



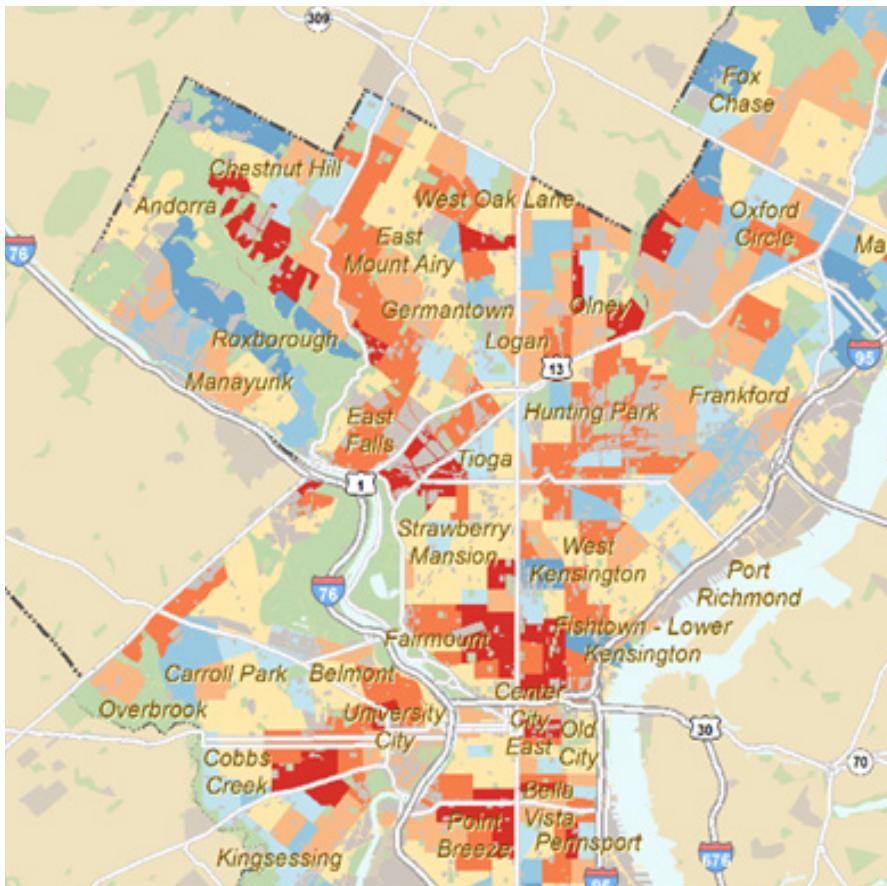
REINVESTMENT
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Evictions in Philadelphia: Race (and Place) Matters

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Acknowledgments

Reinvestment Fund has received funding from the Oak Foundation and the William Penn Foundation to pursue research into evictions with the goals to support and inform ongoing efforts to reduce the effects of eviction on households and communities. This report is the fifth in a series to catalogue our findings.

We also gratefully acknowledge the ongoing support of Evictions Advisory Group members and others who have helped refine the research.

Background

Reinvestment Fund’s research on evictions in Philadelphia began in 2016 in support of the City of Philadelphia’s Assessment of Fair Housing. As such, race and ethnicity, which are protected characteristics under federal and state fair housing laws, have been an essential part of our framework for understanding the causes, experiences, and impacts of eviction. Our 2017¹ and 2019² Policy Briefs documented the persistent, statistically significant effect of Census tract-level racial composition on filing volume, independent of incomes, tenure mixes, and concentrations of public housing. Through courtroom observation, we were able to collect information about the race and ethnicity of the small share of defendants whose cases go before a judge. But we heretofore lacked a complete understanding of the racial/ethnic characteristics of the universe of defendants in Landlord-Tenant Court.

