



New York City Evictions

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What is Eviction?

In New York State, **an eviction of a tenant is lawful** only if an owner has brought a court proceeding and obtained a judgment of possession from the court.

A sheriff, marshal or constable can carry out a court ordered eviction.

Causes of Evictions

- **Pandemic**
- **Related job losses, underemployment**
- **Rising prices for food, school supplies and other essential (inflation)**
- **Rise Airbnbs -- interests on properties went up.**
- **Financial situation**

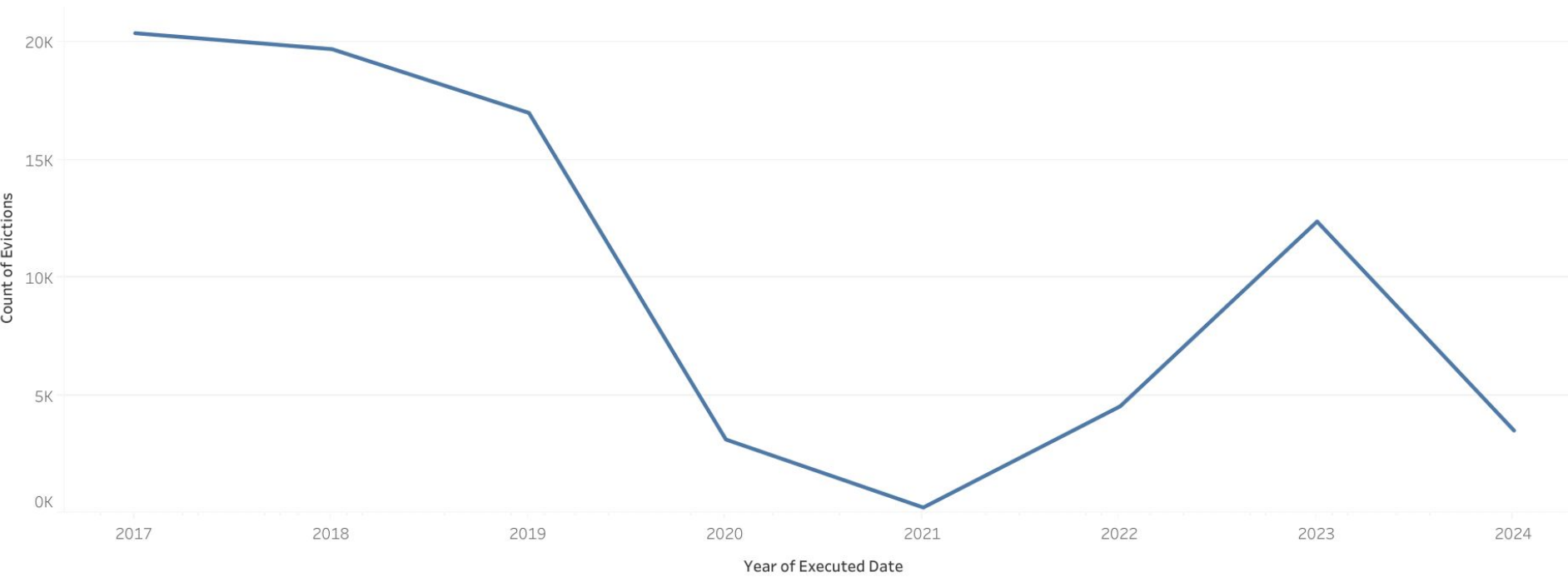


COOP CAREERS INC.
coopcareers.org

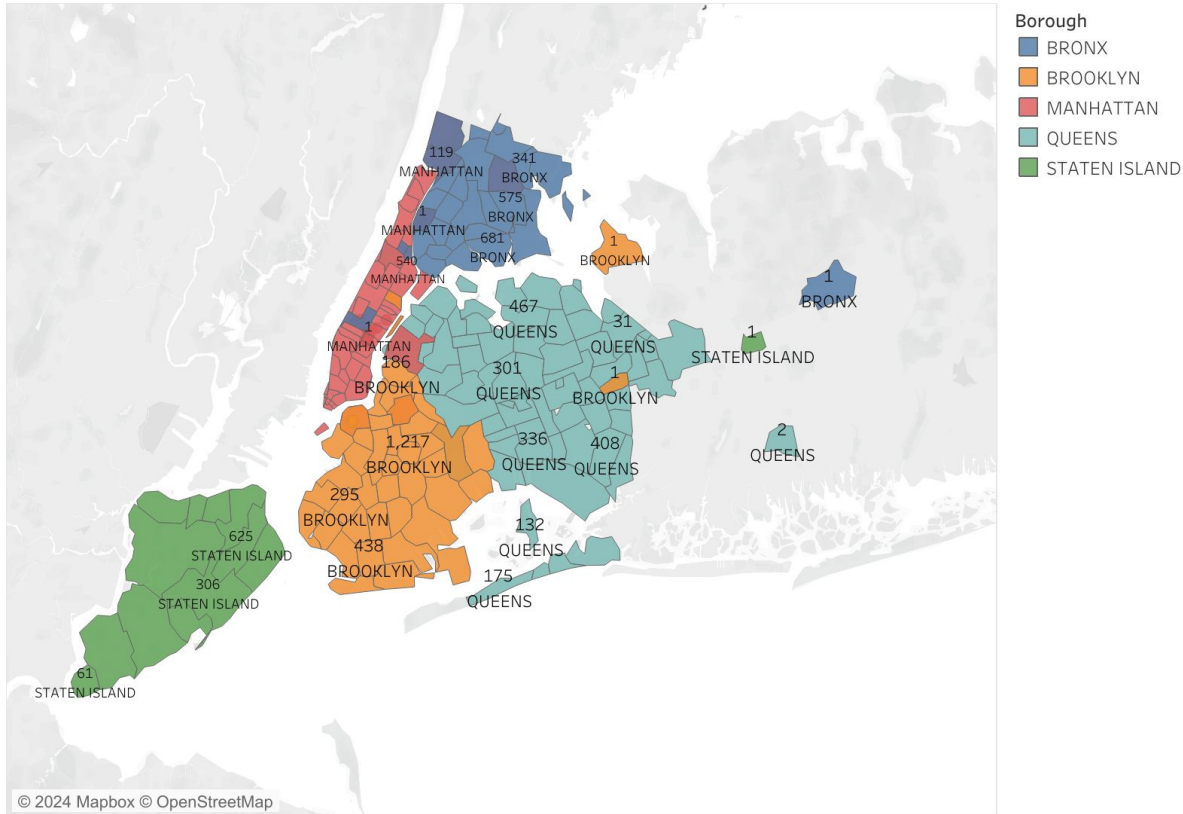
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**How many people are
affected?**

