



National Council of Housing Market Analysts Annual Meeting

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Princeton University

November 2021

<https://evictionlab.org/>



First nationwide U.S. database of evictions

83 million court records related to eviction cases, 2000-2016 (update pending)

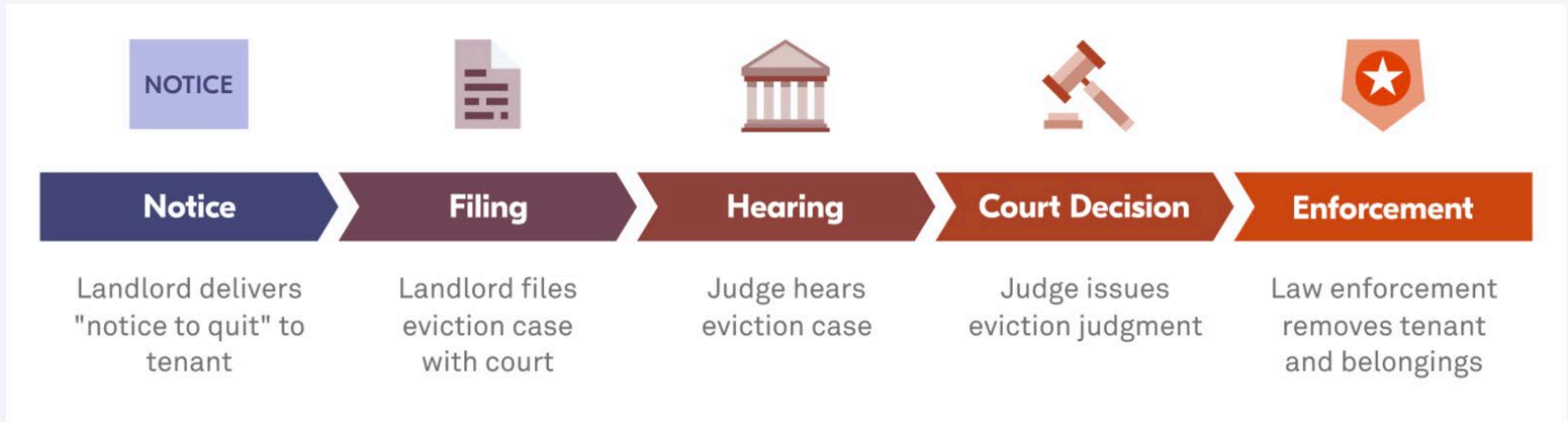
Weekly updates on pandemic-era filings
Covering ~25% of renter households

Data downloads and visualizations are publicly available:

evictionlab.org
justshelter.org

The Formal Eviction Process

The Five Stages of Eviction



Encourage HUD to Collect Evictions Data

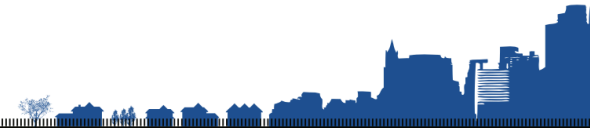
HUD needs a push to move this
bipartisan effort forward

<https://www.huduser.gov/portal/publications/Eviction-Database-Feasibility-Report-to-Congress-2021.html>

Report to Congress on the Feasibility of Creating a National Evictions Database



PD&R



U.S. Department of Housing and Urban Development | Office of Policy Development and Research

HOW BAD IS THE EVICTION CRISIS?



How Big of a Problem is Eviction?

Between 2000 and 2016, landlords filed over 61 million eviction cases in the United States

In 2016, landlords filed 3.7 million eviction cases, 7 each minute.

An annual eviction filing rate around 7%

Each year, the number of eviction cases far exceeds the number of foreclosure starts in 2009.

Evictions Destabilize Lives

- Loss of Home and Property
- Stress and Mental Health: Anxiety, Depression, Heart Disease, Stroke, Suicide
- Hit to Credit and on [Tenant Screening Report](#)
- Heightened Risk of Abuse
- [Job Loss](#)
- [Multiple Moves](#) to worse homes and neighborhoods



Who Is Most At Risk?

