



No Place Like Home

An Analysis on Pre and “Post” Pandemic Evictions in Boston

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Sections

1. Background

- What are Evictions?
- Why are people Evicted?

2. Past Evictions

- Where did Evictions happen?

3. Present Evictions

- Where are evictions currently happening?

4. Conclusion

- Do past evictions tell us something about present evictions



Background



- Evictions are a legal process in which a landlord files to remove a tenant from a rental property
- This removal can happen for many reasons
 - Failure to pay rent
 - Violation of lease guidelines
 - Building renovation or demolition
 - Personal use of property by the landlord (no fault eviction)
- Most common eviction reason in Massachusetts is failure to pay rent
- Around December 2020 - January 2021, 20% of renters were behind on rent

Eviction Filings



- Landlords files complaint to court and gives a notice to the tenant informing them of the impending termination of the lease
 - Grace period of 14 days for non-payment of Rent
 - Can be as low as 7 days depending on the lease violation
- Tenant must submit a answer to the court and stand before a judge so that they can make a final decision
 - If the tenant does not show the eviction automatically goes through
- Tenants can still try to negotiate directly with the landlord outside of court
- Otherwise, law enforcement will arrive after the notice period is up to remove the tenant

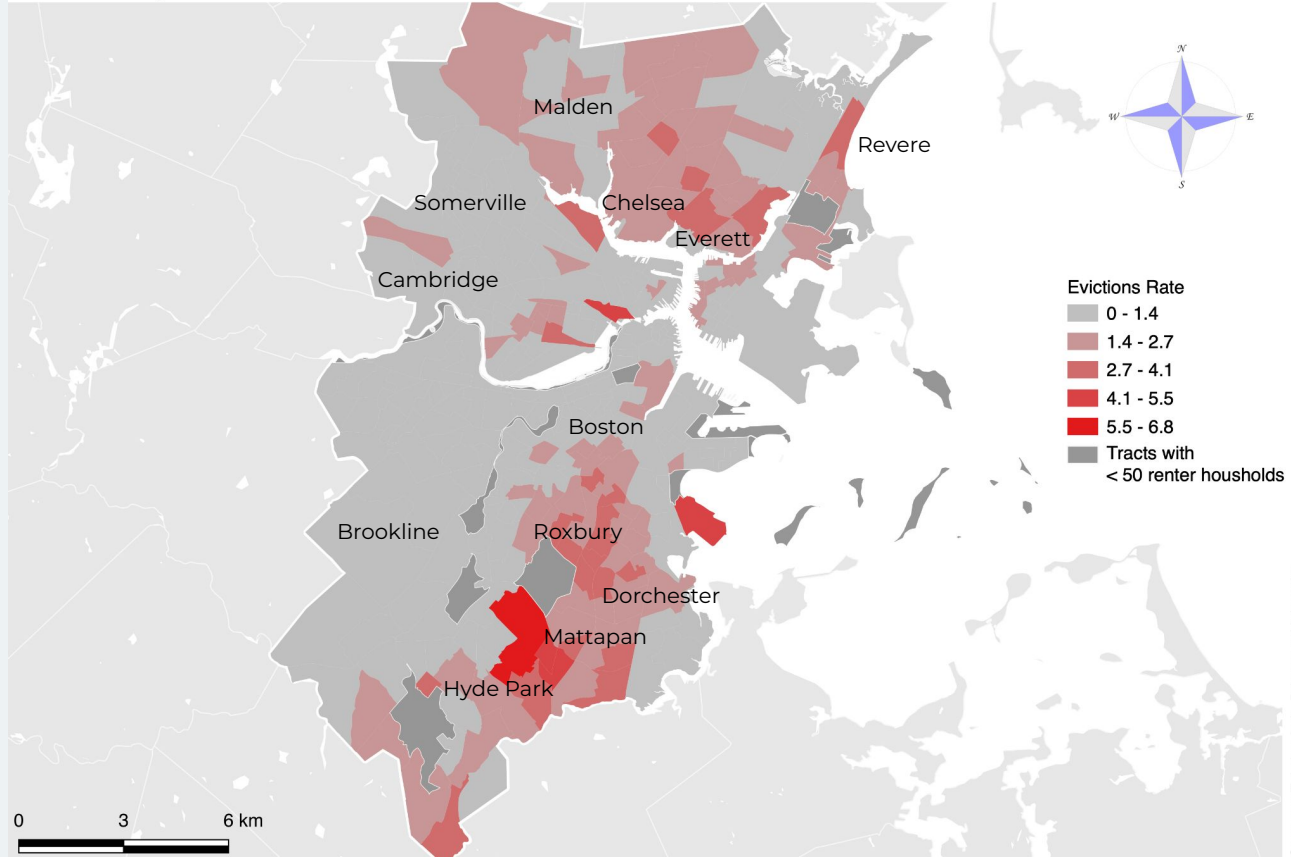
Evictions on the Rise



- From 2003 to 2016, around a million people annually were evicted from their homes
- Around 1 million more evictions were filed each year but never went through
- In the City of Boston, between 2010 and 2019, more than 50,000 evictions were filed to the Housing court
- With the uncertainty of the pandemic, all evictions were put on hold in Massachusetts from April 20 to October 17 2020
- Since then, evictions have been free to continue with just a few tenants qualifying for protection under the CDC moratorium

Eviction Rate in the Greater Boston Core (2016)

Number of Evictions per 100 renter households





Trends?

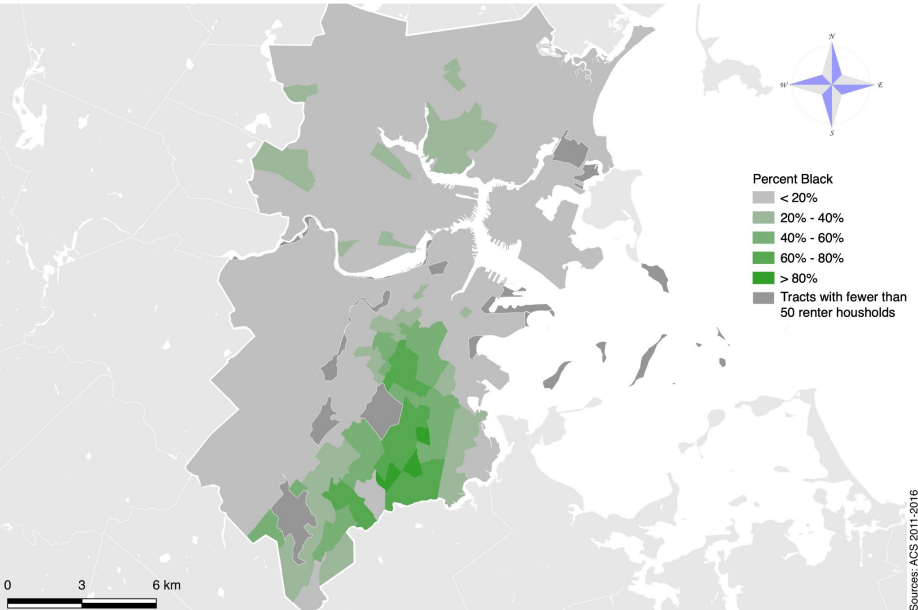
What if any social indicators are there for predicting evictions



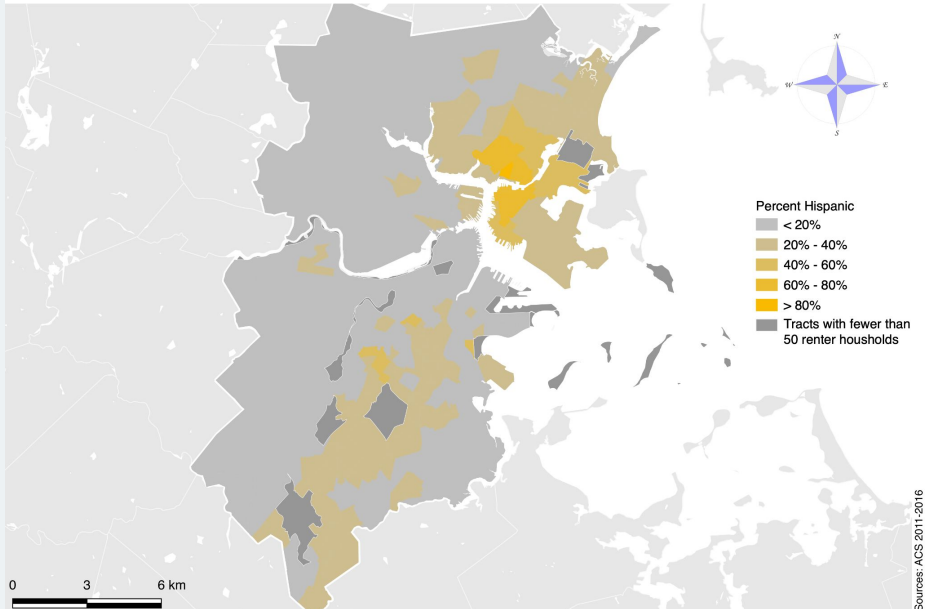
Ethnic Makeup



Black Population by Tract (2016)