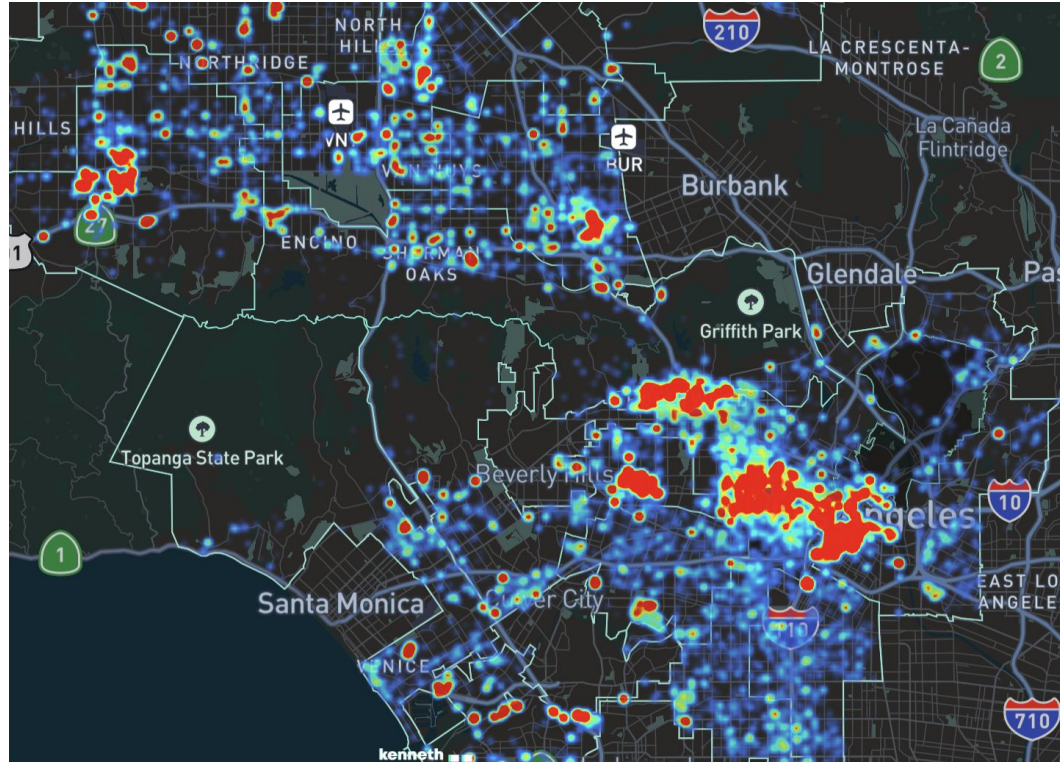
Trend of evictions the past 7 years



New York City Heatmap

