

Eviction-based Housing Consumer Markets in Dane County

Presentation to City of Madison Housing Strategy Committee

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Thursday September 28, 2017

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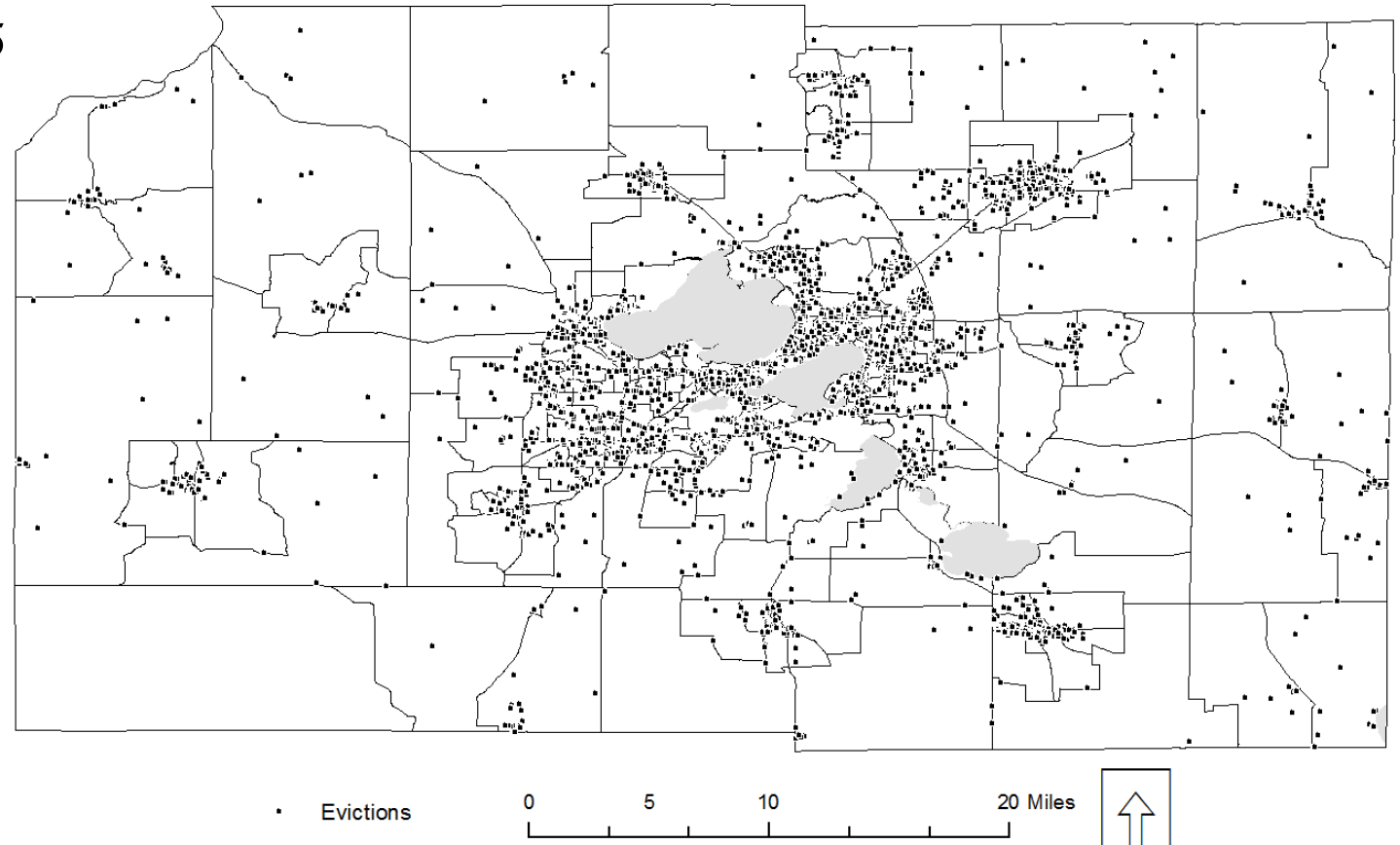
Evictions in Dane County I

An collaborative research project with the Tenant Resource Center (TRC)

- analysis of evictions from 2000 - 2015 in all of Dane County
- eviction filings, not necessarily cases that end in eviction
- eviction data is not normalized

Summary of eviction data

	Evictions
Total 2000-2015	40,439*
Average per year	2,527
Average per month	216
Average per block group	127.3



* Final version of this analysis was slightly different: 39,402 total observations and a mean of 128.1 evictions per block group,

Evictions in Dane County I: Results

- 1) of the factors we looked at, race was the most important factor explaining eviction in Dane County
- 2) income alone does not explain eviction patterns in Dane County
- 3) a small group of plaintiffs (100) account for a majority (52%) of all eviction cases since 2000
- 4) subsidized housing providers and the management companies they work with are among the top eviction plaintiffs in Dane County
 - a. Community Development Authority of City of Madison #8
 - b. Wisconsin Management Company #2

Evictions in Dane County I: Limitations

Three limitations:

- 1) a racial binary—i.e., white versus nonwhite—to test the correlation of race with eviction filings
 - ***Thus: location quotient as a measure of local racial segregation***
- 2) median household income to test the importance of neighborhood income with eviction filings
 - ***Thus: housing stress and development as measures of vulnerability and market dynamics***
- 3) eviction *filings*, not court-ordered eviction *decisions*
- 4) no way of separating actual owners from property management company evictions

