

Eviction, Housing Instability, and COVID-19 Cases & Deaths

Kathryn M. Leifheit, PhD MSPH

Emily A. Benfer, JD LL.M

December 2, 2020



Study 1: *Expiring state eviction moratoriums and COVID-19 incidence and mortality*

- Kathryn M. Leifheit, PhD MSPH (UCLA)
- Sabriya Linton, PhD MPH (JHU)
- Julia Raifman, ScD SM (BU)
- Gabriel Schwartz, PhD (UCSF)
- Emily A. Benfer, JD LLM (WFU)
- Frederick Zimmerman, PhD (UCLA)
- Craig Pollack, MD MHS (JHU, Senior Author)

Disclaimer: This research has not yet been peer reviewed, so results should be viewed as preliminary.

KM Leifheit is supported by a postdoctoral fellowship from the Agency for Healthcare Research and Quality (2T32HS000046). EA Benfer's eviction moratorium research is supported by The Pew Charitable Trusts.

Study 2: *Pandemic Housing Policy:
Examining the Relationship Among
Eviction, Housing Instability, Health
Inequity, and COVID-19 Transmission*
Journal of Urban Health (in press 2020)

- Emily A. Benfer, JD LLM (WFU)
- David Vlahov, PhD RN FAAN (Yale)
- Marissa Y. Long, MPH (Columbia)
- Evan Walker-Wells (Yale)
- J.L. Pottenger, Jr., JD (Yale)
- Gregg Gonsalves, PhD (Yale)
- Danya A. Keene, PhD (Yale)

