



NLIHC's HoUSed Campaign for
Long-Term Housing Solutions

January 24, 2022

Agenda



Welcome & Updates

- Joey Lindstrom, NLIHC

“Build Back Better Act” Updates and Next Steps

- Sarah Saadian, NLIHC

Impact of Evictions on Voter Turnout

- Gillian Slee, Eviction Lab

Impact of Evictions on Healthcare Utilization

- Gabriel Schwartz, University of California, San Francisco

Tenant Protections & Emergency Rental Assistance During & Beyond the Pandemic

- Jade Vasquez, NLIHC

Field Updates

- Tara Barauskas, Community Corporation of Santa Monica
- Katie West, Housing Network of Rhode Island
- Sue Shirek, Northlands Rescue Mission

Next Steps

Welcome & Updates

Joey Lindstrom

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“Build Back Better Act” Updates & Next Steps

Sarah Saadian

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Impact of Evictions on Voter Turnout

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Eviction and Voter Turnout: The Political Consequences of Housing Instability

Gillian Slee, Princeton University

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Questions

- Does eviction affect voter turnout?
- How do the political effects of eviction vary across different community contexts?

Approach

- We merged two very large data sets:
 - Millions of court-ordered evictions, 2013-2015
 - Millions of registered Americans' turnout, 2016 election
- Neighborhood-level (Census tract) analysis of eviction and voting rates
 - Main analyses: 7,166 neighborhoods in 19 states

Findings

- Eviction plays a powerful role in depressing community voter turnout

A 1 percentage point increase in the residential eviction rate predicts a 0.46 percentage point drop in the voter turnout rate.

Findings

Regional and Electoral Context

- Urban neighborhoods
- Rural neighborhoods
- New voting requirements
- Uncompetitive states
- Low- and high- eviction neighborhoods

