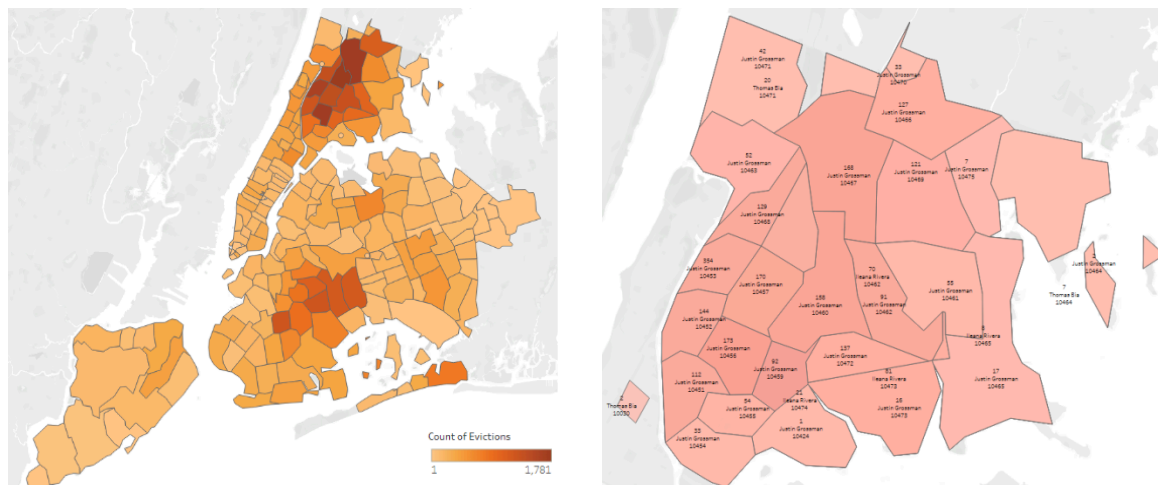


NYC Housing Authority Evictions

C463 Pod A from COOP: Alyssa Ayala, Art Fursenko, Austin Introna, Eddie Li

The **NYC Housing Authority** is a housing program that provides affordable housing to low-income New Yorkers within the five boroughs. Using a dataset listing NYCHA evictions from 2017 to now (though it only goes up to 2022), we will provide the CEO of NYCHA, **Lisa Bova-Hiatt**, with policy recommendations on handling future evictions.

We have found Marshals to be crucial to this discussion. In NYC, **Marshals** are appointed by the Mayor to evict tenants from their homes to give control back to the Landlord by just locking the tenant out (legal possession) or by moving their belongings elsewhere. We have noted the presence of bias in many evictions through the locations Marshals target based on their low-income status, race, and ethnicity.



The above-left heatmap shows the count of evictions in NYC. The **Bronx** is towards the top of NYC with dark spots, so it has postcodes with the most evictions. Going further into the Bronx leads to the above-right heatmap with the postcodes and Marshals. Marshal **Justin Grossman** takes up most of this map, with Marshal **Thomas Bia** taking very little. Justin has the highest number of reported evictions, with a count of 8,888 evictions. Thomas has the second most reported evictions from 2017-2022 with 6,021, separating their difference by 2,867 evictions.

One postcode of interest was 10467, where the **Parkside Housing Projects** resides. Housing projects and other rent-controlled/stabilized apartments in NYC are not protected by NYC's **Good Cause Eviction Law**, leaving the tenants unprotected by biased evictions. Further research showed that surrounding postal codes in the Bronx relative to 10467 (such as 10456, Morissania) have a median annual income of <\$30,000. The number of evictions also increased with a higher percentage of people who identified as black, African American, or Hispanic.

To tackle wrongful evictions, the NYC Marshals should be the main priority. If the Marshals were required to undergo **bias training**, they could become less ignorant during evictions. There should also be an **oversight board** to ensure the Marshals are doing ethical practices. For evictions, the NYCHA should change its eligibility guidelines to make affordable housing accessible to more families, as struggling families may not meet the criteria for a place to live. Struggling families in NYCHA housing should also be informed about any **rent relief** that can provide short-term financial assistance.

With these ideas in mind, Lisa should immediately inform struggling families of **short-term financial support** that could save them from eviction. She should **vet** the Marshals of current evictions to ensure they are trained and follow up on suspicious behavior. By taking these first steps, Lisa will be closer to achieving bias-free evictions and lessening New Yorkers' financial struggles.