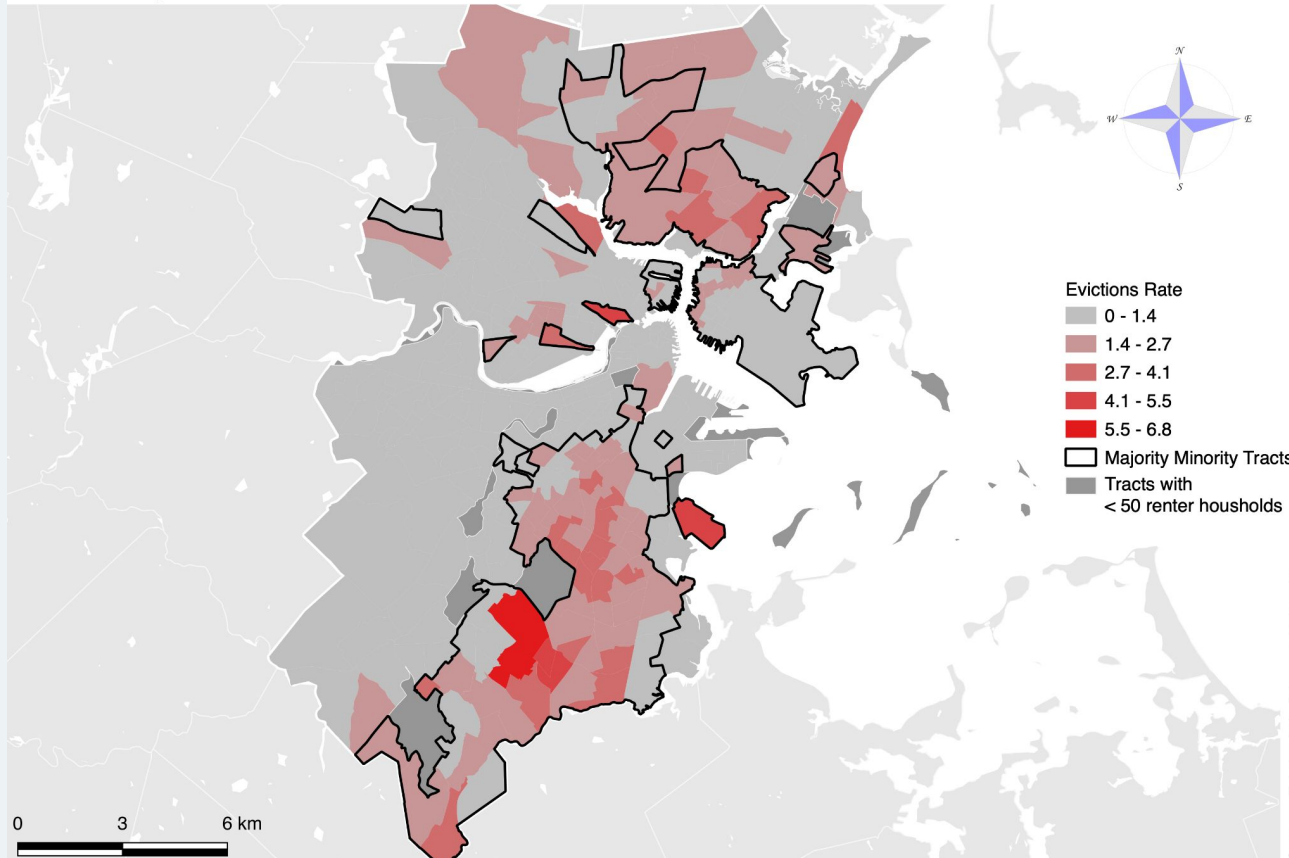


Hispanic Population by Tract (2016)



Eviction Rate in the Greater Boston Core (2016)

