

Understanding Eviction in Cleveland

Preliminary Work

Center on Urban Poverty and Community Development

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with Aleksandra Tyler and Shuhao Guan

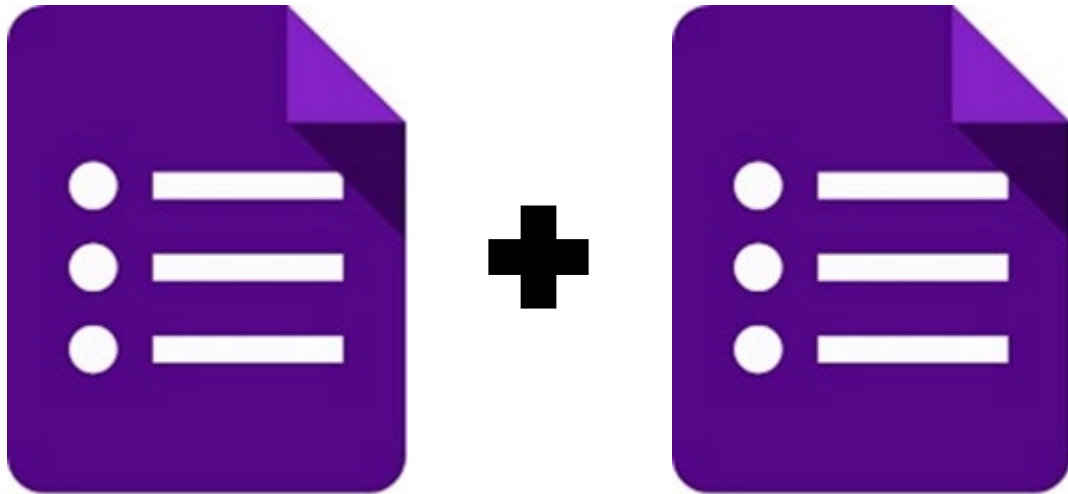


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Two Study Methods

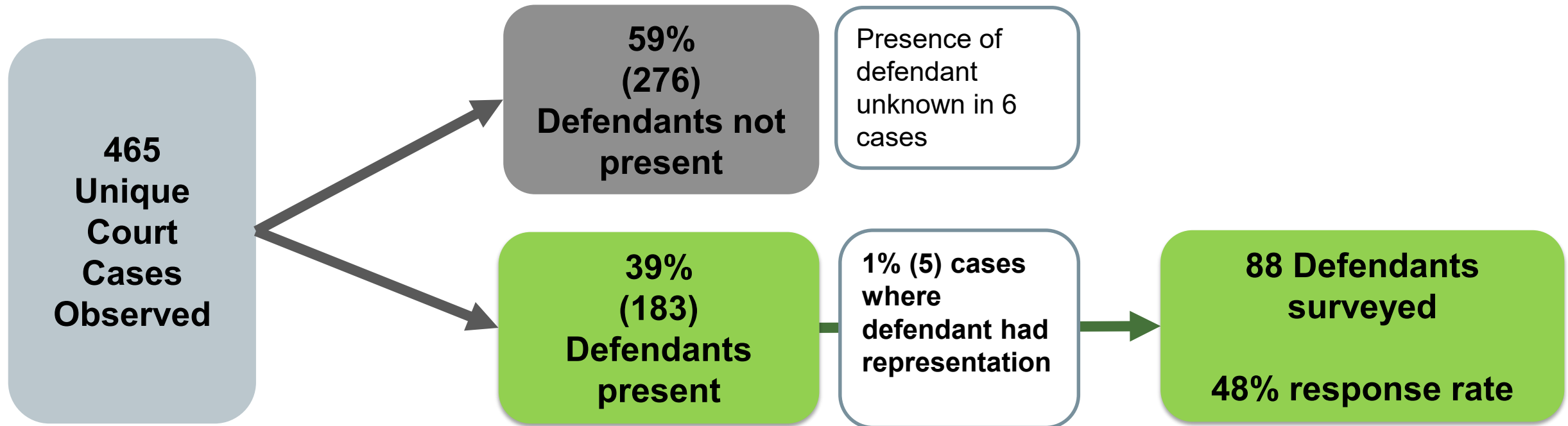
Linking administrative data records



Eviction court observation and defendant survey



Eviction Court Observation & Survey



In-person survey and observation of court cases

Pilot phase: 9/25/2018 - 9/27/2018

Study period: 10/2 through 11/13- Tuesday and Thursday morning 9am, 10am, and 11am dockets

