**Understanding Eviction in {{ features.0.properties.n }}**

A Report generated by The Eviction Lab at Princeton University

For more information, go to [www.evictionlab.org](http://www.evictionlab.org/)

[DATE]

[City / county / state] experienced [NUMBER] of evictions in [MOST RECENT YEAR].

That amounts to [NUMBER] of evictions per day, affecting [NUMBER] of people who live in [City / county / state]. Roughly 1 in [NUMBER] renting homes is evicted every year in [City / county / state]. In neighborhoods where the poverty rate exceeds 20 percent, that ratio is 1 in [NUMBER].

<COMPARATIVE EVICTION RATES>

This is how [City / county / state]’s eviction rate compares to other [Cities / counties / states]:

**{{ features.0.properties.n }} Eviction Rate**

**{{#each features}}**

{{properties.n}} {{properties.er-10}}

{{/each}}

< EVICTION RATES OVER TIME>

**CONSEQUENCES OF EVICTION**

Although the consequences of eviction are many and multidimensional, this testimony focuses on eviction’s consequences for employment, physical health, mental health, material hardship, and neighborhood disadvantage.

**Employment**

Many people think that job loss leads to eviction, but eviction can also lead to job loss. An eviction not only can consume renters’ time, causing them to miss work, it also can consume their thoughts and cause them to make mistakes on the job, and also result in their relocating farther away from their worksite, increasing their likelihood of tardiness and absenteeism. A recent study found that workers who involuntarily lost their housing were roughly 20 percent more likely subsequently lose their jobs, compared to similar workers who did not. These results imply that initiatives promoting housing stability could promote employment stability.

**Physical Health**

Involuntary housing displacement is linked to substandard housing conditions. One explanation for why some poor families live in substandard housing conditions—which among other things harms children’s health—is that they are compelled to do so in the aftermath of an eviction. The American Journal of Public Health has called inadequate housing “a public health crisis.” A significant body of research has linked poor housing conditions to a wide array of health problems, from asthma, lead poisoning, and respiratory complications to developmental delays, heart disease, severe skin diseases, and neurological disorders. These facts are not lost on the poor. A survey of families on the list for rent assistance found that almost half believed their children’s health had suffered on account of the expense or quality of their apartments.

**Mental Health**

Eviction is also negatively associated with mental health. Drawing on the Fragile Families and Child Wellbeing Study—a national, longitudinal survey that follows a birth cohort of about 4,900 new parents and their children living in 20 large cities—one study found that the year following an eviction, mothers are 20 percent more likely to report depression than their peers. Moreover, at least two years after their eviction, mothers still experienced significantly higher rates of depression than their peers. The mental health consequences of what might seem like run-of-the-mill evictions can be fatal. A 2015 study in the American Journal of Public Health examined nearly 1,000 suicides in which eviction or foreclosure were key causal stressors leading to untimely deaths. Most of those deaths occurred before the home was actually lost, but often occurred within two weeks of a court proceeding related to the foreclosure of eviction. Eviction- or foreclosure-related suicides accounted for 10-16% of all financial related suicides recorded in a national database between 2005 and 2010.

**Material Hardship**

The Fragile Families study also documented a large and robust relationship between a recent eviction and increased material hardship, defined as the inability to meet basic food, clothing, and medical needs. Mothers who experienced an eviction in the last year report around one standard deviation higher rates of material hardship than mothers who were matched along many other characteristics but had not experienced eviction. As with depression, mothers’ material hardship may also be affected in the long-term, as significant differences were detected at least two years after the event. If material hardship is a measure of the lived experience of scarcity—assessing, say, hunger or sickness because food or medical care was financially out of reach—then these findings suggest that eviction is a driver of poverty.

**Neighborhood Disadvantage**

Experiencing an eviction is associated with a significant increase in neighborhood poverty and crime rates, relative to voluntary moves. Families involuntarily displaced from their homes often end up in worse neighborhoods, neighborhoods that worsen children’s life chances. An eviction judgment makes it difficult to secure decent housing in a safe neighborhood, as many landlords reject anyone with a recent eviction, even if they have no idea why the eviction occurred.

On an aggregate level, eviction may contribute to neighborhood crime and violence. Preliminary findings show that neighborhoods with higher eviction rates have higher violent crime rates the following year, even controlling for the previous year’s violent crime rate. In these ways, the pains of eviction are felt by more than the individuals who lose their homes. These consequences are borne by entire communities.

**Conclusion**

Forced moves are both prevalent and consequential. If housing instability is a wellspring for multiple social problems, then policy or legal interventions to decrease evictions should benefit families and communities along multiple pros-social dimensions.

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