

Measuring Evictions during the COVID-19 Crisis

Urban Institute

Renter and Rental Market Crisis Working Group

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1 The views expressed herein are those of the authors, and are not necessarily those of the Federal Reserve Bank of Cleveland or the Board of Governors of the Federal Reserve System.

Project Summary

Purpose: to construct a timely measure of eviction filing activity during the crisis

Questions

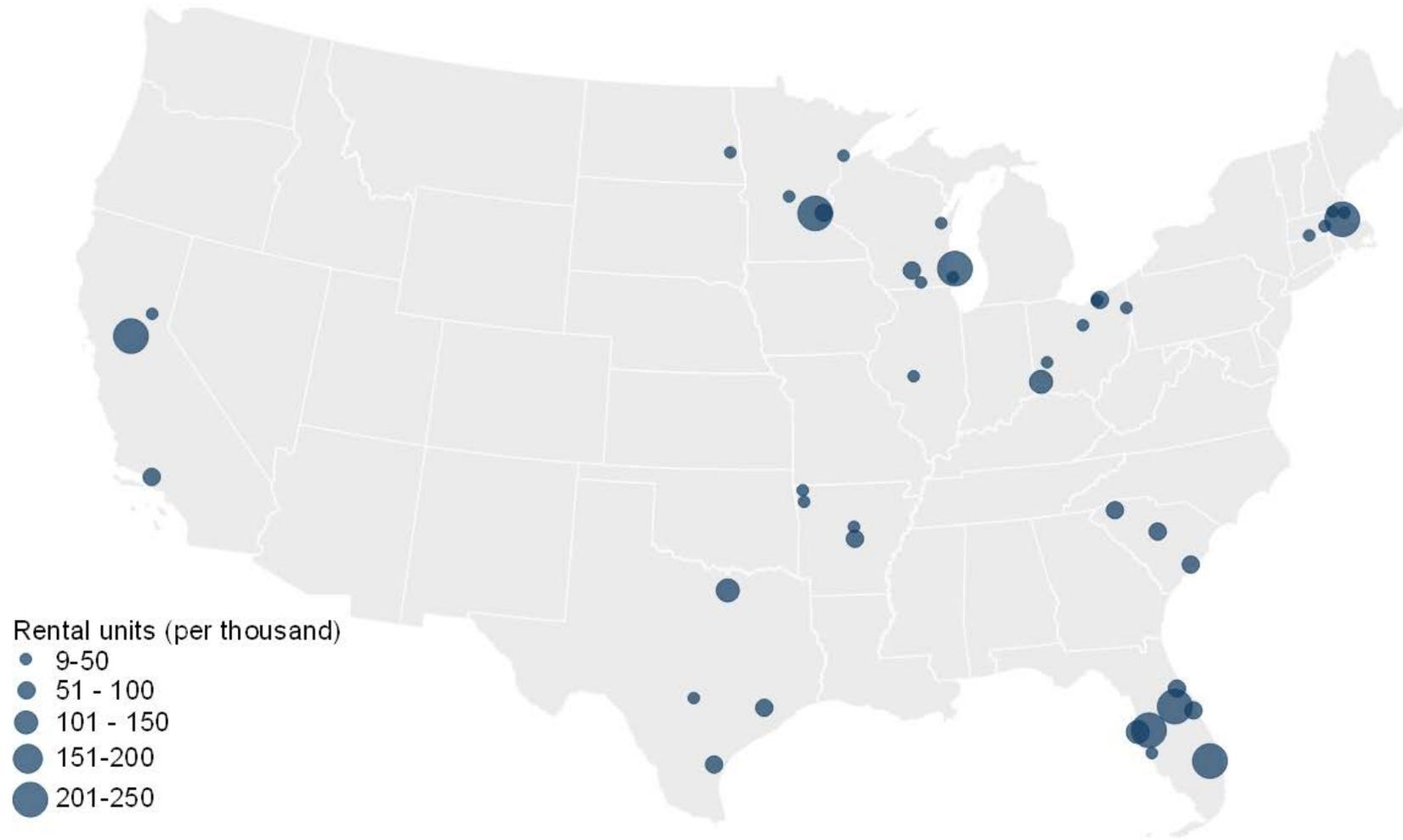
- How are eviction filings trending in the current environment, particularly in places without hearing or filing bans?
- How do eviction filings evolve following the expiration of such a ban?