- Black renters are the only overrepresented group

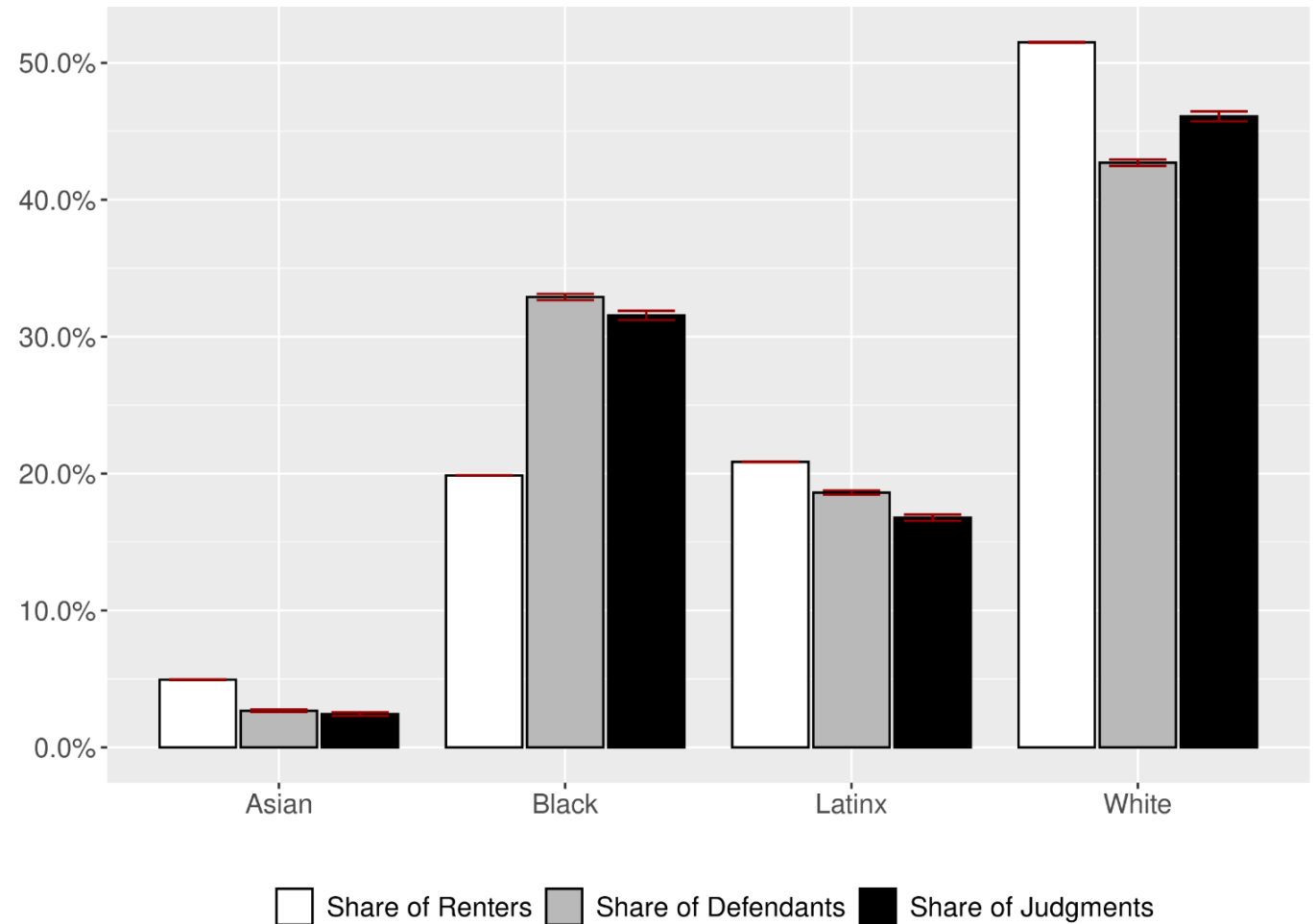