In this Policy Brief, we apply a statistical method called Bayesian Improved Surname Geocoding (BISG) to infer the race/ethnicity of individual tenants subject to an eviction filing. We compare filing rates, the share each racial/ethnic group comprises of renter households receiving a filing to that group’s share of all renter households—and how that relationship varies with neighborhood demographics. Eviction is one form of involuntary displacement; so too is gentrification, albeit for different reasons. We therefore conclude this Brief with an examination of the contrasts in filing rates by race/ethnicity in gentrifying and non-gentrifying areas.

While the Landlord-Tenant Court data analyzed here reflect circumstances prior to the onset of the COVID-19 pandemic, in August of this year Reinvestment Fund presented data in the form of an affidavit submitted to the United States District Court for the Eastern District of Pennsylvania illustrating the outsized impact the current health and economic crises are having on the same groups of people who were already more likely to face an eviction filing.³ As the United States grapples with the myriad manifestations of entrenched racism and discrimination, understanding the difference between people-based and place-based impacts of eviction filings and outcomes can inform local changes in policy, procedures, and resources to promote racial equity and community stability.

Methodology

The BISG approach calculates probabilities of racial/ethnic identity of tenants based on: 1. Comparing tenant surnames to the racial/ethnic distribution of that surname in the 2010 Census; and 2. Refining those probabilities based on the racial/ethnic distribution of the Census tract the tenant lives in. The dataset in this analysis includes Philadelphia households that had an eviction filing in 2018-2019.⁴ We use the shorthand terms “race” and “ethnicity” (and the categories within each group) in the analysis that follows to reference *probable* tenant characteristics.⁵

¹ See: <https://www.reinvestment.com/research-publications/evictions-in-philadelphia/>

² See: <https://www.reinvestment.com/research-publications/evictions-in-philadelphia-a-data-policy-update/>

³ Affidavit of Ira J. Goldstein, Reinvestment Fund, submitted August 2020. <https://www.reinvestment.com/news/2020/09/18/reinvestment-fund-provides-expert-witness-affidavit-in-philadelphia-case-on-evictions/>

⁴ Households were counted once per year, so they can appear twice in the dataset if filed against in both 2018 and 2019. Race/Ethnicity was estimated for households (represented by the first named defendant) with an eviction filing. Defendant surname was joined to Census 2010 data on surname distribution of race/ethnicity (prior). Probability of household race/ethnicity was then updated based on Census 2010 racial/ethnic distribution of the Census tract the household lives within.

⁵ In the BISG analysis of tenant names, all race and ethnicity categories are exclusive, (i.e., non-Hispanic Black, non-Hispanic White, non-Hispanic Asian, and Hispanic of any race). In analyses using Census tract characteristics, we note that due to ACS data limitations, while the White

Race/Ethnicity of Tenants Facing Eviction

In Reinvestment Fund’s 2019 Brief, we observed filing rates in areas of Philadelphia that were 40-80% Black to be 2.1 times greater than the rates in areas that were under 10% Black; in areas that were over 80% Black, the filings rates were 2.5 times greater. Analysis of the race/ethnicity of individual tenants in Landlord-Tenant Court reveals a similar racial disproportionality to that observed at the tract level.

Table 1 shows households that faced an eviction filing in 2018-2019 by their BISG-estimated race/ethnicity. It further breaks down tenants and filing rates by public housing (owned by the Philadelphia Housing Authority) and private housing (which includes tenants using Housing Choice Vouchers in addition to those using no subsidy).

Table 1: Annualized eviction filing rate by race and ethnicity, 2018-19. Reinvestment Fund analysis of Philadelphia Municipal Court data, ACS 5-Year estimates, and Philadelphia Housing Authority reported units.