Method

- collect weekly* counts of eviction filings from jurisdictions whose court system websites allow it
- Identify crisis-related eviction policies that affect filings in each place
- Analyze year-over-year changes in filings

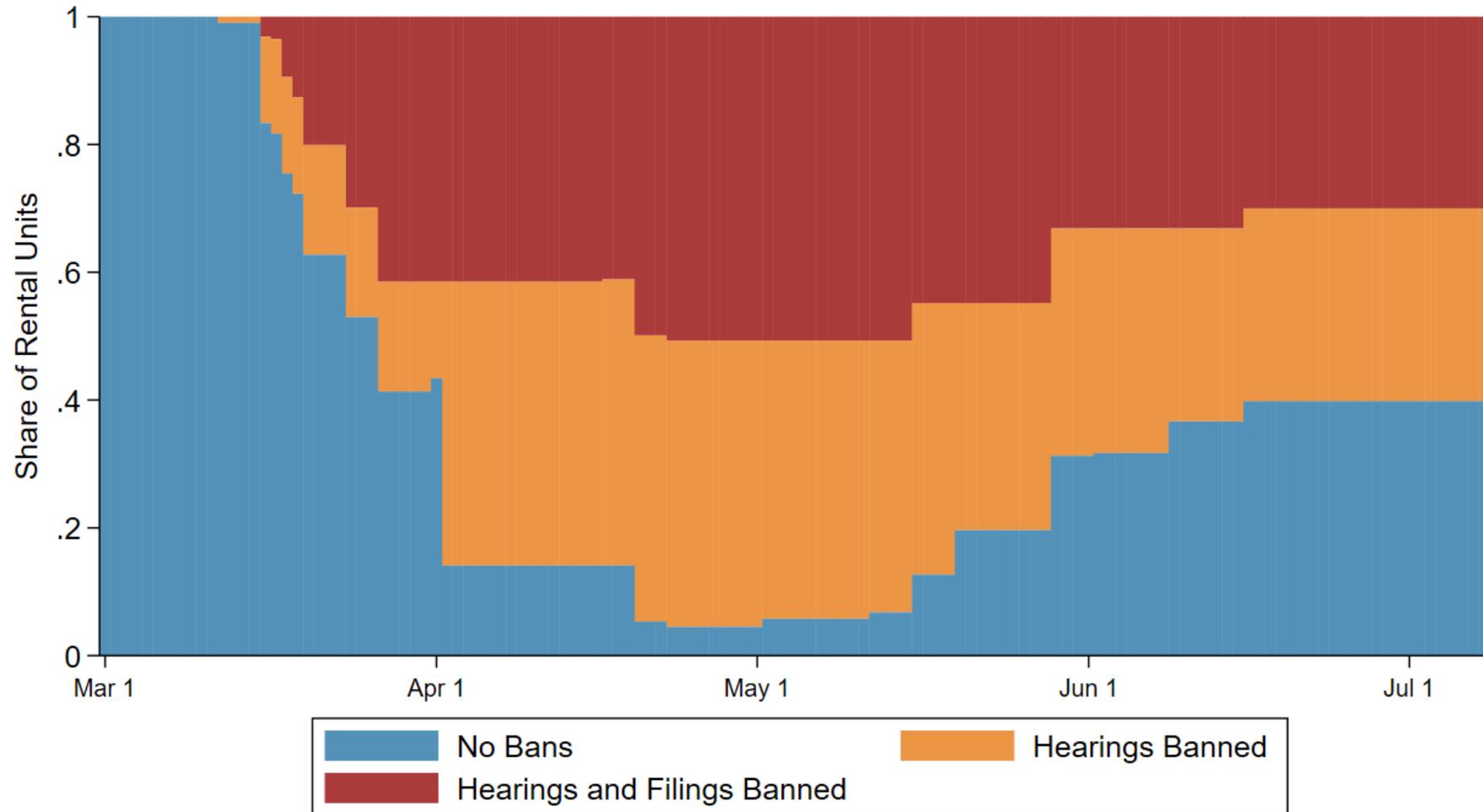
For the complete report: <https://doi.org/10.26509/frbc-cd-20200717>

Jurisdictions Studied



Note: Dots indicate cities or counties included in the study. Size of the dot indicates the size of the rental market. Source: American Community Survey retrieved from NHGIS.