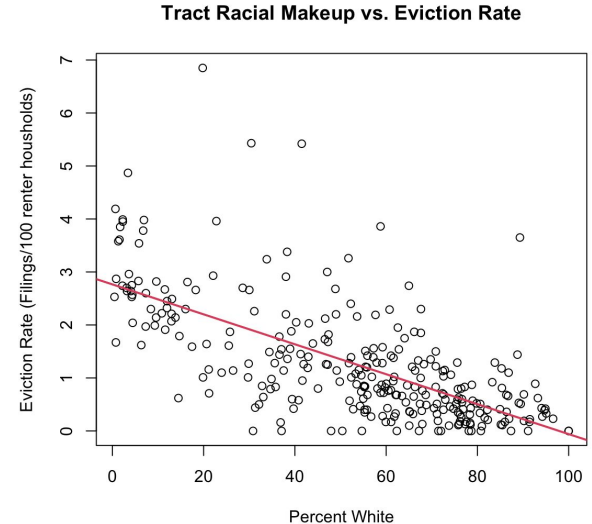
Number of Evictions per 100 renter households



Racial Eviction Trends



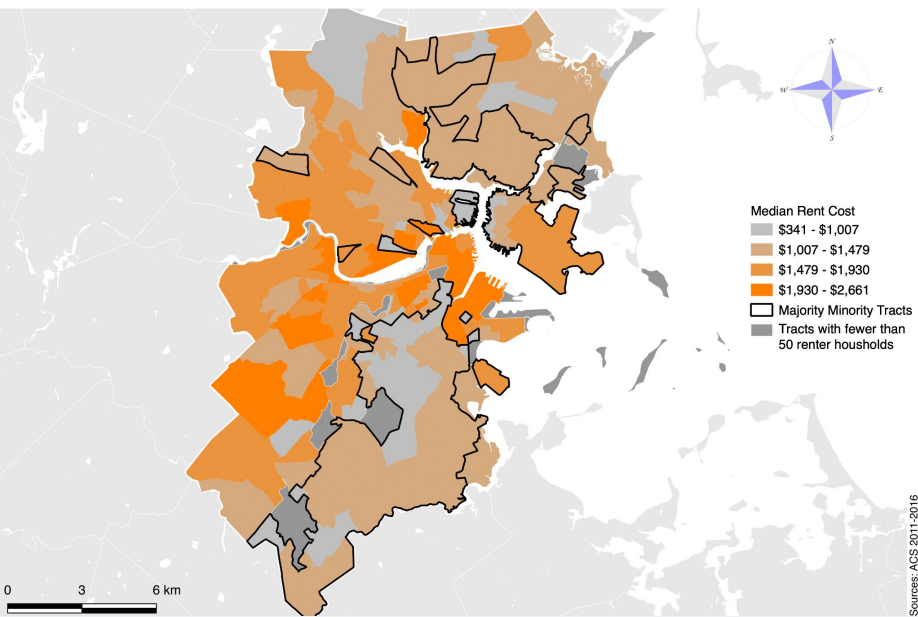
- The overall eviction rate for the Boston core towns was 1.27 eviction filings per 100 renter households
- In white majority tracts, this average was 0.77 filings per 100 households
- In majority minority tracts, this average was 2.09 evictions per 100 households
 - 64% higher than the overall rate
 - 170% higher than the white majority rate



Economic Indicators

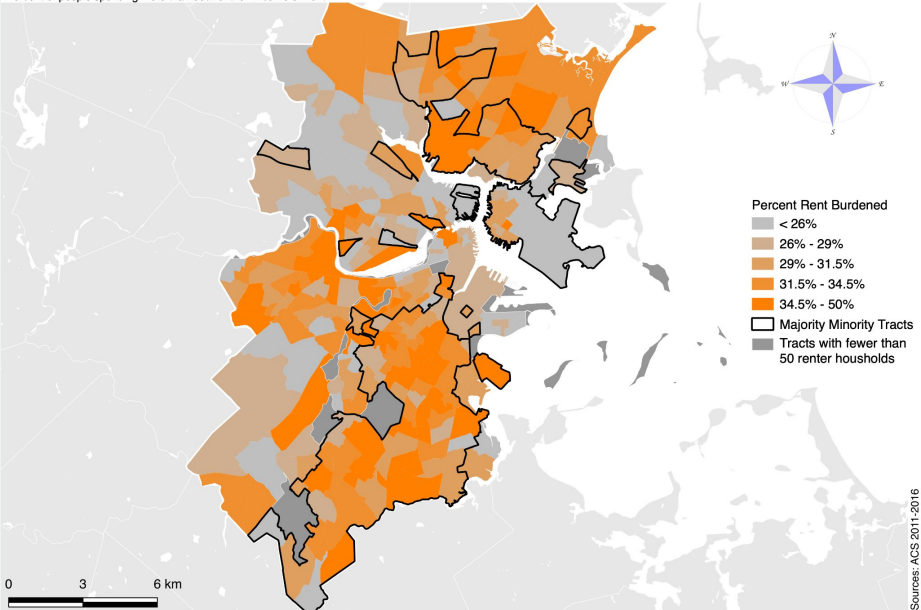


Median Rent in the Greater Boston Core (2011-2016)



