



# Exploratory Analysis of Evictions in NY 2017-2022

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# Introduction

## The Client:

- New York City Council
  - **Wants:** To evaluate eviction trends per borough
  - To evaluate evictions pre- and post-Covid
  - **Why:** To better understand the needs of their citizens and where to allocate funds

## The Data:

- Time frame: January 2017 - April 2022
- Boroughs: Bronx, Brooklyn, Manhattan, Queens, Staten Island
- Geographic: Longitude & Latitude



# What we'll cover today

Seasonality of Evictions 2017-2019

Evictions by Boroughs 2017-2019

Impacts of COVID-19 on Eviction Rates 2020-2022

Conclusion

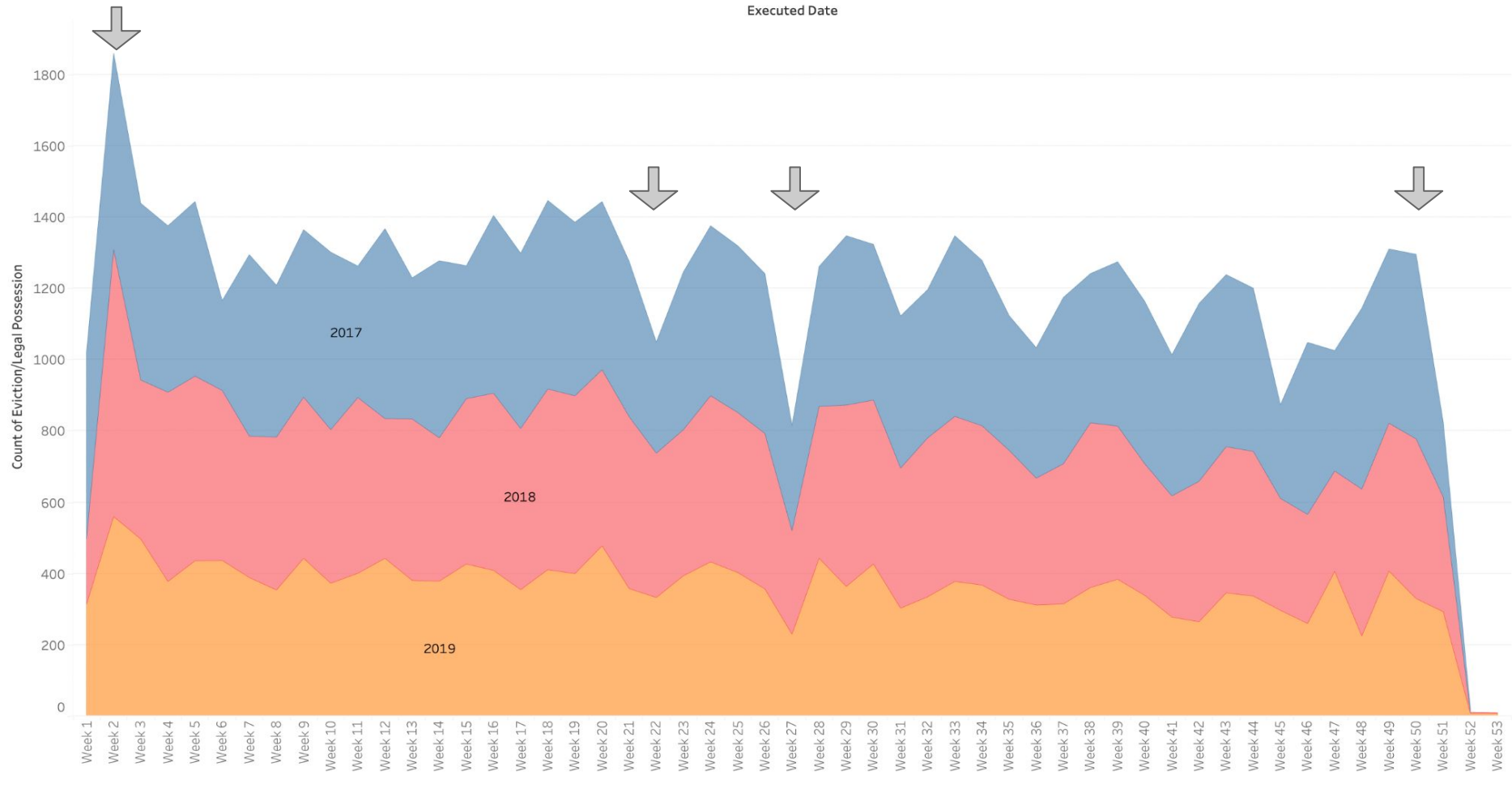
Recommendations



# Seasonality of Evictions



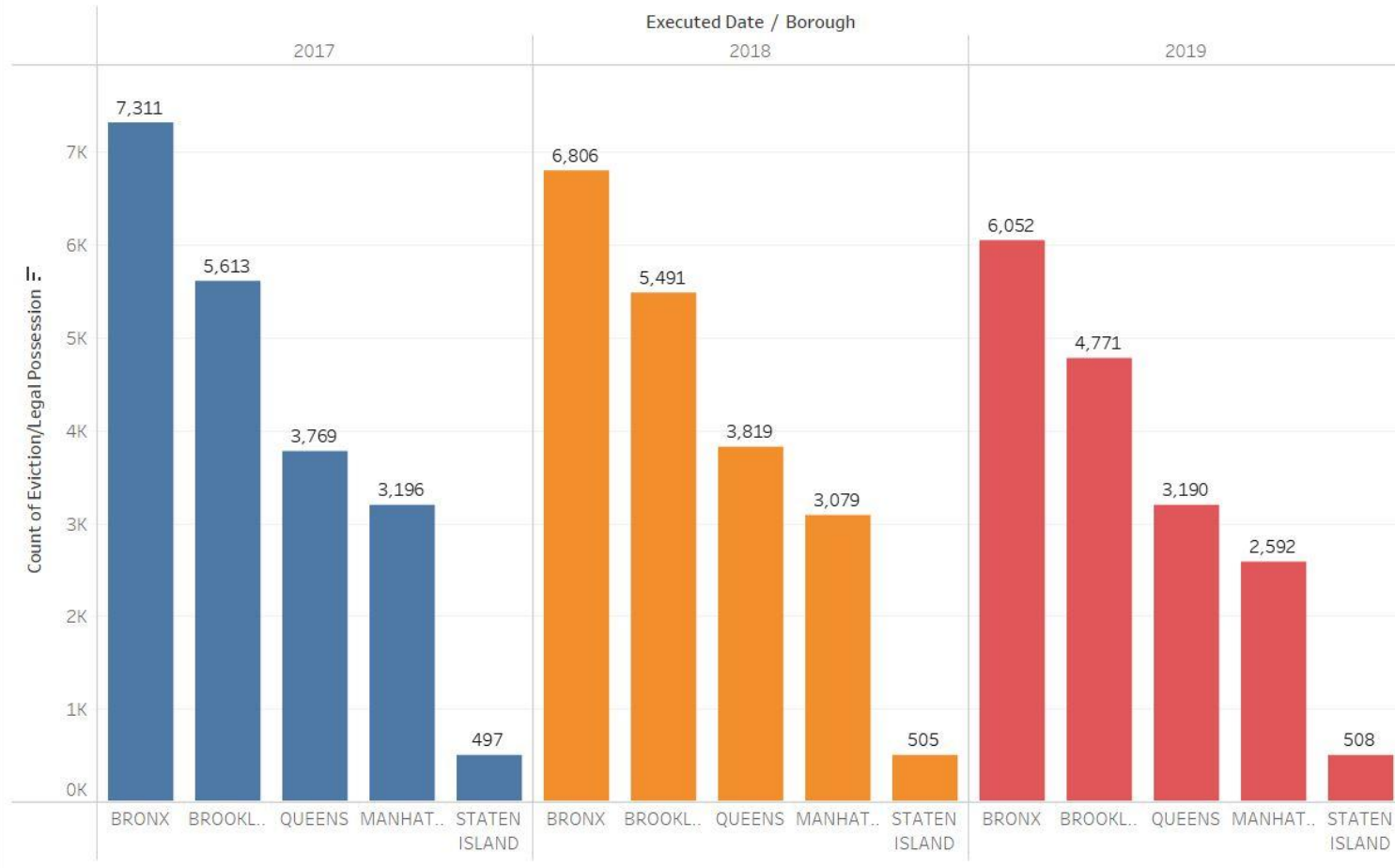
Evictions from 2017-2019 by Seasons



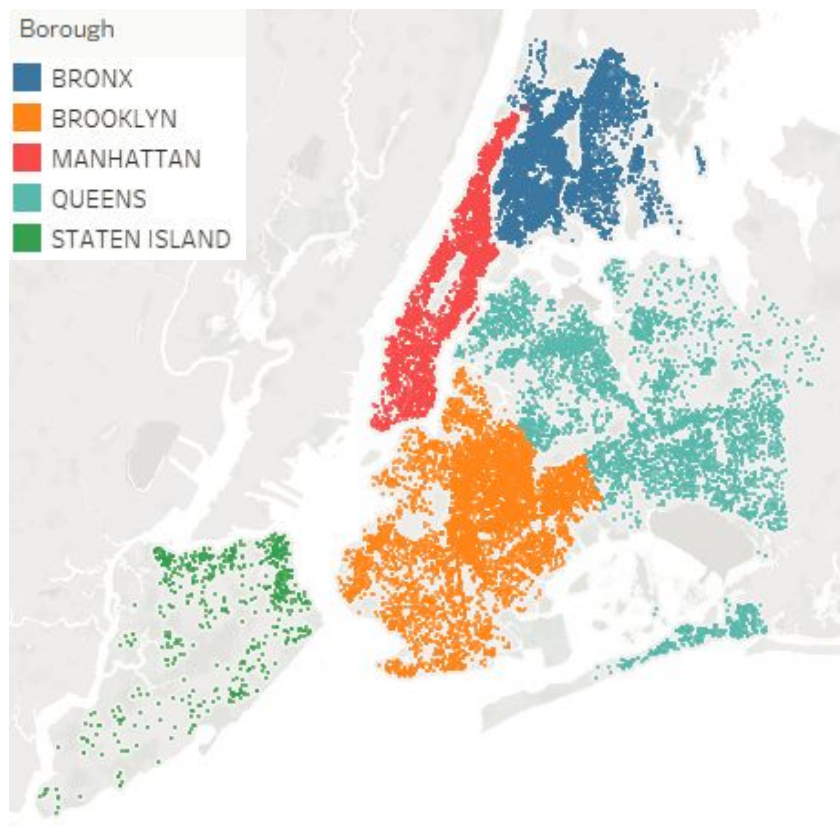
# Evictions by Borough 2017-2019



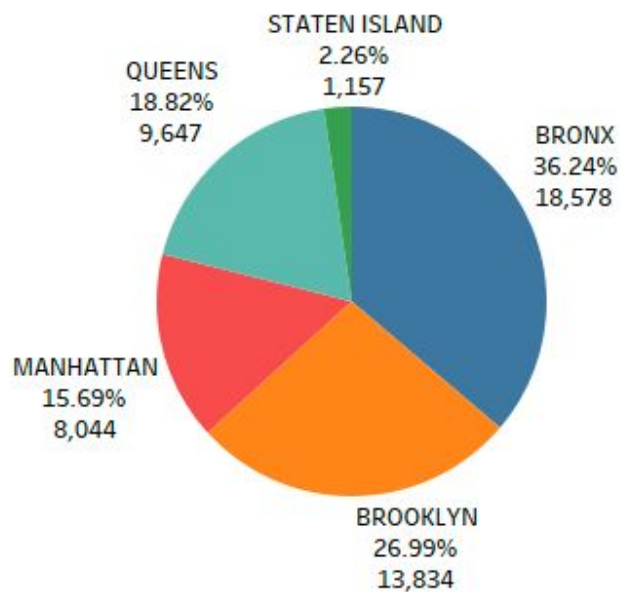
# Number of Evictions/Legal Possessions by Borough in 2017-2019







Percentage of Evictions by Borough 2017-2019





# Ethnicity by Borough 2017-2021

Mutually Exclusive Race / Hispanic Origin <sup>A</sup> / <sub>2</sub> + ▼	Bronx	Brooklyn	Manhatt..	Queens	Staten Island
American Indian and Alas..	3,250	3,368	1,798	6,422	672
Asian alone	54,055	318,686	197,599	612,411	51,101
Black or African American ..	418,083	776,581	202,584	402,236	44,849
Hispanic/Latino (of any ra..	824,402	509,527	428,057	668,079	90,957
Native Hawaiian and Othe..	312	1,136	374	767	0
Some other race alone	13,041	17,855	10,443	47,388	1,052
Two or more races	23,268	88,873	48,396	67,654	10,425
White alone	131,851	996,334	779,876	588,147	294,138