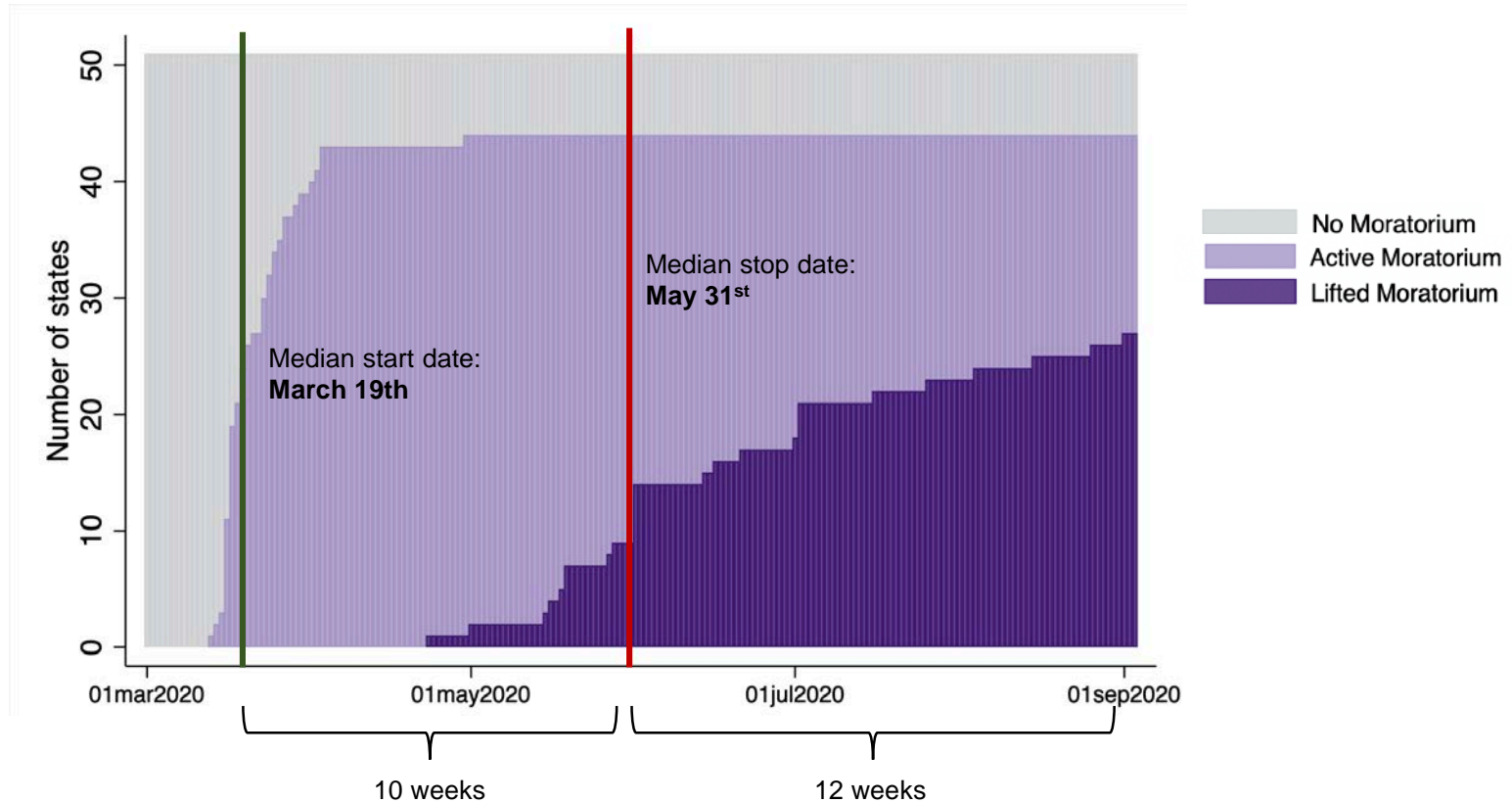
Research Objectives

Study 1: To compare COVID-19 incidence (cases per population) and mortality (deaths per population) over time, between states that lifted their eviction moratoriums vs. states that maintained their moratoriums.

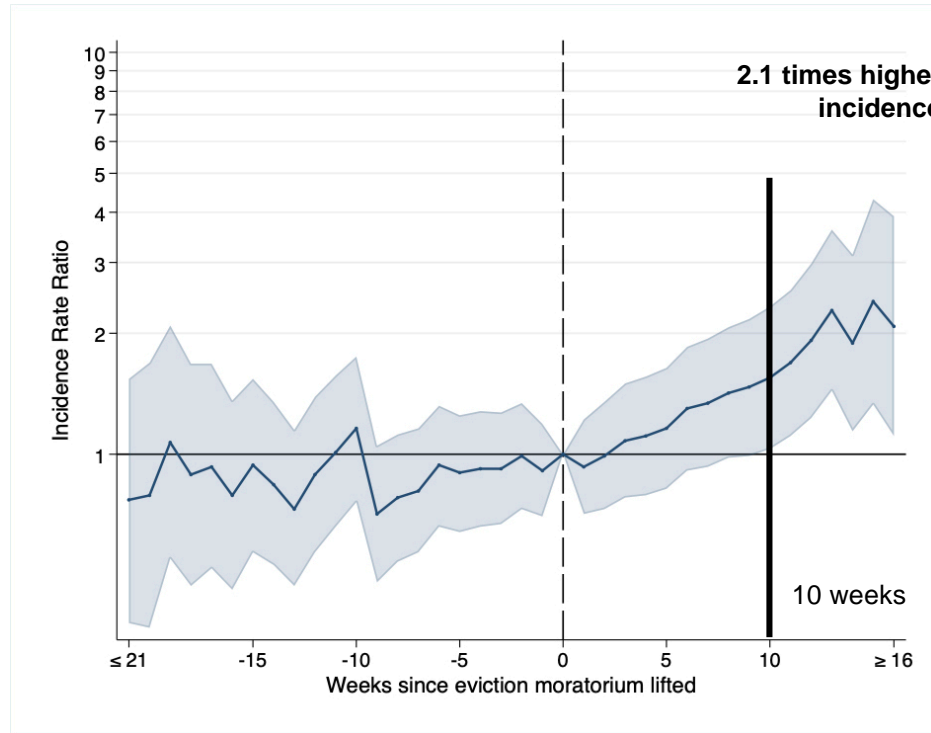
Study 2: To examine the relationship among eviction, housing instability, health inequity, and COVID-19 transmission