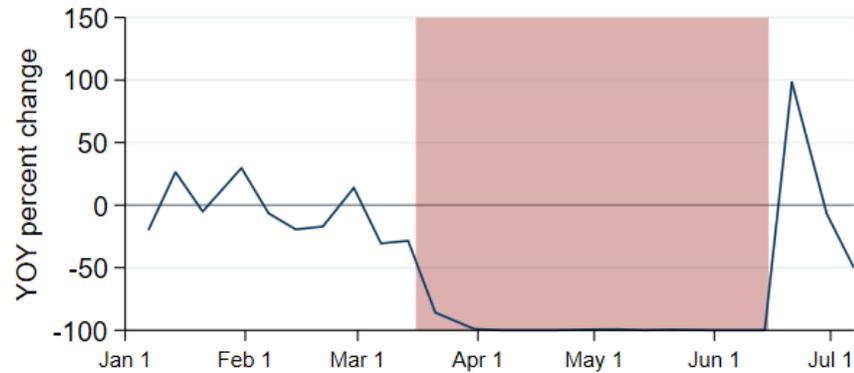
Eviction Policies over Time



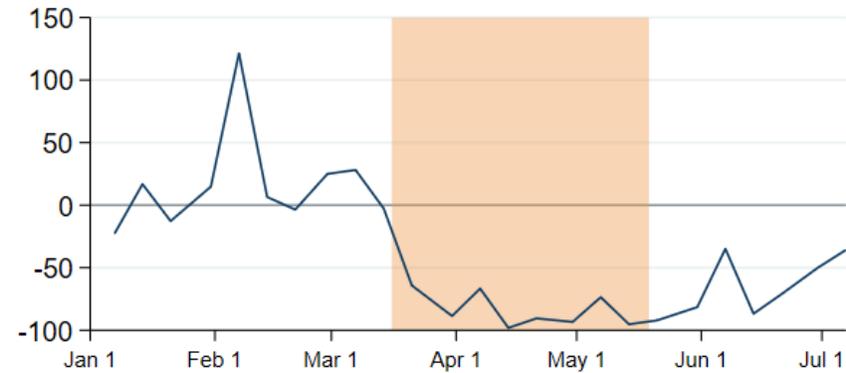
Note: This figure shows the proportion of rental units among the 44 jurisdictions in our study that are under a given type of pandemic eviction policy over time. Source: Eviction policies from Benfer (2020), public notices, and authors' calculations. Last data point: July 7.