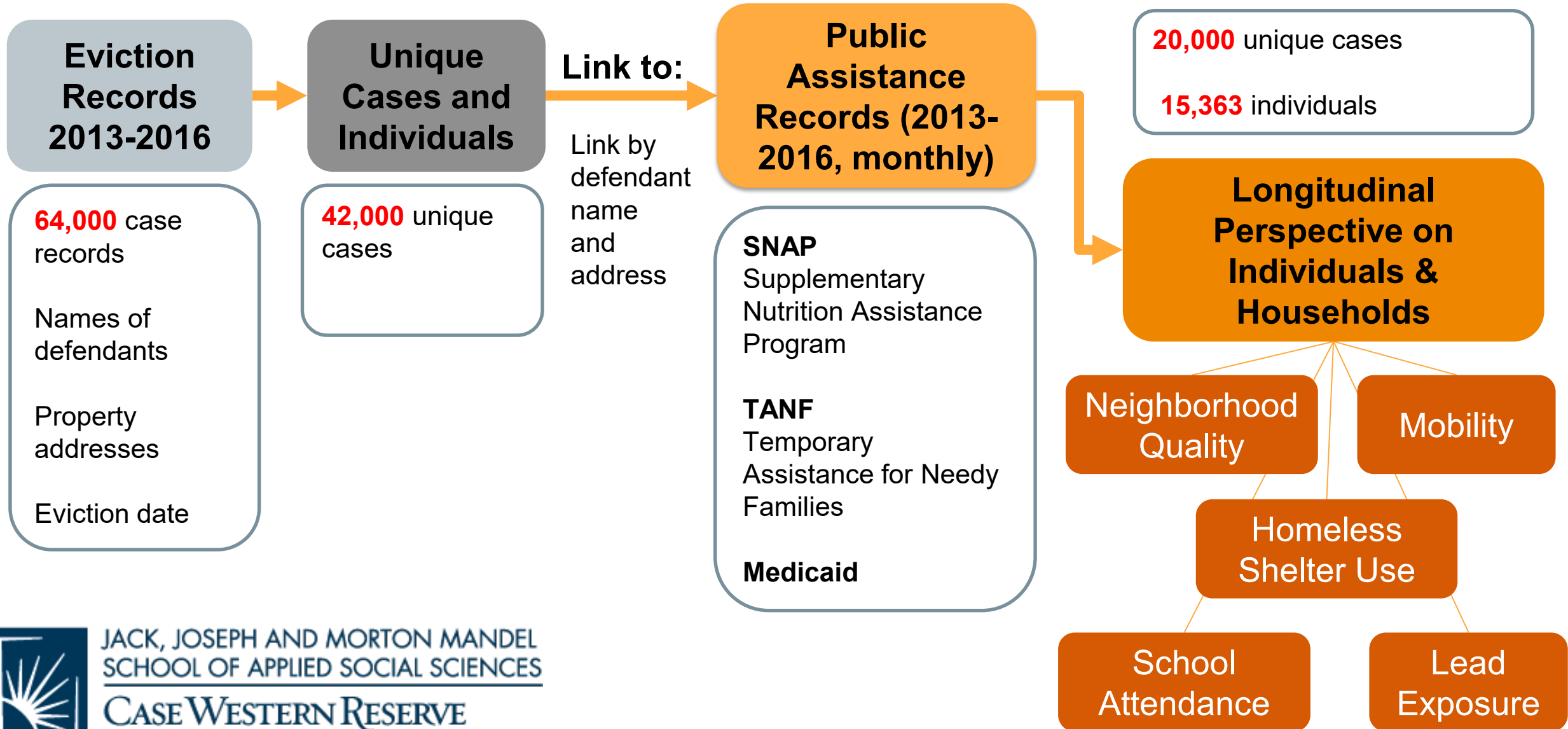
Only court observation of first hearing of first cause included in analysis



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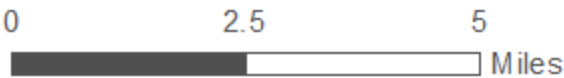
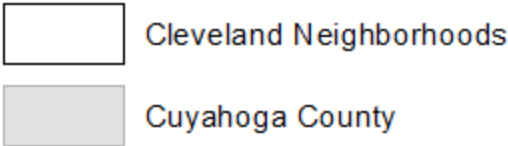
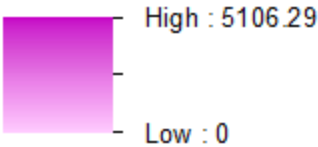
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Administrative Data Cleaning & Processing