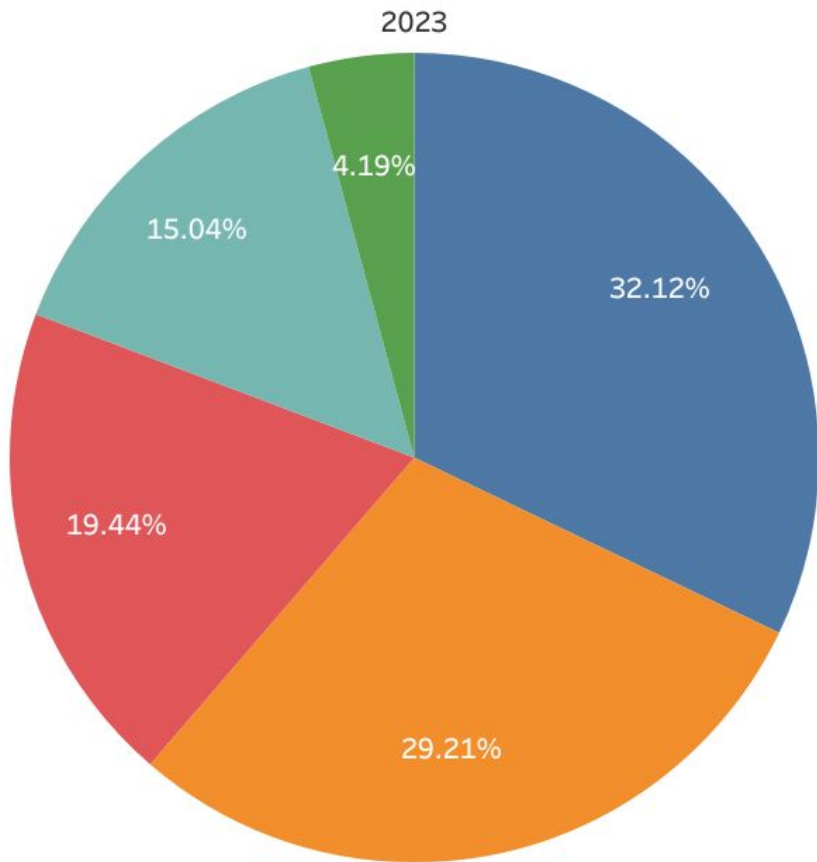
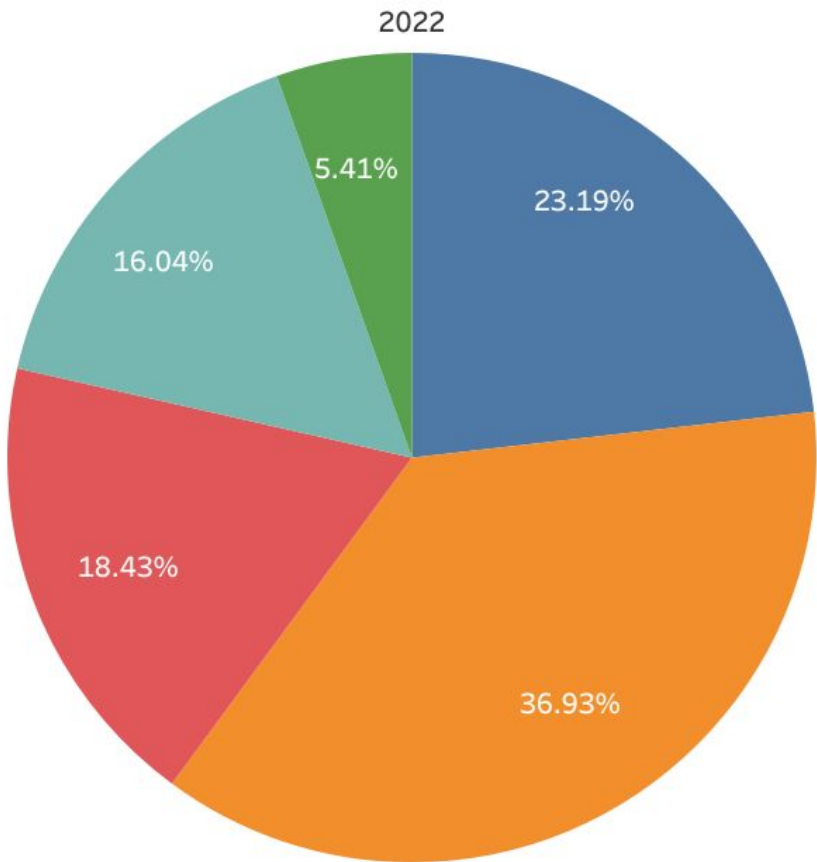