Matched Surnames	Households with Eviction Filings, 2018-2019	Annual Eviction Rate, 2018-2019	HH with Public Housing Eviction Filings, 2018-2019	Annual Public Housing Eviction Rate, 2018-2019	HH with Private Housing Eviction Filings, 2018-2019	Annual Private Housing Eviction Rate, 2018-2019
All Names	33,953	6.1%	3,797	14.9%	30,156	6.0%
Black	22,373	8.8%	3,240	14.5%	19,133	8.3%
White	5,860	3.1%	250	19.0%	5,610	3.0%
Hispanic	3,907	5.2%	183	13.9%	3,724	5.1%
Asian	848	2.6%	37	6.6%	811	2.5%
Other	965	1.9%	87	*Units n/a	878	1.7%

As a group, Black Philadelphians experienced an annual eviction filing rate that was 2.8 times higher than the rate for White Philadelphians (8.8% of Black renter households compared to 3.1% of White renter households).⁶ The rate for Hispanic tenants was also higher than for Whites.

Public housing tenants face a much higher filing rate overall, and the vast majority of public housing tenants are Black. However, the overall disparity between filing rates for Black and White renters is driven by the larger volume of cases in the private housing market. Black public housing residents actually experience a lower eviction filing rate than White public housing residents (14.5% v. 19.0%), but because the population in public housing is so heavily dominated by Black tenants, there were almost 13 times more filings against Black households compared to those that were White.

In private market housing, the filing rate for both Black and Hispanic renters was substantially higher than the rate for White renters. The Black rate (8.3%) is almost three times that of Whites (3.0%) and the Hispanic rate (5.1%) was also higher than the rate for White residents.

category is non-Hispanic, the Black, Asian, and Other Race categories may include renters who also identify as Hispanic. Therefore, the total of Philadelphia renter households across categories in Figure 1 exceeds 100%. The probabilities for all households were then aggregated and compared to ACS estimates of the count of renter households for each race/ethnicity to calculate eviction rates. The probabilities were aggregated because the method has been found to be more accurate than either surname or tract race/ethnicity alone in the aggregate.

⁶We were able to estimate the race/ethnicity of the first-named tenant on the eviction filing record for 93% of the 36,471 households facing an eviction filing during this 2-year period. The overall annualized eviction filing rate for the matched surnames (6.1%) was nearly identical to the rate calculated for all filings during this period (6.2%).

Proportionality of Racial/Ethnic Group Share of Eviction Filings Compared to Renter Population
 Another way to measure the relative concentration of evictions within different demographic groups is to compare the share each group comprises of renter households that receive a filing to the group's share of all renter households. This creates a measure of over- or under-representation in eviction filings for each group relative to their share of the renter population. Specifically, if for example, Black renters comprised 20% of all those receiving an eviction filing but only 10% of all renters, they would be over-represented among eviction defendants by 10%.

The analysis found that Black tenants were substantially over-represented among households facing an eviction filing. Black renter households comprised 45.4% of the city's renter households and 65.9% of households facing evictions. White households, on the other hand, accounted for 33.9% of renters and less than 20% of eviction filings. (See Figure 1).

Figure 1: Households as share of renters and share of filings, 2018-2019.