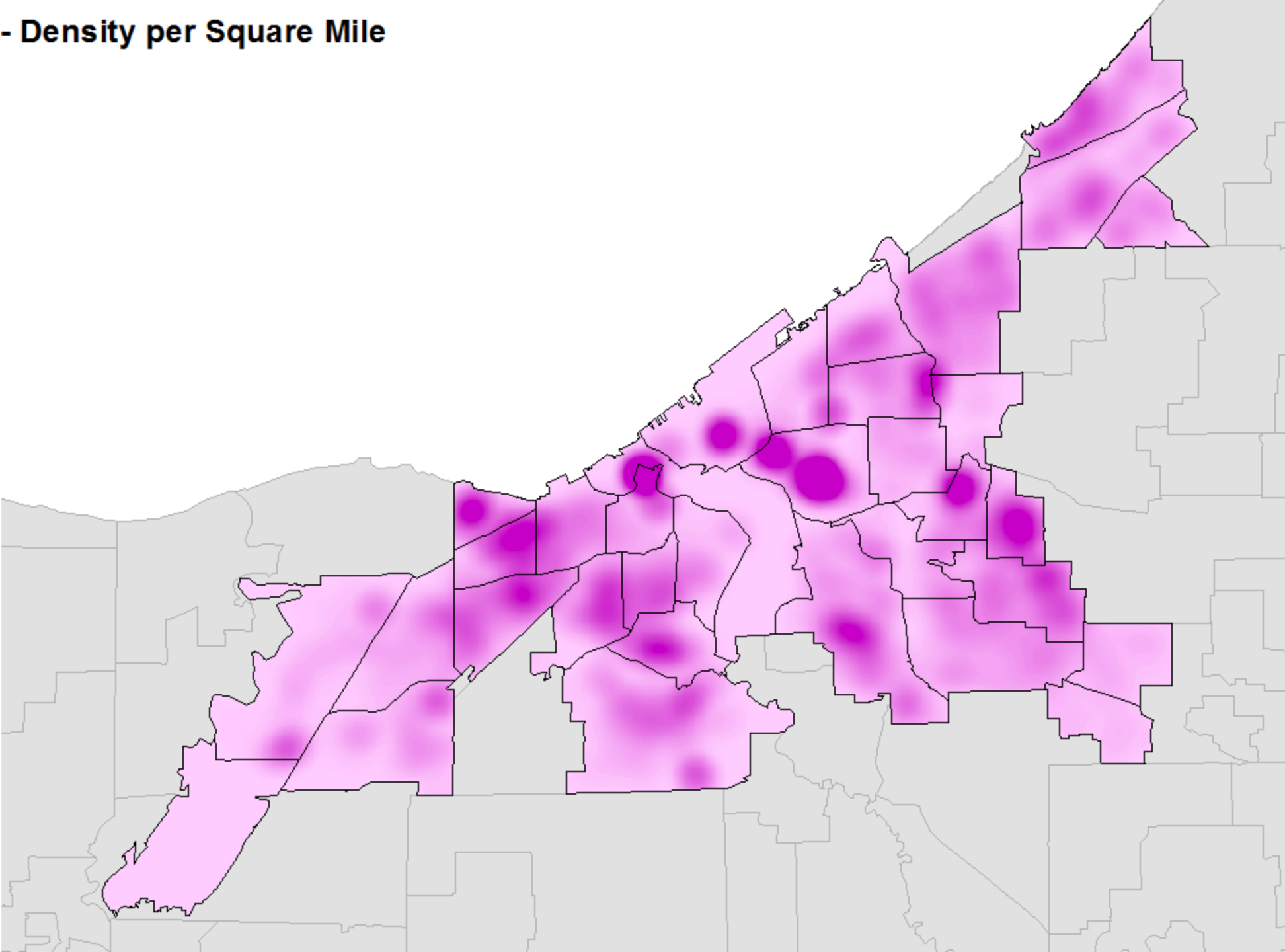
2013-2016 Eviction Cases- Density per Square Mile

Value



Data Sources: Eviction records from the Cleveland Municipal Court of Housing eviction filings; Public Assistance records from the Ohio Department of Job and Family Services. Record linkage by the Center on Urban Poverty and Community Development.

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2013-2016 Matched Eviction Cases- Density per Square Mile

