

Understanding Your Local Eviction Landscape:

A WORKSHEET FOR CITY OFFICIALS

To develop an effective, data-driven, human-centered approach to preventing evictions, local governments should think holistically about who they serve. What is the full context for those facing eviction? Who is at high-risk of eviction, and why? What data is necessary to reveal the needs of those impacted by evictions?

Beyond the necessary task of collecting and analyzing data regarding the individuals facing eviction, municipalities are in a unique position to holistically understand an eviction crisis by identifying root causes and patterns related to their local eviction landscape. Doing so will enable cities, towns and villages to more successfully target services to those households and individuals of the greatest need, and deploy funding toward policies and practices that are appropriate based on the local context.

HOW TO USE THIS WORKSHEET

This worksheet is intended to guide city officials and municipal staff through the process of defining and documenting their local eviction landscape. Users of this resource are encouraged to engage various city departments and community partners in answering the questions listed here, step-by-step.

Some of the requested information and statistics may be available through the municipality's own data collection efforts, while others may be identified through the public data sets suggested at the end of this worksheet. Additionally, answers to some questions may not be available for certain municipalities due to limited access to data — in that case, this resource can serve as a way to identify gaps in accessible information, which can inform future data collection efforts.

By considering these questions about the causes, scope and disproportionate impacts of eviction proceedings, local governments and community stakeholders will be better equipped to develop and implement targeted policy solutions.

The Scope of Your Local Eviction Crisis

- 1.** What is the local eviction filing rate?
(Number of evictions filed per 100 renter households)
- 2.** How many evictions are executed annually?
- 3.** Where do evictions most frequently take place?
(e.g., At the neighborhood, ZIP code, census tract, or census block level)
 - 1.**
 - 2.**
 - 3.**
 - 4.**
 - 5.**
- 4.** What percentage of eviction filings are based on nonpayment of rent?
- 5.** What are the other top reasons cited in eviction filings?
 - 1.**
 - 2.**
 - 3.**
- 6.** What data is being collected on both formal and informal evictions in your community? What organizations or government entities are collecting it, and how accessible is it?
- 7.** How is racial equity being taken into account during the data collection and analysis process?

Your Landlord Community

8. What share of local units are managed by large scale property managers?
9. What percentage of local units are managed by “mom and pop” landlords with 10 or fewer units?
10. What economic burdens do local landlords face, such as mortgages, property taxes and maintenance requirements?
11. What financial assistance programs are available to landlords facing loss of income or foreclosure?
12. Are there trends in who frequently files for eviction? If so, who are these “serial evictors”? (e.g., specific leasing companies or landlords)

Your Tenant Community

13. What is the demographic makeup of renters and renter households in your community?
 - a. Breakdown by race
 - Percent American Indian and Alaskan Native
 - Percent Asian
 - Percent Black
 - Percent Hispanic/Latino
 - Percent Native Hawaiian or Pacific Islander
 - Percent White
 - Percent Two or More Races
 - Other

b. Average age of renters or share of renter households by age group

c. Percentage of non-native English speakers

d. Top languages spoken by percentage of population

- 1.
- 2.
- 3.

e. Average household size

14. Who is most at risk of eviction?

Relevant factors may include race and/or ethnicity, language, immigration status, household income or employment status, family size, incarceration history and neighborhood.

15. What percentage of tenants have faced an eviction at least once?

16. What share have faced an eviction two or more times?

17. For eviction filings based on non-payment of rent, what is the average amount owed?

Your Economic & Other Drivers of Evictions

RECOMMENDATION: To gain a more comprehensive understanding of the impact of risk factors based on tenant demographics and economic factors, disaggregate this data by race and/or ethnicity.

18. What is the median gross rent?

19. What is the median household income?

20. On average, what percentage of household income do renters spend on housing?

21. What percentage of renters spend more than 30 percent of their income on housing and are therefore considered cost-burdened?

- 22.** What is the rental vacancy rate?
- 23.** What is the local employment rate, and what are the top employment industries?

- 24.** What is the local poverty rate?
- 25.** What additional housing is needed by AMI group or unit size?
(e.g., more affordable housing units of a certain size, multi-family homes, supportive housing)

Your Local Court & Housing Policy Landscape

- 26.** What barriers or incentives are built into your court policies related to evictions?
(e.g., fees associated with filing, requirements to file eviction notices with the city, mandated mediation)

- 27.** What is the local judicial sentiment and understanding of evictions and eviction prevention programs?

