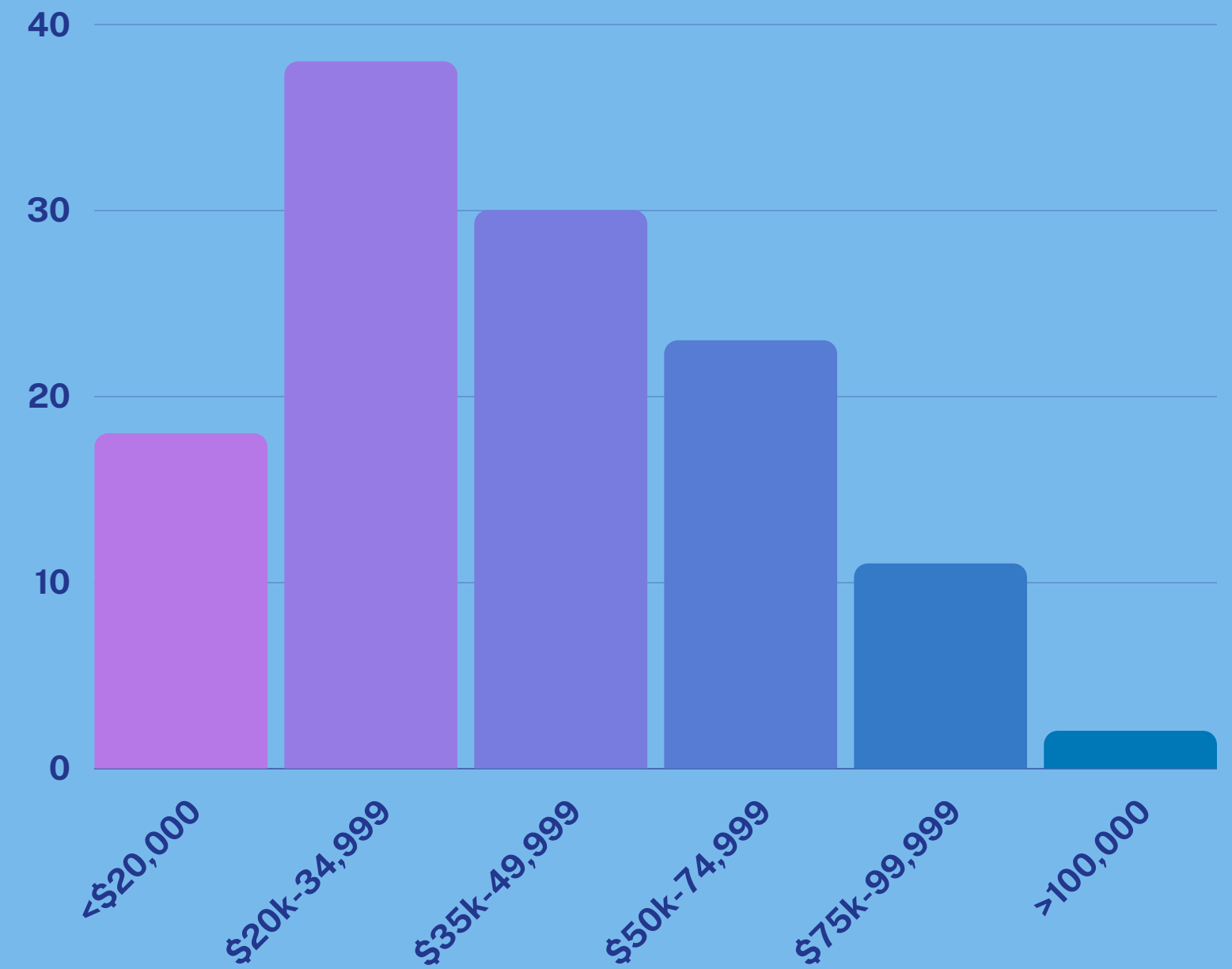
COUNTY RENTERS

13% live in 99216

RACE



INCOME



KEY TAKEAWAYS

47.8%

Provide financial support to a parent, older child(ren), or other extended family member

24%

Owe back rent ranging from \$200–\$5450.

11%

of those are single parents making less than \$35,000/year

28%

Have lived with others to make ends meet

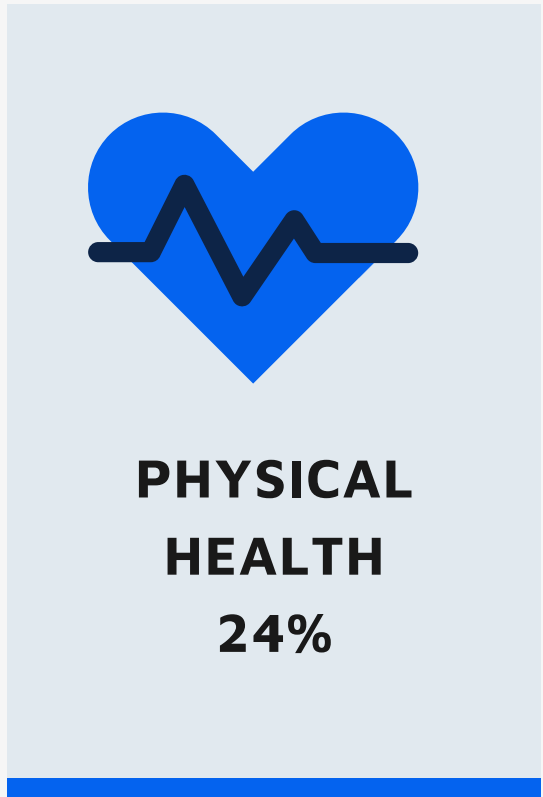
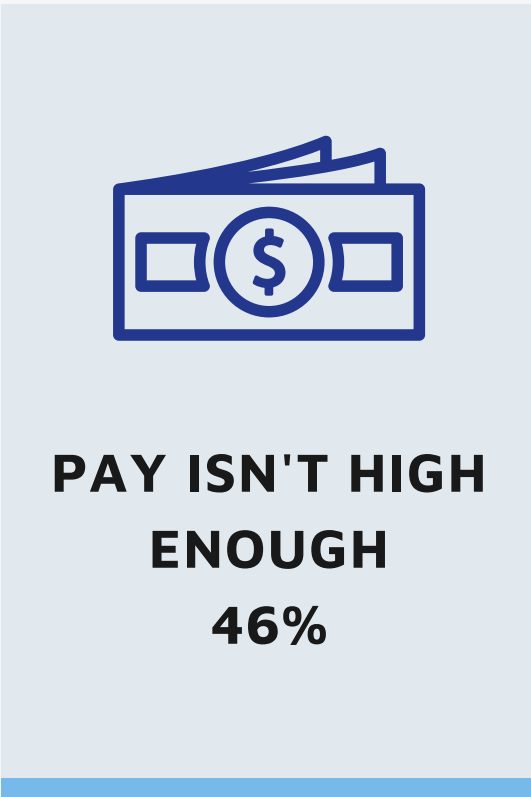
54%

Have taken a loan to pay rent

Are you struggling to pay rent this month, or think you may be in the next few months?