Los Angeles Heatmap

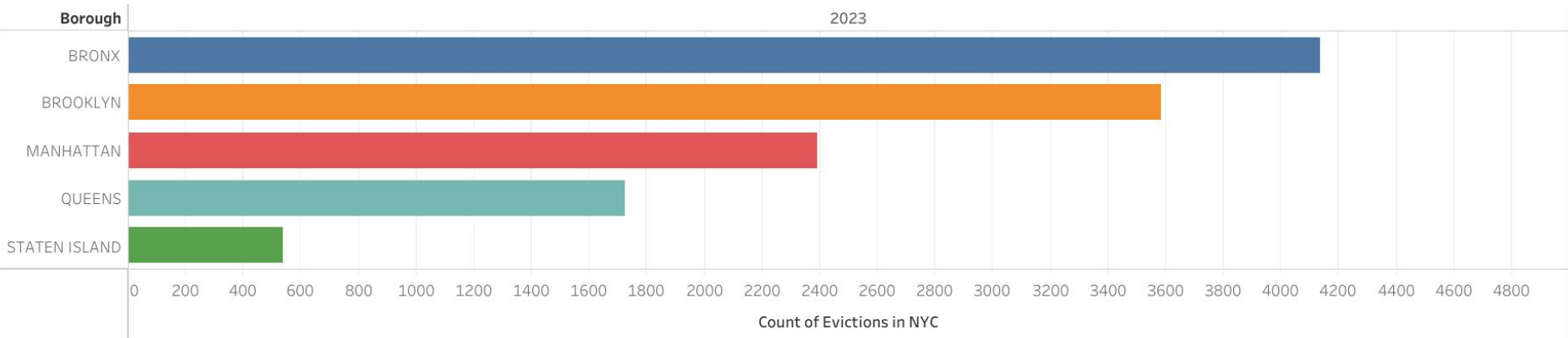
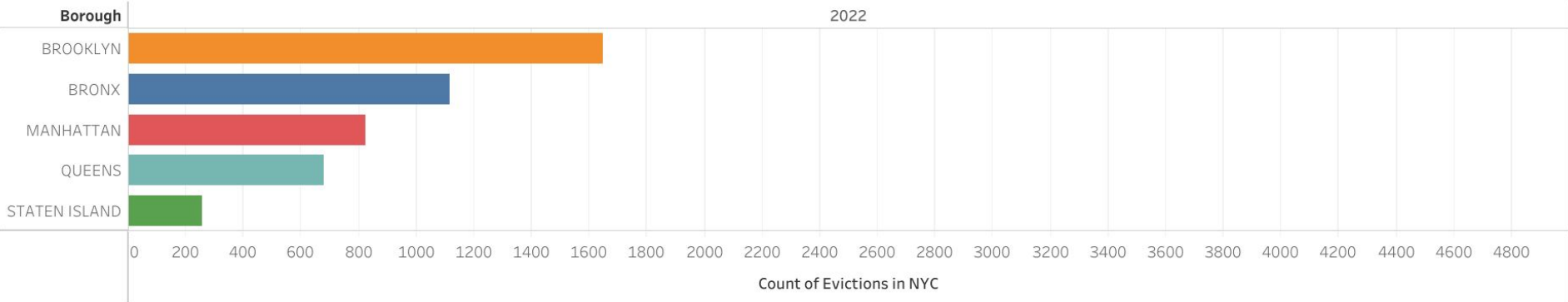