## ZIP Code Area Population Characteristics by 2019 Eviction Filing Rate

	Highest Third	Middle Third	Lowest Third	City
<b>Race &amp; Ethnicity</b>				
Share Asian	6.2%	19.8%	16.6%	13.8%
Share Black	39.5%	18.6%	4.1%	21.9%
Share Hispanic	40.8%	24.9%	19.4%	29.1%
Share White	11.0%	32.9%	57.3%	32.1%
<b>Economic Characteristics</b>				
Poverty Rate	25.1%	16.3%	14.0%	18.9%
Median Renter Income	\$35,391	\$48,182	\$74,386	\$46,918
Share College Educated	23.6%	36.4%	53.7%	37.4%
Median Rent Burden	34.3%	32.2%	27.9%	31.9%

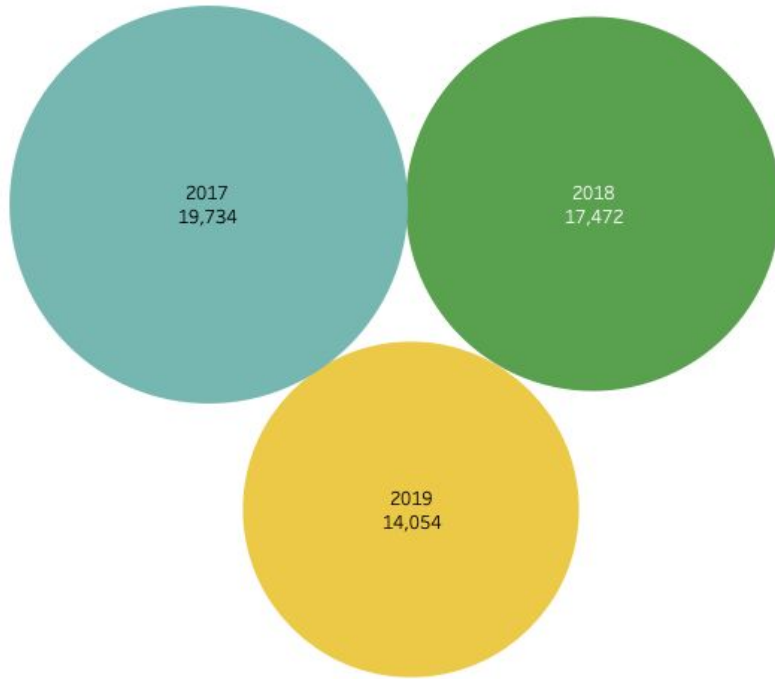
Sources: New York State Office of Court Administration's Universal Case Management System, NYU Furman Center.



# Impacts of COVID-19 on Eviction Rates 2020-2022



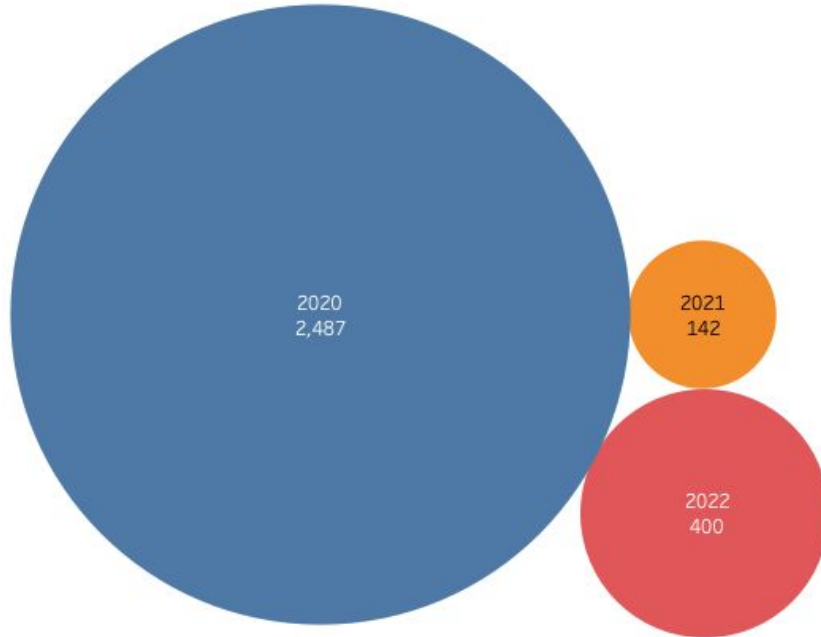
# Pre-Covid years 2017-2019



- Slight decrease in evictions from 2017-2019
- Evictions were in the 14,000-20,000 range