Evictions in Dane County II: Indicators

1) local/relative racial segregation as Location Quotient

- LQs: non-Hispanic Asian, non-Hispanic Black, Hispanic/Latino

2) housing stress for housing vulnerability

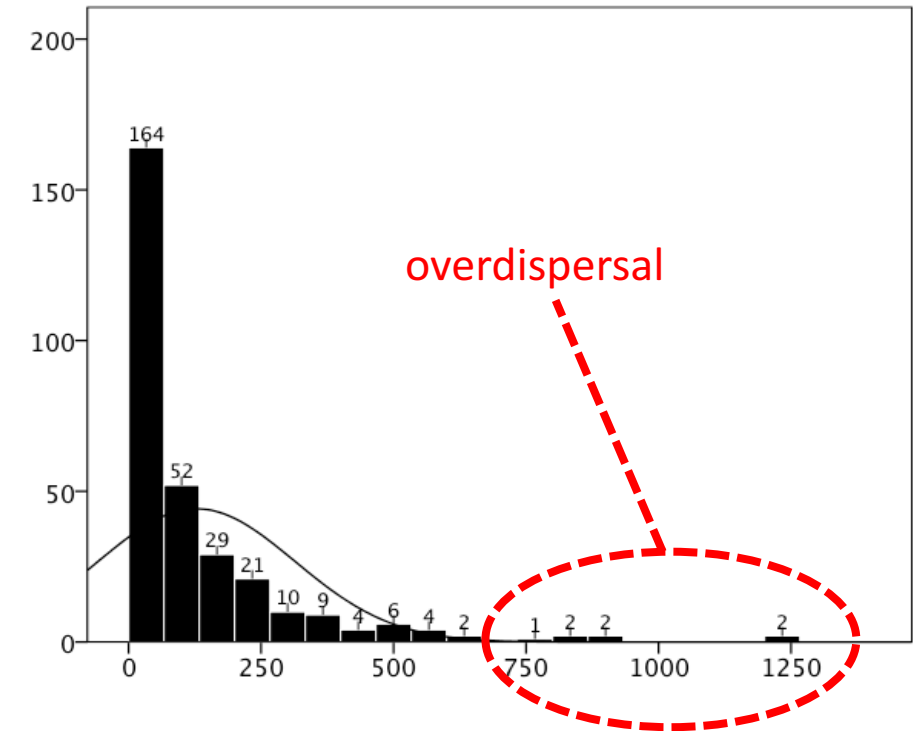
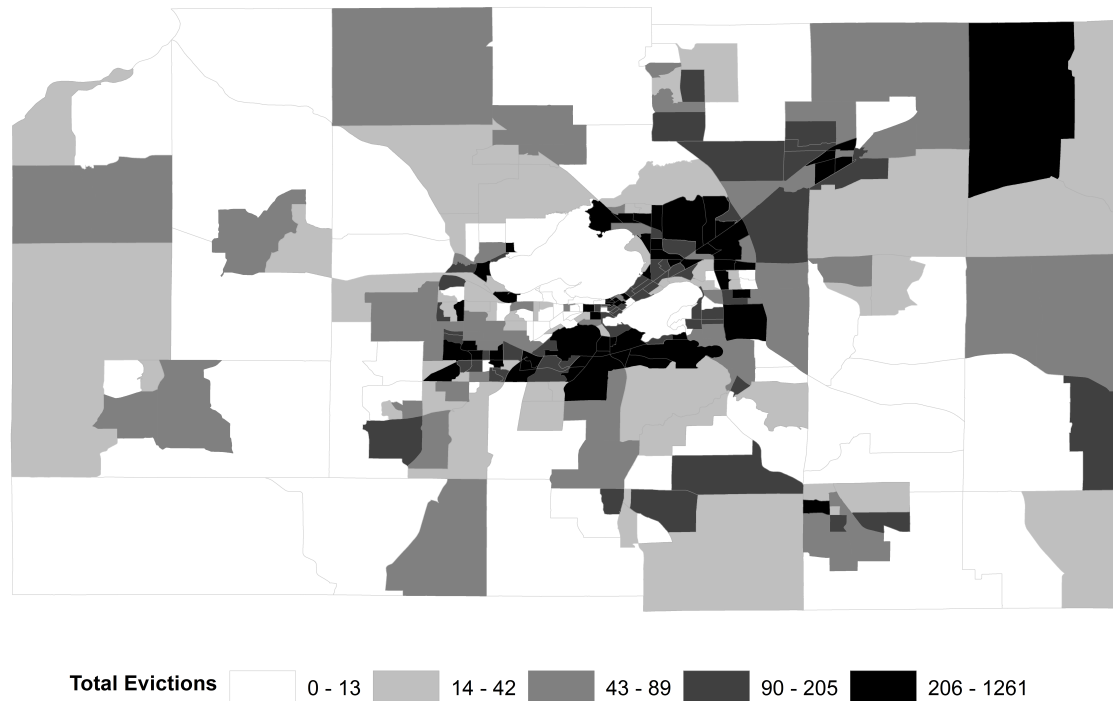
- % renter households paying more than 50% of their income toward rent
- average size of renter households
- % female-headed family renter householders—i.e., “no husband present”
- % households receiving food stamps—i.e., Supplemental Nutritional Assistance Program (SNAP)

3) Housing development for housing market dynamics

- % occupied housing units built between 2000 and 2015
- median year renter occupied housing structures were built

Eviction in Dane County II: Counts by Block Group

- 39,402 eviction filings from 2000 through 2015
- Georeferenced and aggregated to 2010 block groups

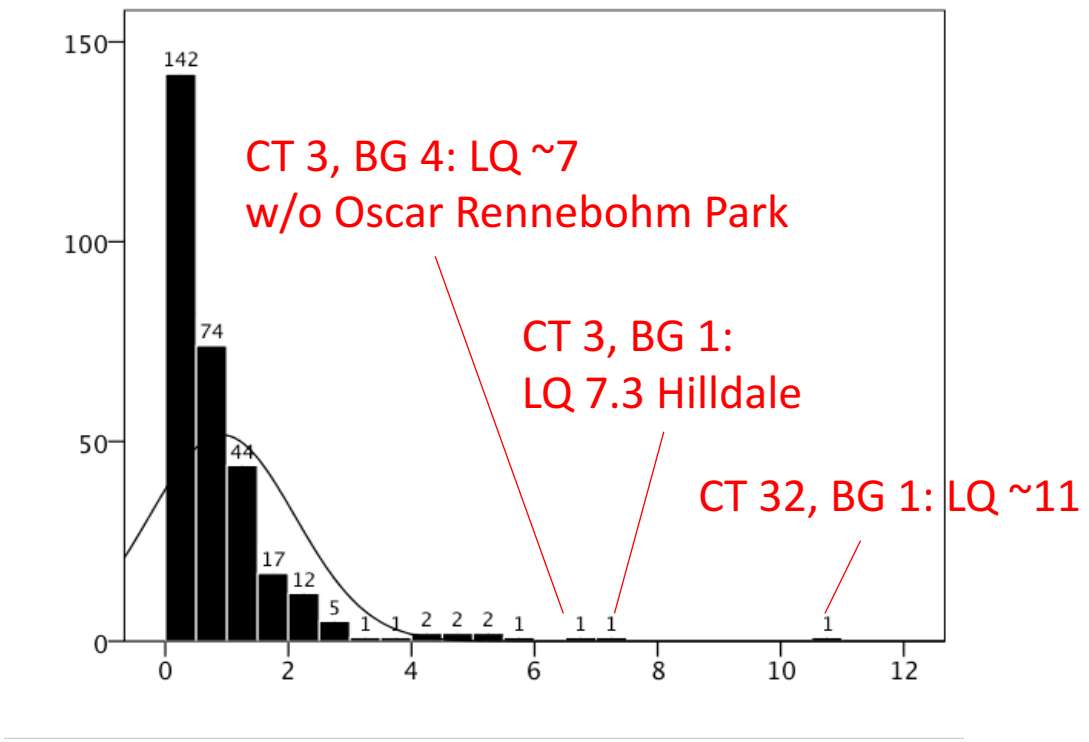
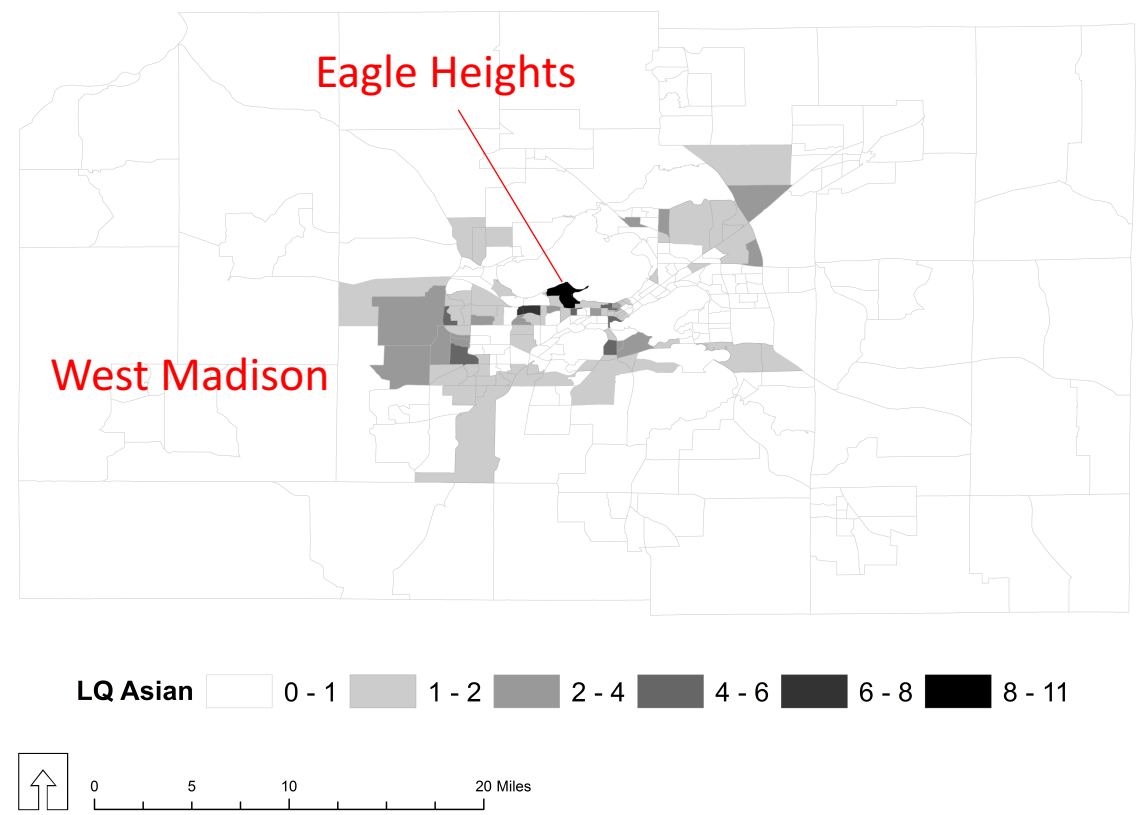