Eviction Moratoriums, March 13th –September 3rd

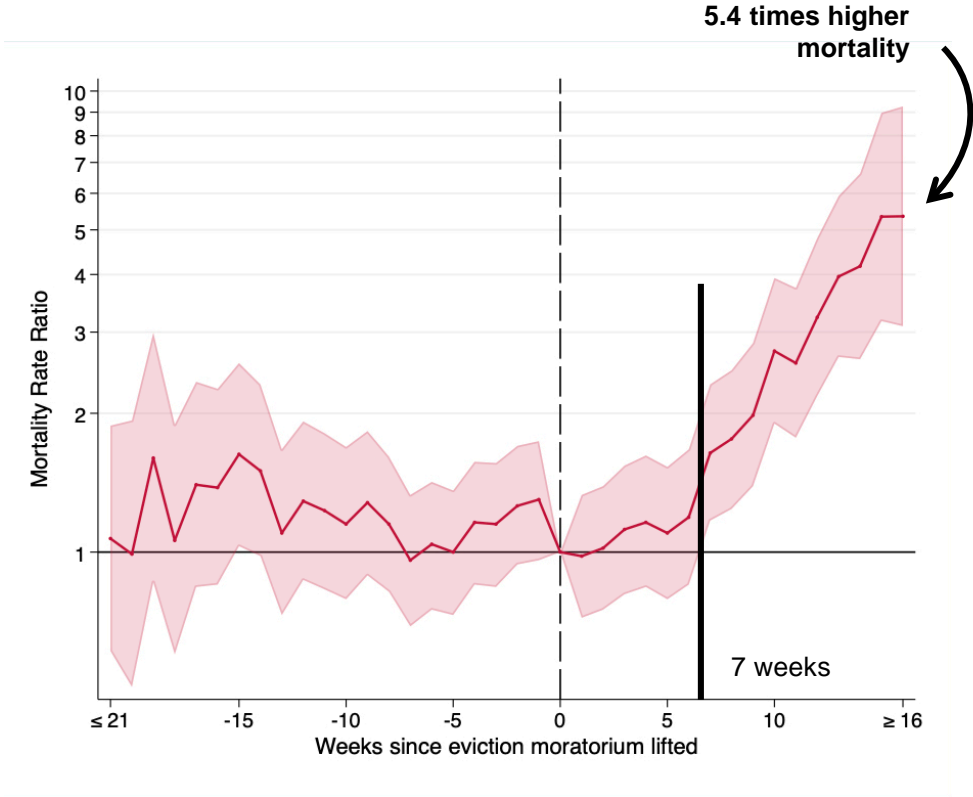
State Level Eviction Moratorium Status Over Time



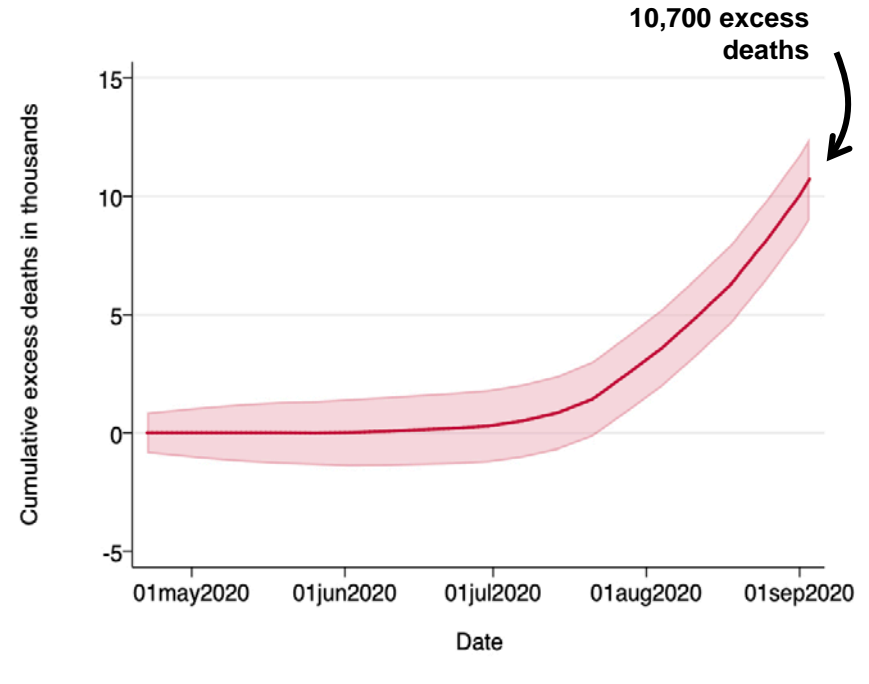
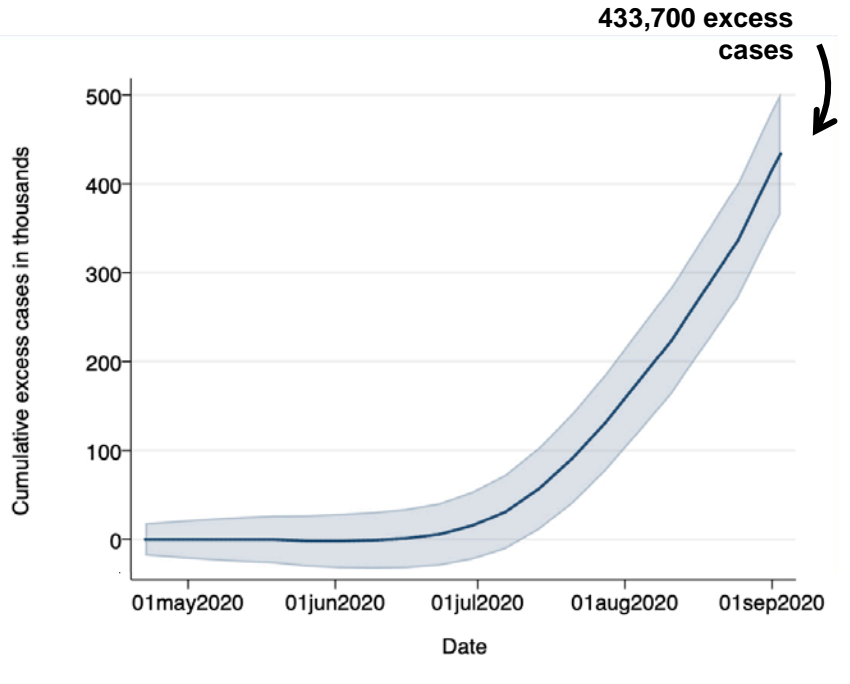
Lifting Moratoriums Increased COVID-19 Incidence.