71% YES

WHAT IS THE PRIMARY CAUSE OF YOUR DIFFICULTY IN PAYING RENT?



42% Cited 2 or more of these reasons

RENT & WORRY

54% Have had a rent increase in the past 6 months from \$10–\$1,000.

49%

Are worried about being evicted.

19%

Have received an eviction notice.

20%

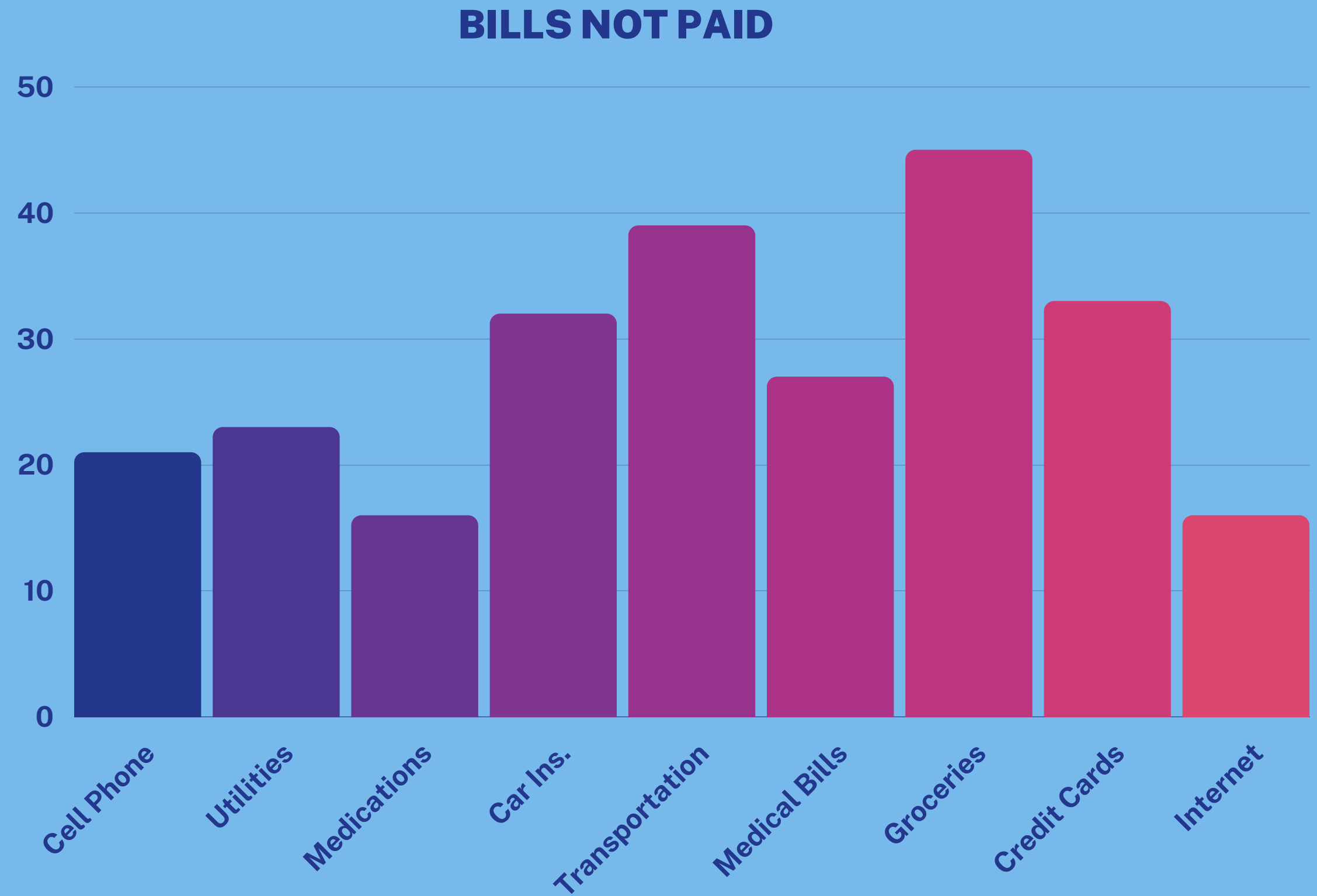
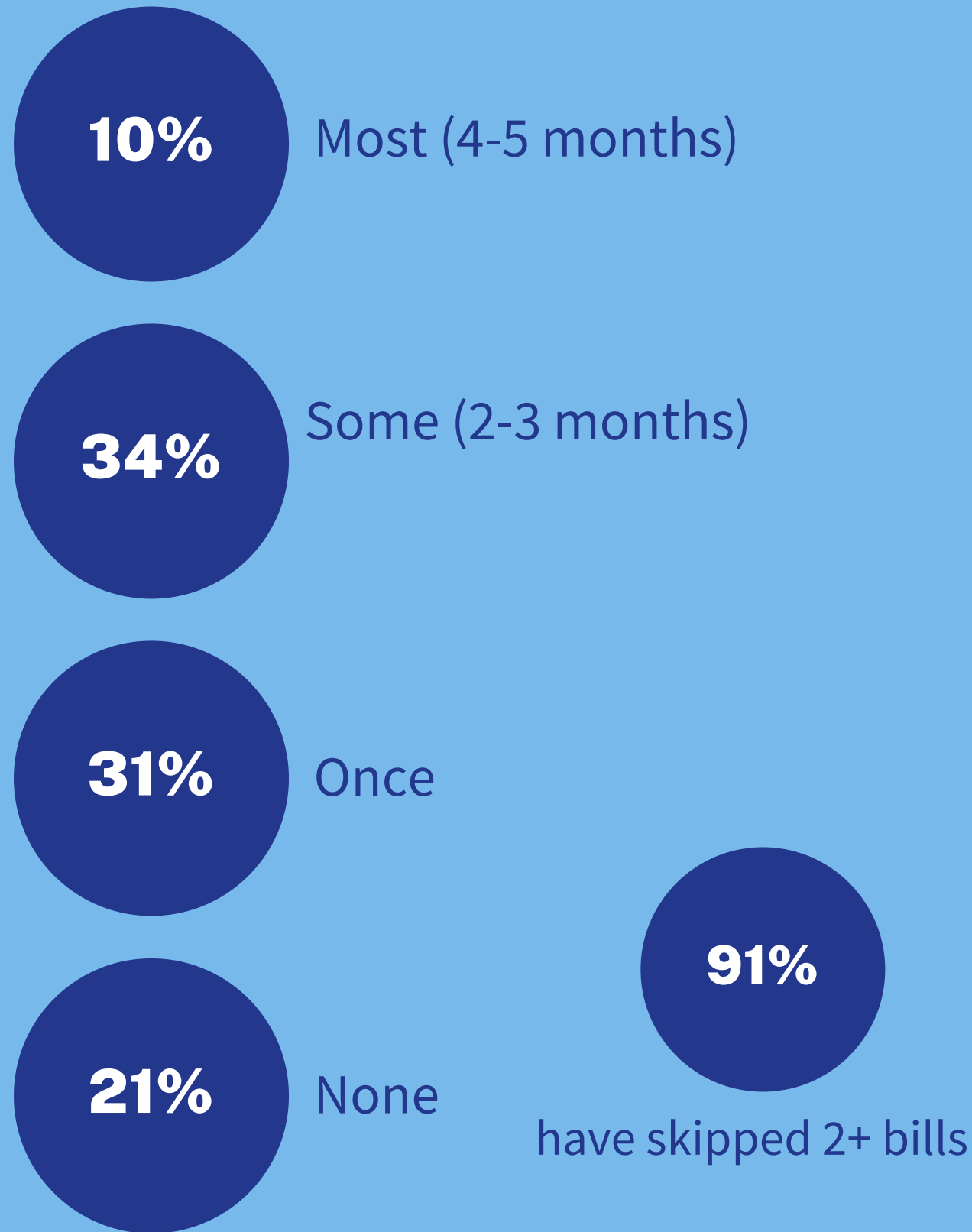
Have opted into ERPP.