Value

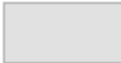


High : 3439.32

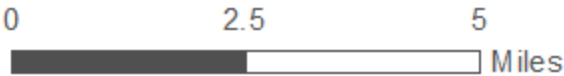
Low : 0



Cleveland Neighborhoods



Cuyahoga County

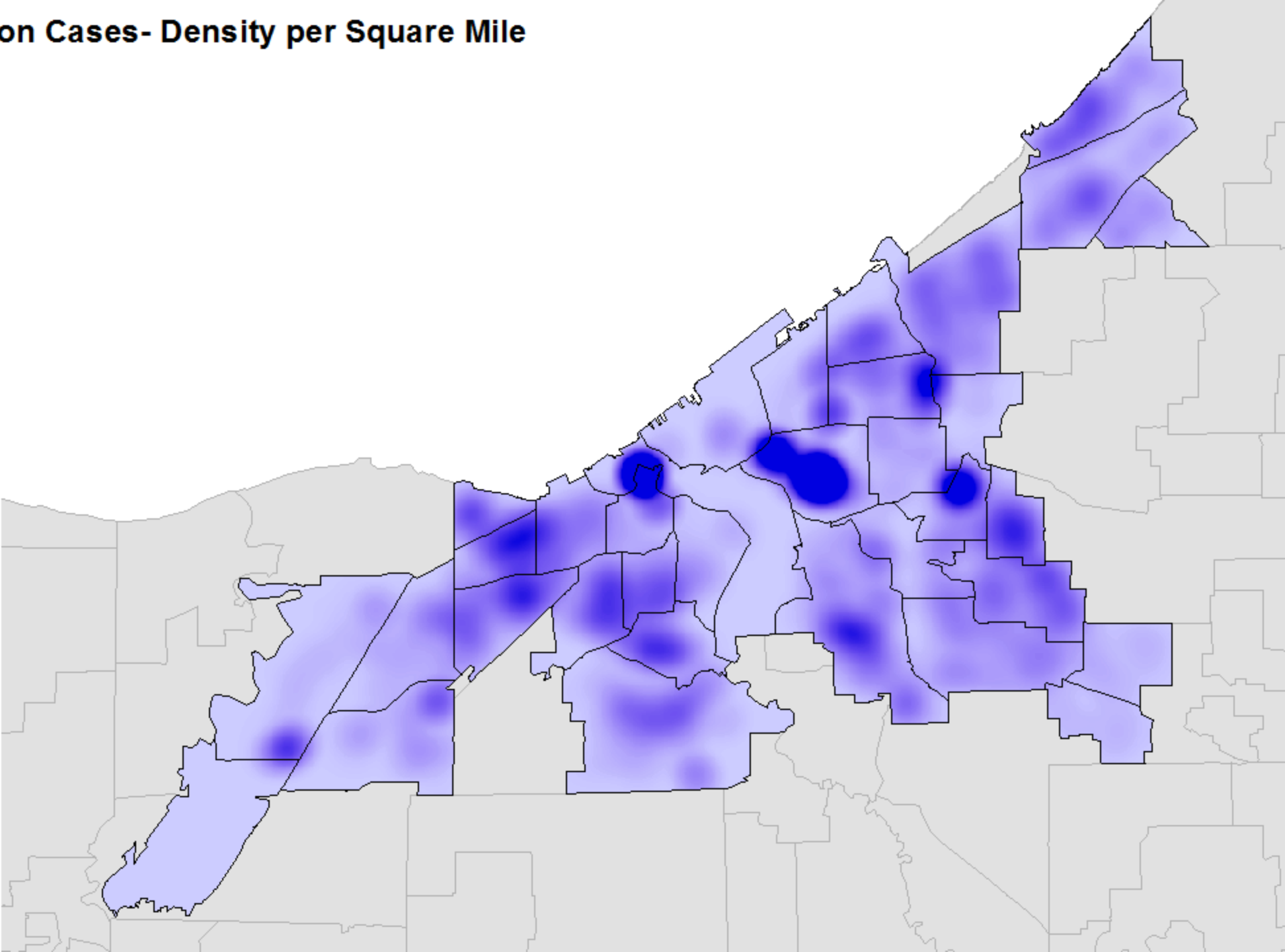


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An extremely disadvantaged population