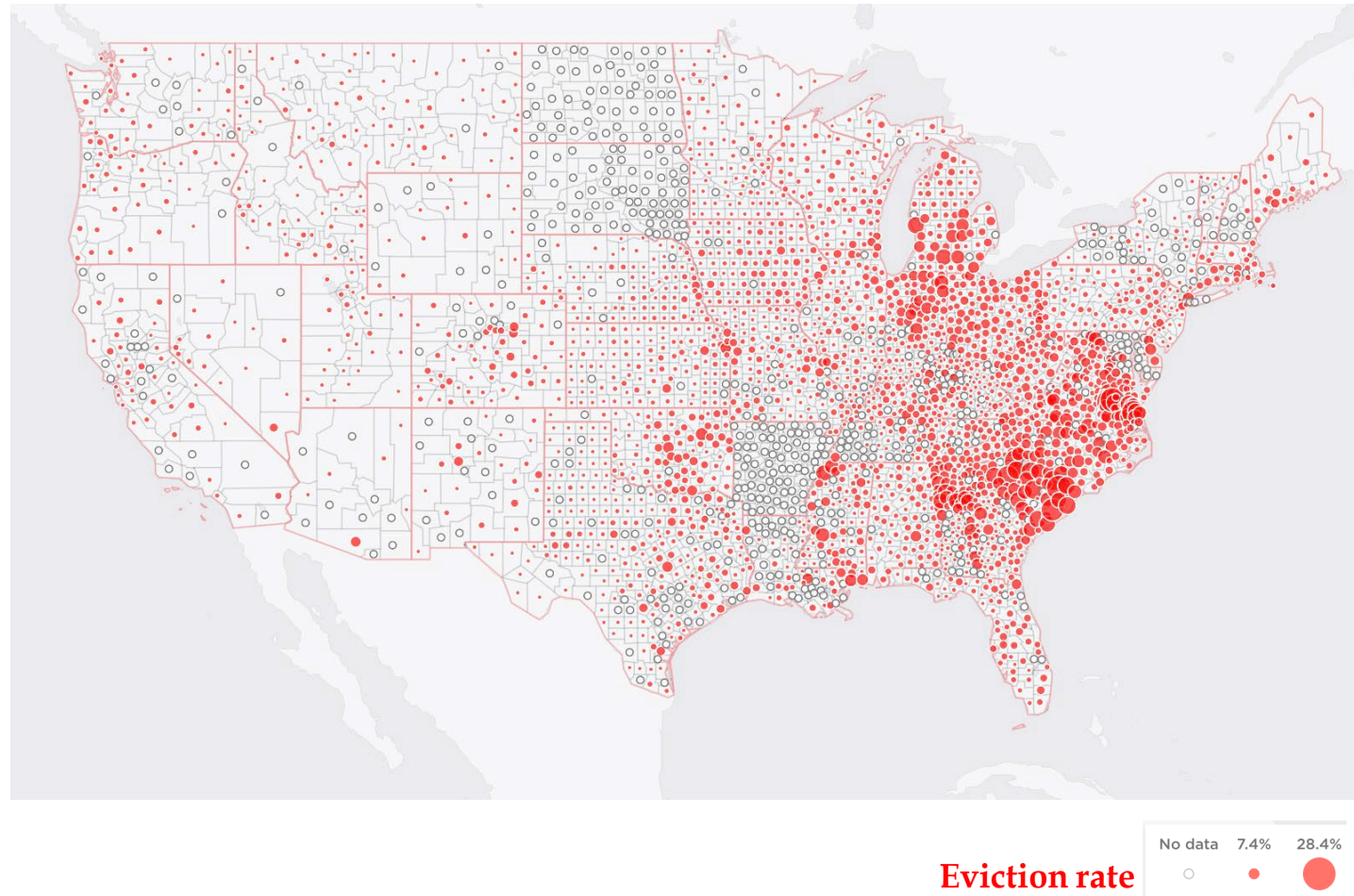
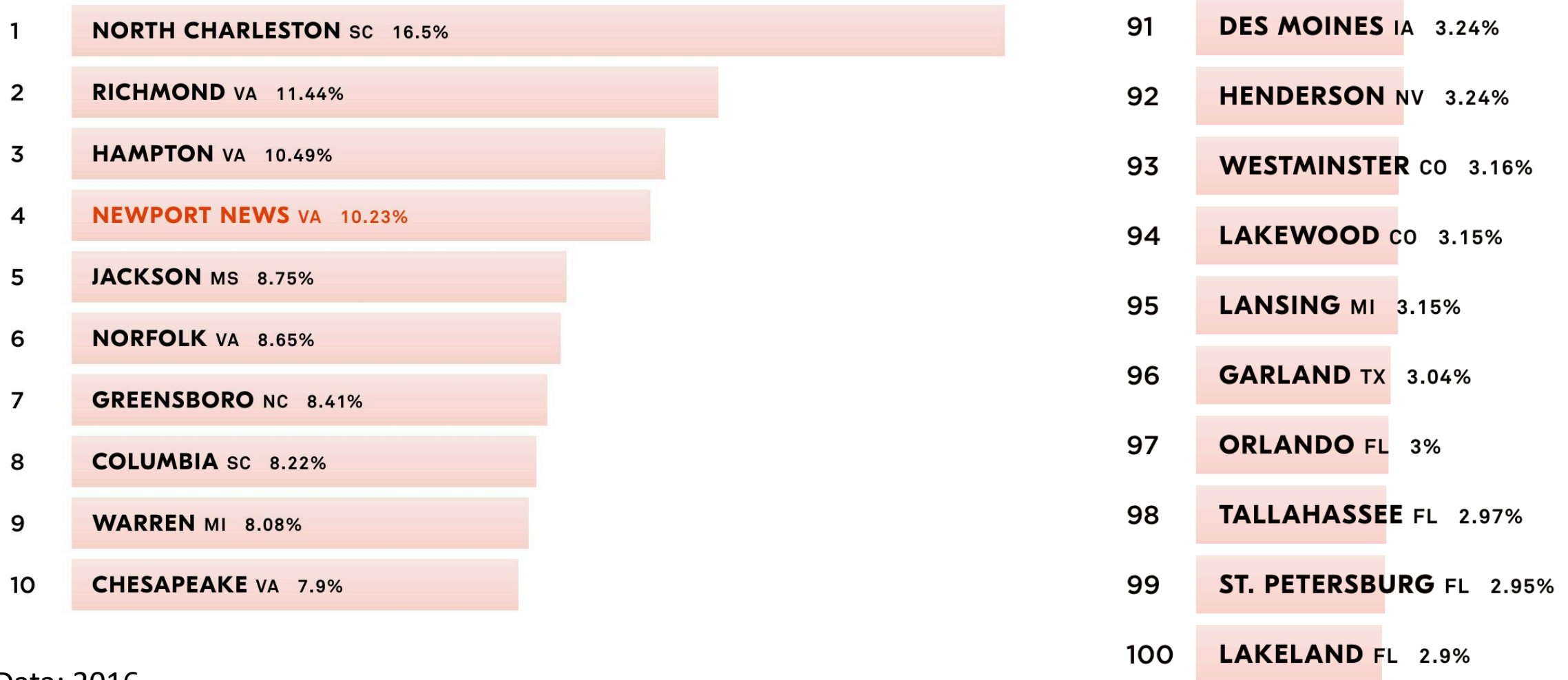


