

Eviction: Intersection of Poverty, Inequality, and Housing

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What is Eviction?

Definition: Landlord forces tenant to vacate rental property

Other types of forced moves:

- Home foreclosure
- Condemned property
- Natural disaster

Negative Health & Economic Consequences

- **Poorer mental health**

(Desmond & Kimbro 2015; Fowler, Gladden, Vagi, Barnes, & Frazier 2014)

- **Job loss**

(Desmond & Gershenson 2016)

- **Material hardship**

(Desmond & Kimbro 2015)

Negative Impact on Future Housing

- **Increases residential instability**
(Desmond, Gershenson & Kiviat 2015))
- **Relocation to disadvantaged neighborhoods**
(Desmond & Gershenson, 2016)
- **Limits access to federal housing assistance**
(Greiner et al. 2013)
- **Difficulting renting in private market**
(Kleysteuber 2006)
- **Homelessness**
(Burt 2001; Crane & Warnes 2000; Weitzman, Knickman & Shinn 1990)

Reproduction of Inequality

Disproportionately affects:

- Economically disadvantaged
- Minority communities
- Women

(Bezdek 1992; Desmond 2012; Hartman & Robinson 2003; Philadelphia Eviction Task Force 2018)

Local Studies of Eviction

- 2.4% of households in Detroit Metro (prior 12 months)
Michigan Recession and Recovery Survey (Gould-Werth & Seefeldt 2012)
- 13% of Milwaukee renting households (prior 2 years)
Milwaukee Area Renters Study (Desmond & Shollenberger 2015)
- 14% children born in U.S. cities (by age 15)
Fragile Families and Child Wellbeing Study (Lundberg & Donnelly 2019)

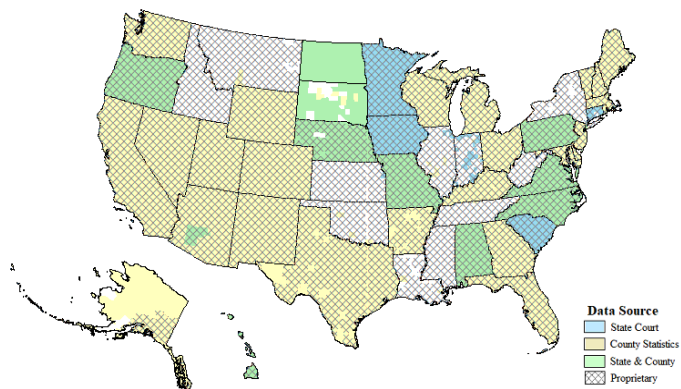
How should we measure eviction?

- No official statistics
- Difficult to capture eviction using surveys
 - Estimates affected by how and to whom question is asked
(Desmond & Kimbro 2012)
 - Hard to capture population
(Tourangeau, Edwards, & Johnson 2014)
- Public court records of civil lawsuits
 - Not aggregated into national database

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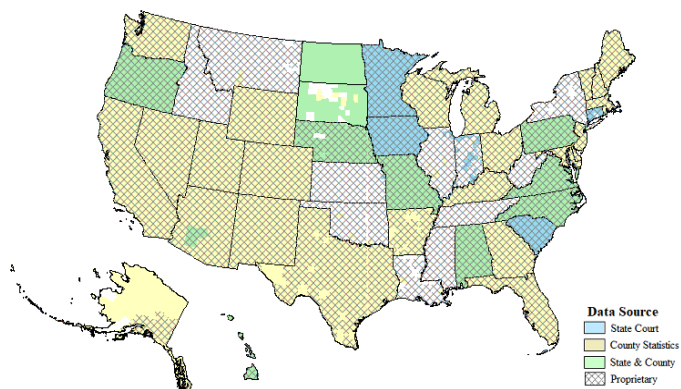
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- Public court records of civil lawsuits
 - Created national dataset of eviction records

Data Coverage



- LexisNexis Risk Solutions
- American Information Research Services

Data Coverage



- 82,935,981 individual-level court records
- 26,353 aggregated county-year filing counts, 2000-2016