37%

Know what to do if they receive an eviction notice.



In the past 6 months, how many times have you sacrificed paying bills to pay rent?



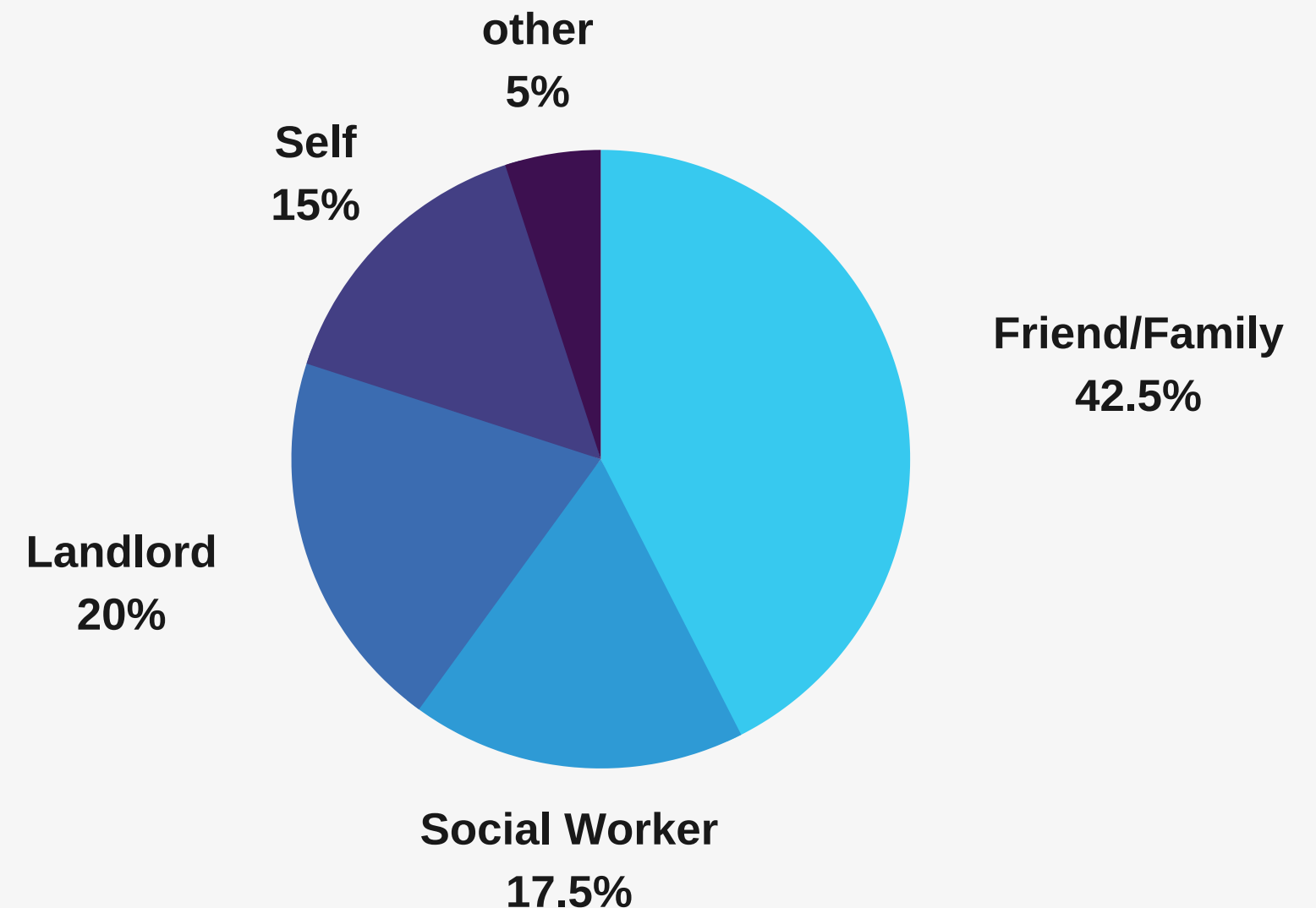
SINCE MAY 2022, HAVE YOU APPLIED FOR RENTAL ASSISTANCE?