Evictions in Dane County II: Location Quotient (LQ)

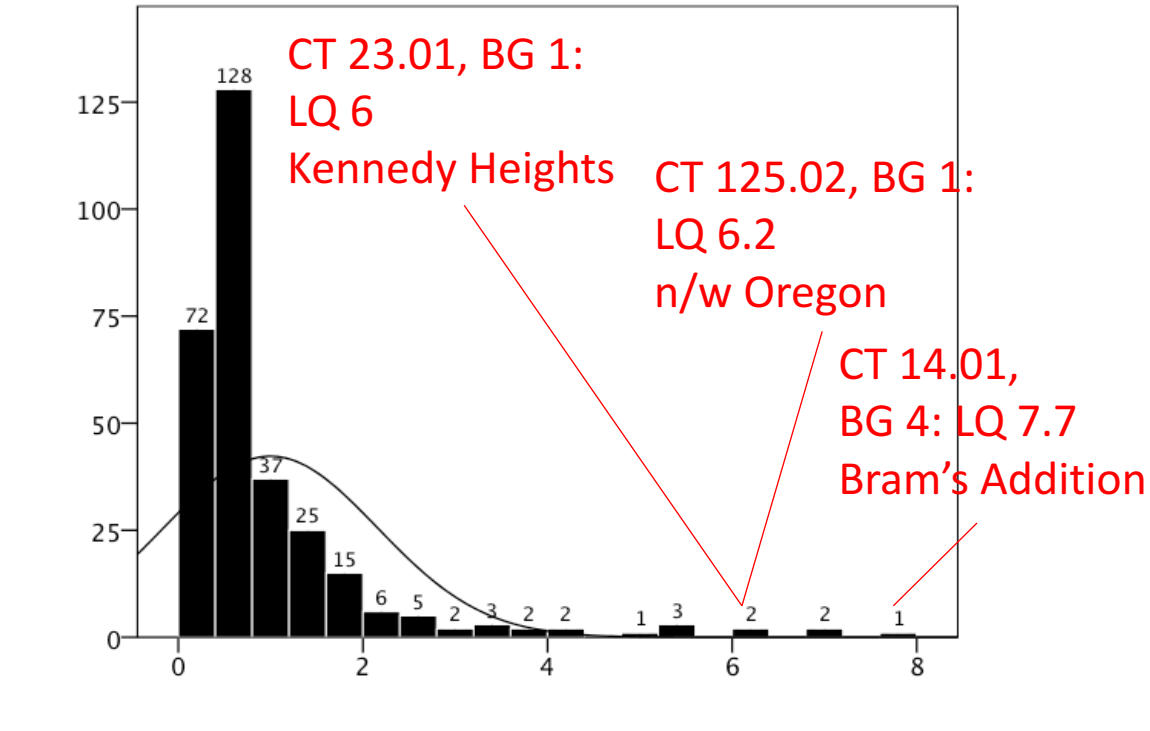
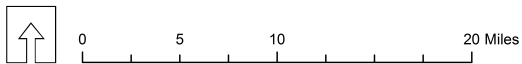
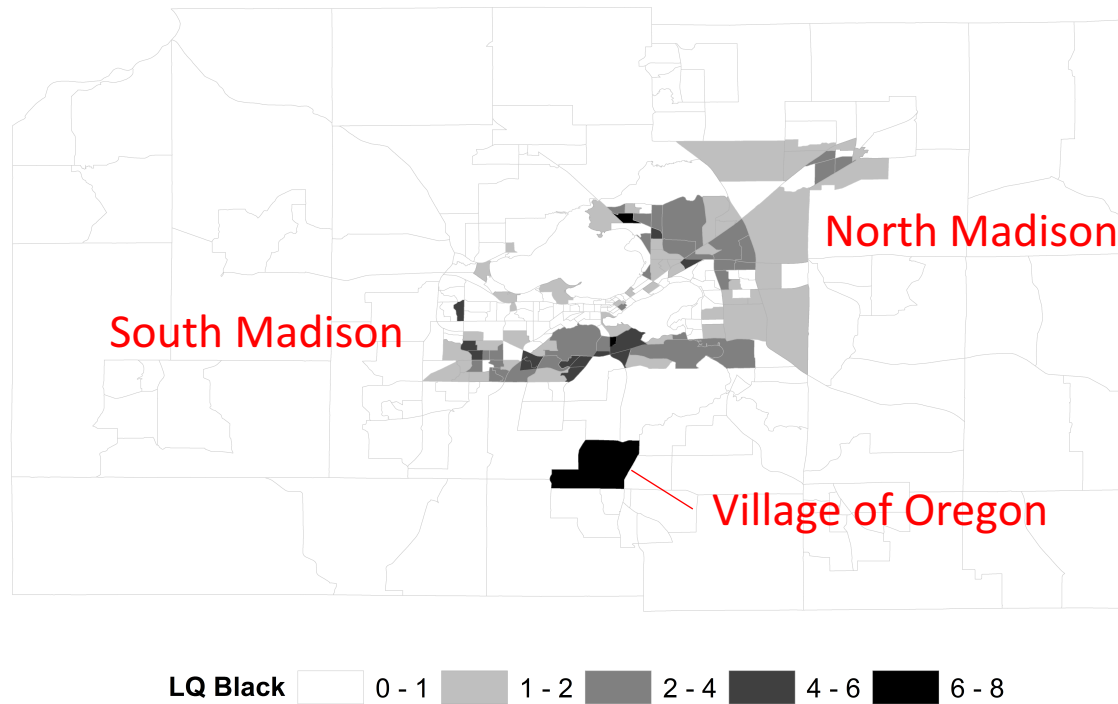
	LQ Asian	LQ Black	LQ Latino
N	306	306	306
Mean	0.92	1.02	1.00
Median	0.61	0.50	0.63
Mode	0.00	0.05	0.04
Std. Deviation	1.18	1.29	1.16
Minimum	0.00	0.00	0.04
Maximum	10.97*	7.65*	7.66*

* As an example, a census tract with an LQ index of 5 means that the proportion of group M living in the block group is 5 times the proportion of group M in the larger region, in this case the county.