**Average
neighborhood
deprivation
index
score**

88



77% African American
76% Female
2 Children average

\$1,200

**Median Monthly
Income**

Eviction and rent burden

80% eviction filing due to nonpayment of rent

Average amount owed to landlord:
\$1,198

- Median: \$925
- Minimum: \$150
- Maximum: \$6,000

Median rent = \$600

50%
of income goes
towards housing



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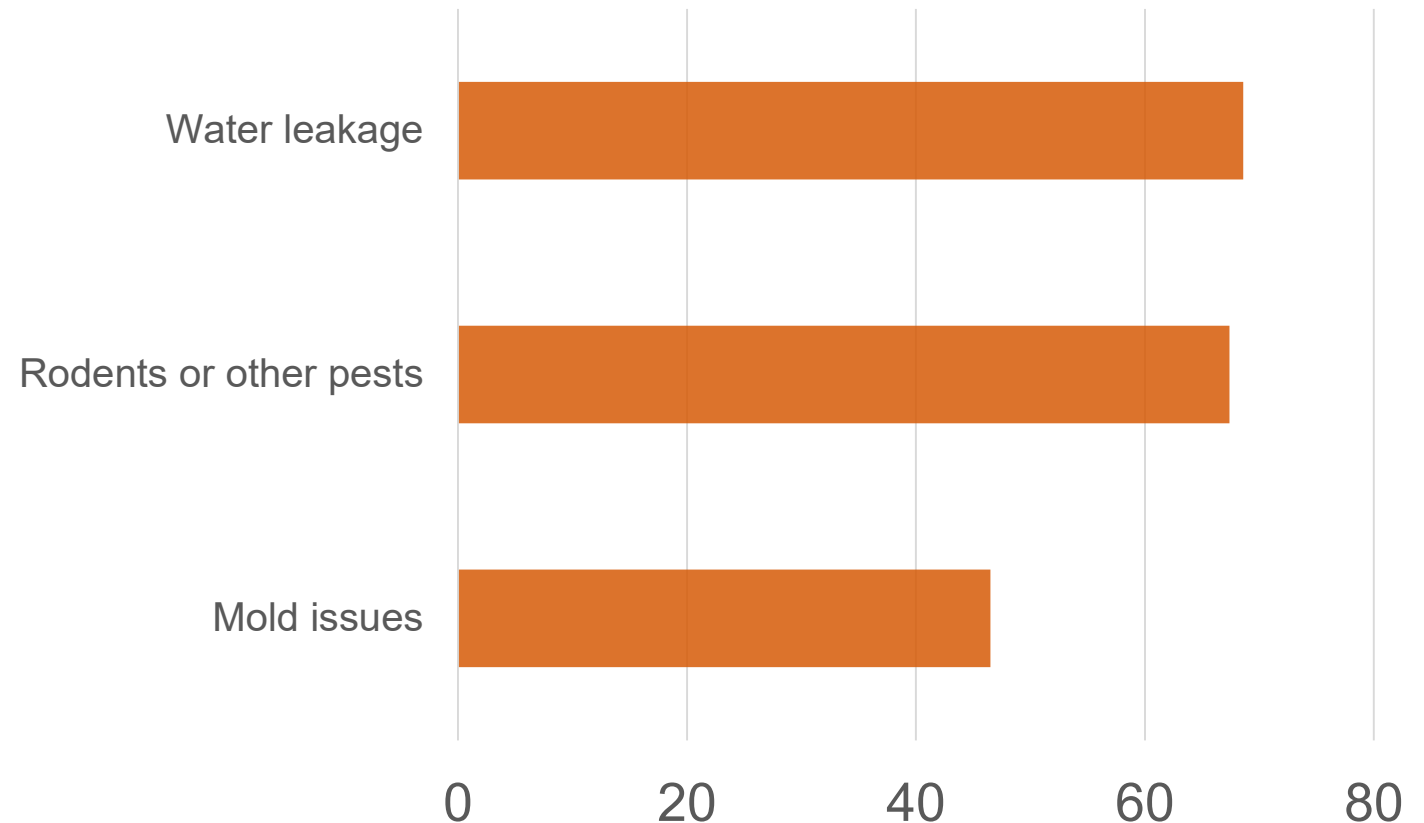
Circumstances of eviction

About **HALF** mentioned **conflict with their landlord** in the time preceding their eviction

NEARLY HALF mentioned financial hardship and job loss

OVER ONE-THIRD mentioned **property condition issues**

Percent of respondents reporting property condition issues



Experience in court

Did you tell the court about the circumstances surrounding your eviction?

- **OVER HALF** didn't mention these issues in court
- When asked why, most said there was **NO OPPORTUNITY**

**NO DEFENDANT
in court
(276 cases)**

1:50

**DEFENDANT IN
COURT
no representation
(178 cases)**

5:41

**REPRESENTED
DEFENDANT
(5 cases)**

7:36



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Mobility

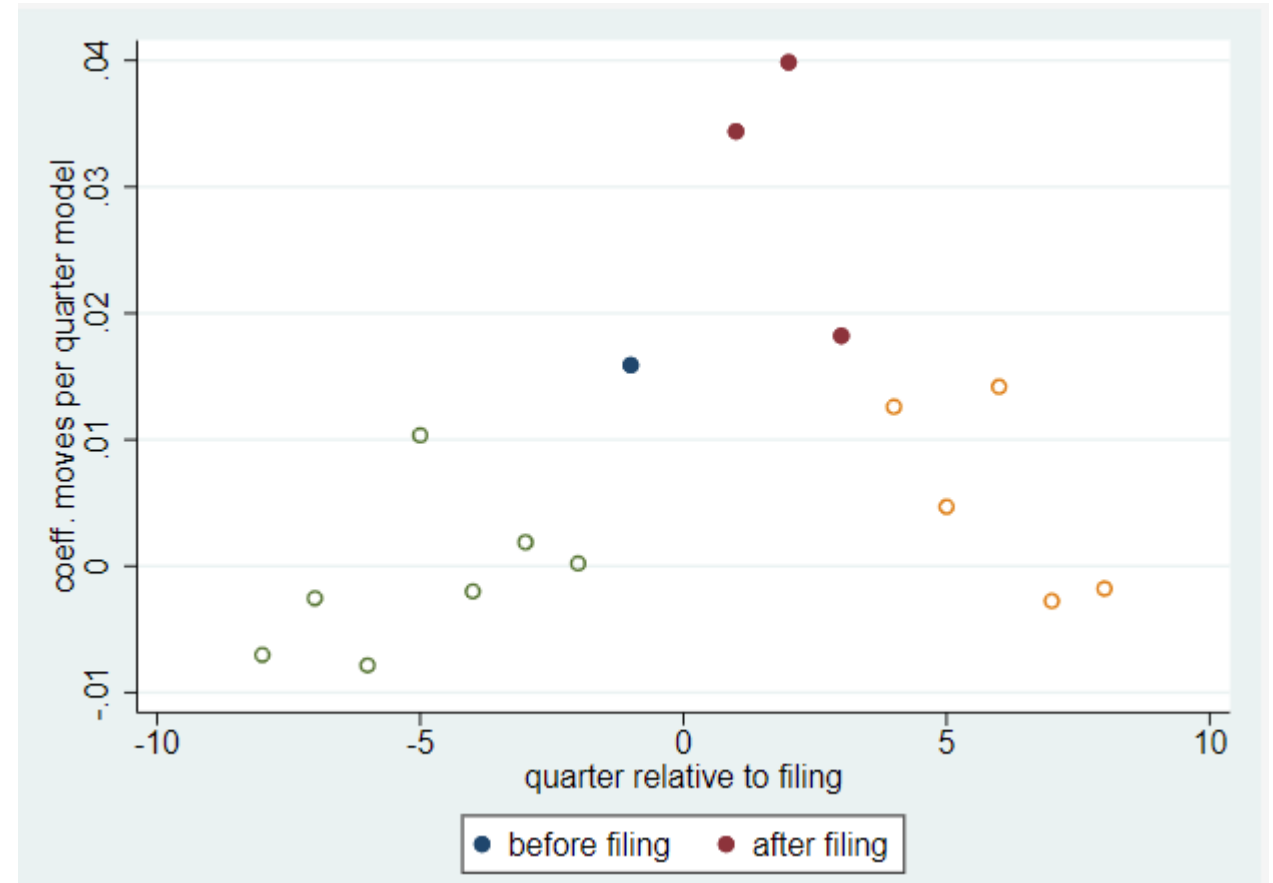
Households facing eviction show increased mobility in year after filing

