NEW YORK EVICTION ANALYSIS - METHODS

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November 2023

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

ZIP code-level analysis

For the ZIP code-level analysis, we aimed to assess the same relationship between percentage of Black renters and rate of eviction filings, but at the ZIP code-level for ZIP codes with available data. We obtained 2022 residential eviction filing data (total residential eviction filings and holdover residential eviction filings) by ZIP code from the New York State Unified Court System Statewide Eviction database.[4] We obtained 2021 5-year estimate data on percentage of Black renters by ZIP code from the ACS.[5] We excluded ZIP codes with 100 or fewer rental units.

We used the same approach as the county-level analysis to calculate the rate of residential eviction filings, the rate of residential holdover eviction filings, and the percentage of Black renters. We again fit a Poisson model and a negative binomial model, and the negative binomial model was a better model fit. The unit of change for the analysis was a 10-percentage-point change in the percentage of Black renters.

The results from the model again showed that New York ZIP codes with a higher percentage of Black renters face a higher rate of total residential eviction filings and residential holdover eviction filings (Table 2). A 10-percentage-point increase in the percent of Black renters in a ZIP code was associated with a 19% increase in the rate of total residential eviction filings and a 11% increase in the rate of residential holdover eviction filings.

Table 2. New York state ZIP code-level association between percentage of Black renters and eviction filing rates

	n	Estimate	95% CI
Residential eviction filing rate	501	1.19	1.15, 1.23
Residential holdover eviction filing rate	481	1.11	1.08, 1.14

Pressure to move due to threat of eviction

To assess the extent to which families in New York feel pressure to move due to the threat of eviction by race, we used the most recent available data from the U.S. Census Household Pulse Survey (September 20 – October 2, 2023).[6] The survey question was: "Thinking of all the places you've lived during the **last six months**, did you ever feel pressure to move due to any of the following reasons? *Select all that apply.*" The reasons provided were: Because the landlord raised the rent; because you missed a rent payment and you thought you would be evicted; because the landlord did not make repairs; because you were threatened with eviction or told to leave by your landlord; because your landlord changed the locks, removed your belongings, or shut off your utilities; because the neighborhood was dangerous; some other pressure; did not feel pressure to move.

We calculated the percentage of residents who felt pressure to move because they were threatened with eviction by race by dividing the number of survey participants who selected "because you were threatened with eviction or told to leave by your landlord" by the total number of participants who responded to the question by race.

New York City

ZIP code-level analysis

To assess the relationship between percentage of Black renters in a neighborhood and the rate of executed evictions, we obtained eviction data from the New York City Open Data Portal.[7] We used the data to obtain the number of executed residential evictions in 2022 by ZIP code. We converted this to a rate by dividing by the total number of renter units by ZIP code (obtained from the ACS).[8]

We again fit a Poisson model and a negative binomial model, and the negative binomial model was a better model fit. 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 in New York City, ZIP codes with a higher percentage of Black renters face a higher rate of residential evictions (Table 3). A 10-percentage-point increase in the percent of Black renters in a ZIP code was associated with a 17% increase in the rate of residential evictions.

Table 2. New York City ZIP code-level association between percentage of Black renters and eviction filing rates

	n	Estimate	95% CI
Residential executed evictions	173	1.17	1.13, 1.22

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

[2] https://app.powerbigov.us/view?r=eyJrIjoiZGE3NzljYmItYTBmZC00OGI2LTliYTgtYzY5ZjI0N2U0MWYxIiwidCI6IjM0NTZmZTkyLWNiZDEtNDA2ZC1iNWEzLTUzNjRiZWMwYTgzMyJ9.

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

[4] https://app.powerbigov.us/view?r=eyJrIjoiZGE3NzljYmItYTBmZC00OGI2LTliYTgtYzY5ZjI0N2U0MWYxIiwidCI6IjM0NTZmZTkyLWNiZDEtNDA2ZC1iNWEzLTUzNjRiZWMwYTgzMyJ9.

[5] https://data.census.gov/table?q=S2502&g=860XX00US10001&tp=true.

[6] https://www.census.gov/data/tables/2023/demo/hhp/hhp62.html.

[7] https://data.cityofnewyork.us/City-Government/Evictions/6z8x-wfk4.

[8] https://data.census.gov/table?q=S2502&g=860XX00US10001&tp=true.