Figure 1: Share of all renters, eviction filings, and eviction judgments, by race/ethnicity. Error bars indicate 95 percent confidence intervals.

The Geography of Eviction

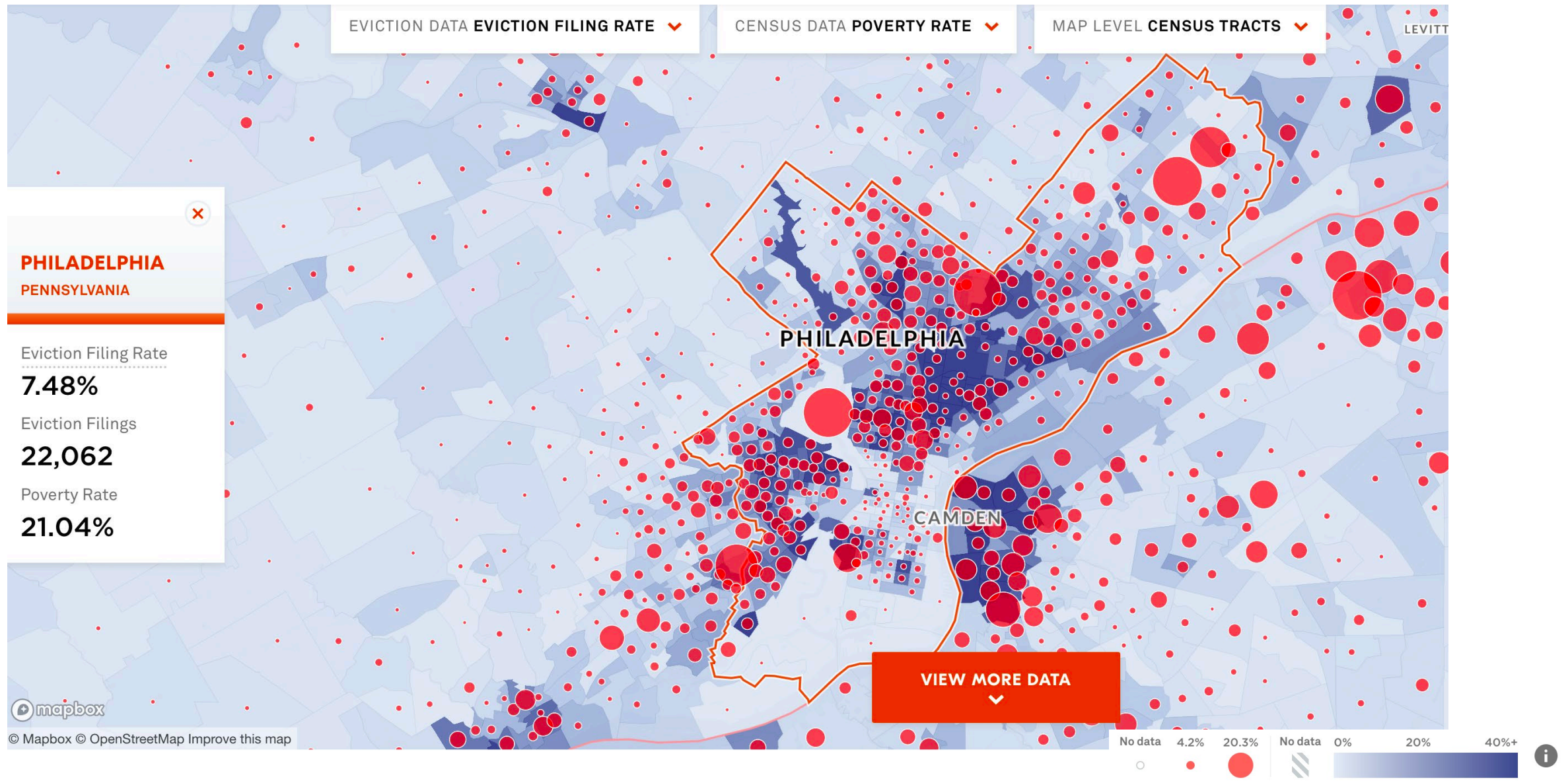


Variation in Eviction Rates across the Country

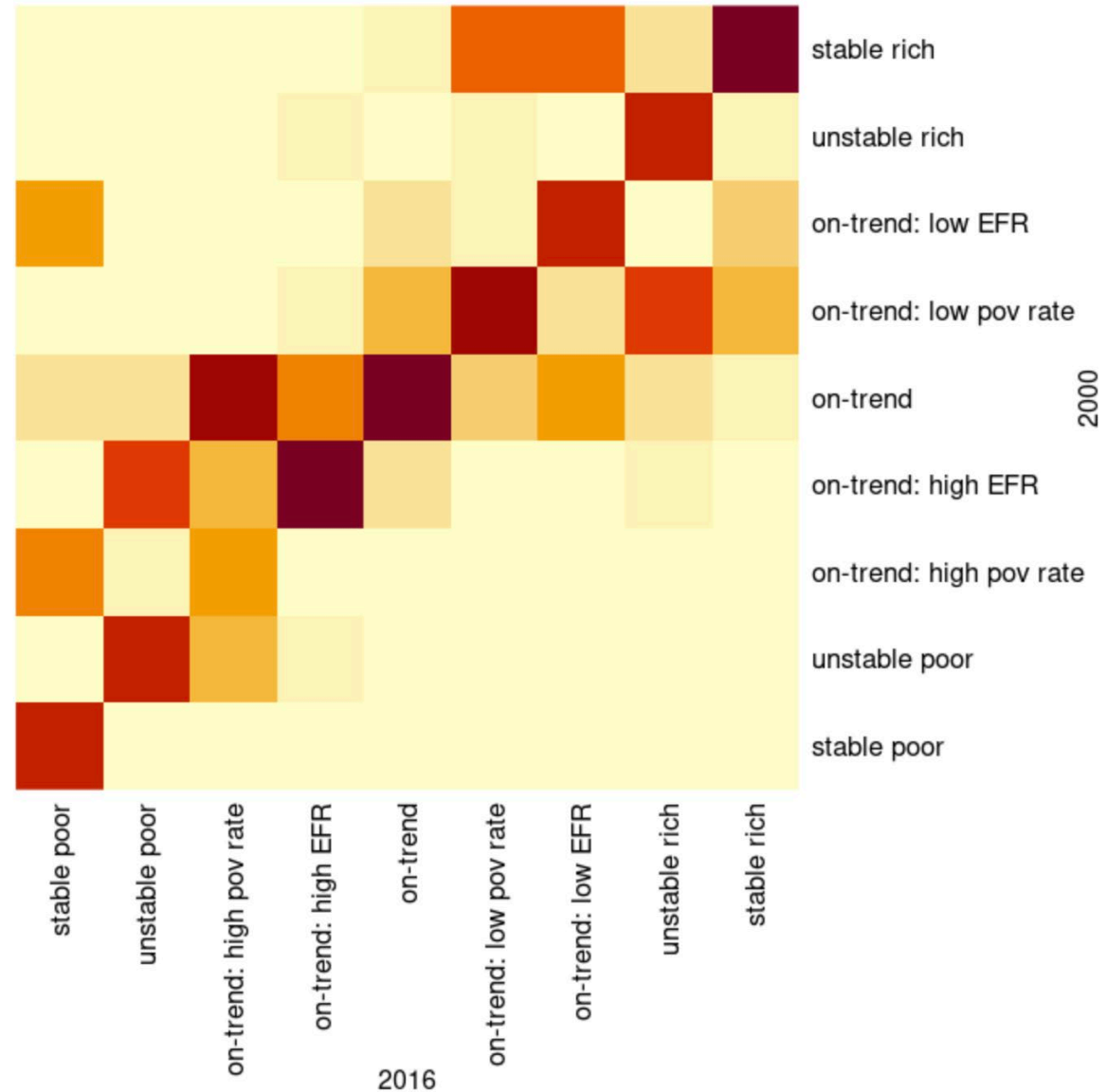


Data: 2016