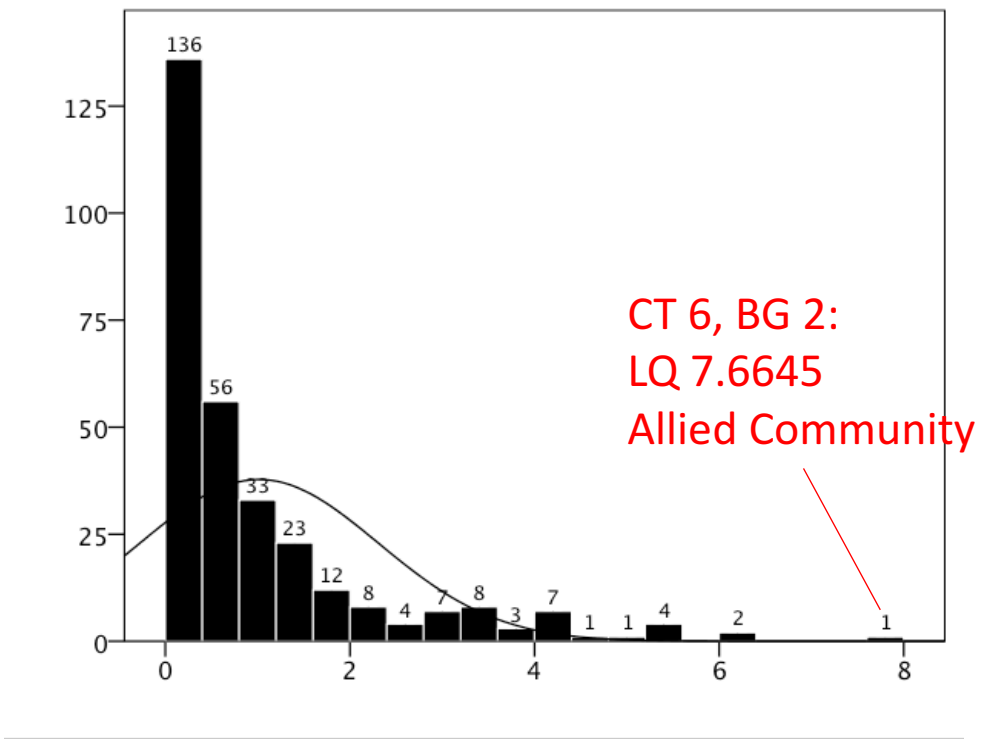
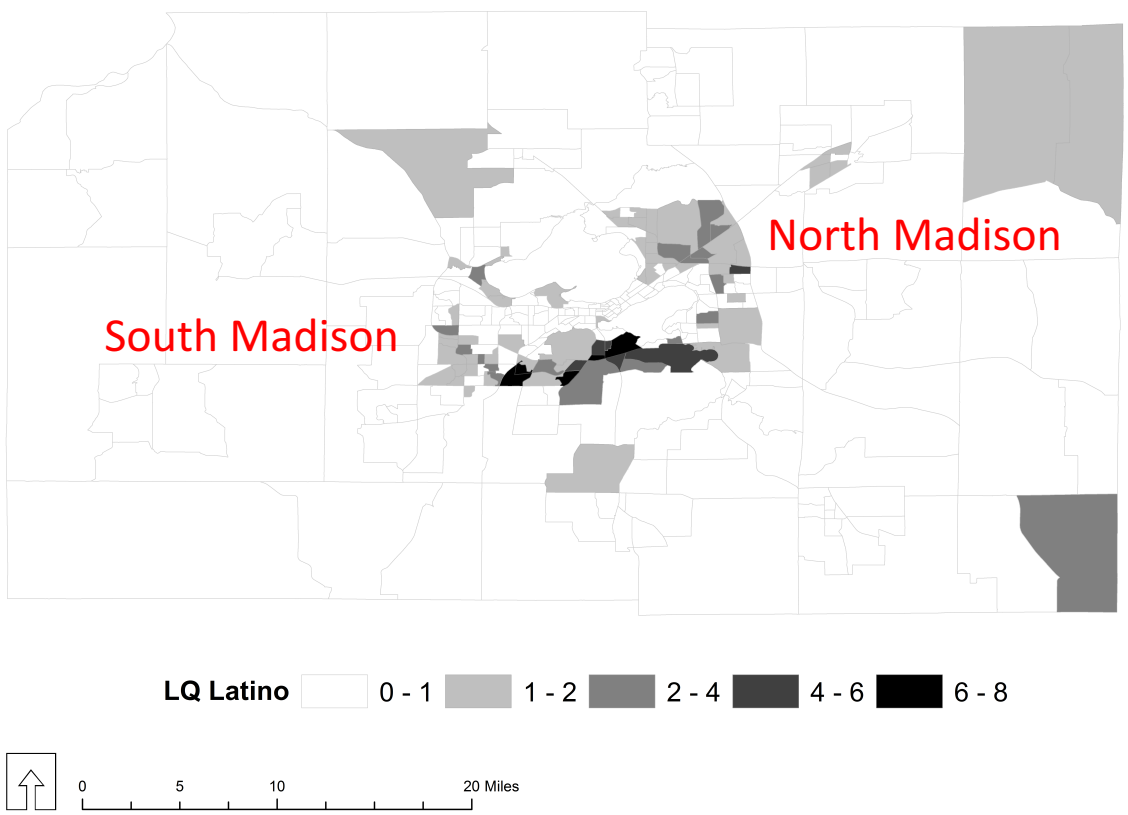
Local Racial Segregation: LQ Asian



Local Racial Segregation: LQ Black



Local Racial Segregation: LQ Latino



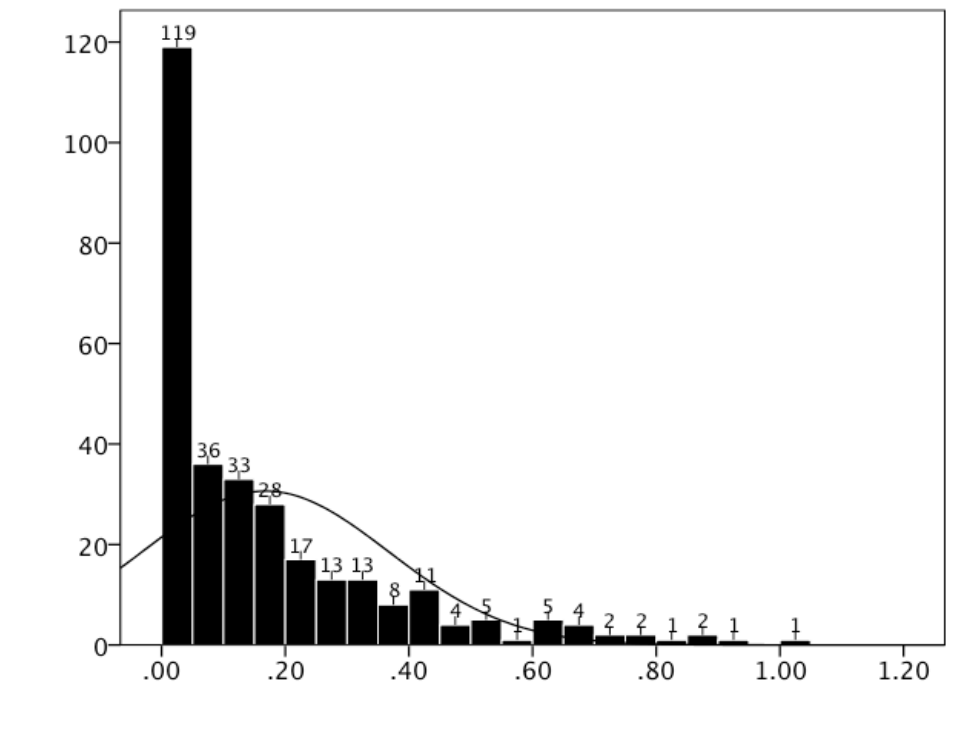
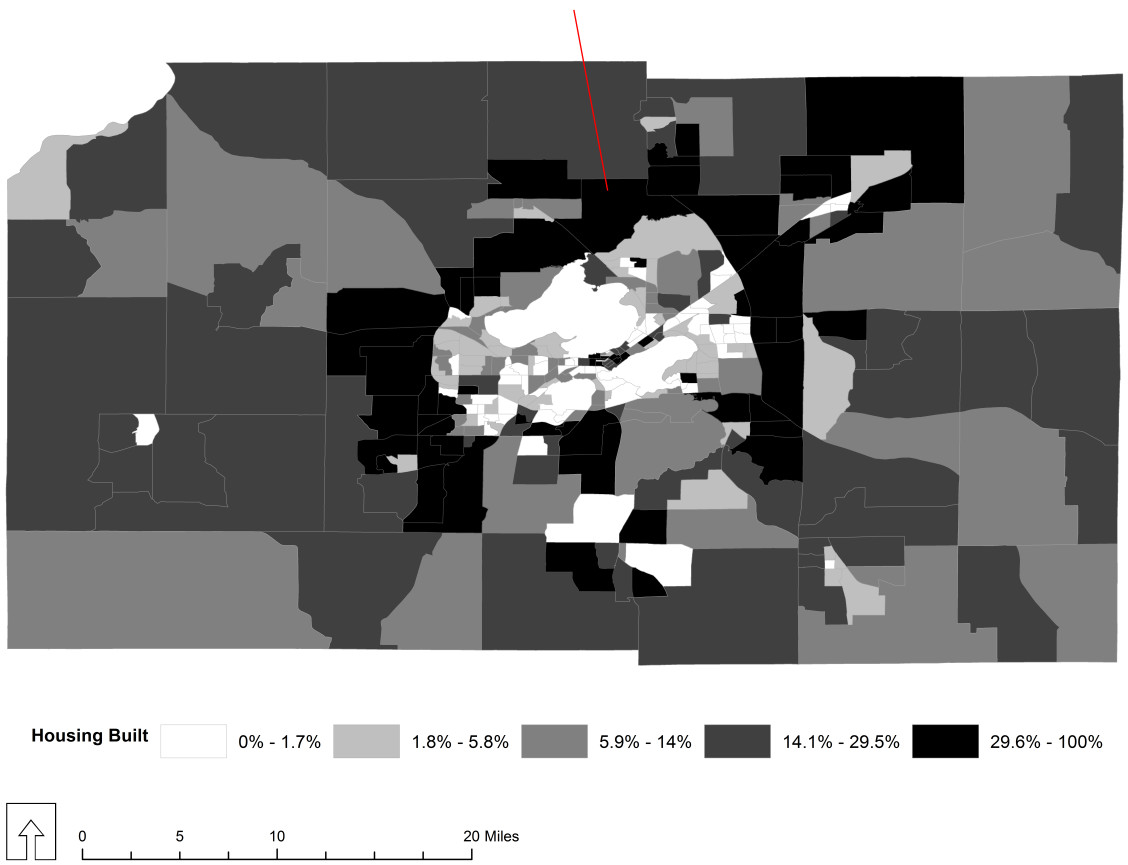
Evictions in Dane County II: Housing Development

