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
Director for Field Organizing
National Low Income Housing Coalition
(jlindstrom@nlihc.org)
Impact of Evictions on Voter Turnout

Gillian Slee
Ph.D. Candidate,
Sociology & Social Policy
Princeton University
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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

One-Year Eviction Model Coefficient Plot

Eviction Rate (2015)
Percent 25-34 years old
Percent 18-24 years old
Percent Group Quarters
Percent Other
Percent 35-44 years old
Percent Renter Occupied
Residential Instability (Percent Moved in after 2014)
Percent Asian
Population Density Percentile Rank
Percent Vacancies
Poverty Rate
Percent Hispanic
Percent Black
Percent Female
Percent Newer Occupied Housing Units (Built after 2013)
Percent Bachelor’s Degree

0.56 percentage point drop
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:

Eviction and Voter Turnout: The Political Consequences of Housing Instability

Gillian Slee and Matthew Desmond
Princeton University

Blog Post:

Eviction Depressed Voter Turnout in the 2016 Presidential Election

Gillian Slee
The Eviction Lab
Thank you!

Please feel free to reach out to:

glslee@princeton.edu

The Eviction Lab is funded by the JPB and Gates Foundations, C3.ai, and the Chan Zuckerberg Initiative.
Impact of Evictions on Healthcare Utilization

Gabriel Schwartz
Postdoctoral Scholar,
Institute for Health Policy Studies
University of California, San Francisco
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Eviction, healthcare utilization, and disenrollment among NYC Medicaid patients


Support for this research was provided by the Robert Wood Johnson Foundation’s Policies for Action program. The views expressed here do not necessarily reflect the views of the Foundation.

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
Losing Medicaid for any length of time
Losing Medicaid for 91+ days
Whether spending > $0
Total spending among those with spending > $0 (spending ratio)

63% higher odds of losing Medicaid
43% higher odds of losing Medicaid for 91+ days
28% lower odds of generating any healthcare spending

On balance, evicted patients generated an average of $177 more spending (95% CI: $11, $342; p=0.037).

... but evicted patients who did access care spent 20% more than controls
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 (and 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: gabriel.schwartz2@ucsf.edu
Tenant Protections & Emergency Rental Assistance During & Beyond the Pandemic

Jade Vasquez
ERASE Project Coordinator
National Low Income Housing Coalition

jvasquez@nlihc.org
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.
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

The following is a summary of eviction protections related to emergency rental assistance that have been implemented in 2021.

<table>
<thead>
<tr>
<th>State</th>
<th>Jurisdiction</th>
<th>Type</th>
<th>Number</th>
<th>Status</th>
<th>Purpose</th>
<th>Link</th>
</tr>
</thead>
<tbody>
<tr>
<td>Colorado</td>
<td>Denver</td>
<td>Ordinance</td>
<td>CS 21-0529</td>
<td>Effective as of 9/1/2021</td>
<td>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.</td>
<td><a href="https://leg.colorado.gov/LegislationDetail.aspx?Id=48727488&amp;GUID=124B4F4C-AD02-46C8-AA98-5ADB89F032822&amp;Options=0&amp;Text=CS%2021-0529">https://leg.colorado.gov/LegislationDetail.aspx?Id=48727488&amp;GUID=124B4F4C-AD02-46C8-AA98-5ADB89F032822&amp;Options=0&amp;Text=CS%2021-0529</a></td>
</tr>
<tr>
<td>Connecticut</td>
<td>Legislation</td>
<td>HB 6688, SB 1200</td>
<td>Signed into law 6/23/21</td>
<td>Under budget bills H.B. 6688 and S.B. 1200, 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.</td>
<td><a href="https://ceconf.legitemobile.com/lhapp/2021/TOR/8/PDF/2021HB.06688-R00-HB.PDF">https://ceconf.legitemobile.com/lhapp/2021/TOR/8/PDF/2021HB.06688-R00-HB.PDF</a></td>
<td></td>
</tr>
<tr>
<td>Connecticut</td>
<td>Executive Order</td>
<td>No. 120</td>
<td>Signed into law on 6/30/21</td>
<td>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 after 30 days.</td>
<td><a href="https://portal.ct.gov/portal/Media/Office-of-the-Governor/Executive-Orders/Lament-Executive-Orders/Executive-Order-No.-120.pdf">https://portal.ct.gov/portal/Media/Office-of-the-Governor/Executive-Orders/Lament-Executive-Orders/Executive-Order-No.-120.pdf</a></td>
<td></td>
</tr>
<tr>
<td>Delaware</td>
<td>ERA Program Policy</td>
<td>Effective as of 7/15/21</td>
<td>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.</td>
<td><a href="https://decodylehudfiles.com/wp-content/uploads/2021/07/CP-1465-DEENAH-Publication-final.pdf">https://decodylehudfiles.com/wp-content/uploads/2021/07/CP-1465-DEENAH-Publication-final.pdf</a></td>
<td></td>
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</tr>
</tbody>
</table>

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

Tara Barauskas
Executive Director
Community Corporation of Santa Monica
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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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Field Updates

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Next Steps

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Resources

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