Rent Burden in the Greater Boston Core (2011-2016)

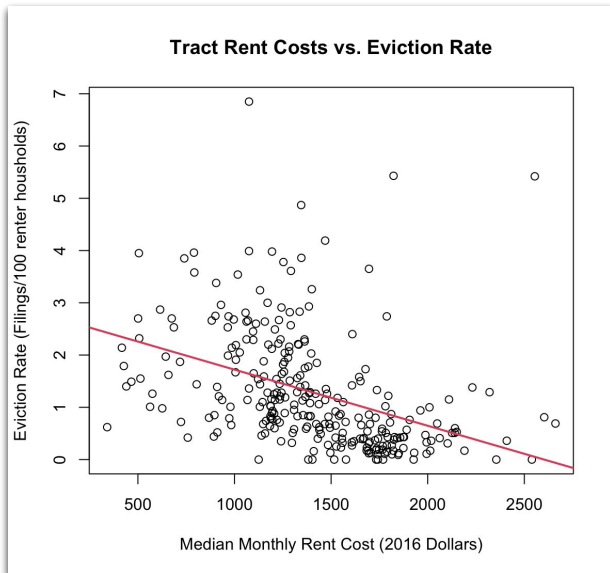
Percent of people spending more than 30% of their income on rent



Economic Indicators



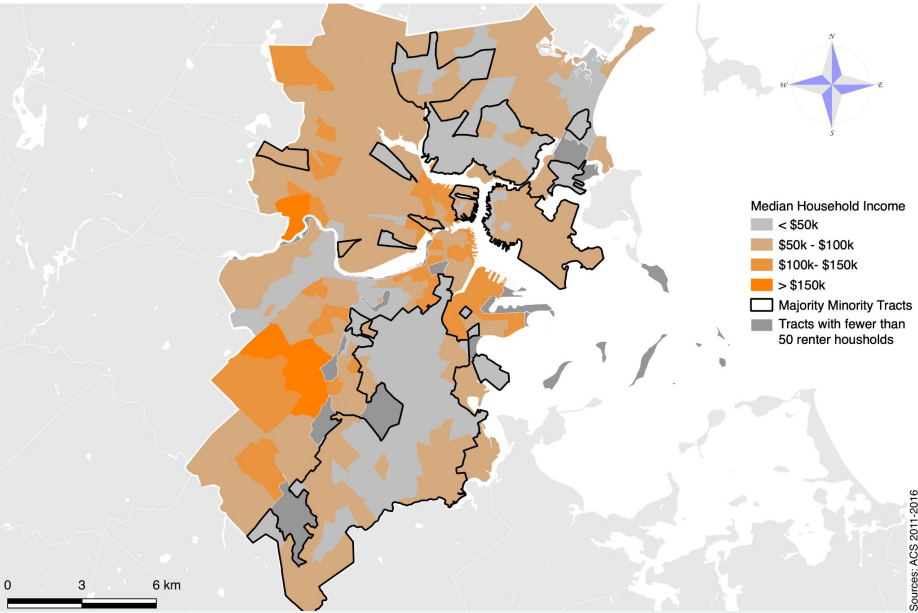
- Both of the characteristics show a loose trend
- Outliers happen since tracts have varying amounts of renter households (from 70 to 3000), so a few evictions in a small tract can create a large outlier



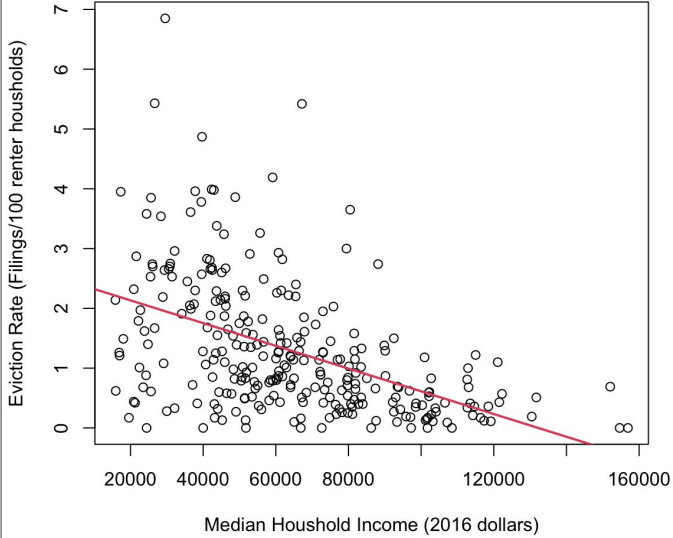
Economic Indicators



Median Household Income in the Greater Boston Core (2011-2016)