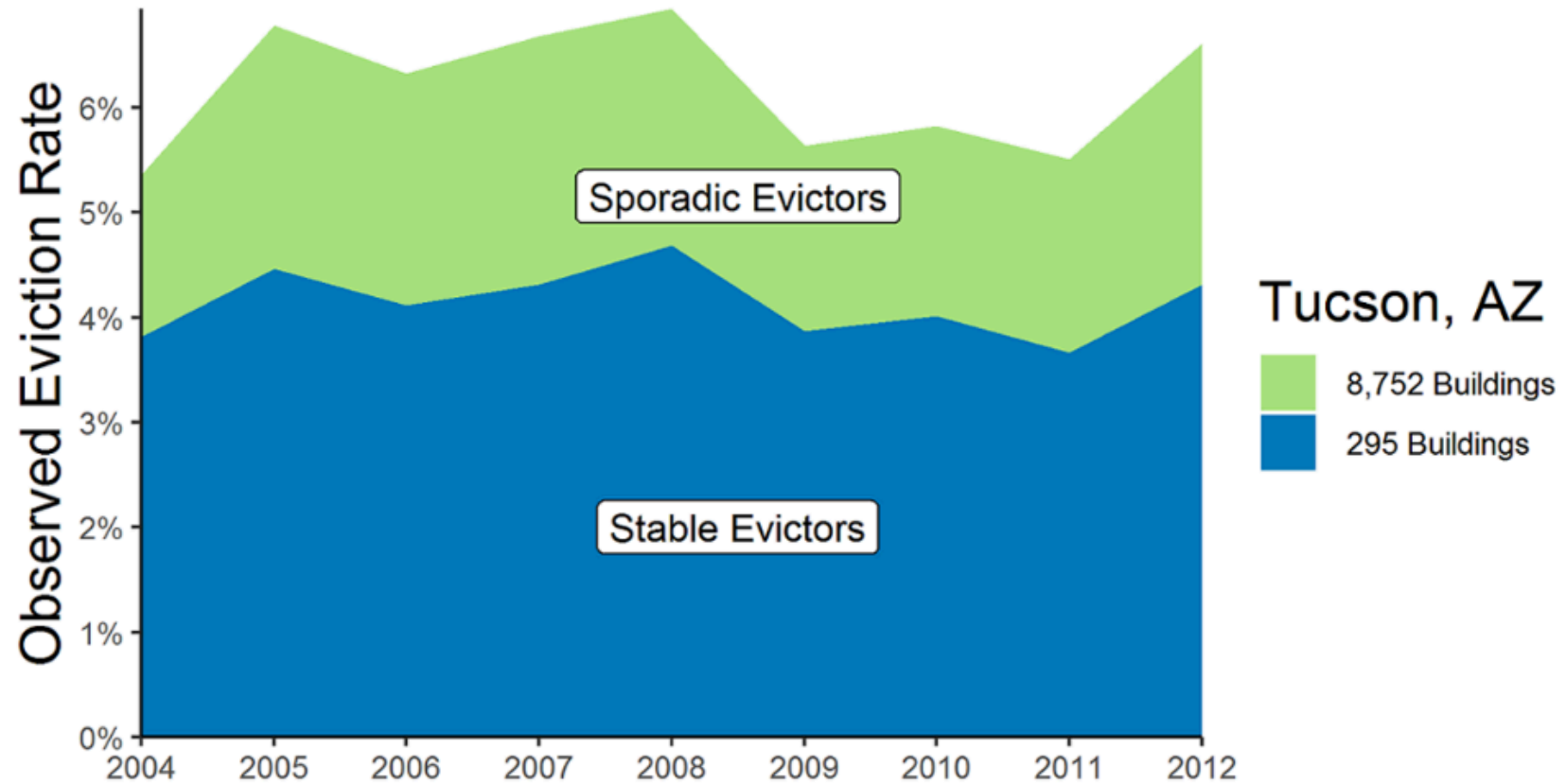
Eviction Filing Rates in Philadelphia (2016)



The Geography of Eviction is Stable



Most Buildings Evict Rarely



Ownership Concentration of Evictions in Philly

- 20 private ownership groups have filed at least 10,000 evictions since 2016.
- This represents **12.5% of all private filings**.
- This is a lower bound of the ownership concentration of evictions

WHO EVICTS?
PATTERNS ACROSS OWNER
AND PROPERTY TYPES

Subsidized vs Market Rate Housing

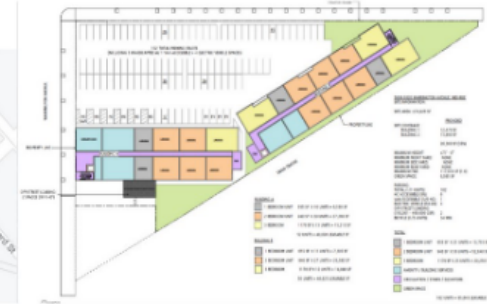
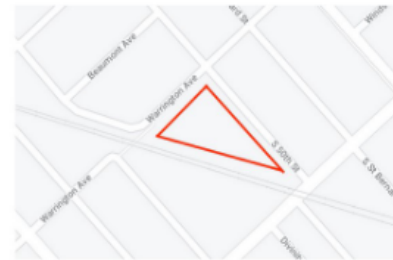


WE CAN HAVE A SAY:

A large development is being proposed for
5000 Warrington Avenue.

