NEW YORK EVICTION ANALYSIS - METHODS

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New York State

Demographics of renters and homeowners

We used 2022 1-year estimate data from the American Community Survey (ACS) to calculate the percentage of households that rent vs. own their home by race.[1] Percentage owner-occupied was calculated by dividing the number of owner-occupied housing units by the number of occupied housing units. Percentage renter-occupied was calculated by dividing the number of renter-occupied housing units by the number of occupied housing units.

County-level analysis

For the county-level analysis, we aimed to assess the relationship between a county's percentage of Black renters and its rate of total residential eviction filings and residential holdover eviction filings. We obtained 2022 residential eviction filing data (total residential eviction filings and holdover residential eviction filings) by county from the New York State Unified Court System Statewide Eviction database.[2] We obtained 2021 5-year estimate data on percentage of Black renters by county from the ACS.[3]

First, we calculated the number of residential holdover eviction filings as a percentage of total residential eviction filings and determined that 18.6% of all residential eviction filings in New York State in 2022 were holdover eviction filings.

Next, we calculated the rate of residential eviction filings and residential holdover eviction filings by dividing the number of filings by the total number of renter-occupied housing units in the county. The rates reflect the number of filings per 100 renter-occupied housing units. We calculated the percentage of Black renters in a county by dividing the number of Black renter-occupied housing units by the number of total renter-occupied housing units.

To model the relationship between percentage of Black renters and rate of eviction filings, we fit a Poisson regression model and a negative binomial regression model, which are both used to model rate data. The Poisson model showed evidence of overdispersion and the negative binomial model showed smaller residuals and a better model fit. As a result, we used the negative binomial model for the final analysis. The unit of change for the analysis was a 10-percentage-point change in the percentage of Black renters.

The results from the model showed that New York counties with a higher percentage of Black renters face a higher rate of total residential eviction filings and residential holdover eviction filings (Table 1). A 10-percentage-point increase in the percent of Black renters in a county was associated with a 55% increase (95% CI: 27%, 90%) in the rate of total residential eviction filings and a 33% increase (95% CI: 9%, 65%) in the rate of residential holdover eviction filings.

Table 1. New York state county-level association between percentage of Black renters and eviction filing rates

	n	Estimate	95% CI
Residential eviction filing rate	42	1.55	1.27, 1.90
Residential holdover eviction filing rate	42	1.33	1.09, 1.65

[1] https://data.census.gov/table/ACSST5Y2021.S2502?q=S2502&g=040XX00US36,36$0500000.

[2] https://app.powerbigov.us/view?r=eyJrIjoiZGE3NzljYmItYTBmZC00OGI2LTliYTgtYzY5ZjI0N2U0MWYxIiwidCI6IjM0NTZmZTkyLWNiZDEtNDA2ZC1NWEzLTUzNjRiZWMwYTgzMyJ9.

[3] https://data.census.gov/table/ACSST5Y2021.S2502?q=S2502&g=040XX00US36,36$0500000&tp=true.