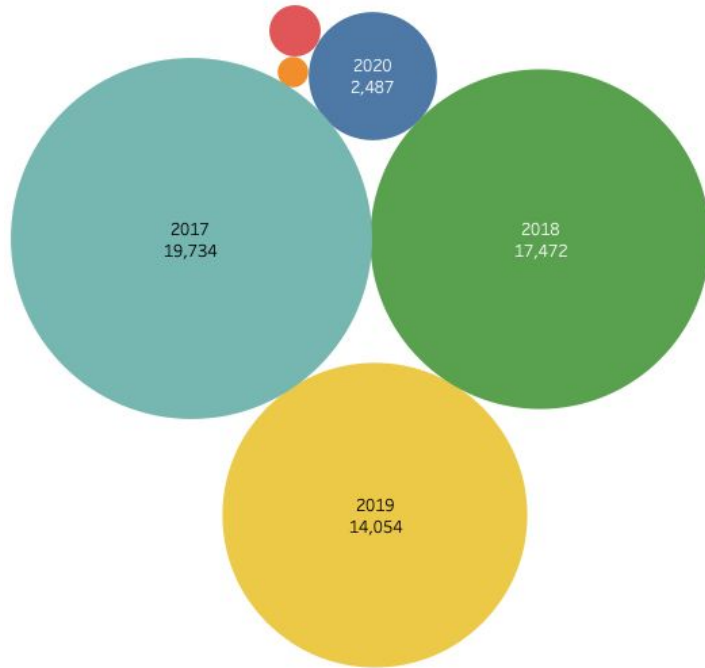


# Covid years 2020-2022



- 2020 had more evictions compared to 2021 and 2022
- Largest number of evictions was in 2020

# Overview 2017-2022



- Programs enacted during covid reduced evictions by 94%

# Conclusions





# Evictions 2017-2019

- Stagnant wages and rising housing cost lead to high amount of evictions
- Many landlords wanted to get rid of tenants living in rent controlled housing
- In 2017, to mitigate increase in evictions and unfair landlord practices, New York rolls out *Right to Counsel*
  - Gives renters facing eviction the right to an attorney in housing court



# Evictions and Demographics

- As represented by the data visualized and further confirmed by data presented by NYU Furman Center we found our inferences regarding evictions and demographics affected to be true
- There is a disproportionate amount of evictions faced by black and hispanic populations as well as lower socio-economic populations compared to the greater population of NYC



# Evictions 2020-2022

- Eviction moratorium (March 7, 2020 - January 15, 2022)
  - Placed hold on evictions during Covid-19 pandemic
- Emergency Rental Assistance Program
  - Covered up to a year and 3 months of rent
  - Provided time for households to fight eviction while placing hold on back pay



# Consequences of evictions

- Leads to:
  - Poor mental health
  - Negatively impacts credit score
  - Makes it harder for household to attain new housing
  - Households can lose possessions
  - Children often have to switch schools
  - Loss of community
  - Job loss



# Recommendations



# Tenant Protections

- Create a permanent rental assistant program
- Develop partnerships with law firms
- Organize lawyers interested in pro-bono cases
- Slow down eviction proceedings
- Enhance accessibility and availability of community knowledge centers to Black and Hispanic communities to obtain consultations with lawyers/experts



# Regulatory

- Require that all households are given the right to legal counsel before and during court proceedings
- Enact “Empty-Housing” tax to decentivize predatory landlord practices
- Require that landlords provide tenants with a 90-day notice period to vacate the property
- Fine will be enacted for non-compliant landlords







Thank you



# Citations

- Pop FactFinder: <https://popfactfinder.planning.nyc.gov/#11.67/40.7198/-73.9515>
- Eviction Lab: <https://evictionlab.org/why-eviction-matters/#eviction-impact>
- NYC Furman Center: <https://furmancenter.org/stateofthecity/view/eviction-filings>