	% Occupied Housing Units Built 2000 to 2015	Median Year Renter Occupied Housing Structures Built
N	306	277
Mean	0.17	1974.35
Median	0.10	1975
Mode	0.00	1939*
Std. Deviation	0.20	17.54
Minimum	0.00	1939*
Maximum	1.00	2010

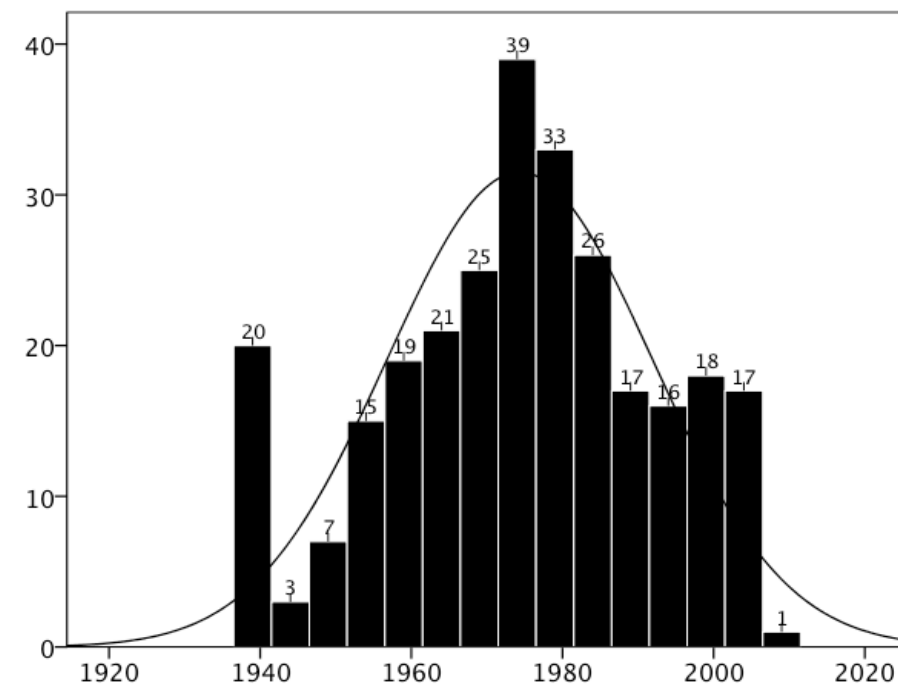
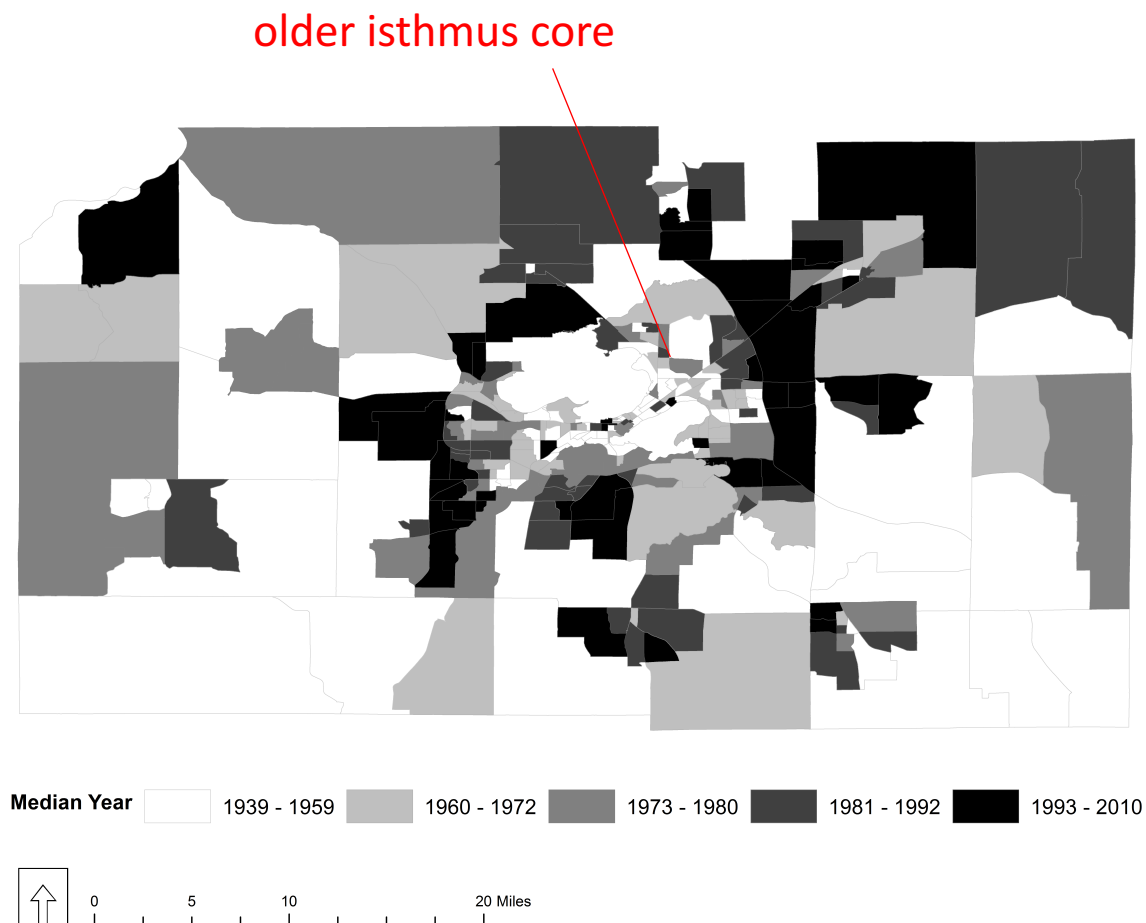
* 1939 or prior