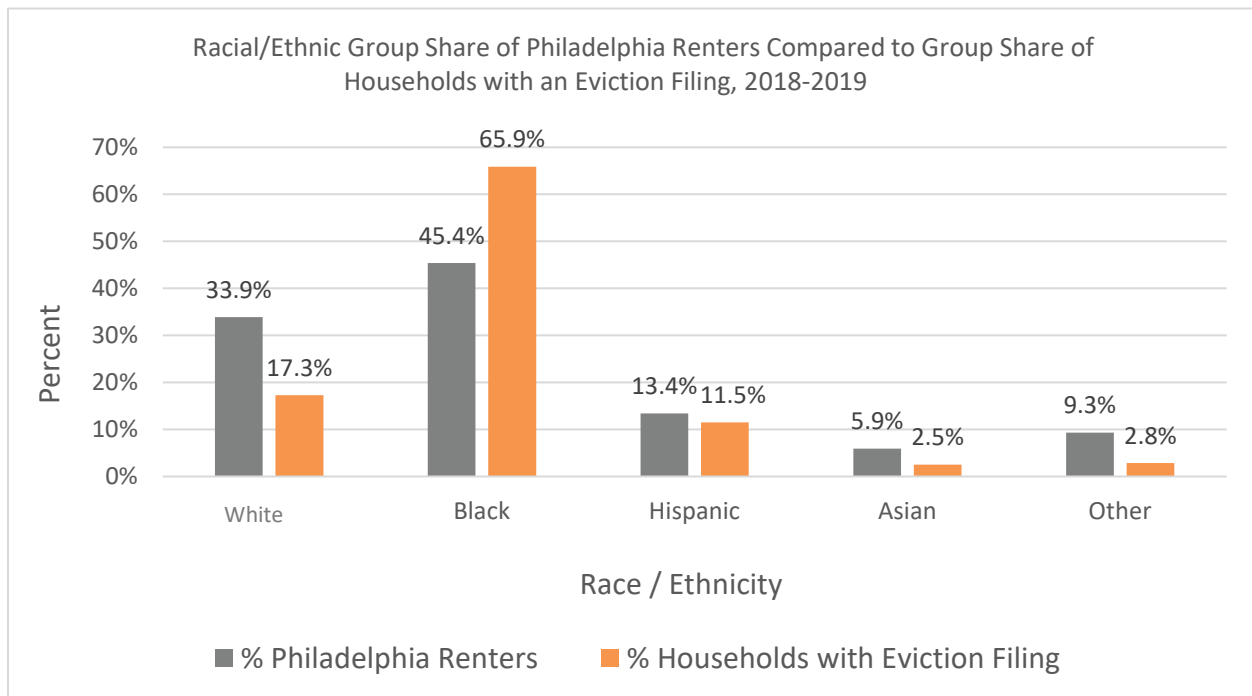


Table 2 presents the number and share of Philadelphia's Census tracts in which a given racial/ethnic group is under-represented, over-represented, or approximately proportionately represented among households facing eviction. In 43% of the city's Census tracts, the Black share of renter households with an eviction filing is substantially greater than the share of all renters that Black households comprise. Black renters are under-represented in filings in only 15% of the city's tracts. Conversely, the White share of households with a filing is substantially greater than the White share of all renters in under 7% of tracts while they are under-represented in 59% of all tracts. The experience of Hispanic renters fell somewhere between that of Black and White tenants. That is, Hispanics were over-represented among tenants facing eviction at about double the rate (and number of tracts) compared to Whites.

Table 2: Racial and ethnic group share of eviction filings compared to their share of renter households at the tract level

Inferred Race/Ethnicity	Number (Percent) of Census Tracts in Which:			Total Tracts
	Group's Share of Filings is Less Than Their Share of Renters	Group's Share of Filings is Similar to Their Share of Renters	Group's Share of Filings is Greater Than Their Share of Renters	
Black Renter Households	54 (14.5%)	158 (42.4%)	161 (43.2%)	373 (100%)
Hispanic Renter Households	86 (23.1%)	232 (62.2%)	55 (14.7%)	373 (100%)
White Renter Households	220 (59.0%)	128 (34.3%)	25 (6.7%)	373 (100%)

In order to better understand how over-under-representation varies by neighborhood demographics, we estimated the average difference between the share that each racial/ethnic group comprises of renter households receiving a filing to the group’s share of all renter households by the share of each Census tract that was Black. Black renters were over-represented in filings regardless of the racial makeup of their neighborhood (see Table 2), and that over-representation is especially pronounced in areas that are racially mixed.

Table 3: Average difference between racial/ethnic group share of renter households with eviction filings and group share of all renter households by Census tract level racial demographics (Positive values indicate over-representation in evictions, negative values indicate under-representation)

Tract Demographics	Black	White	Hispanic	Asian	Other
< 20% Black Renters	4.44	-13.68	2.45	-1.17	-4.79
20-50% Black Renters	5.71	-13.59	-3.09	-2.26	-10.86
50-80% Black Renters	7.61	-9.50	-2.47	-1.84	-5.98
> 80% Black Renters	1.61	-2.47	-1.08	-0.67	-1.01

The following maps show where in Philadelphia the specific over- and under-representation is found. Blue areas, and lower/negative values, indicate the degree to which a given racial/ethnic group is under-represented in the given tract. Red areas, and higher/positive values, indicate over-representation. Figure 2 shows the handful of tracts in which White households are over-represented, in the Northeast and Northwest. Figure 3 shows that Black renters were over-represented—often substantially so—in areas adjacent to Center City and University City, in much of North Philadelphia, and into the Lower Northeast and Northwest.