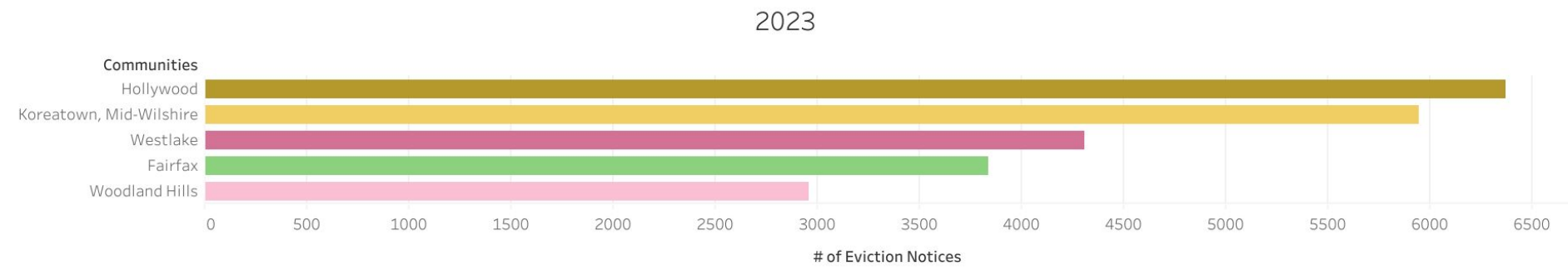
Eviction By Borough

- Borough
- BRONX
 - BROOKLYN
 - MANHATTAN
 - QUEENS
 - STATEN ISLAND



Trend of Evictions





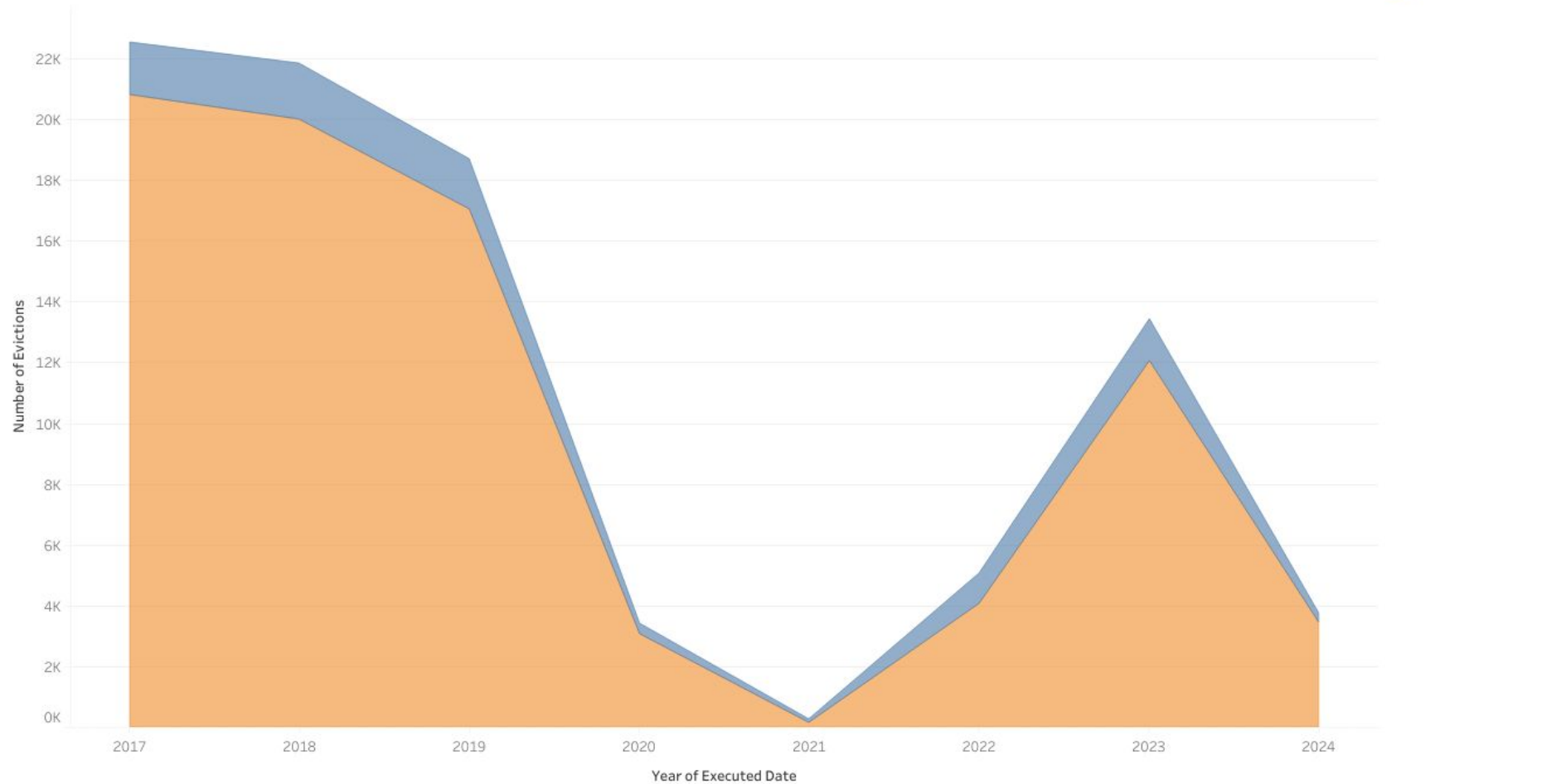
What is the difference between Commercial and Residential Area?