The lot is not zoned for this kind of building, so the owners are trying to get our approval for construction to begin.

- 102 units of "affordable" housing
- But only 25 units below \$900 / month
- Developer Omni America ranked #4 worst evictor in NYC in 2019



A group of neighbors are holding 2 community meetings to:

- share what we're learning
- hear your opinions, and
- chart possible paths for input



scan to join
email group

Join us:

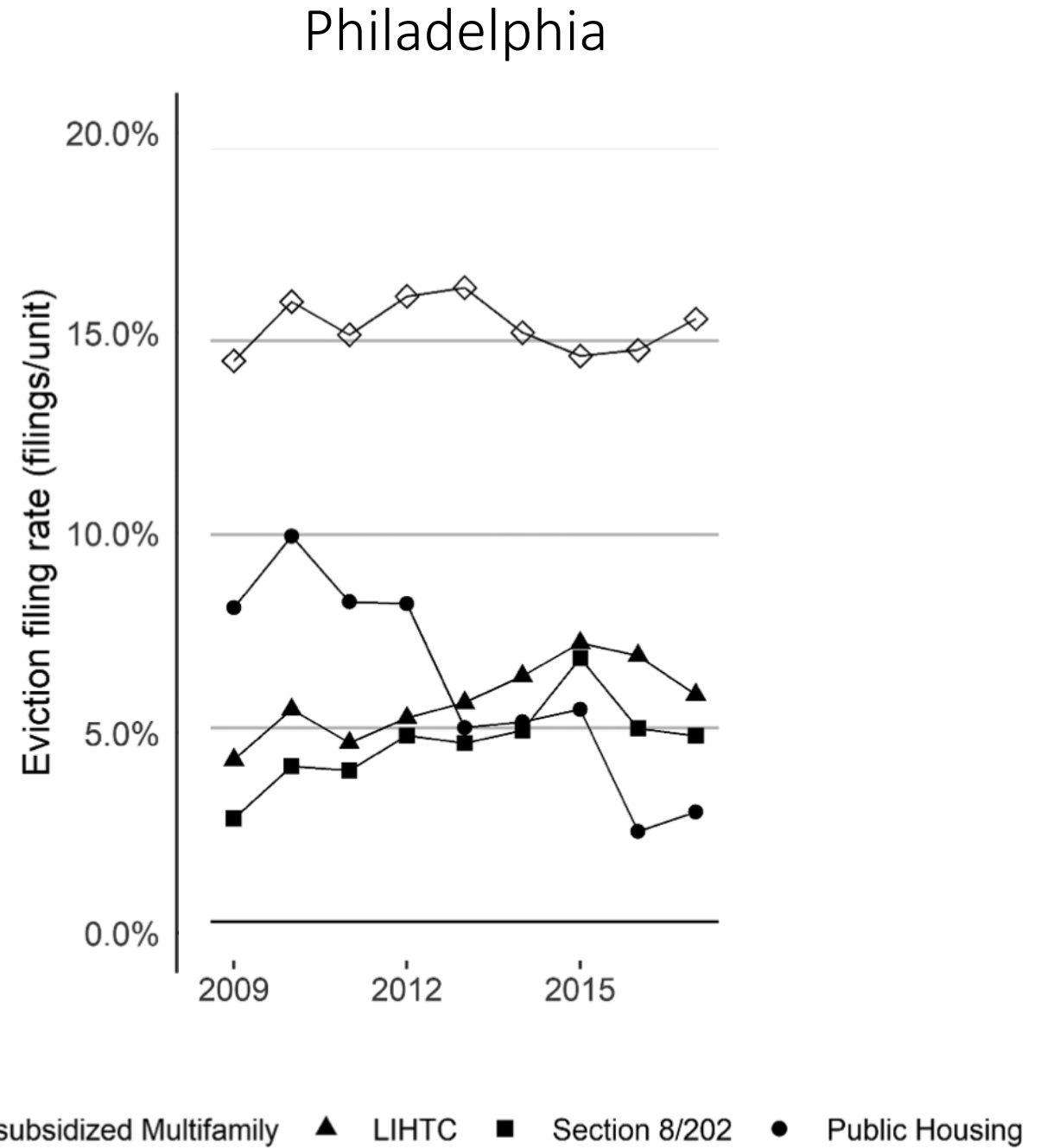
In-person

Sunday June 6
@ 2PM, open lot at
918 S St Bernard

Online

Monday June 7
@ 7PM, zoom
<http://bit.ly/june7mtg>

Subsidized vs Market Rate Landlords in Black Neighborhoods



Source: Gregory Preston and Vincent Reina,
"Sheltered From Eviction?", Housing Policy
Debate (2021)