Figure 2: White households: difference between their percentage of all renter households with an eviction filing and their percentage of all renter households.

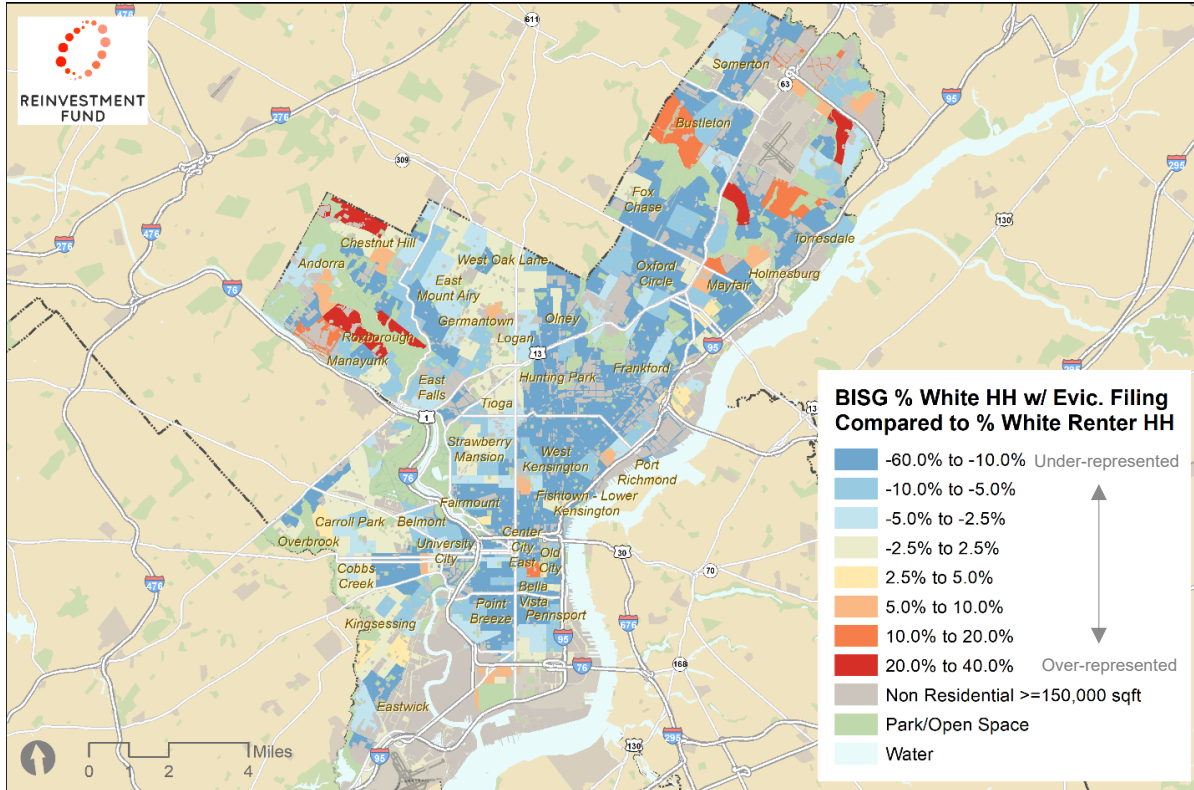
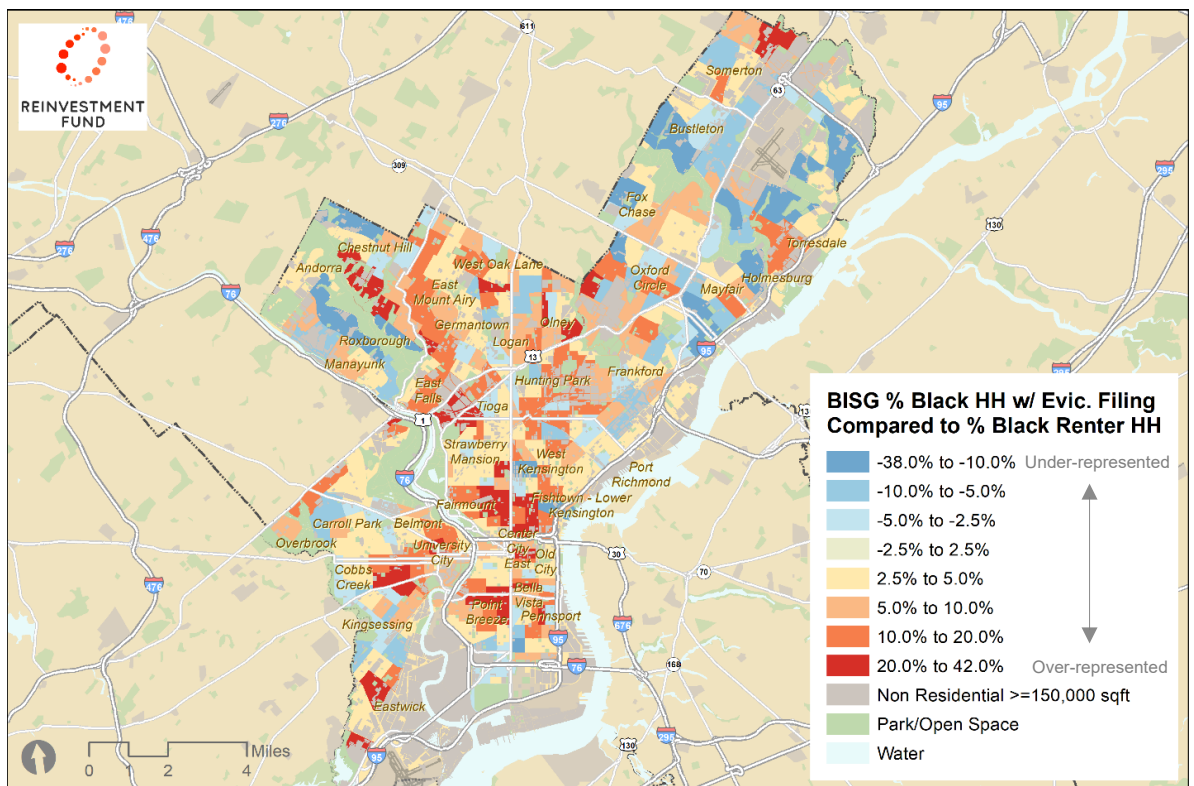