Definitions

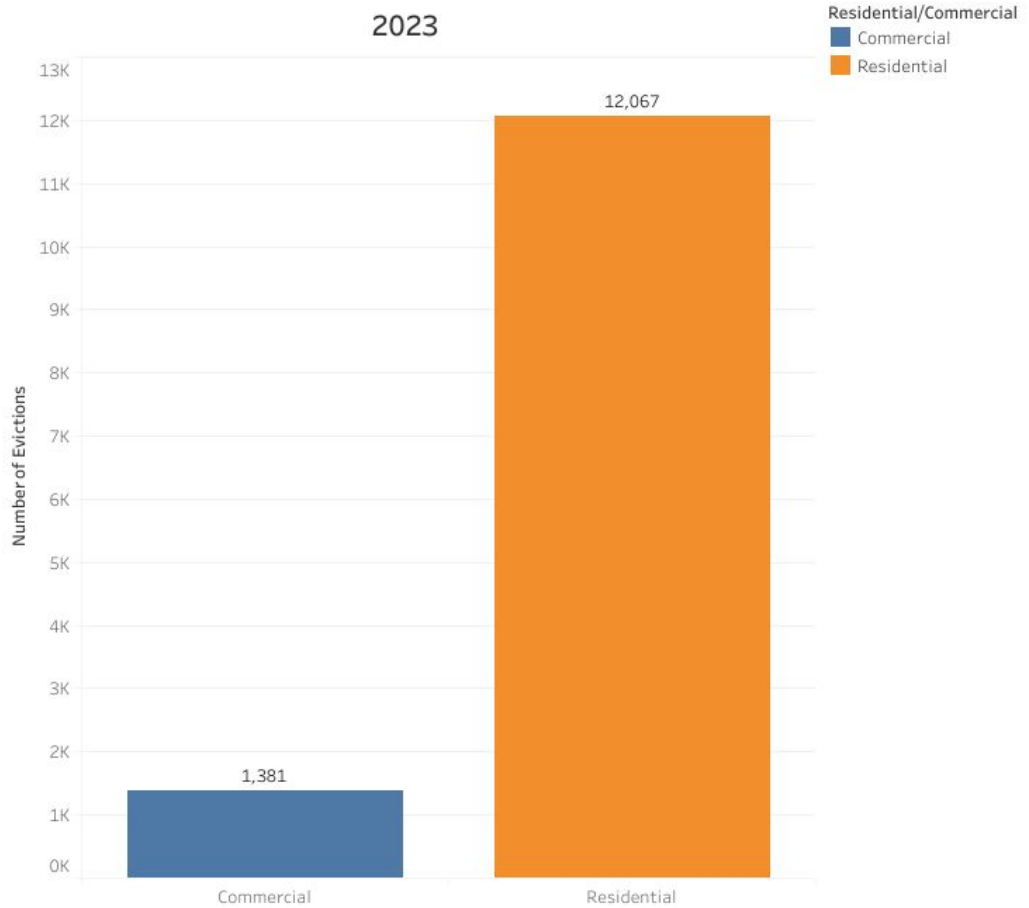
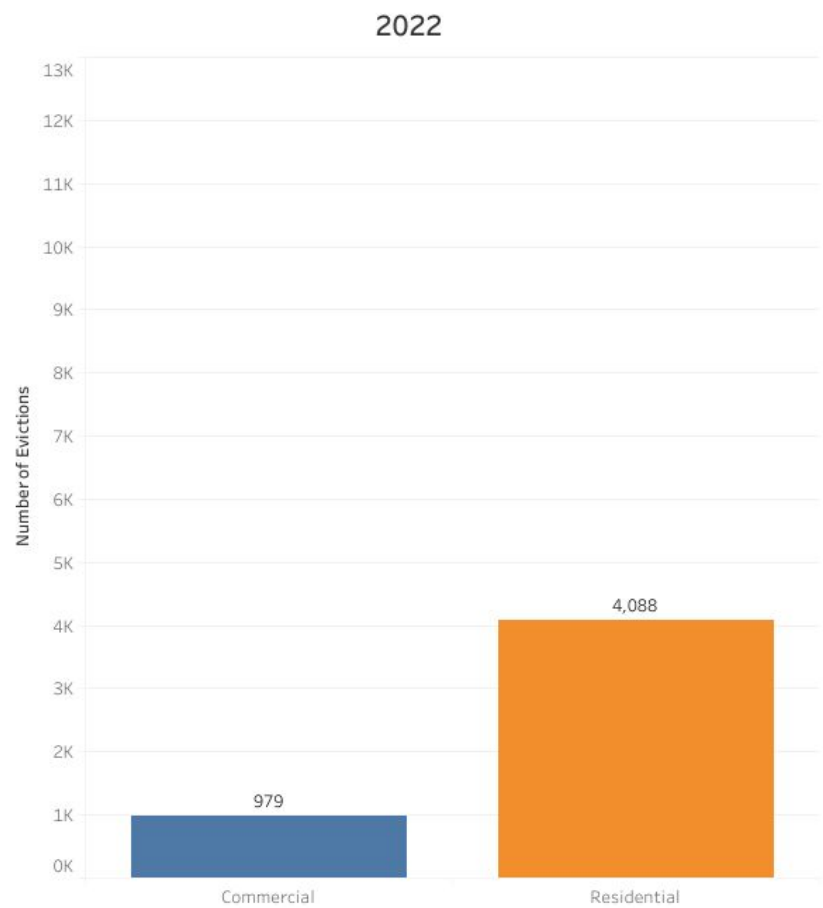
Commercial Area - real estate intended for **use by for-profit businesses**, such as office complexes, shopping malls, service stations, bars and restaurants. It may be purchased outright by a developer for future projects or leased through a real estate broker.

Residential Area - a district where people live; occupied primarily by private residences