Findings

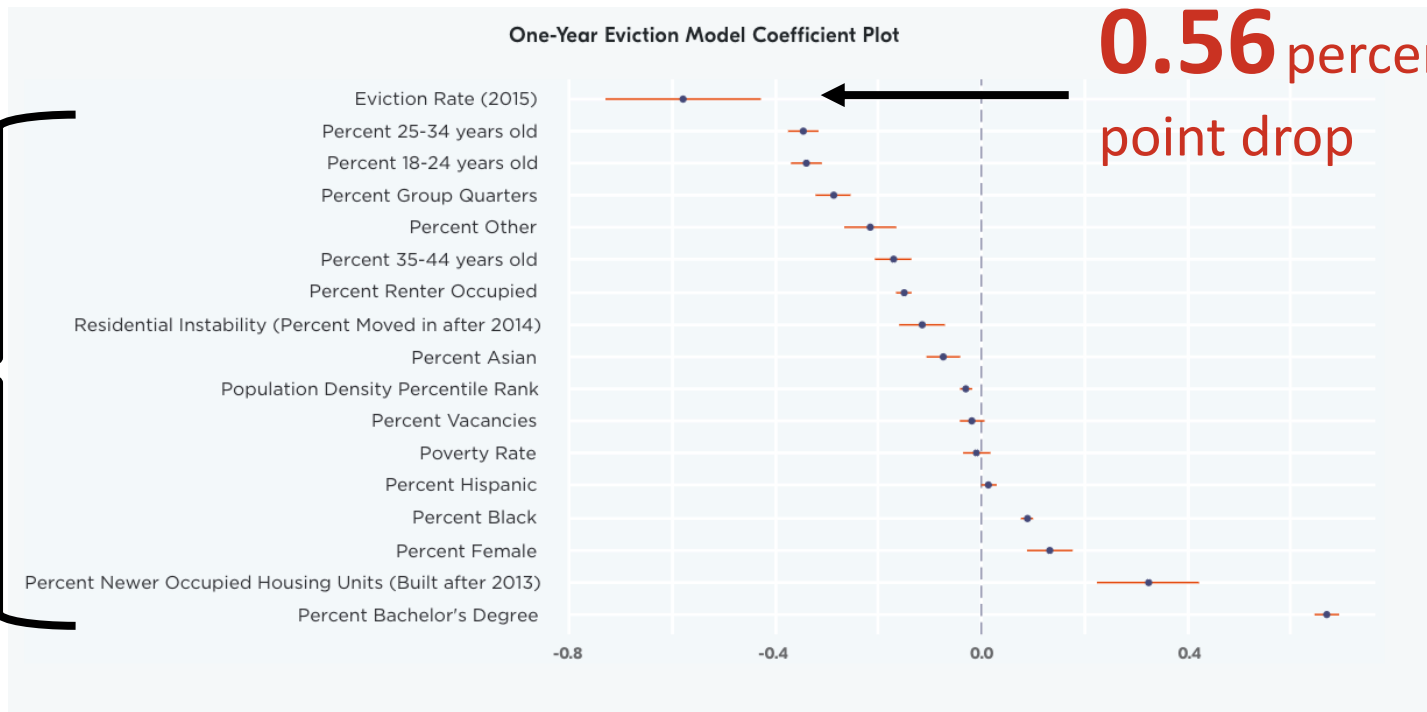
Regional and Electoral Context

- ! Same-Day or Election Day registration
- ! Battleground states

Findings

Temporal Variation

controls



Conclusions

Eviction harms voter turnout

Same-day and Election Day registration may mitigate eviction's impact

New voter restrictions and absent same-day registration can hurt

Recommendations

Invest in interventions aimed at reducing eviction

Remove barriers to the ballot box

Focus voter mobilization and grassroots efforts in neighborhoods affected by eviction

Article:

Article

Eviction and Voter Turnout: The Political Consequences of Housing Instability

Gillian Slee and Matthew Desmond
Princeton University

Politics & Society

1-27

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Blog Post:

EVICTIION LAB UPDATES

November 8, 2021

Eviction Depressed Voter Turnout in the 2016 Presidential Election



Gillian Slee
The Eviction Lab



Thank you!

Please feel free to reach out to:

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The Eviction Lab is funded by the JPB and Gates Foundations, C3.ai, and the Chan Zuckerberg Initiative

Impact of Evictions on Healthcare Utilization

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Eviction, healthcare utilization, and disenrollment among NYC Medicaid patients

Gabriel L. Schwartz,* Justin M. Feldman,* Scarlett Wang, Sherry Glied

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Disclaimer. The views and opinions expressed in this material are those of the author and do not necessarily reflect the official policy or position of the New York Department of Health. Examples of analysis performed in the material are only examples. They should not be utilized in real-world analytic products.

* Schwartz and Feldman are co-first authors.

Eviction is common and damaging

- Eviction is common among US renters: 2.3% of renting households are formally evicted each year (just shy of 1 in 40)
- Low risks of eviction in a single year accumulate as patients age
- Eviction creates many layers of adversity:
 - financial shocks
 - eviction records
 - displacement
 - poor mental health

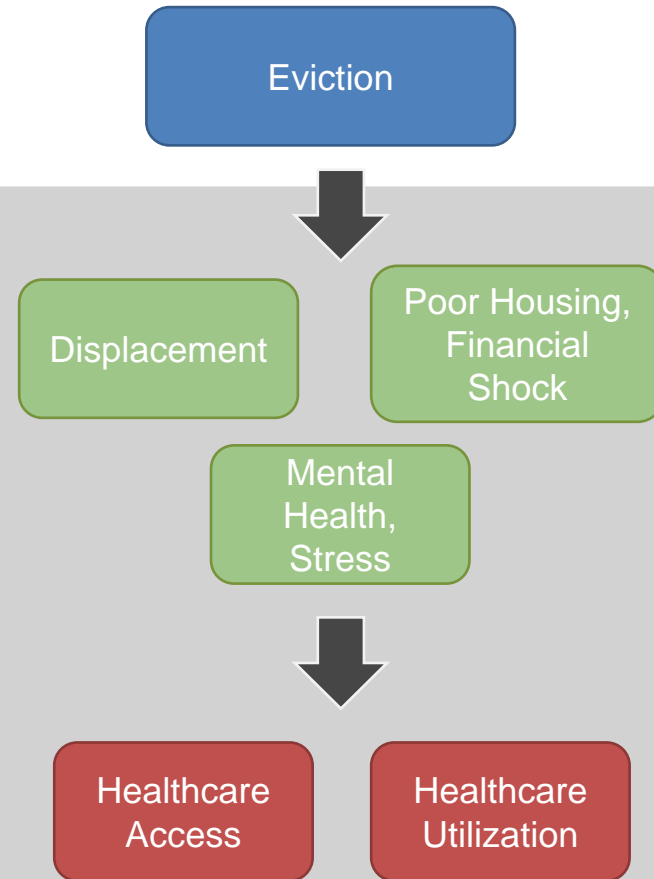
Eviction & health

What is known:

- Eviction has been linked to a growing list of physical & developmental health outcomes
 - infectious disease, substance use, birthweight, cognitive development, etc.