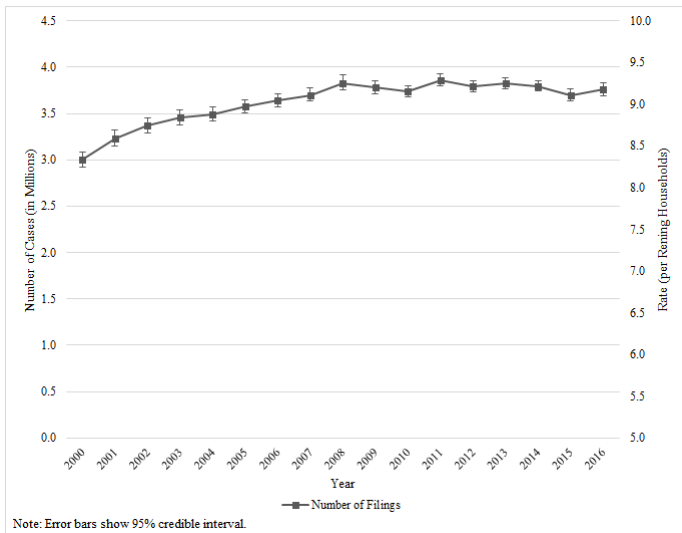
What is in Eviction Court Records?

- Case information
 - Filing date
 - Location
- Parties
 - Plaintiff (Landlord) name & address
 - Defendant (Tenant) name & address
- Resolution (if resolved)
 - Judgment date
 - Outcome (e.g. Judgment for plaintiff, Settled, Dismissed)

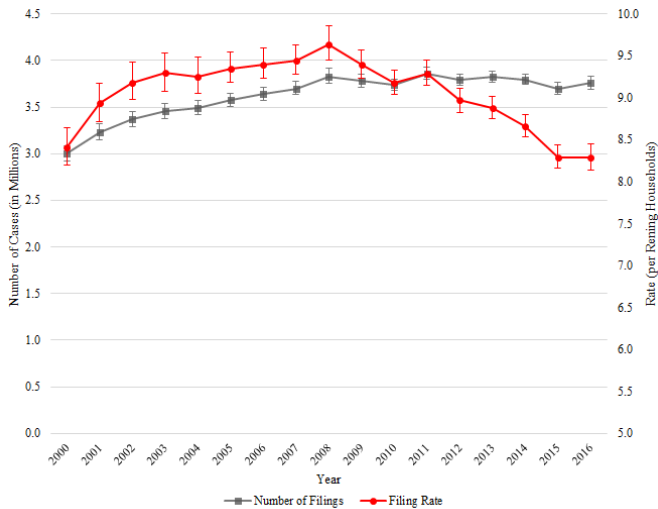
Estimation of Prevalence

- Definitions
 - Case Filings: Any eviction case initiated
 - Evictions: Cases ending in eviction judgment
- Statistical modeling to estimate filings and judgments
 - Bayesian Hierarchical modeling (filings)
 - Negative binomial regression (judgments)

National Eviction Case Filings

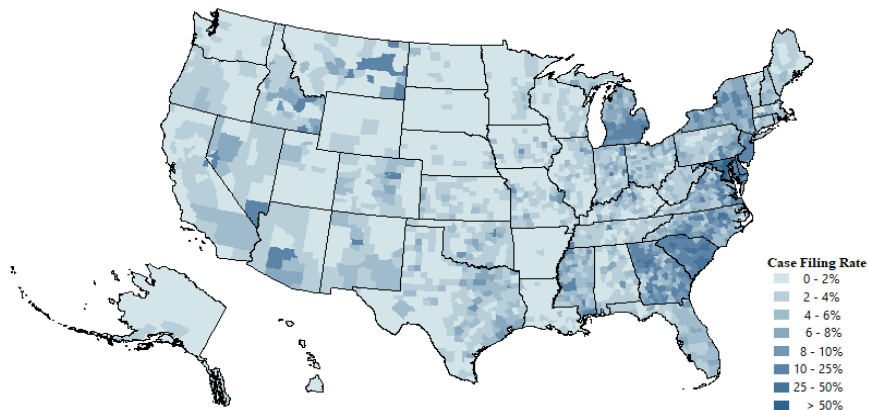


National Eviction Case Filings

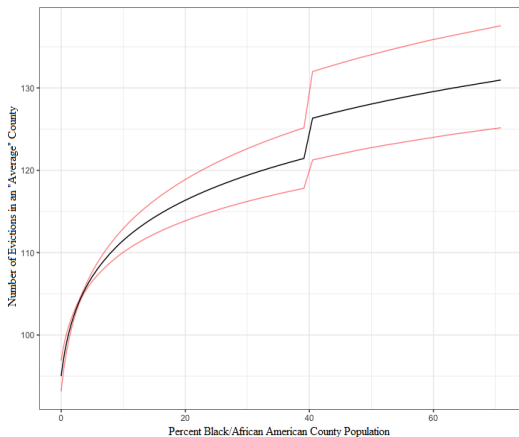


Note: Error bars show 95% credible interval.