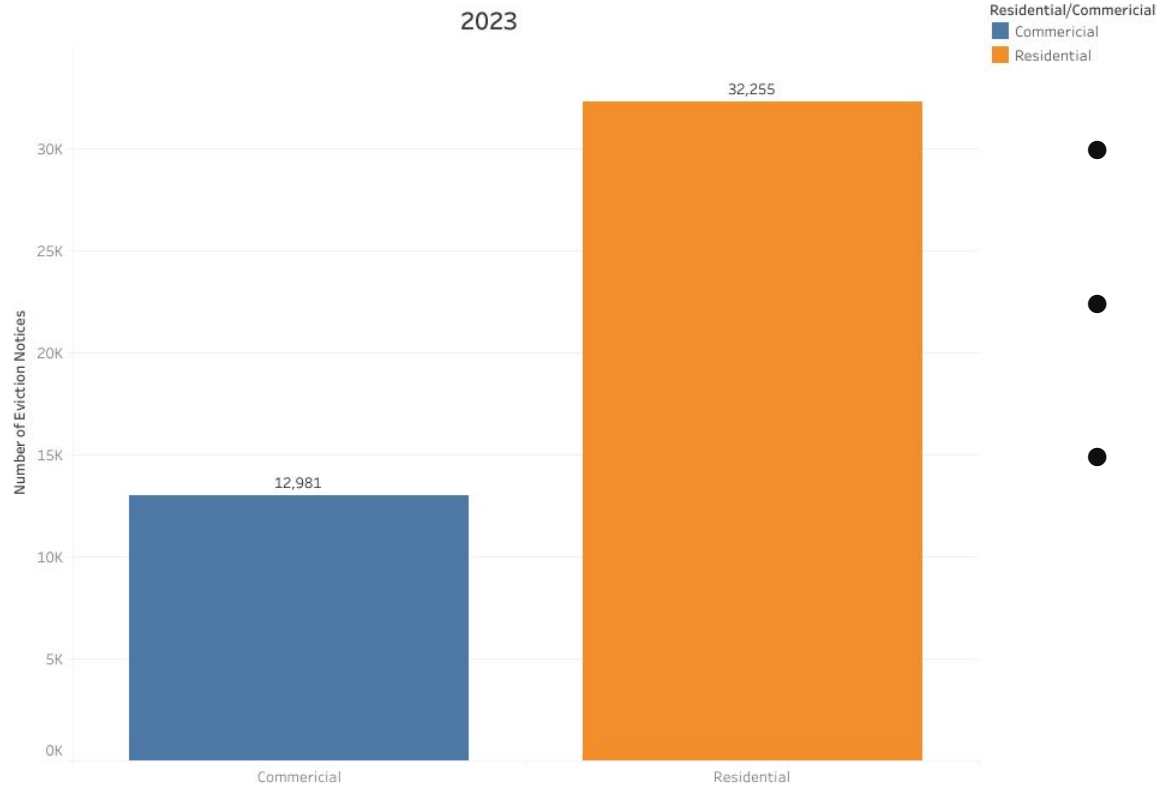
Trend of Commercial/Residential Evictions Over the Past 7 Years



Residential vs. Commercial



LA - Residential vs Commercial



- Where did we get this data from?
- Any similarities/differences to the NYC bar graphs?
- Evictions occur more in Residential Areas

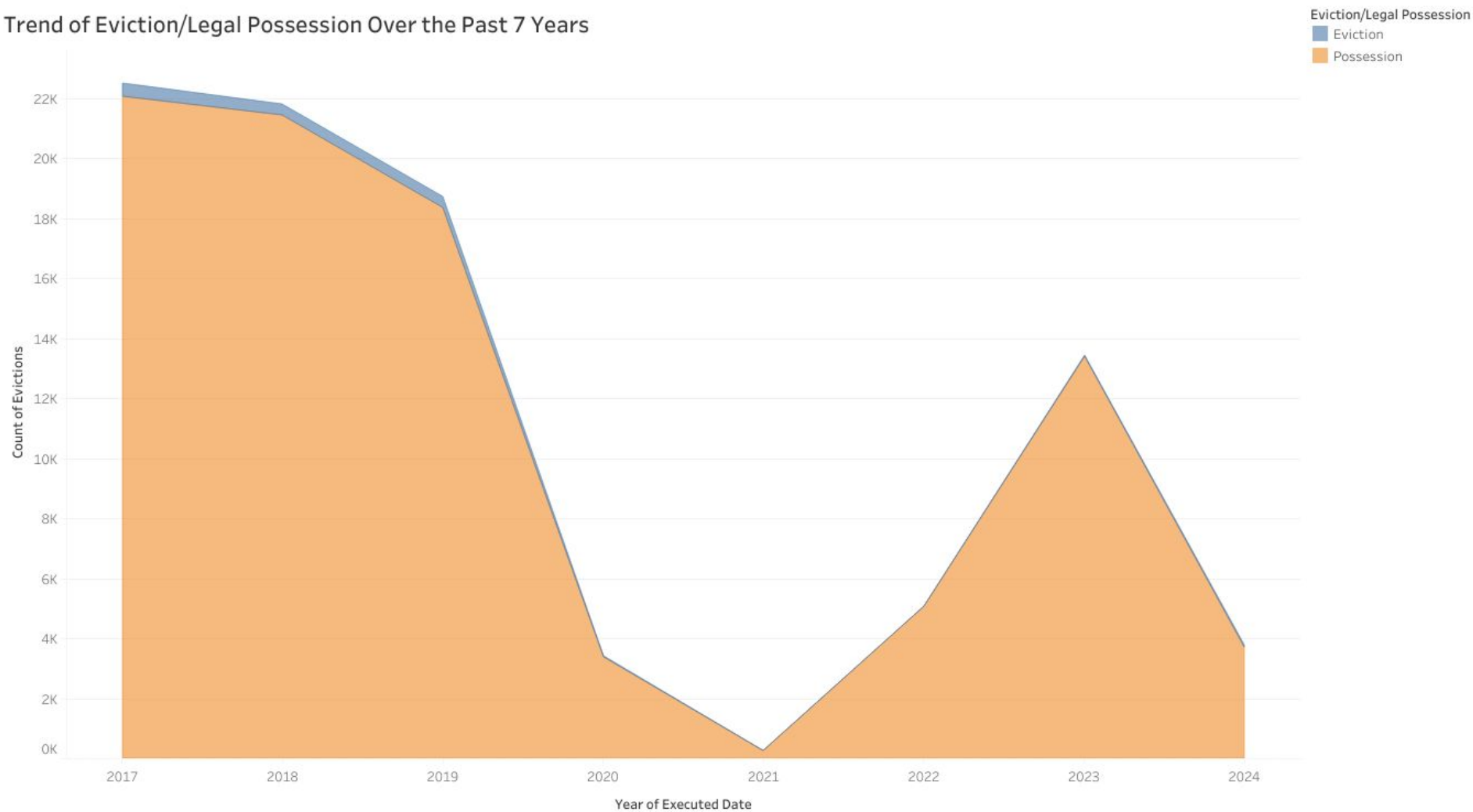
What kind of Evictions Did These Tenants Receive?