Housing Development: % New Construction 2000-15

new construction “horseshoe”



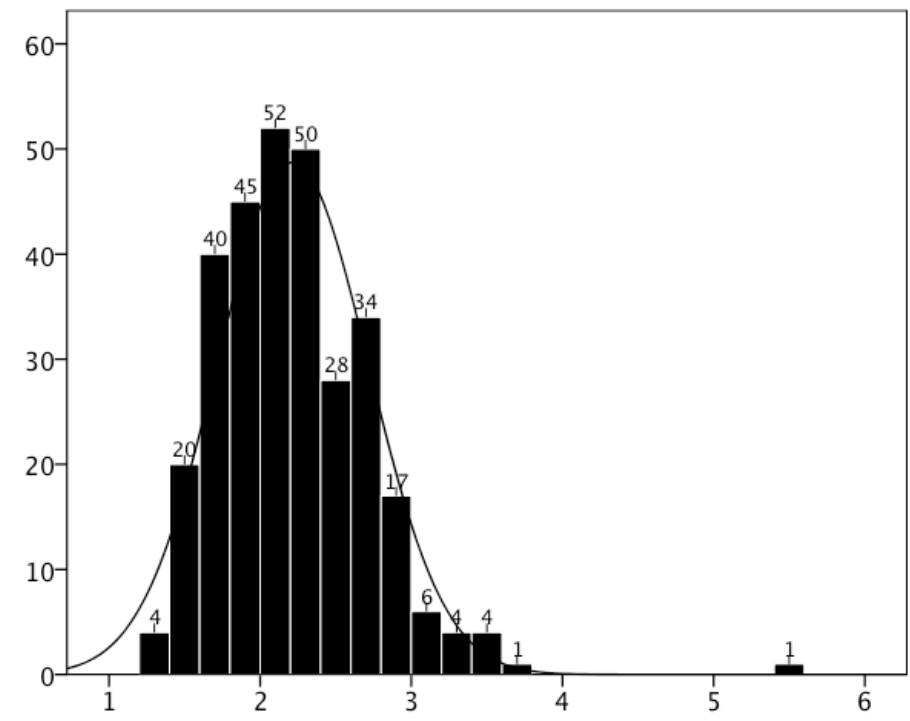
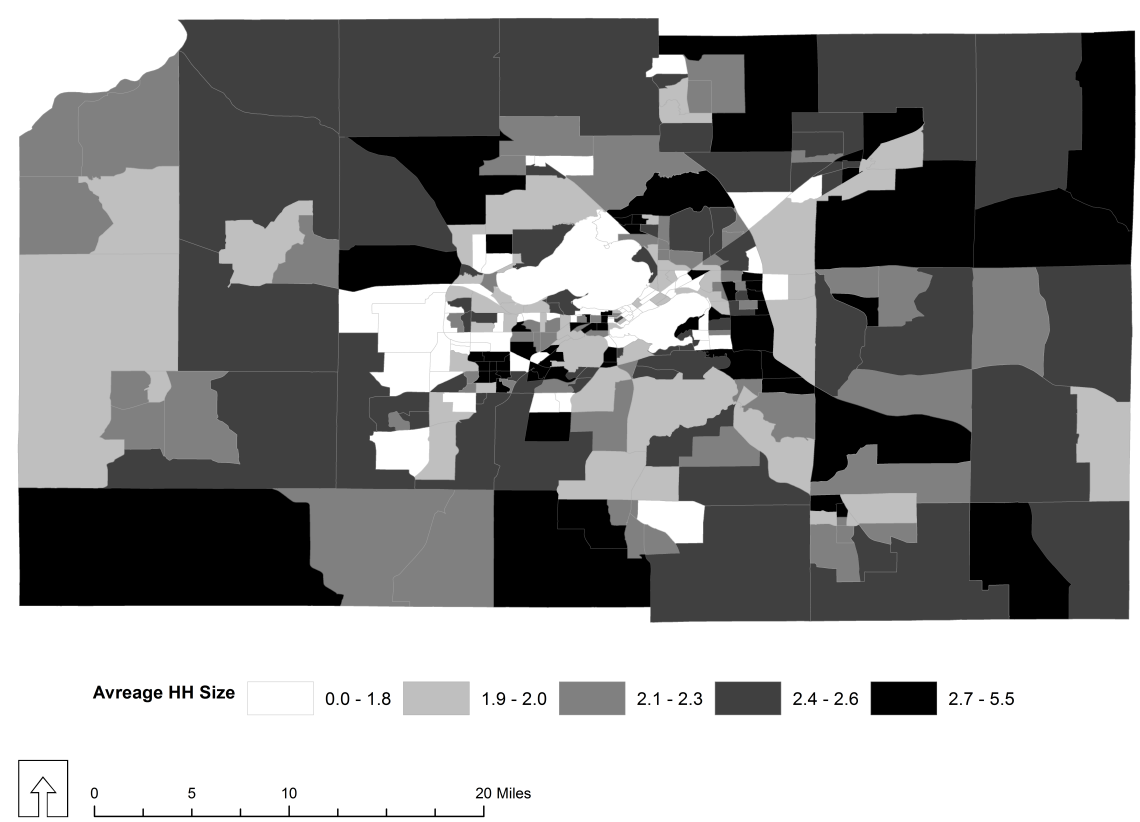
Housing Development: Median Year