No move-out date mobility before & after filing

- 0.8 to 1 move per 2 years

With move-out date mobility before & after filing

- 1 to 1.3 moves per 2 years



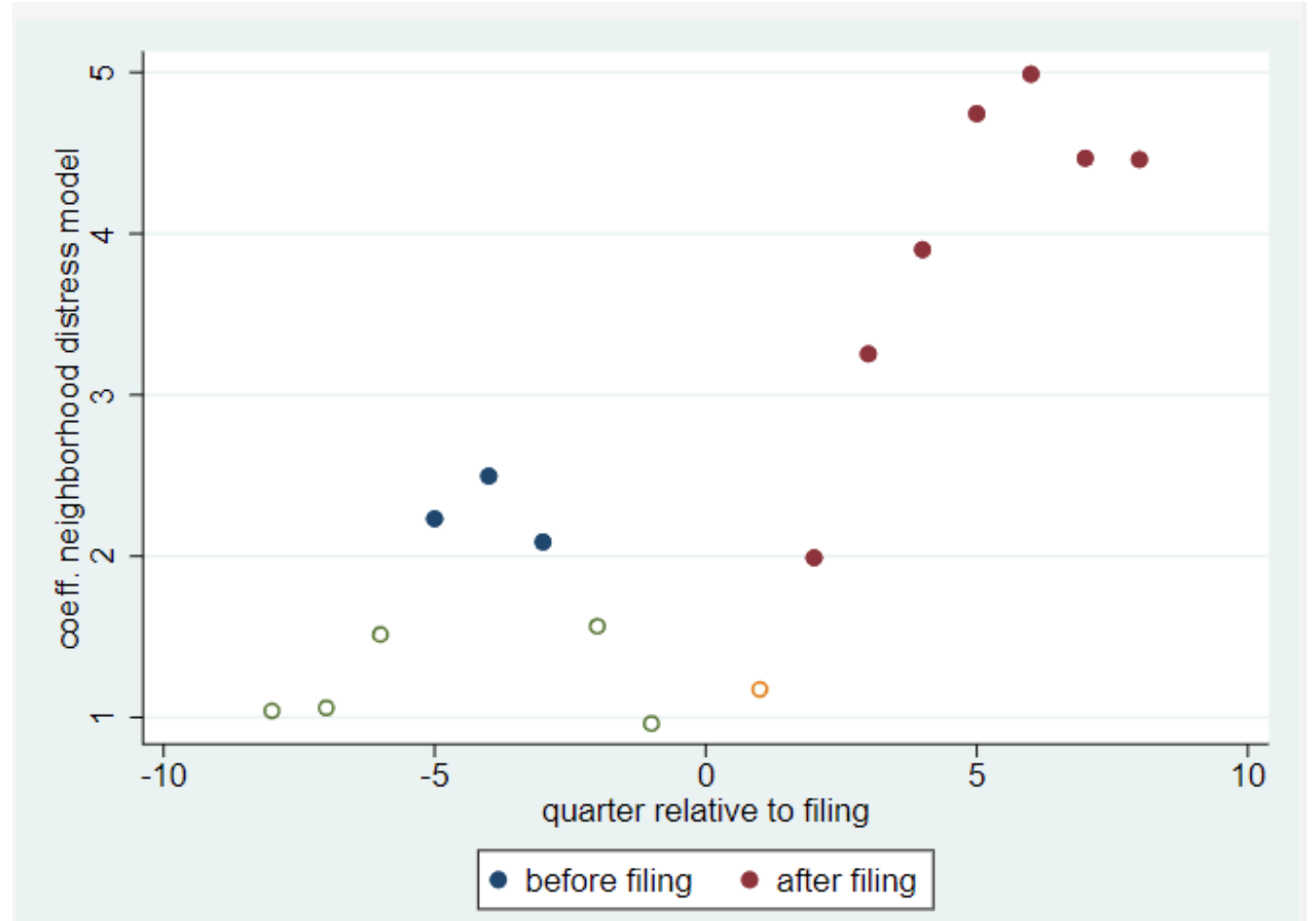
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Neighborhood quality