Lifting Moratoriums Increased COVID-19 Mortality.



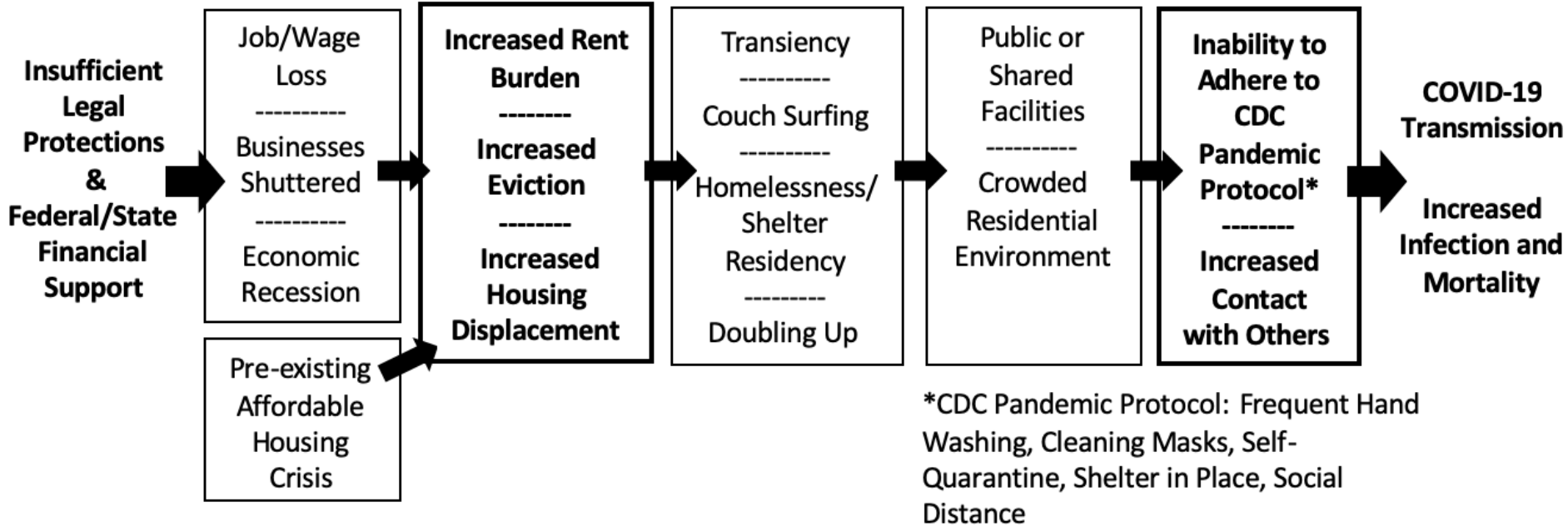
Excess COVID-19 cases and deaths associated with lifting eviction moratoriums (national)