29%

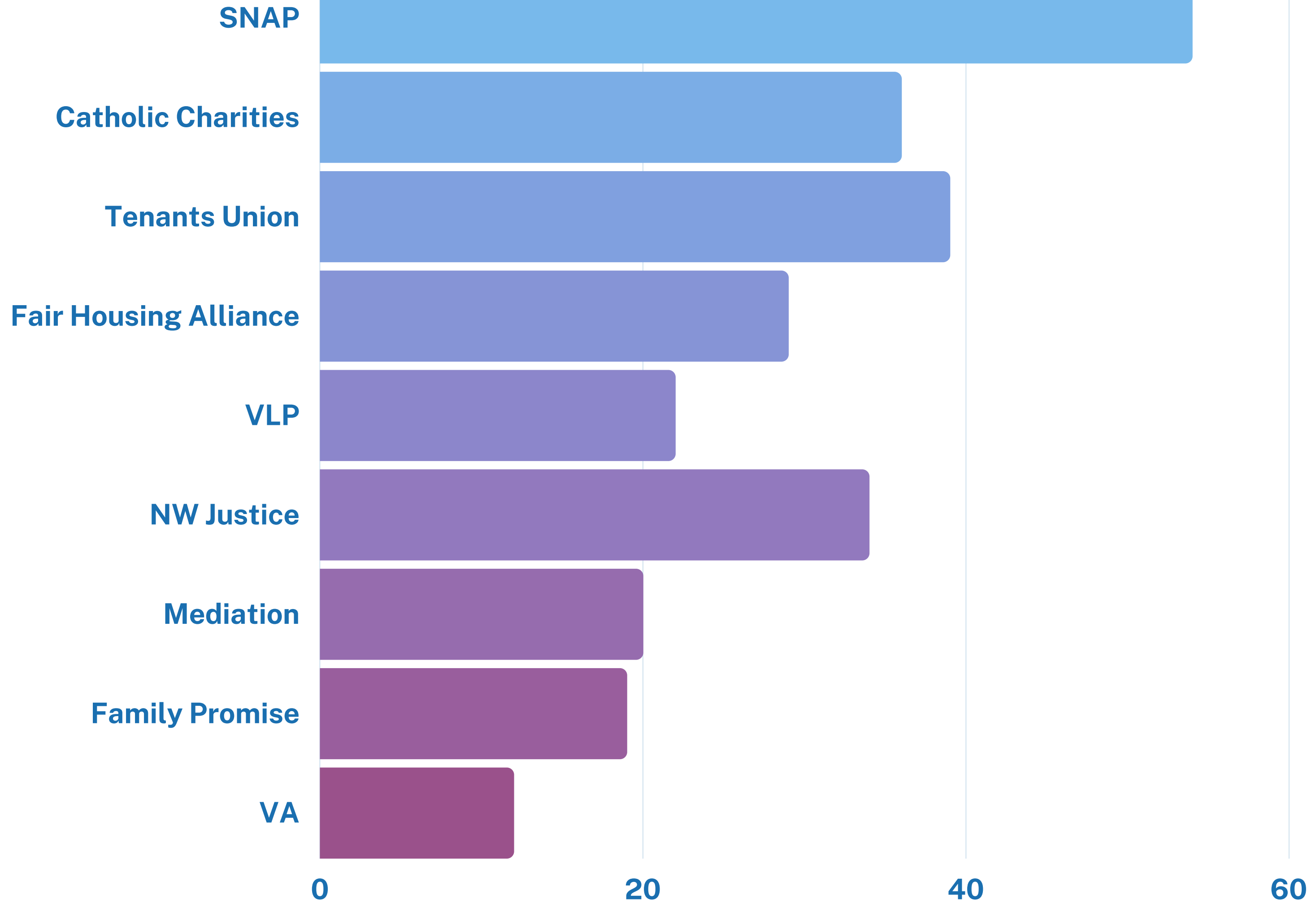
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WHO HELPED YOU WITH THAT PROCESS?



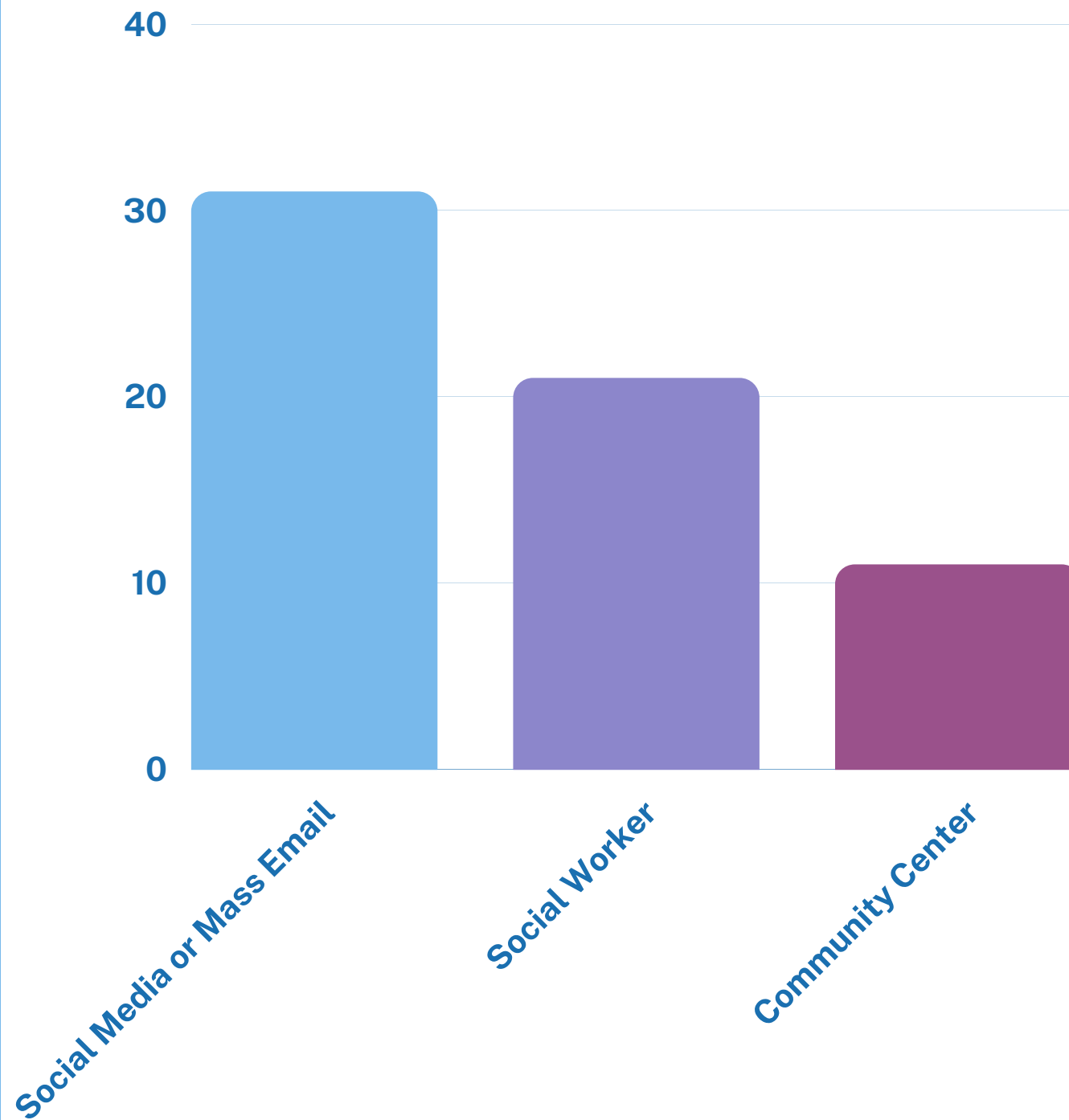
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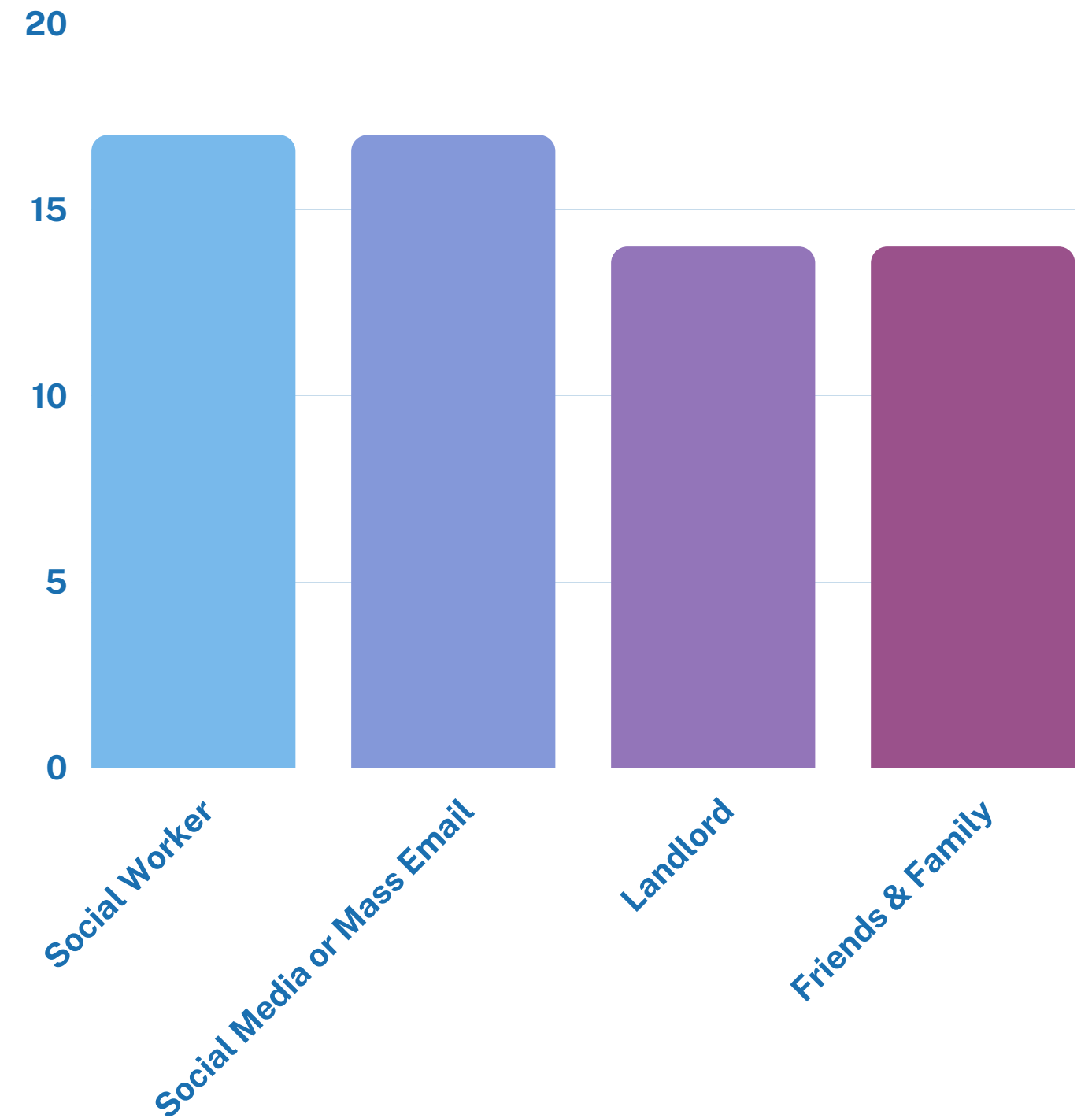
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ABOUT SOCIAL & COMMUNITY SERVICES?