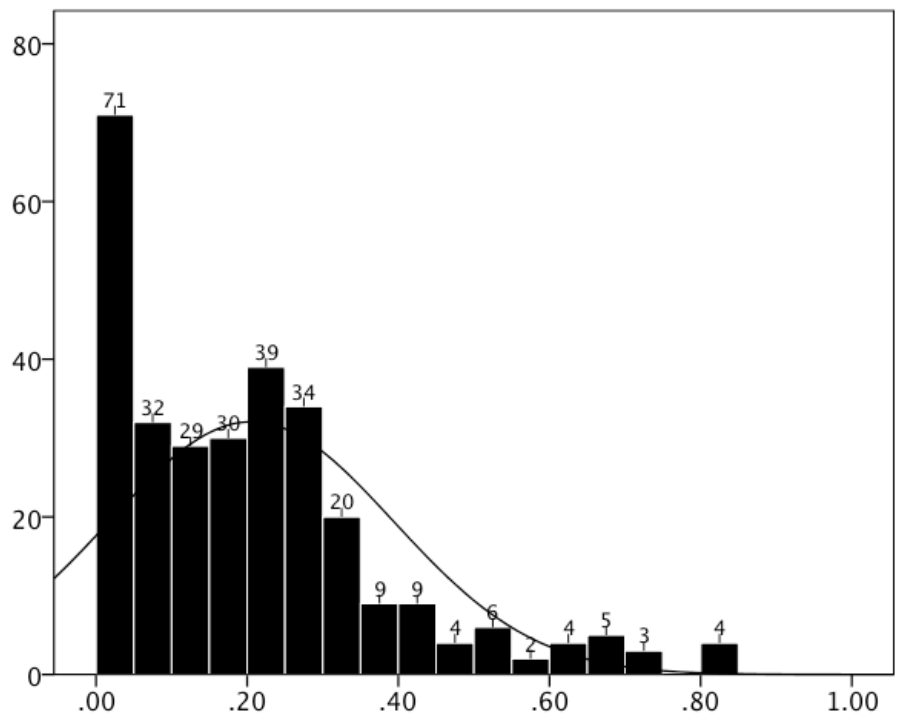
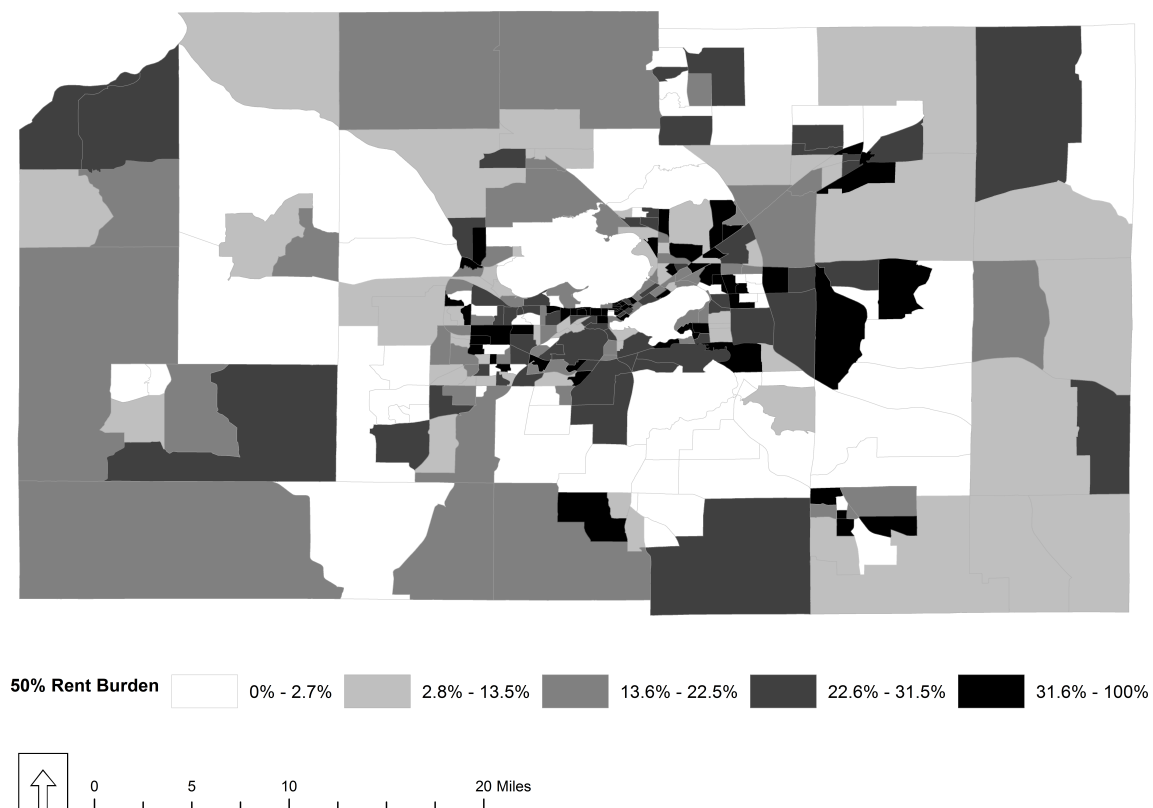
Evictions in Dane County II: Housing Stress

	% Renter HHs Paying 50% or More of Income Toward Gross Rent	Average HH Size of Renter Occupied Units	% Female Family Renter HHs with No Husband Present	% of HHs Receiving SNAP
N	302	306	306	306
Mean	0.21	2.21	0.15	0.09
Median	0.18	2.15	0.13	0.06
Mode	0.00	2.15	0.01	0.00
Std. Deviation	0.19	0.50	0.10	0.11
Minimum	0.00	1.23	0.00	0.00
Maximum	1.00	5.50	0.64	0.58

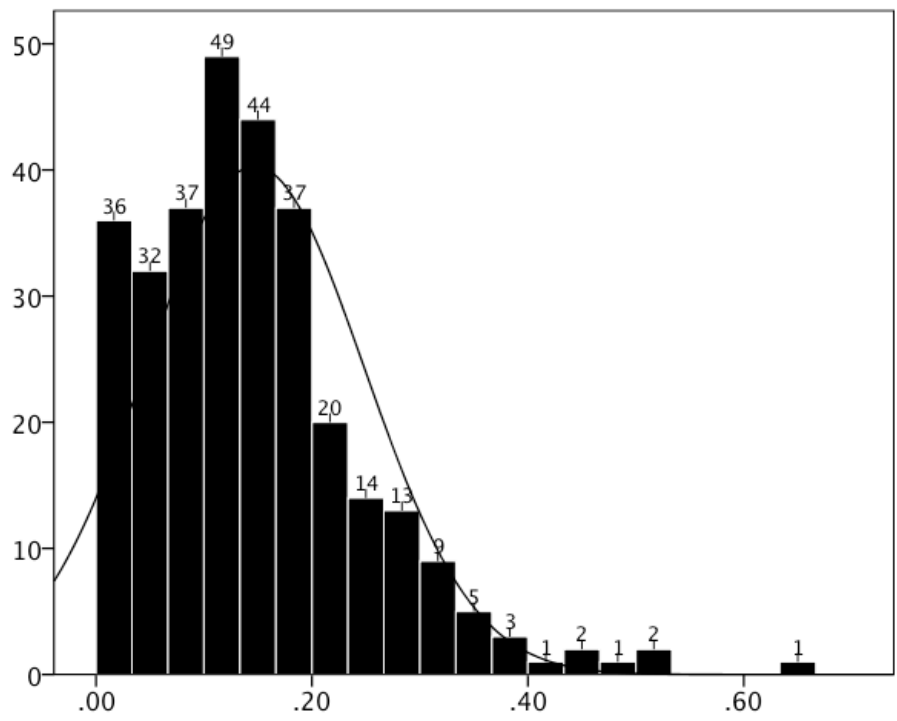
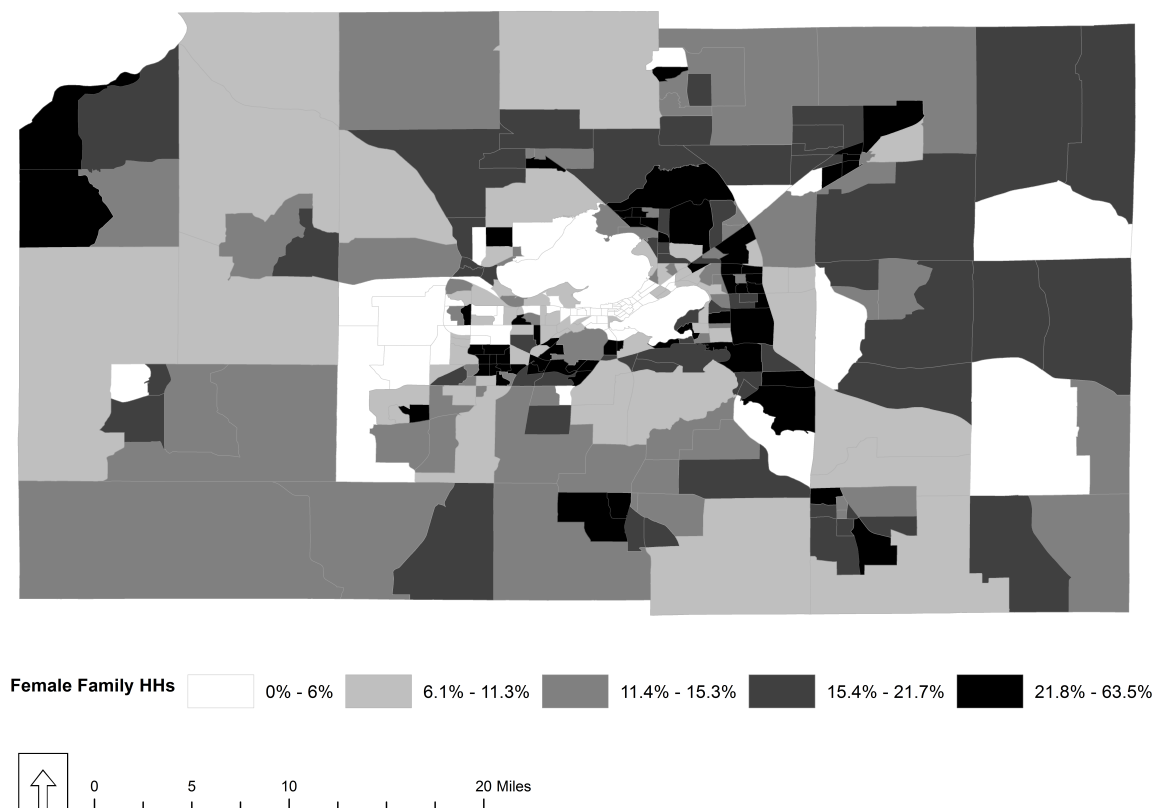
Housing Stress: *Average Renter Household Size*