State highlights: Excess COVID-19 cases & deaths

- Iowa lifted its moratorium May 27th
 - 19,360 excess cases (95% confidence interval [CI] 15,370 – 23,350)
 - 354 excess deaths (95% CI 304 – 403)
- Idaho lifted its moratorium April 30th
 - 9,730 excess cases (95% CI 8,270 – 11,190)
 - 157 excess deaths (95% CI 142 – 172)
- Maryland lifted its moratorium July 25th
 - Excess cases and deaths were not statistically significant.
- Texas lifted its moratorium May 18th
 - 148,530 excess cases (95% CI 120,650 – 176,420)
 - 4,456 excess deaths (95% CI 4,015 – 4,897)

Eviction Increases the Risk of COVID-19 Acquisition and Transmission



COVID-19 Eviction Increases Health Inequity

Eviction

- Black households 2x as likely to be evicted
 - 80% of people facing eviction were Black in multiple cities
 - Black women evicted at highest rates
 - Single greatest predictor of eviction is the presence of a child
- People of color have 1/12 wealth of white people
- 70% of Black and Latinx adults entered pandemic without emergency funds
- Job loss affected Black (44%) and Latinx (61% workers at higher rates than whites (38%))

COVID-19

- Hospitalization Rates:
 - Black and Hispanic adults are 4.7 and 4.6 times more likely than whites
- Death Rates:
 - Black, Hispanic and Indigenous people are 2.3, 1.5 and 1.75 times more likely than whites.
- Black and Hispanic adults are dying at rates of white people a decade+ older

EA Benfer, et al., *Pandemic Housing Policy: Examining the Relationship Among Eviction, Housing Instability, Health Inequity, and COVID-19 Transmission*, *J. of Urban Health* (2020)
bit.ly/COVID19HousingisHealth

Eviction Leads to Negative Health Outcomes & Future Hardship

Physical Health	Mental Health	Associated Conditions Among Women	Associated Conditions Among Children	Exposure to Sub-Standard Living Conditions
<ul style="list-style-type: none"> • Higher Mortality Rate • Respiratory Conditions • High Blood Pressure • Poor Self-Rated General Health • Coronary heart Disease • Sexually Transmitted Infections • Drug Use 	<ul style="list-style-type: none"> • Depression • Anxiety • Mental Health Hospitalization • Exposure to Violence • Suicide 	<ul style="list-style-type: none"> • Physical Assault • Sexual Assault • Drug Use and Related Harms • Pre-term Pregnancies • Future Housing Instability 	<ul style="list-style-type: none"> • Lead Poisoning • Academic Decline • Food Insecurity • Emotional Trauma • Risk of Chronic Disease in Adulthood • Low Birthweight • Decreased Life Expectancy 	<ul style="list-style-type: none"> • Lead • Mold • Poor Ventilation • Pest Infestations • Crowding

EA Benfer, et al., *Pandemic Housing Policy: Examining the Relationship Among Eviction, Housing Instability, Health Inequity, and COVID-19 Transmission*, *J. of Urban Health* (2020) [bit.ly/COVID19HousingisHealth](https://doi.org/10.1007/s12147-020-00000-0)

Recommendation: Eviction Prevention as a COVID-19 Mitigation & Recovery Strategy

- Robust Federal, State and/or Local Eviction Moratoriums
 - Freeze all stages of eviction, especially **initiation**
- Supportive Measures
 - **Rental Assistance**
 - Right to Counsel
 - Eviction Diversion
 - Utility Support
 - Health Care Access
- Affordable Housing



Kathryn M. Leifheit, PhD MSPH



kleifheit@g.ucla.edu



@LeifScience



Emily A. Benfer, JD LLM



benfere@wfu.edu



@emilyabenfer

KM Leifheit, et al., *Expiring state eviction moratoriums and Covid-19 incidence and mortality*
bit.ly/ExpiringCOVID19EvictionMoratoriums

EA Benfer, et al., *Pandemic Housing Policy: Examining the Relationship Among Eviction, Housing Instability, Health Inequity, and COVID-19 Transmission, J. of Urban Health* (2020)
bit.ly/COVID19HousingisHealth