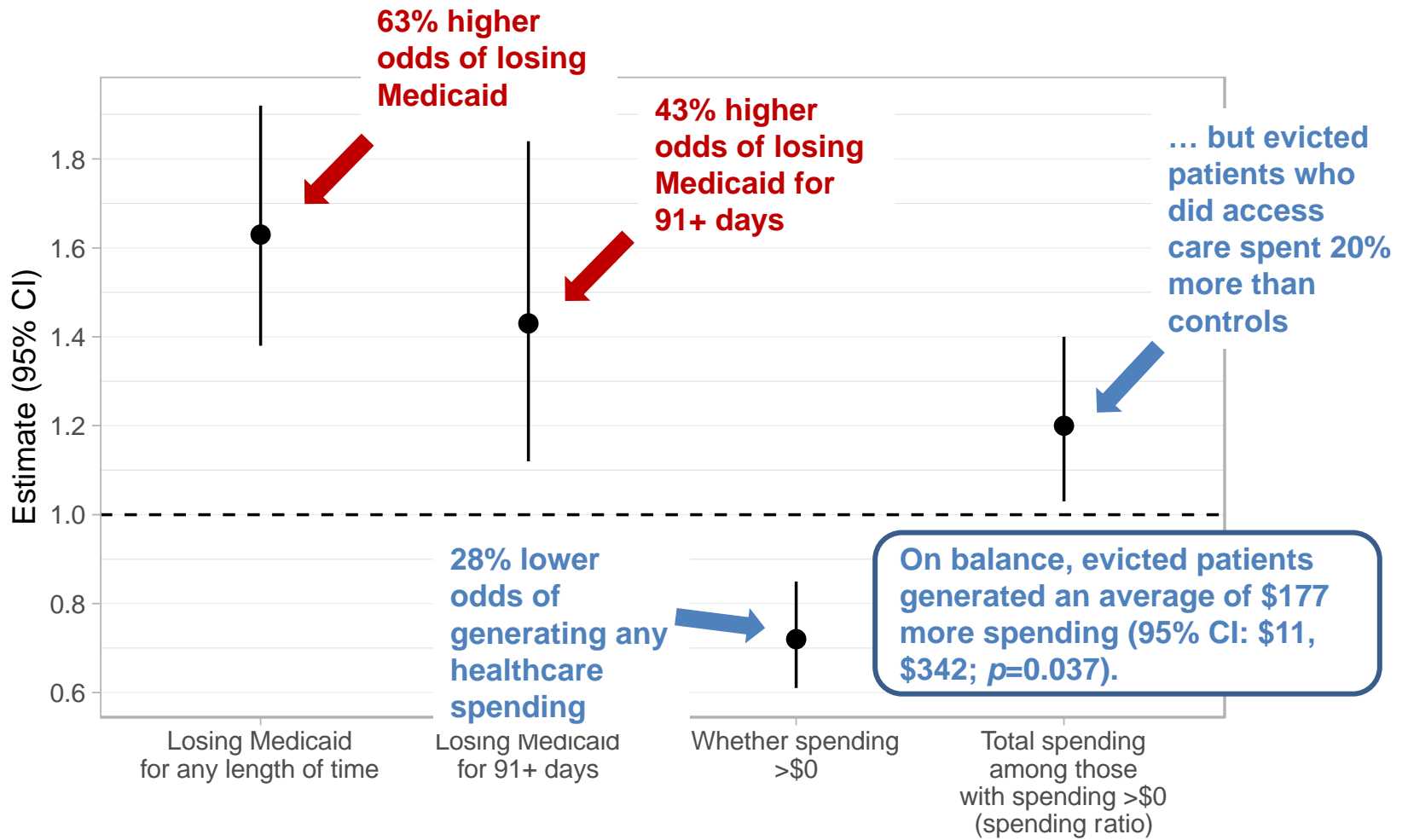
What this study adds:

- How eviction impacts healthcare utilization and healthcare access



Methods

1. Identify evicted Medicaid patients by linking 2017 NYC eviction records to Medicaid claims using street addresses
2. Match evicted patients to control patients with the same demographics, neighborhood characteristics, and healthcare utilization (in the 6 months before an eviction) with CEM
 - 1300 evicted patients matched to 261,855 controls
3. Compare outcomes over 6 months of follow-up:
 - Medicaid disenrollment
 - Healthcare spending
 - Healthcare visits
 - Pharmaceutical prescription fills

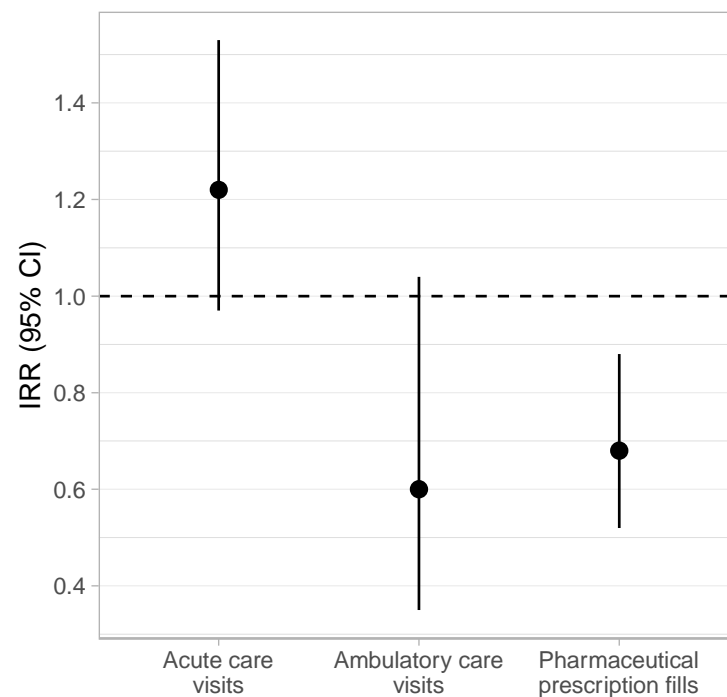


What's driving spending patterns?

Evicted patients made:

- 32% fewer prescription fills
- 40% fewer ambulatory care visits
- 22% more acute care visits

... though only prescriptions passed the statistical significance threshold.



Findings

- **Evidence that eviction impairs healthcare access:**
 - Substantially increased odds of losing Medicaid coverage
 - Fewer prescription fills
 - Less likely to generate any healthcare spending
 - Suggestive evidence of fewer ambulatory care visits
- **... while driving increased costs:**
 - Generate 20% more spending when patients do access care
 - Generate \$100s of additional healthcare spending on balance
 - Suggestive evidence of more acute care visits (we are not the first to find this in NYC – e.g., Collinson & Reed 2018)

Implications

- Eviction prevention may help ensure Medicaid patients have appropriate access to care, generate off-setting savings in the Medicaid budget, and prevent acute health crises
- Programs to help evicted patients maintain their Medicaid benefits and access care are warranted
- Eviction prevention may be particularly impactful during the COVID-19 pandemic (& this Omicron surge), when access to health care is critical, eviction prevention policies are expiring, and the hospital system is already strained



Thank you!

Please reach out if any questions come up after this talk:
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Tenant Protections & Emergency Rental Assistance During & Beyond the Pandemic

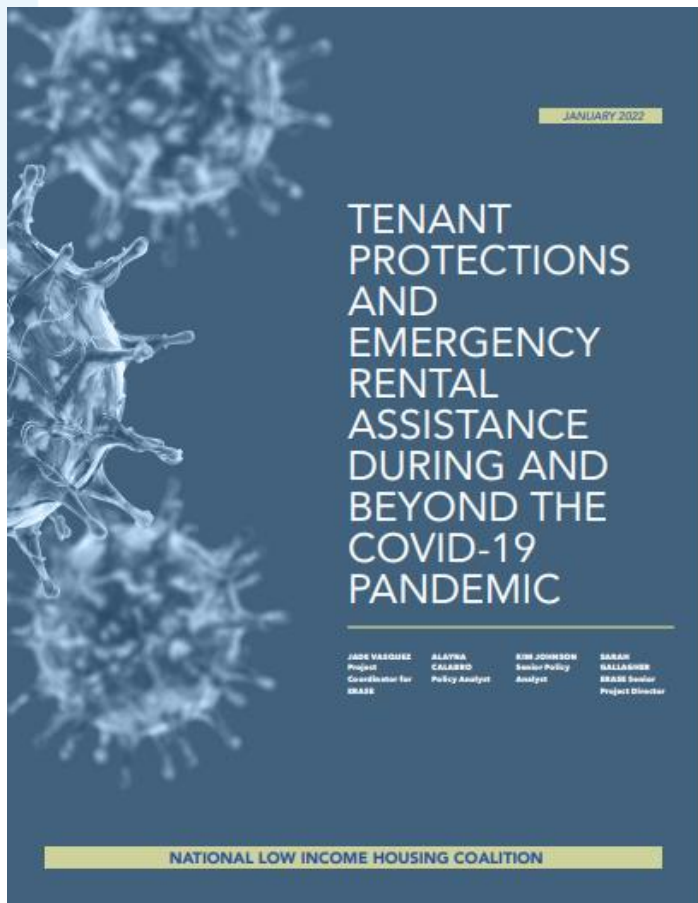
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Tenant Protections & ERA Report