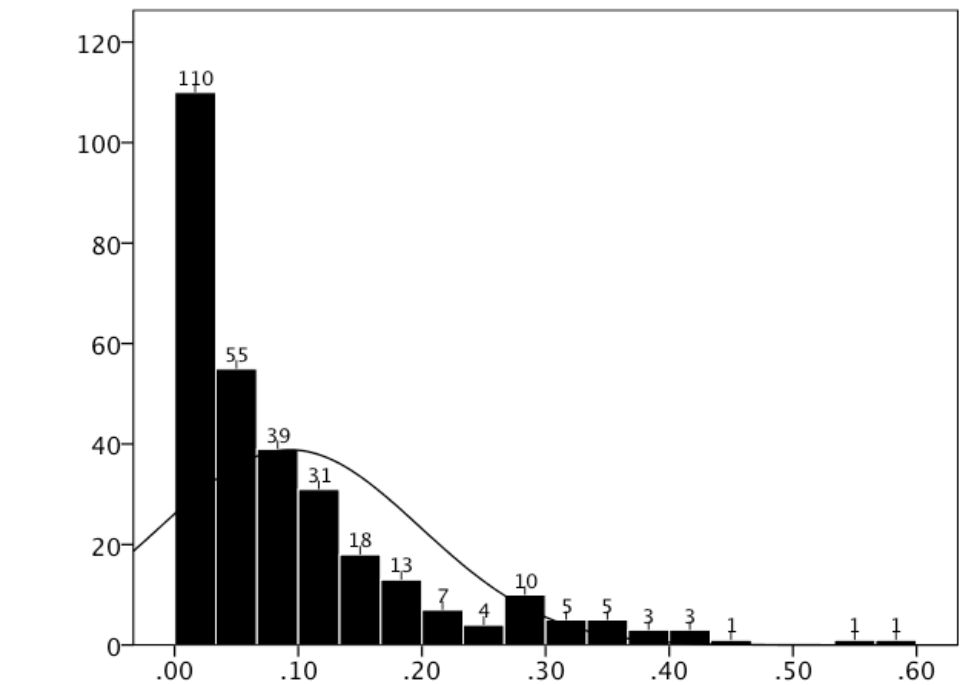
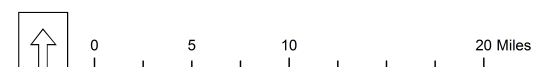
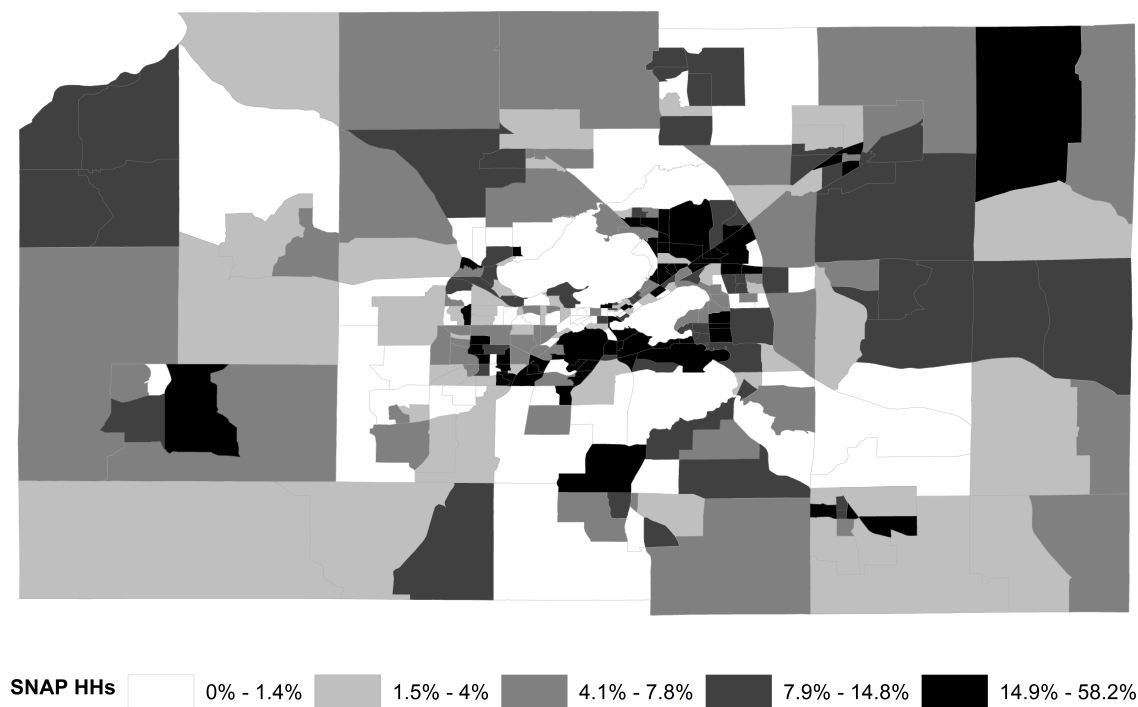
Housing Stress: % Renters Paying 50%+ to Rent



Housing Stress: % Female-headed Renter Families



Housing Stress: % Households Receiving SNAP



Eviction in Dane County II : GLM Results

	Neg. Binomial Model 7		
	Exp(B)	95% Wald Confidence Interval	
		Lower	Upper
LQ Asian	-13%**	-22%	-4%
LQ Black	20%*	4%	38%
LQ Latino	21%**	7%	37%
Renter Occupied Housing Units	0%***	0%	0%
% Occupied Housing Units Built 2000 to 2015	-61%**	-81%	-22%
Median Year Renter Occupied Housing Structures Built	1%*	0%	2%
% Renter Female Family Households With No Husband Present	3,639%***	510%	22,834%
% Gross Rent as a Percentage of Renter Household Income	147%**	37%	346%
Average Household Size of Renter Occupied Units	-29%*	-46%	-5%
% of Households Receiving SNAP	318%*	9%	1497%

* p<0.05, **p<0.01, ***p<0.001

Eviction in Dane County II : Correlations

Pearson Correlations

	LQ Asian	LQ Black	LQ Latino	% Rent Burden >50%	% SNAP HHs	% Female Headed Families
LQ Asian	1					
LQ Black	.175**	1				
LQ Latino	.168**	.668**	1			
% Rent Burden >50%	.130*	.174**	.112	1		
% SNAP HHs	.098	.697**	.621**	.173**	1	
% Female Headed Family HHs	-.154**	.470**	.240**	-.049	.361**	1

** . Correlation is significant at the 0.01 level (2-tailed).

* . Correlation is significant at the 0.05 level (2-tailed).