People facing eviction live in extremely distressed neighborhoods.

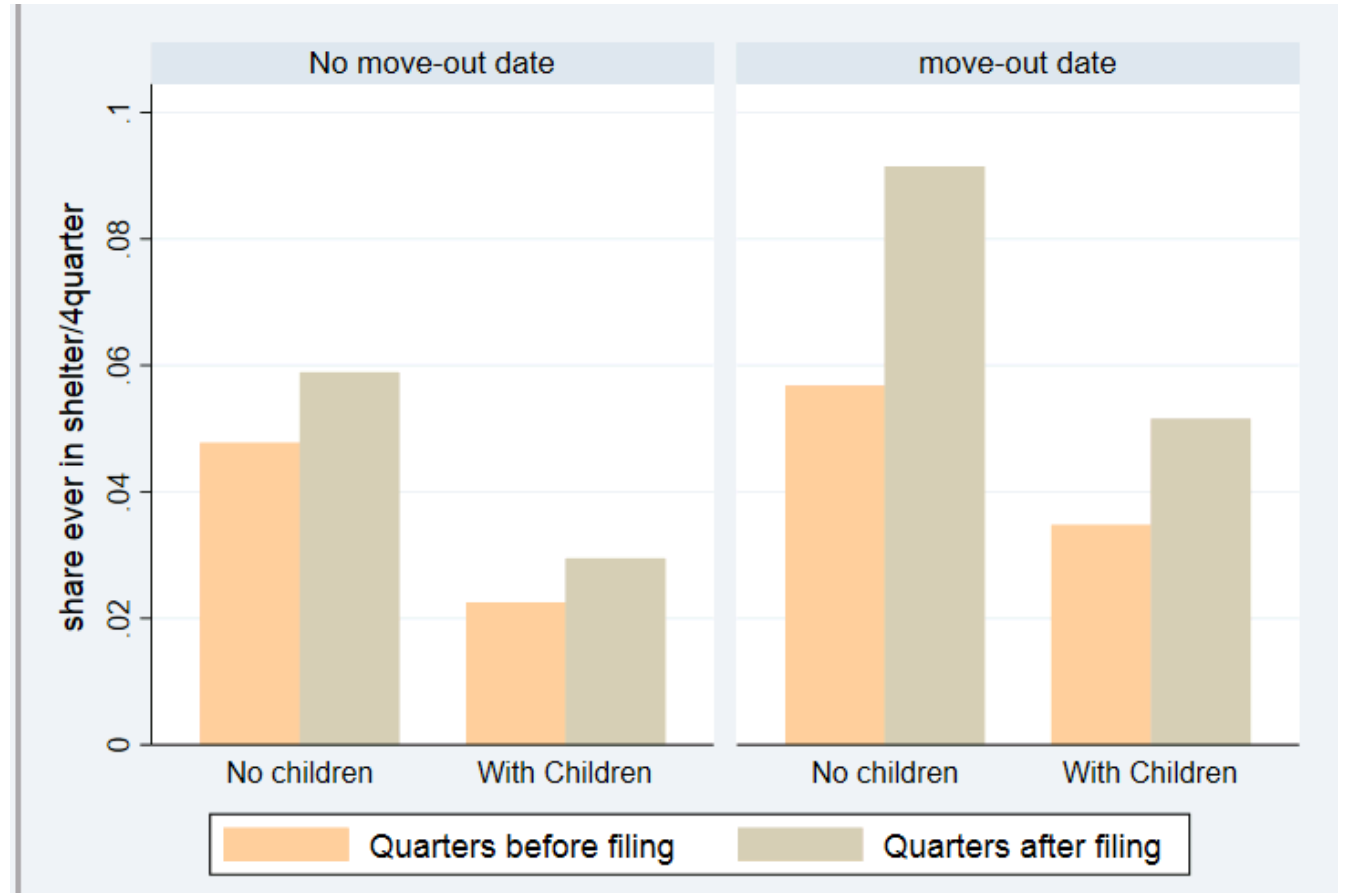
Neighborhood quality decreases for the few living in better quality neighborhoods



Homeless shelter use

Use of homeless shelter by households facing eviction is significant in 4 quarters BEFORE and AFTER filing.