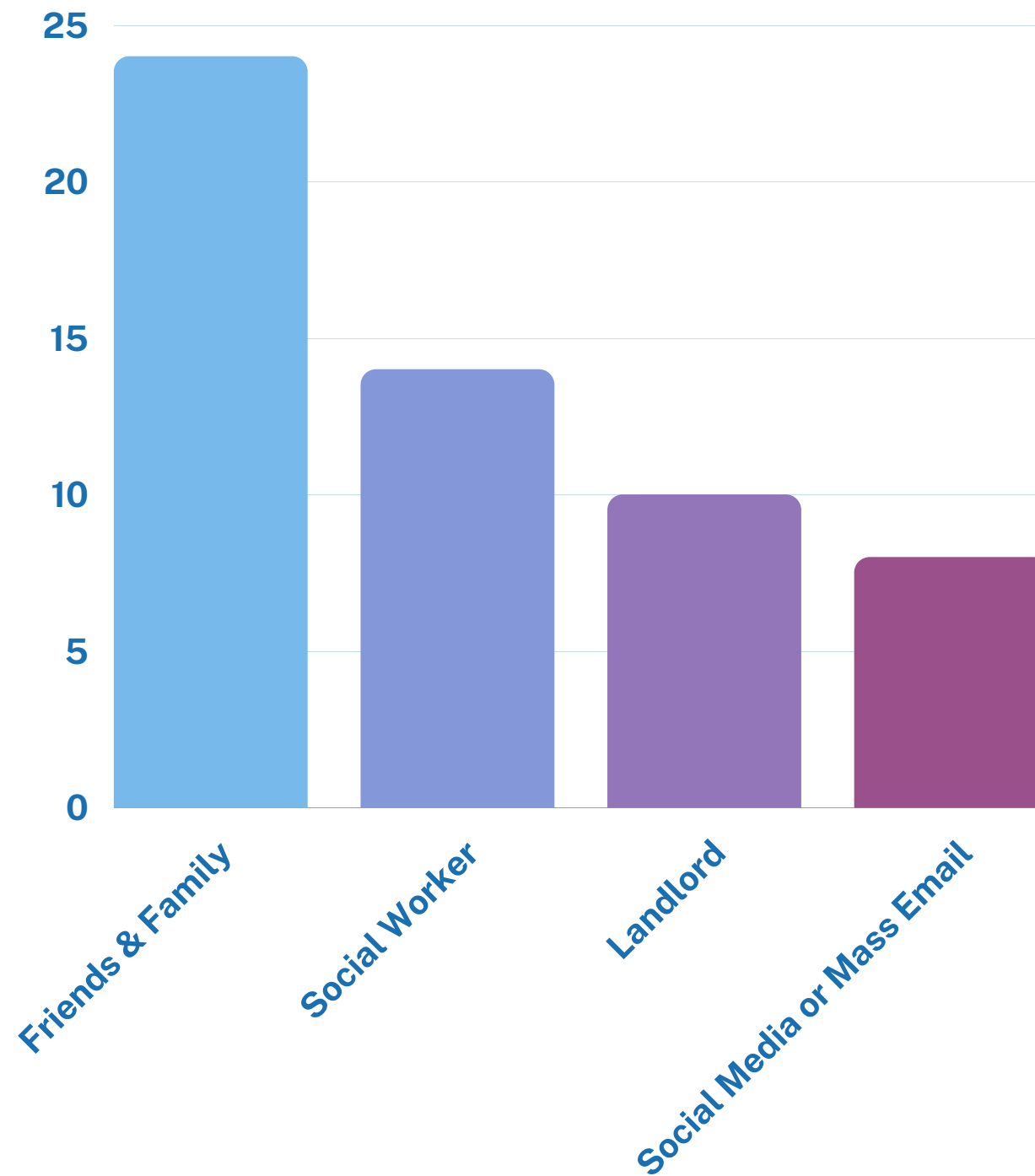
LEGAL SERVICES?