Big vs Small Landlords

- Landlords who own 15+ units file and evict **two to three times as often** as landlords who own fewer than four
- Landlords who own 4-14 units evict approximately 50 percent more
- Large landlords file evictions over less owed rent
- Large landlords more often file over missed rent (as opposed to other lease violations), are more likely to resolve filings without execution, and are more likely to file repeatedly against the same tenants

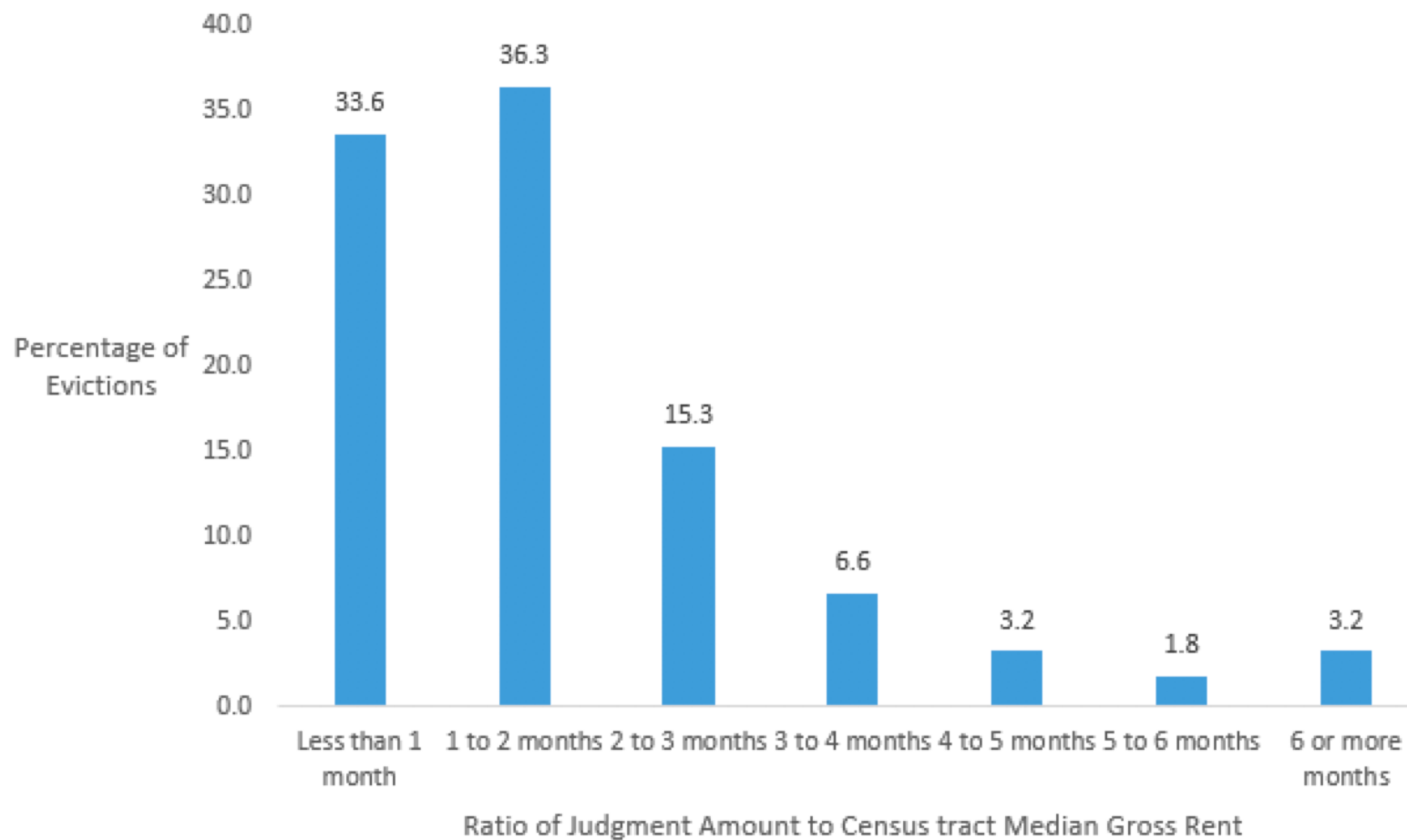
WHAT CAN WE DO?

- Support subsidized housing and emergency rental programs
- Encourage local courts to establish eviction diversion programs
- Invest in tenant relations

WinnCompanies in Boston:

- Evictions cost the company anywhere from **\$4,500 to \$8,000** per household
- They found the cost to preserve a tenancy was closer to **\$2,000**

Over a Third of Families are Evicted for Less than a Month's Rent





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