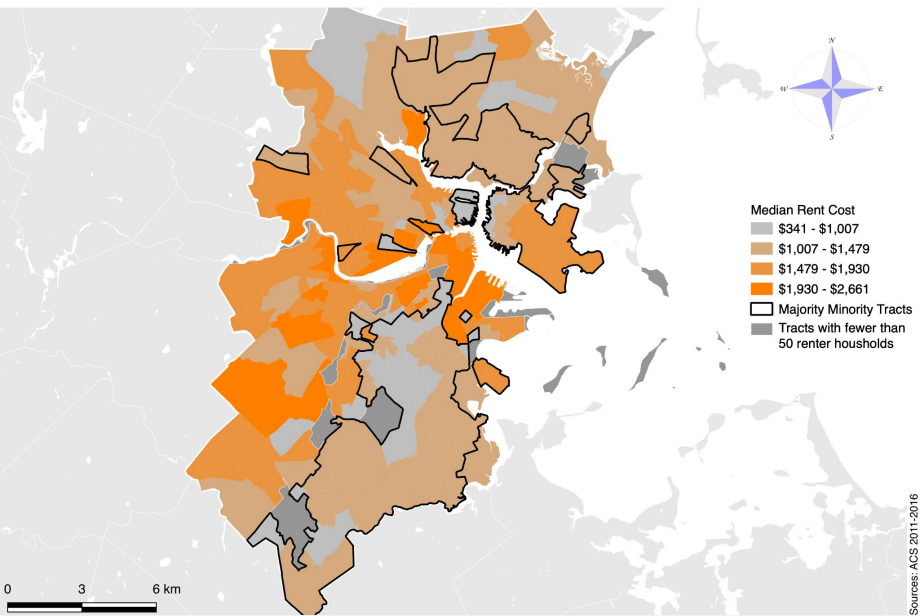
Tract Median Household Income vs. Eviction Rate



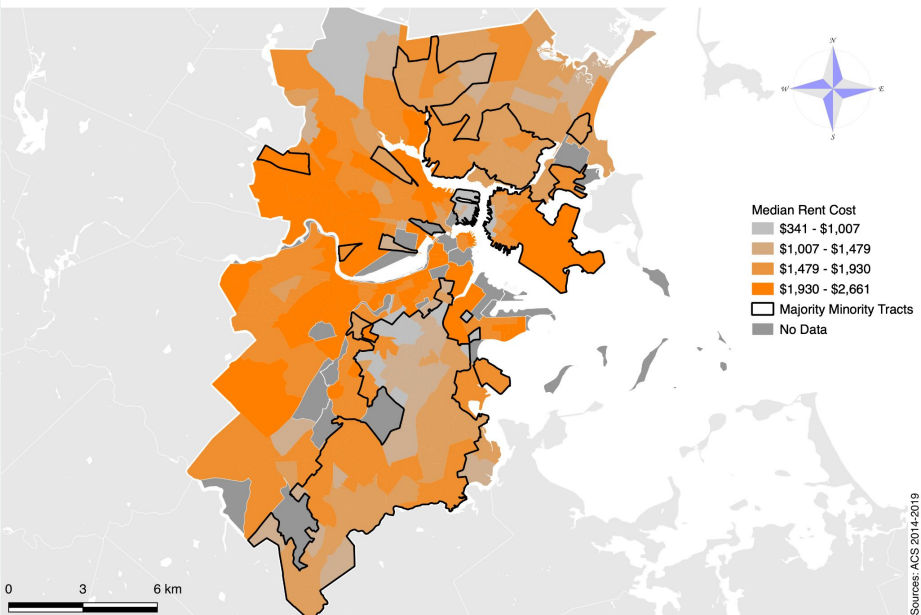
Economic Indicators



Median Rent in the Greater Boston Core (2011-2016)



Median Rent in the Greater Boston Core (2014-2019)