5% of HH with children are ever in homeless shelter in 4 quarters following a filing with a move-out date



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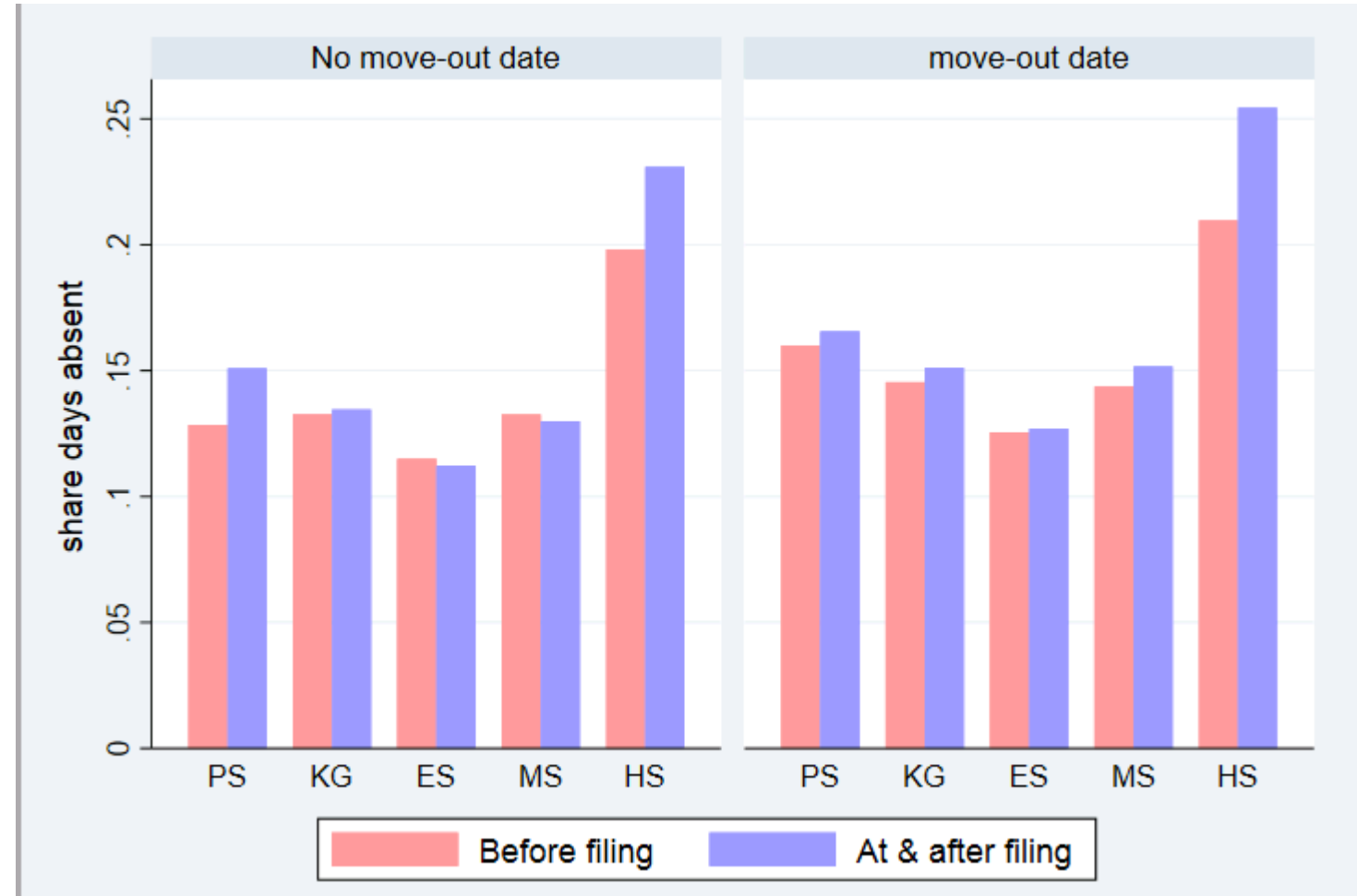
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School attendance

Increased school
absences, especially
among high-school
children

20% → 25%

Of school days missed



Lead exposure

Examined children ages 0-2 at time of eviction filing.

61% of children are **not lead tested** in the 9-15 month age period.

26% without a move-out
date tested **POSITIVE**

36% with a move-out
date tested **POSITIVE**



Conclusions

Population facing eviction is extremely distressed/disadvantaged

Population with forced move is even more distressed

Not going to cease eviction, what are the right intervention points and interventions to aid highly distressed population