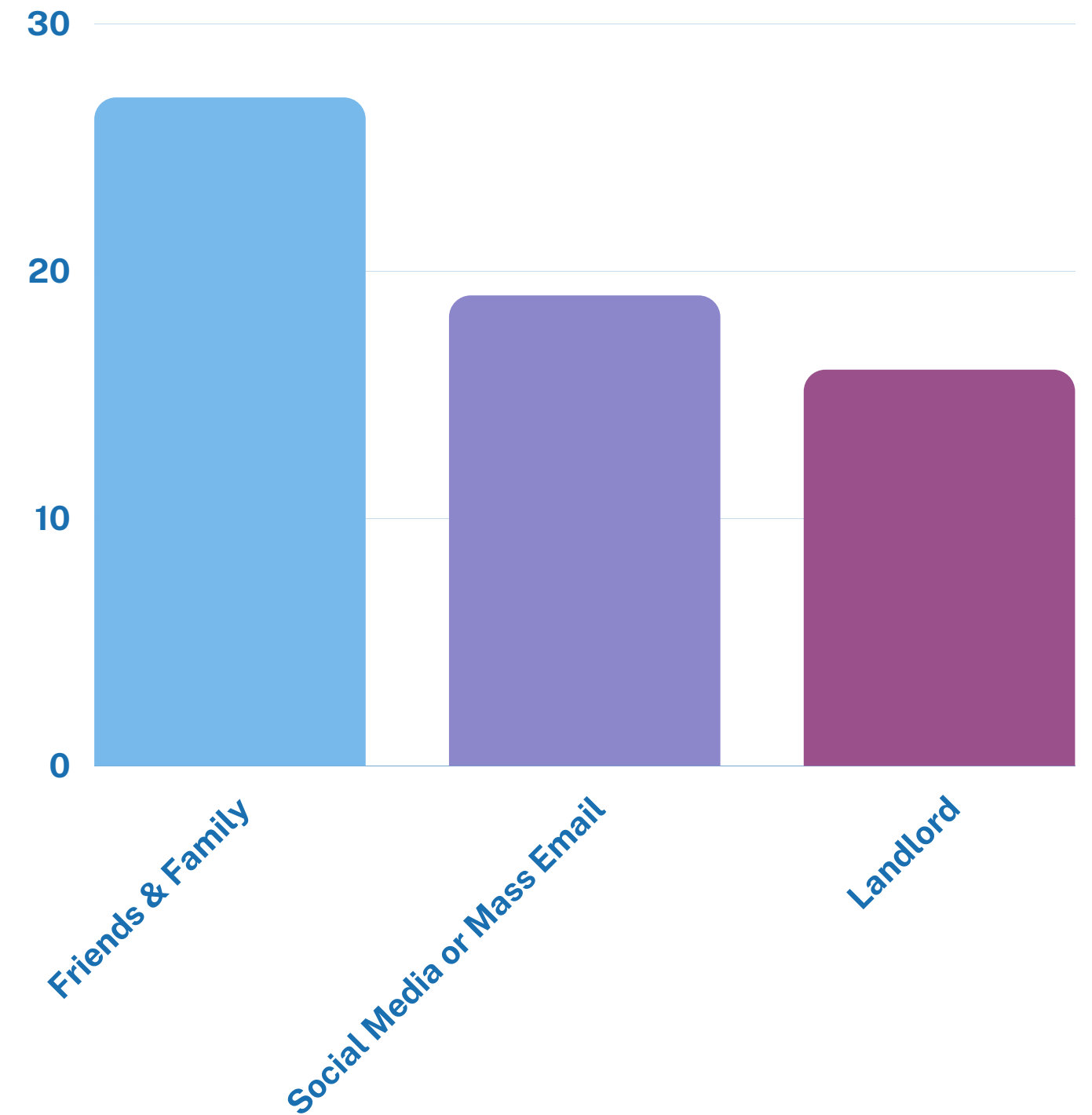
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MEDIATION?



YOUR RIGHTS AS A TENANT?