Eviction Filing Activity in Select Places

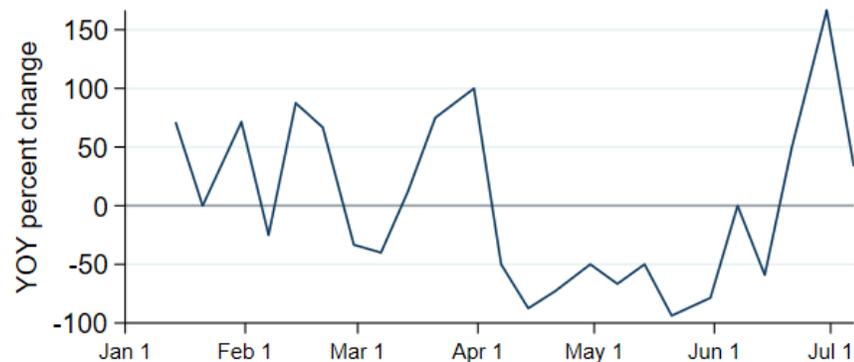
A. Cleveland, OH



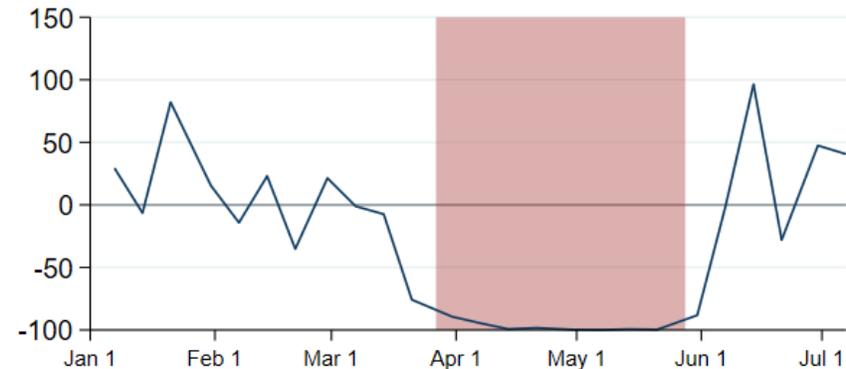
B. Denton County, TX



C. Faulkner County, AR

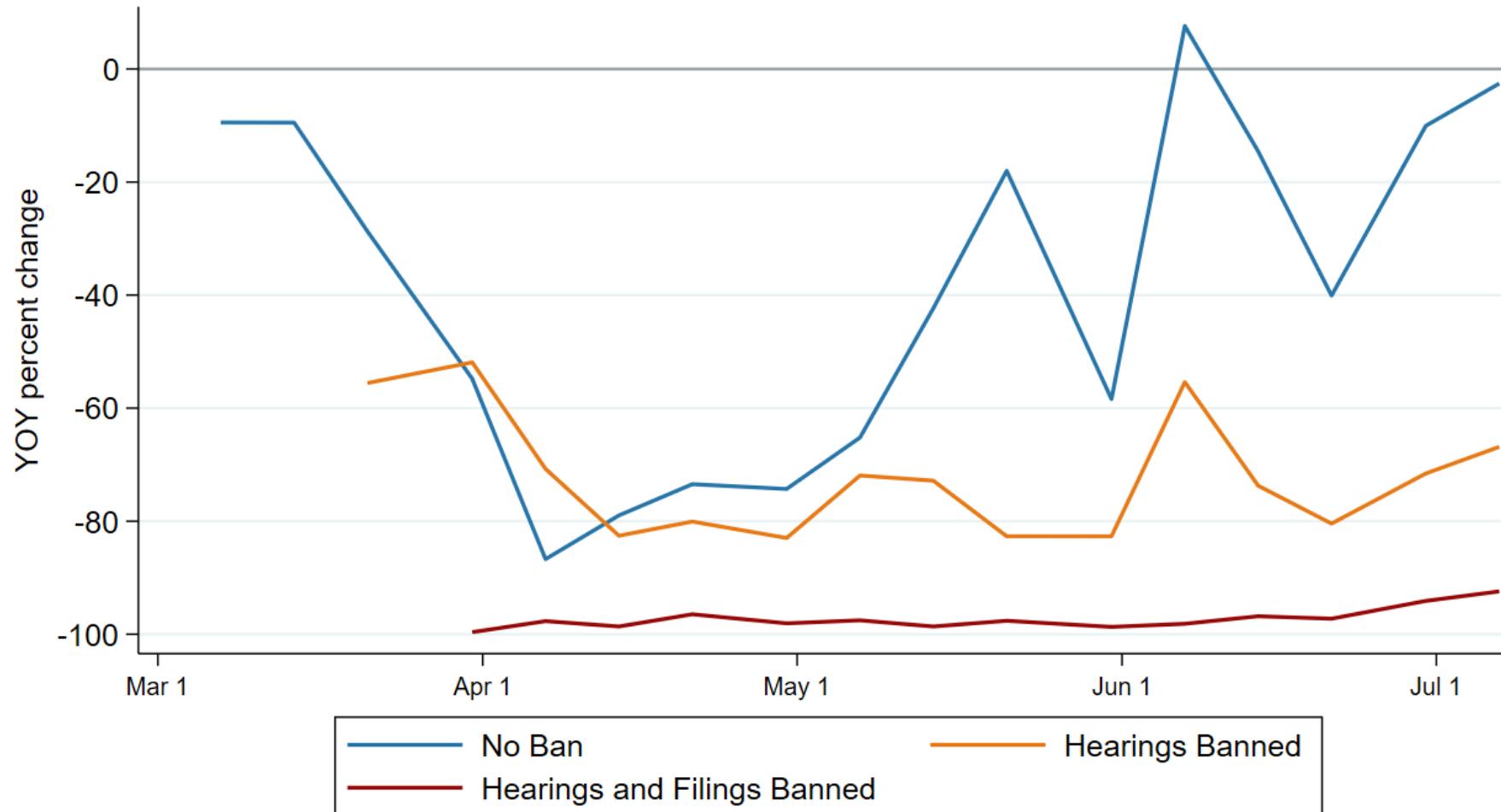


D. Milwaukee, WI



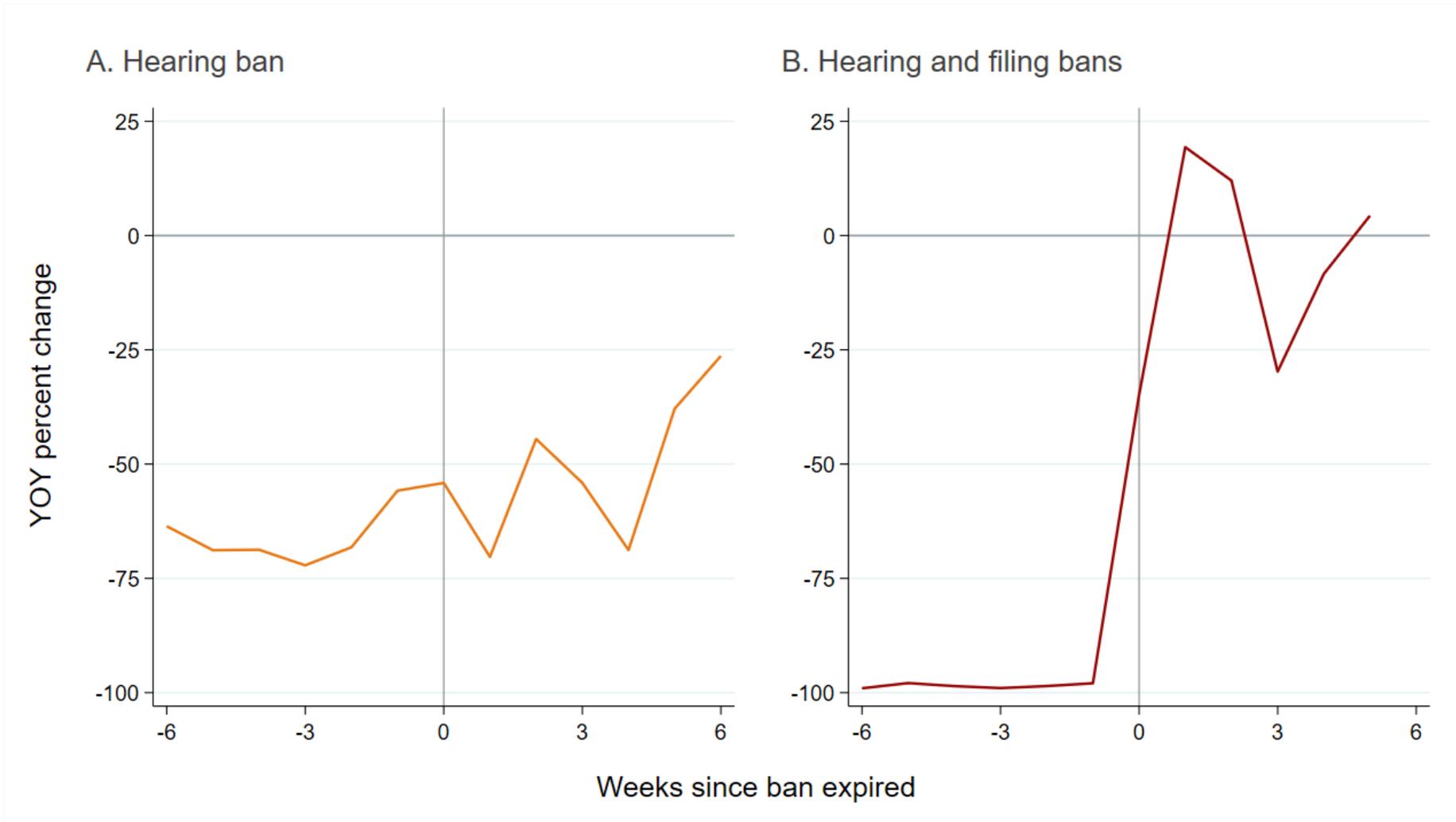
Note: Each panel shows the weekly year-over-year change in eviction filing activity. Red shading indicates the period of a hearing and filing ban; orange shading indicates the period of a hearing ban only. Source: Public eviction records from housing and civil courts and authors' calculations. Eviction policies from Benfer (2020), public notices, and authors' calculations.

Filing Activity by Eviction Policy Type



Note: Each category reflects average weekly year-over-year change in eviction filing activity. Each average is weighted by the estimated number of renter-occupied housing units in each jurisdiction in 2018. A jurisdiction is excluded on the weeks in which it is partially covered by a policy. Source: Public eviction records from housing and civil courts and authors' calculations. Eviction policies from Benfer (2020), public notices, and authors' calculations. Last data point: July 7.

Eviction Filing Activity after Bans Expire



Note: Each panel reflects average weekly year-over-year change in eviction filing activity in the weeks before and after a particular eviction ban expires. Each average is weighted by the estimated number of renter-occupied housing units in each jurisdiction in 2018. Only jurisdictions with an expired ban are included. Source: Public eviction records from housing and civil courts and authors' calculations. Eviction policies from Benfer (2020), public notices, and authors' calculations.