- NLIHC released a new report, [Tenant Protections and Emergency Rental Assistance during and beyond the COVID-19 Pandemic](#)
- The report provides a descriptive analysis of policies related to new tenant protections and emergency rental assistance (ERA) that have been enacted or implemented by states and local governments in 2021.
- States and localities passed or implemented **more than 130 new laws or policies** to protect tenants from eviction in 2021.

Types of Tenant Protections



- The report provides a descriptive analysis of the following types of tenant protections:
 - Short-term laws and policies
 - State and local eviction moratoriums
 - Pauses on the eviction process to allow for ERA processing
 - Mandates to increase information about ERA and limit tenant fees
 - Long-term laws and policies
 - Increases to tenant representation during the eviction process, such as right to counsel
 - Protections that reduce discrimination and promote housing stability, such as source of income discrimination and sealed/expunged eviction records legislations


Key Findings & Recommendations



1. State and local governments should continue to pass tenant protections in all stages of the eviction process to advance housing as a human right.
2. States and localities must assess their tenant-protection laws and programs to ensure maximum effectiveness in preventing evictions.
3. ERA programs, states, and local courts should develop collaborative partnerships to ensure the successful implementation and enforcement of tenant protections at all stages of the ERA and eviction process.
4. State and local courts should centralize eviction filing and outcome data for facilitating access to ERA to those in need, enforce existing tenant protections, and track housing stability outcomes for tenants who may have been evicted.
5. Long-term federal tenant protections, such as source-of-income discrimination laws, “just cause” eviction standards, right to counsel, and sealed eviction legislation, are needed to ensure that all renters – across all jurisdictions – share a basic level of protection.
6. Congress must authorize and fund a permanent program to provide emergency rental assistance – such as that proposed in the [“Eviction Crisis Act”](#) – to ensure housing stability for households that experience financial shocks after the pandemic ends.