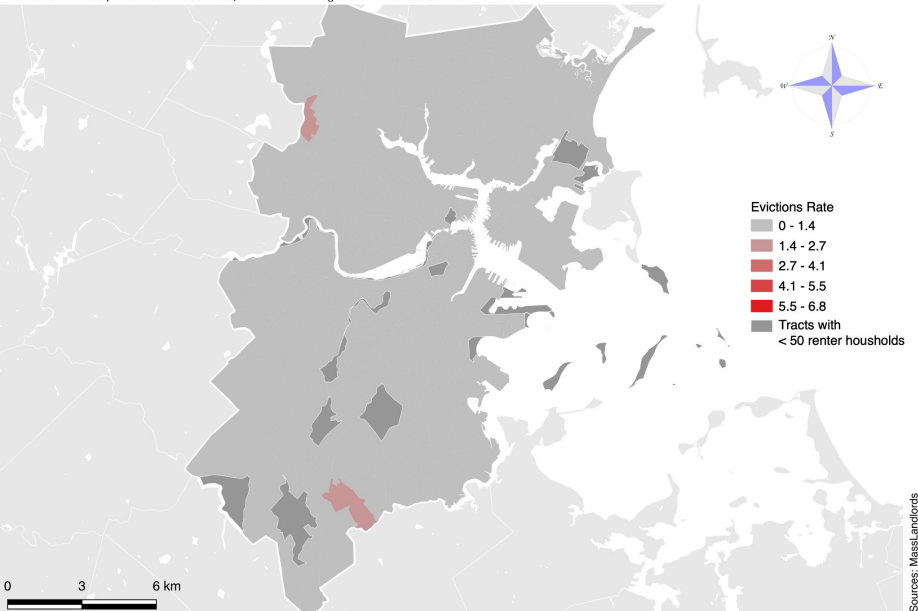


Evictions Post-Moratorium



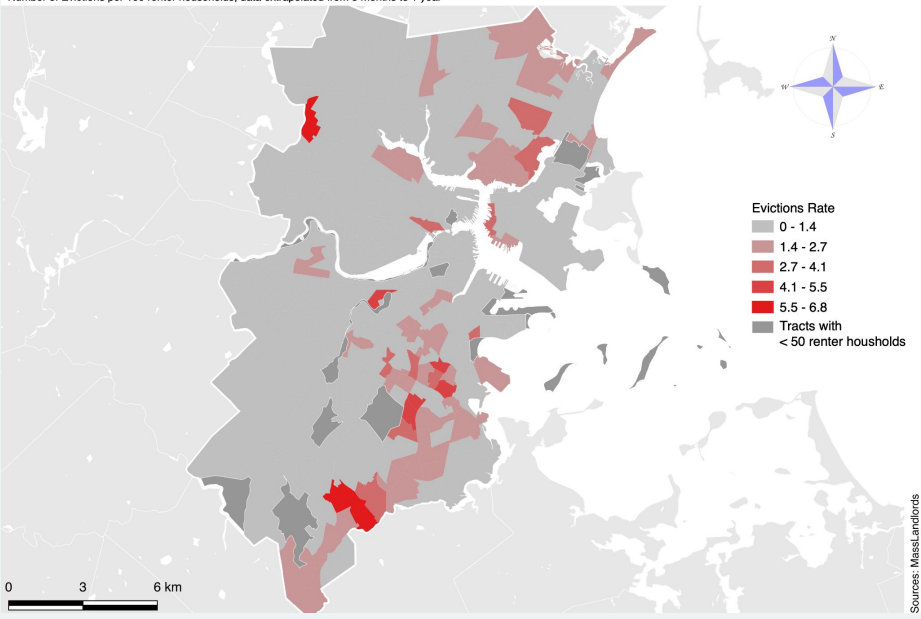
Eviction Rate in the Greater Boston Core

Number of Evictions per 100 renter households, Actual eviction filings from Nov 2020 to Jan 2021



Eviction Rate in the Greater Boston Core (Annual Rate)

Number of Evictions per 100 renter households, data extrapolated from 3 months to 1 year