- 28.** What is the timeline and process associated with evictions, from the moment of filing through expulsion from a unit?
Learn more about the phases of the eviction process from [EvictionInnovation.org](https://www.evictioninnovation.org).

29. What legal protections are in place at the state, county or local level related to landlord and tenant litigation? (e.g., “Just Cause” eviction laws, right to counsel programs)

30. Is there an eviction data sharing agreement in place between the court and city officials?

Your Eviction Prevention Programs & Community Partners

31. What local stakeholders are involved in the process of filing, processing or carrying out an eviction?

32. What prevention programs and supports are available through government agencies such as state, local and county departments and community partners, and how are these programs funded?

Be sure to consider programs that serve both landlords and tenants. (e.g., emergency rental assistance programs or utility assistance, eviction diversion programs, eviction mediation services, legal aid, resource hotlines, housing navigators)

33. How do the available prevention programs and supports center racial and gender equity to ensure those disproportionately impacted are being served?

34. What local stakeholders are involved in eviction prevention work?

35. What types of individuals or households are not being served by existing eviction prevention programs? What are the gaps?

36. What do the local demographic, geographic and economic factors indicate about how eviction prevention should be tackled?

Suggested Data Sources

If you do not have access to municipal data sources that would answer the key questions outlined, consider using the data sources listed here to inform your responses for this worksheet.

U.S. CENSUS BUREAU DATA AND RELATED TOOLS

[The American Community Survey \(ACS\)](#)

This ongoing survey from the U.S. Census Bureau provides information about America's changing population, housing and workforce.

Relevant information collected includes: the demographic makeup of renters, top non-English languages spoken, median household income, local (un)employment rates and more. More granular data (e.g., median gross rent by race/ethnicity) is also available from the [ACS Public Use Microdata Sample \(PUMS\)](#) for certain localities.

[The Household Pulse Survey](#)

The U.S. Census Bureau began to collect and make publicly available this data displaying the social and economic impacts of the COVID-19 pandemic upon U.S. households in April 2020.

Relevant information collected includes: the payment status of last month's rent/mortgage for renter and owner-occupied housing units, confidence in the ability to make next month's payment, the likelihood of residents having to leave their home due to a foreclosure or eviction, and more.

[The Emergency Rental Assistance Priority Index](#)

The Urban Institute developed a tool that estimates the level of need for emergency rental assistance dollars per census tract across each U.S. state based on an index that utilizes housing instability, COVID-19 and equity-based variables to determine where there is an increased risk of housing instability, notably in areas with a high concentration of extremely low-income renters.

The index employs data from the [ACS](#), the Urban Institute, and the U.S. Department of Housing and Urban Development's [Comprehensive Housing Affordability Strategy dataset](#). To learn more about which specific data tables were employed and how each dataset was weighted to create the index or to access the underlying data, see [the Index's Technical Appendix](#).

LEGAL SERVICES CORPORATION

The [Legal Services Corporation \(LSC\)](#) provides access to multi-year trend data on eviction filings for 1,054 counties in 24 states across the United States. Note that data is only available at the state and county level. Only 24 states are represented in this data set.

PRINCETON EVICTION LAB

The Princeton Eviction Lab developed the [Eviction Tracking System](#), a multi-use, open-source and real time eviction tracking system. Note that the system is currently tracking 6 states and 31 cities.

Available data can be downloaded [here](#). Historical data (2000-2016) for states and counties is available [here](#).

RELEVANT COURTS

The accessibility of data available from court processed eviction filings varies significantly across localities. City leaders should pursue close partnerships with the relevant court to ensure efficient sharing of data and alignment on data collection methodologies for ease of analysis. Clerks of the court are often a good first point of contact for this.

RECOMMENDATION: Consider developing a memorandum of understanding to outline the data sharing agreement with courts and/or local organizations.

LOCAL ORGANIZATIONS

Many local organizations (e.g., tenants' rights organizations) collect and in some cases publicize eviction data. City leaders should connect with their local network of eviction prevention stakeholders to see who may be gathering eviction-related data.

This resource was developed by [National League of Cities](#) and the [Stanford Legal Design Lab](#) based on work with the [Eviction Prevention Learning Lab](#). For additional eviction prevention resources, see [EvictionInnovation.org](#).