County-level Case Filing Rates, 2016

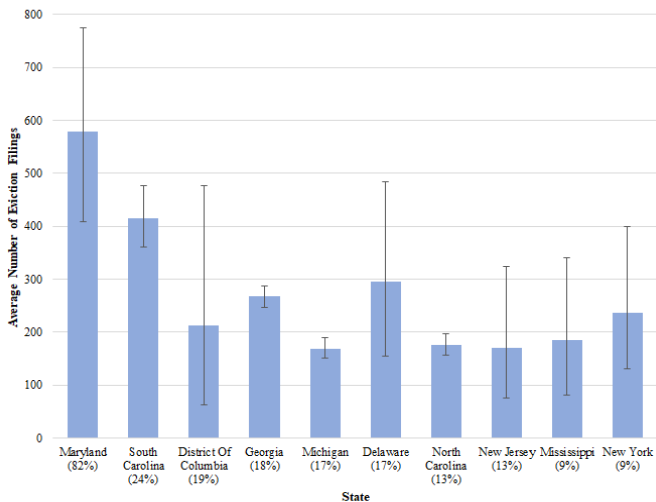


Demographic Disparities



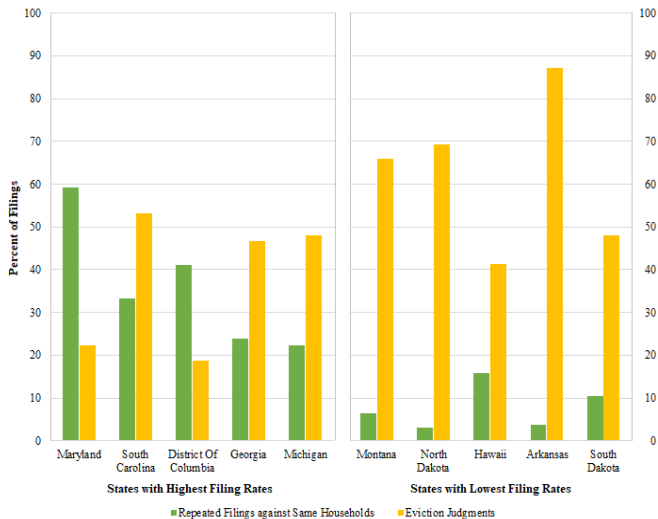
Note: Red lines show 95% credible interval

Case Filing Disparities across States



Note: Error bars show 95% credible interval. Unadjusted filing rate shown in parentheses following state name.

Repeated Filings & Eviction Judgments



Prevalence of Eviction

- Common threat to renting households...
 - 3.6 million cases annually
 - 1.5 million eviction judgments
- ...in areas outside national conversations on housing
 - Highest prevalence in Southeastern United States
- Reproduces residential inequality
- Strong differences across states
 - Likely strong role of landlord-tenant code

Recommendations

- Clear policy implications
 - Disincentivize use of courts for collection of past-due rent
 - More uniformity in landlord-tenant code
 - Scrutinize use of public records for tenant screening

Thank You!

Data available at: <https://evictionlab.org/>

Methodology Report: <https://evictionlab.org/methods/>

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Total Cases

Year	Proprietary Data	State Court Data
2000	1,115,496	159,911
2001	1,599,757	239,384
2002	1,852,351	299,523
2003	1,922,931	323,433
2004	2,112,148	336,245
2005	2,323,079	341,539
2006	2,346,524	553,241
2007	2,168,318	563,781
2008	2,422,506	578,819
2009	2,396,487	560,077
2010	2,577,471	818,497
2011	2,661,063	876,951
2012	2,626,225	857,172
2013	2,557,112	861,823
2014	2,604,022	826,193
2015	2,479,508	794,992
2016	2,397,706	269,139
Total	38,162,704	9,260,720

Percentage of Cases Part of Multi-Case Series

Highest Proportions

State	Percent
Washington DC	59.9
Delaware	54.4
South Carolina	48.2
North Carolina	45.4
Virginia	34.7
Pennsylvania	26.6
Georgia	26.0
Michigan	23.8
Maryland	21.7
Massachusetts	21.3

Lowest Proportions

State	Percent
Nebraska	5.8
Kentucky	5.8
Washington	5.7
Kansas	5.2
California	5.2
Idaho	4.4
Montana	4.3
Vermont	3.0
Wyoming	2.9
Hawaii	2.1