NLIHC State and Local ERA-Related Tenant Protections Database



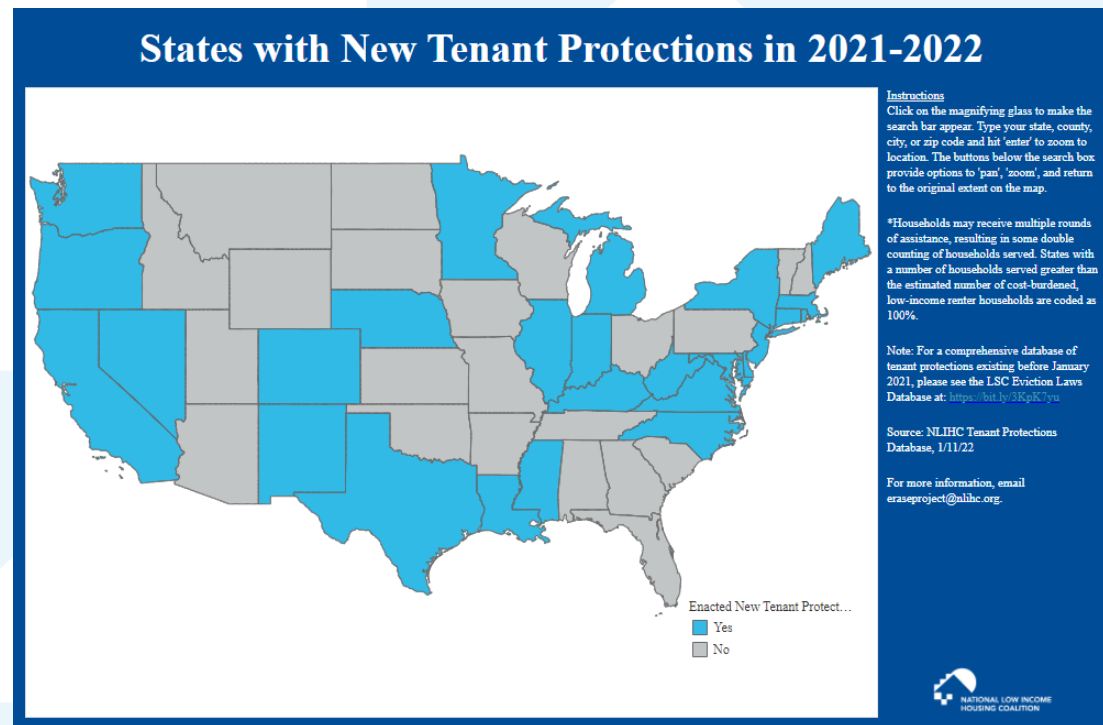
 NATIONAL LOW INCOME HOUSING COALITION						
NLIHC State and Local ERA-Related Tenant Protections Database						
The following is a summary of eviction protections related to emergency rental assistance that have been implemented in 2021:						
State	Jurisdiction	Type	Number	Status	Purpose	Link
Colorado	Denver	Ordinance	CB 21-0529	Effective as of 9/1/2021	Gives people facing eviction proceedings access to attorneys for free, improving their chances of staying housed. The ordinance only applies to people earning 80 percent or less of the area median income.	https://denver.legistar.com/LegislationDetail.aspx?ID=4927148&GUID=1A4A3F9C-A0E2-46ED-A998-FA8B5F022822&Options= D Text &Search=21-0529
Connecticut		Legislation	HB 6689, SB 1202	Signed into law 6/23/21	Under budget bills H.B. 6689 and S.B. 1202, the Department of Housing will receive \$10 million per year from the American Rescue Plan Act (ARPA) Coronavirus State and Fiscal Recovery Funds to support legal representation costs for tenants facing eviction, assistance to tenants at notice-to-quit stage, increases in tenants appearing in cases, and outreach to tenants.	https://cga.ct.gov/2021/TOB/H/PDF/2021HB-06689-R00-HB.PDF https://www.cga.ct.gov/2021/TOB/S/PDF/2021SB-01202-R00-SB.PDF
Connecticut		Legislation	HB 6531	Signed into law 6/10/21	Right to counsel: provides attorneys to low-income tenants facing evictions.	https://www.cga.ct.gov/asp/cgabillstatus/cgabillstatus.asp?selBillType=Bill&which_year=2021&bill_num=6531
Connecticut		Executive Order	No. 12D	Signed into law on 6/30/21	Requires landlords to apply for rental assistance and give tenant 30 days notice to leave property before filing for eviction until 9/30/21. Any filing stayed 30 days.	https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-12D.pdf
Delaware		ERA Program Policy		Effective as of 7/15/21	Conditionally approves applications with an active eviction status, paying out applicants once the court provides a document saying the eviction case has been withdrawn, satisfied, or resolved via agreement.	https://decovidhousinghelp.com/wp-content/uploads/2021/05/CF14ASL-DEHAP-JP-Stipulation-Final.pdf