Eviction vs Legal Possession

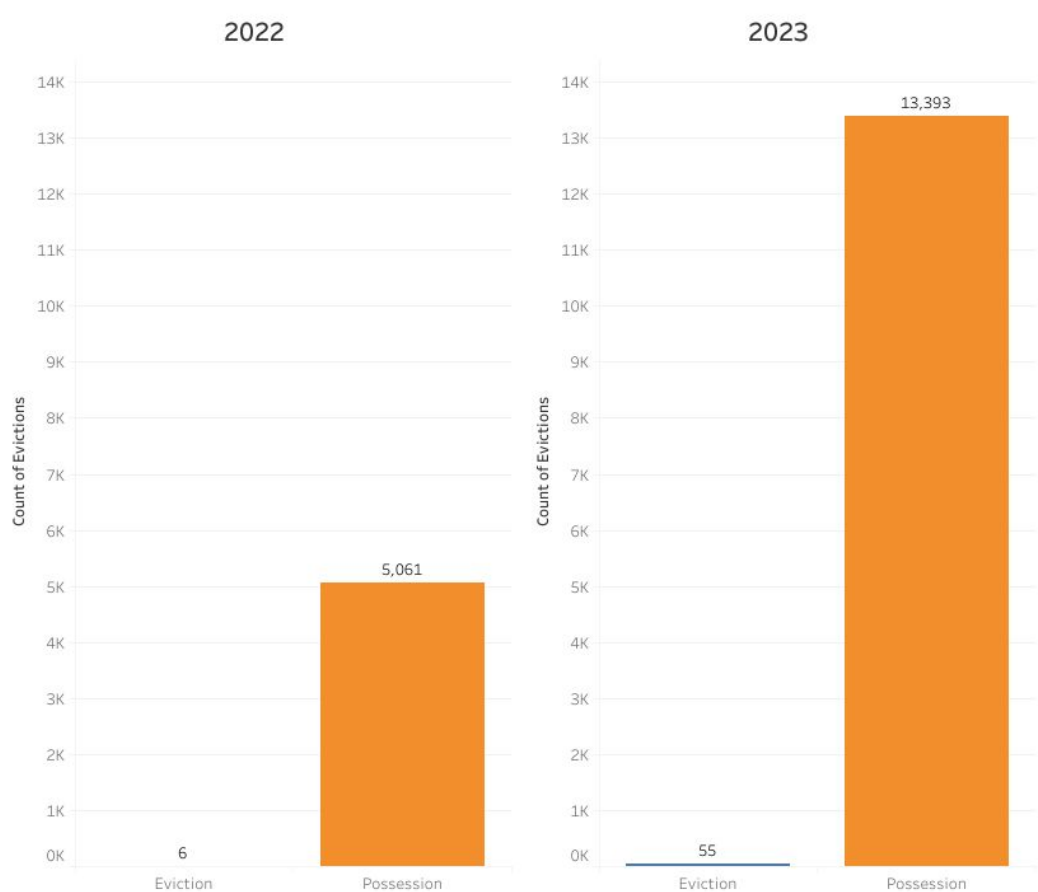
Eviction refers to the legal process of removing a tenant from a property.

Legal possession, on the other hand, refers to the right of a property owner or landlord to lawfully occupy or control their property.

Trend of Eviction/Legal Possession Over the Past 7 Years



Eviction/Legal Possession



- Greater number of Legal Possessions than Evictions
- Legal Possession Process vs Eviction Process
- Why is the number for Evictions so low?

Conclusion

- Eviction is the removal of a tenant by a landlord from a rental property
- Reasoning for evictions: pandemic, un/underemployment, inflation, and increase in property tax
- In 2022, a rapid rise in evictions occurred
- Point of focus: residential areas
- Majority of evictions were legal possessions
- The eviction rate in NYC is lower compared to Los Angeles

Suggestions

Improve housing stability for renters

- Implement Rent Control and Rent Stabilization
 - Strengthen and expand rent control and laws to protect tenants from steep rent increases and unjust evictions
 - Include strict regulations on rent hikes and increase penalties for landlords who violate the regulations

Identify the problem and intervene early

- Ensure accessible housing for lower/middle class
 - Regulate amount of housing properties businesses like Airbnb can own
 - Housing assistance

References

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