SINGLE PARENTS

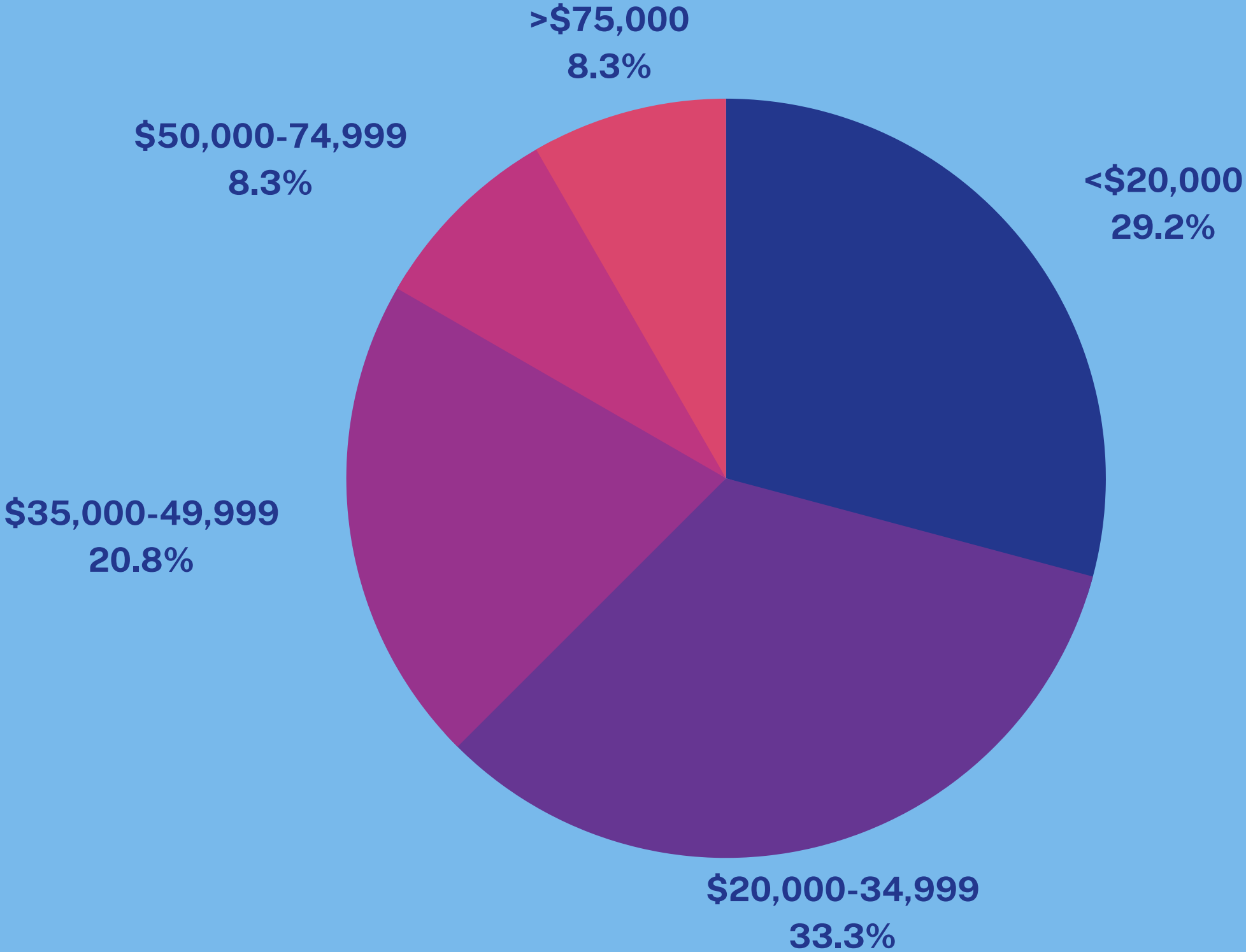
SINGLE PARENTS BY INCOME

24

Single Parents

62%

make less than
\$35,000/year



HOMEOWNER DATA
491 RESPONDENTS

32.6%

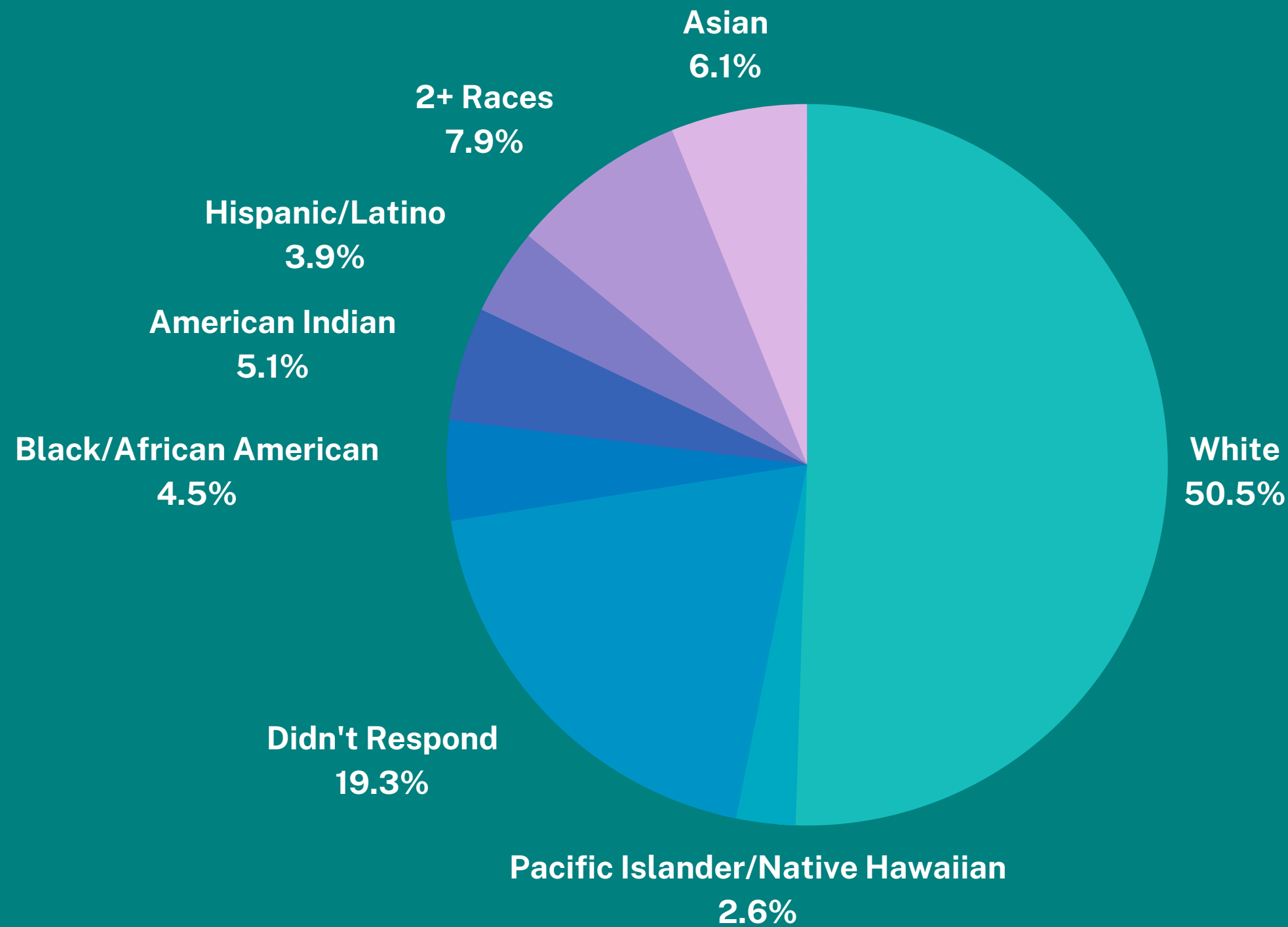
of respondents are homeowners

HOMEOWNERS

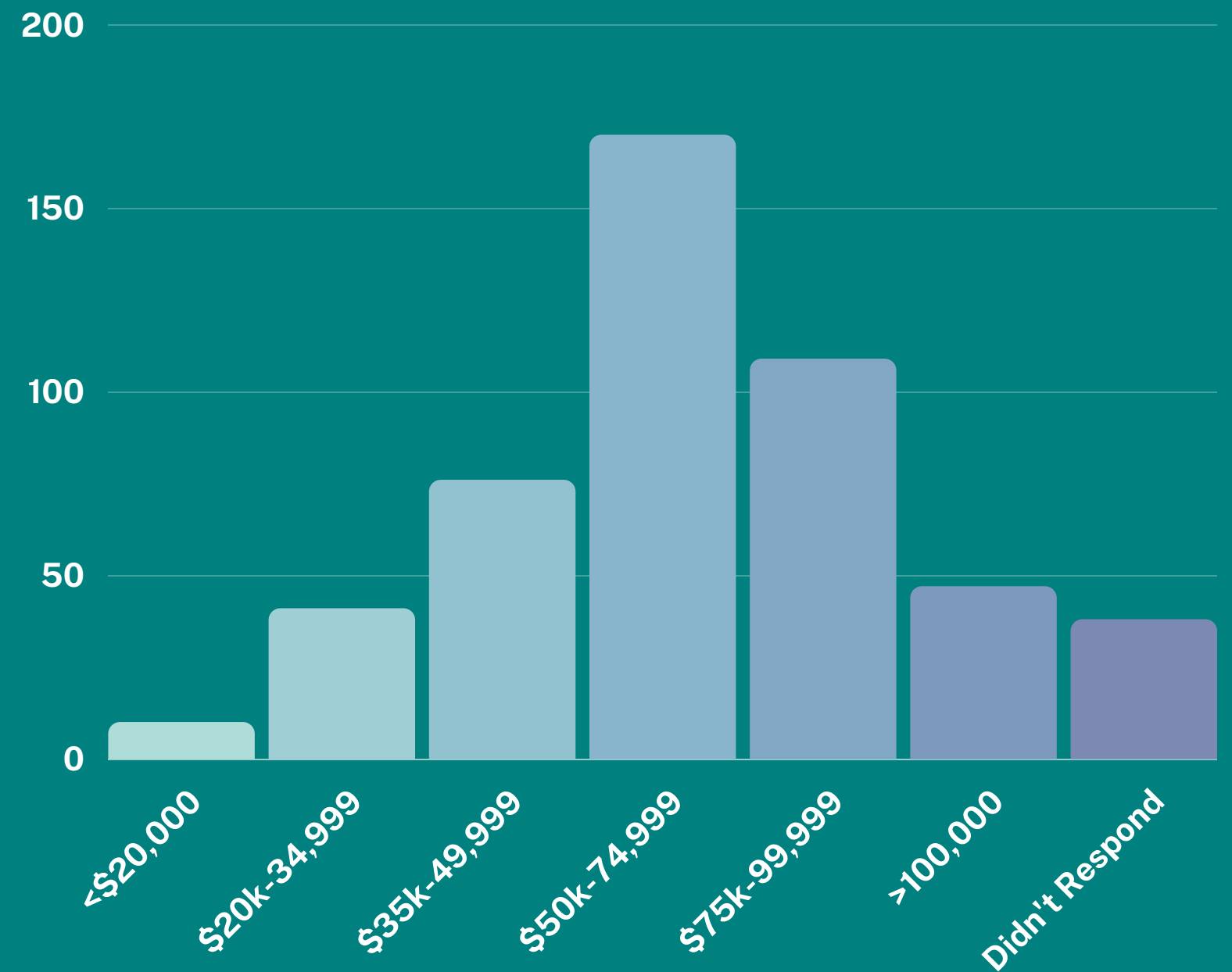
16%

live in 99201

RACE OF HOMEOWNERS



INCOME OF HOMEOWNERS



FINAL THOUGHTS

More than half the city's renters are worried they will be evicted.

Far more city renters have opted into ERPP than county renters.

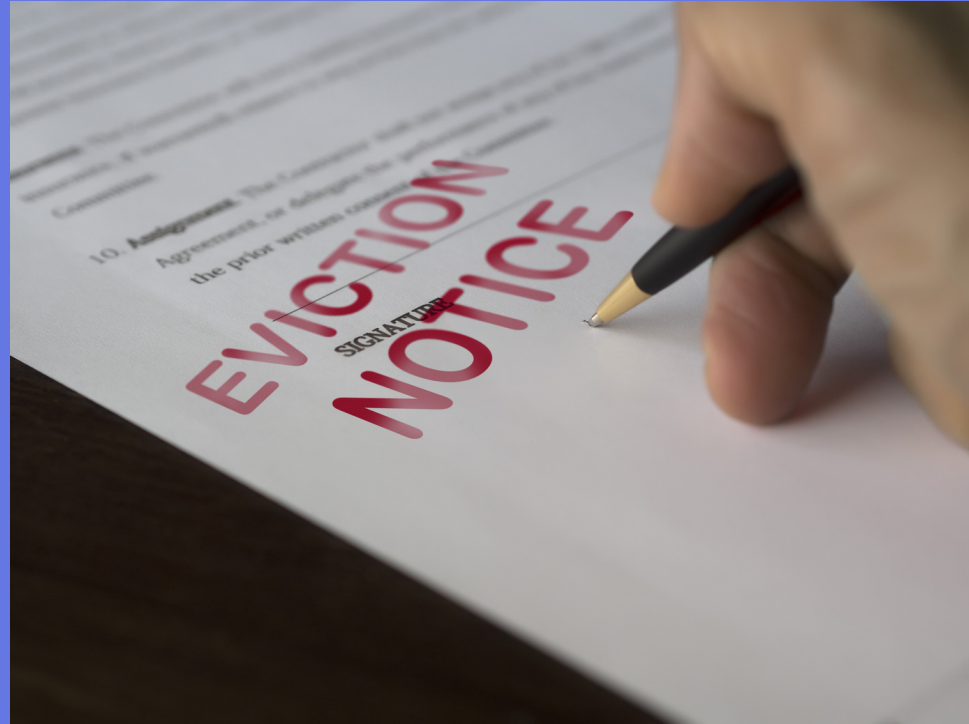
4% of city renters said they are struggling to pay their rent because of rent increases.

The need for ongoing rental assistance is causing renters to take out loans and not pay other bills.

People get most of their information from friends & family.

The highest income band represented was under \$20,000/year. Rent increases are outpacing salaries.

The number of city renters who've had to live with others is nearly double those in the county.



ONE LAST STORY

"I have been experiencing domestic violence for 5 years. I have been moving a lot because I can't pay my rent and that led to evictions. I have been evicted twice and now it is difficult for me to find an apartment or a single-family home because of the previous rental records. I also want to buy a house for myself and the kids due to the negative rental reports I can't qualify."

—Domestic Abuse Survivor, mom of 3

***PLEASE DIRECT REQUESTS FOR ADDITIONAL INFORMATION TO:
JENE RAY***

Chair, Unified Housing Messaging Workgroup

JRay@NECommunityCenter.com

(509) 487-1603 x224

EVICTION PREVENTION

**resource flyers in multiple
languages available here:**

<https://www.necommunitycenter.com/wp/are-you-facing-eviction/>

**NORTHEAST
COMMUNITY
CENTER  NE**
You Belong Here