For additions to the database: Contact Jade Vasquez @ jvasquez@nlihc.org

www.tinyurl.com/NLIHCTenantProtections

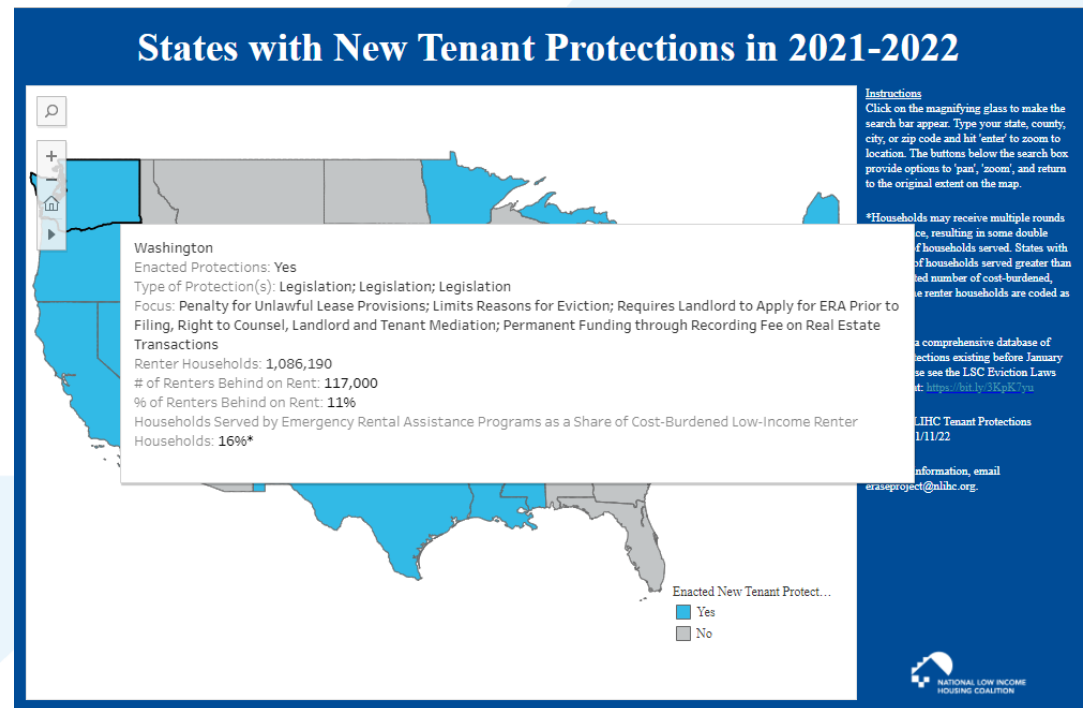
Tenant Protections Maps

- To accompany the report, NLIHC's Research Team has developed two interactive maps that demonstrate which states and localities have enacted or implemented tenant protections in 2021.
- For State Tenant Protections Map, click [here](#).
- For Local Tenant Protections Map, click [here](#).



Tenant Protections Maps

- In addition to listing the type of tenant protections in each state, the State Tenant Protections Map also includes
 - # of renter households in each state
 - # and % of renters behind on rent
 - % of low income/ cost-burdened households served by ERA program



Questions/Comments?



For questions regarding the Tenant Protections report or additions to the State and Local Tenant Protections Database, email jvasquez@nlihc.org.

Field Updates

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Community Corp.
of SANTA MONICA

Community Corporation of Santa Monica

- ▶ Nonprofit established in 1982
- ▶ Mission to improve lives and neighborhoods by providing affordable housing in high opportunity communities
- ▶ Over 1,800 units of affordable housing, 100 buildings, over 4,000 people served.
- ▶ More info
www.communitycorp.org



High opportunity neighborhoods



Uplifting environments



Santa Monica's lesser known history

- ▶ SM was a black-business friendly town until the 1920's when the KKK came and advocated to change that. The result was that Santa Monica enforced a “Caucasian Clause” with systemic policies preventing African American residents from owning businesses or homes by the beach
- ▶ African-Americans were only allowed to use one part of the beach, dubbed The Inkwell.
- ▶ Redlining
- ▶ Restrictive covenants



Displacement and marginalization in Santa Monica

- ▶ Occurred several times in recent history - 1950's and 60's
 - ▶ Construction of the 10 freeway
 - ▶ “Urban renewal project” near the civic center



Right to return policy - Santa Monica

- ▶ City created policy, not us - but we are largest affordable housing provider in the city
- ▶ People displaced and their descendants can apply for affordable housing priority in SM
- ▶ Limited to 100 people
- ▶ Would be 2nd in priority after Ellis Act/no fault evictions
- ▶ 1 month window to apply



Pros and cons of policy

▶ PROS

- ▶ Affordable housing list is long - displaced persons would get priority over about 8,000 other applicants
- ▶ Would help people move back to their communities

▶ CONS

- ▶ Assumes people want affordable rental housing - and must income-qualify
- ▶ Limited to 1 month and 100 people - displacement occurred in 1950's and 60's
- ▶ Doesn't apply to caregivers, aunts, uncles and their descendants
- ▶ No comprehensive apology, no statement of why, no comprehensive program

Field Updates

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Next Steps

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Resources

NLIHC's HoUSed Campaign
(nlihc.org/housed): Campaign
Updates