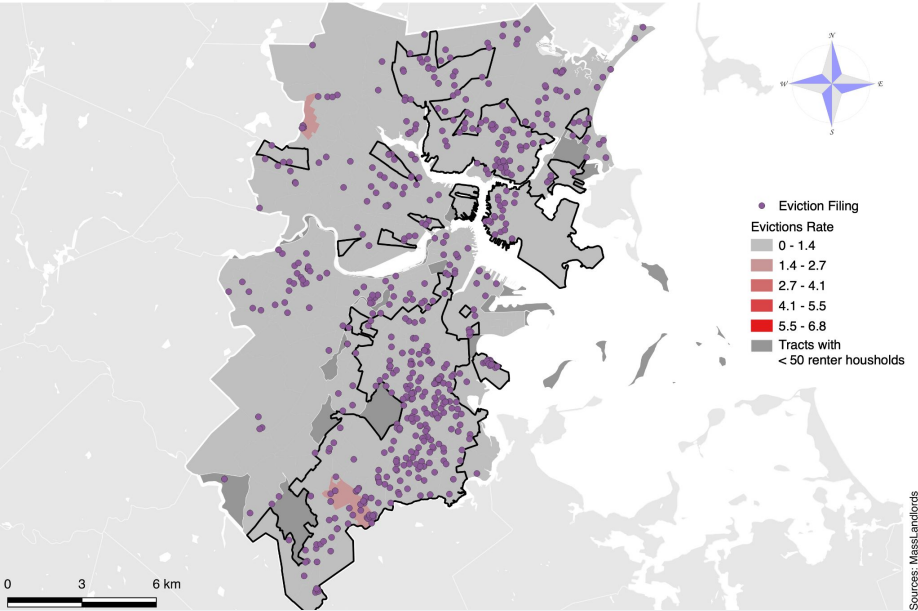


Evictions Post-Moratorium



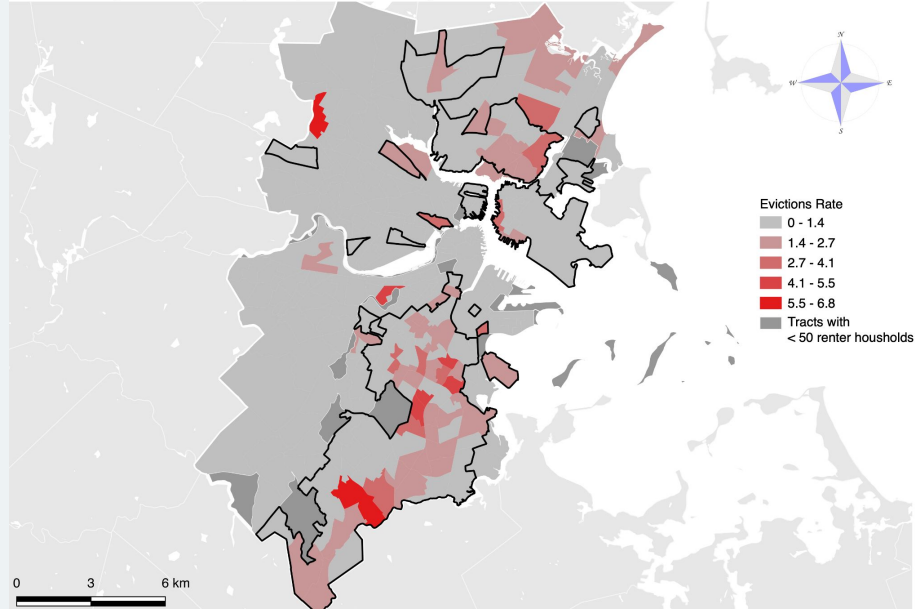
Eviction Rate in the Greater Boston Core

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Eviction Rate in the Greater Boston Core (Annual Rate)

Number of Evictions per 100 renter households, data extrapolated from 3 months to 1 year



Current Statistics



- From November 2nd to January 23rd there were 775 evictions recorded in these towns
- 2/3rds of these evictions occurred within majority minority tracts
 - These tracts account for just 40% of the total rental units
- Corporate landlords file around 38% of all eviction filings
 - Corporate owners also own a ~40% of rental units although affordable units are usually owned by small landlords
- The rate of eviction overall over this three month period is lower than an analogous 3 month period in 2016

Conclusions



- It's difficult to conclusively state any specific indicators for high eviction rates
- The current 2021 data doesn't have enough eviction data points so many of the tracts have 0 evictions on record which does not help with extrapolations
- So far, evictions overall for the Boston area are lower than they were in 2016
 - Although the number can rise especially as Eviction rates in Boston in the summer are typically higher than in the winter
- Where evictions are happening, they occur in the neighborhoods we would expect them to
 - The southern neighborhoods of Boston
 - Chelsea and East Boston across the water

Policy Recommendations



- Require the municipal and/or state governments to regularly publish eviction filings in an easy to parse format
 - Housing Authorities don't often publish data unless requested
 - Data often takes the form of pictures of files taken from a phone
- Make it clear in the eviction notice what next steps a tenant can take to challenge the eviction
 - Text buried in paragraphs are easy to glance over even for native English speakers
- Create law that guarantees tenants a right to legal counsel in certain (or all) eviction cases
 - MetroCommon x 2050, Homes For Everyone: Action 3.1



End