Figure 3: Black households: difference between their percentage of all renter households with an eviction filing and their percentage of all renter households.



Study in Contrast: Eviction Filings for Hispanic *Households* Compared to Hispanic *Neighborhoods*

Philadelphia’s 227,711 Hispanic residents account for close to 15% of the city’s population and are the most likely of any racial/ethnic group to rent the homes in which they live (56.6% of the city’s 66,268 Hispanic households compared to 51.6% of Black households, 46.3% of Asian households and 41.6% of White households are renters). Hispanic residents also had the lowest median household income of any group. Close to 60% of Hispanic residents live in tracts where they make up 25% or more of the population, expressing the degree to which Hispanics in Philadelphia are residentially segregated.

Observing the filing rates for Hispanic households at the tract level reveals a stark difference in eviction activity in the parts of Eastern North Philadelphia, the Lower Northeast, and South Philadelphia where these households are most concentrated compared to other parts of the city. The estimated filing rate for all Hispanic renters in Philadelphia was lower than the city average (5.2% compared to 6.1%) while in our neighborhood-level analysis, overall filing rates in tracts with the highest shares of Hispanic residents averaged 6.4% (see Figure 4).

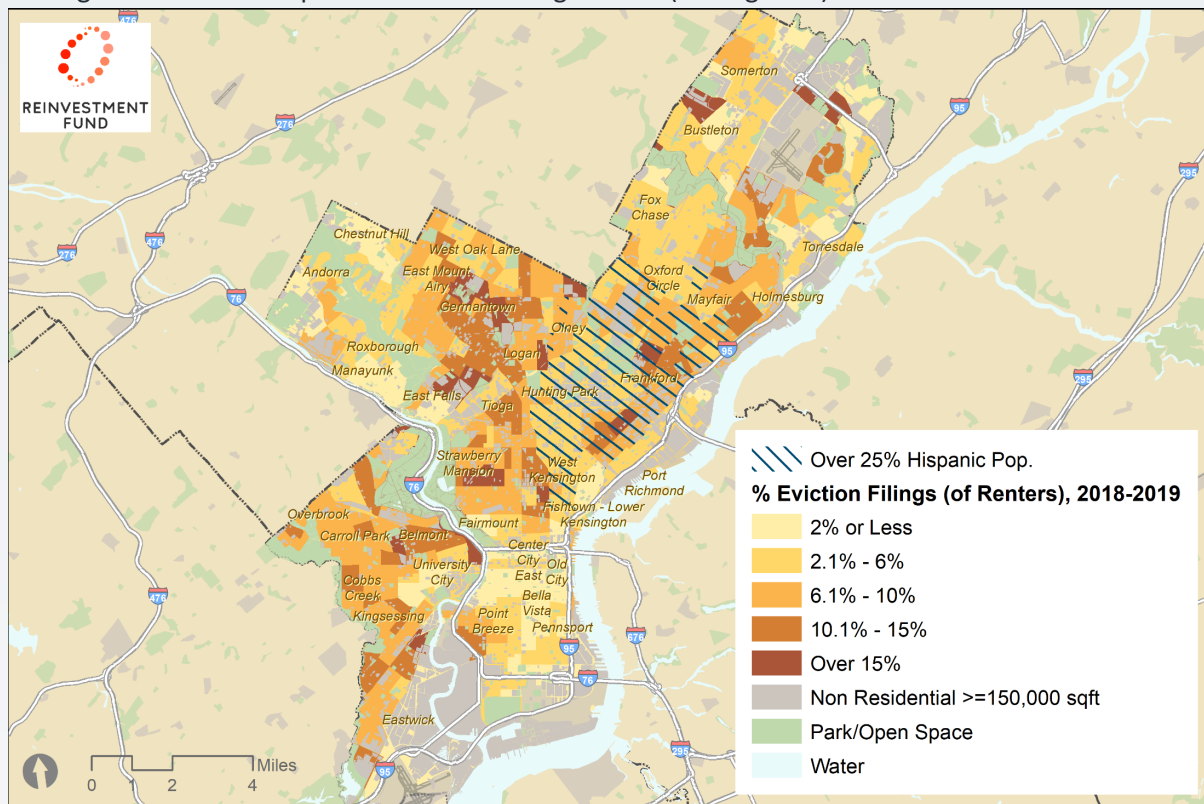


Figure 4: Eviction filing rates and Hispanic population

The filing rate for Hispanic individuals in tracts where they made up more than 25% of the population was 4.9%, in contrast to 10.3% in tracts where they totaled less than 5% of the population. Additionally, Hispanic over-representation among those who face eviction was frequently observed in areas just outside communities wherein Hispanics predominate.

Tract Demographics	Hispanic Household Eviction Rate
< 5% Hisp. Renters	10.3%
5-15% Hisp. Renters	3.9%
15-25% Hisp. Renters	6.8%
> 25% Hisp. Renters	4.9%

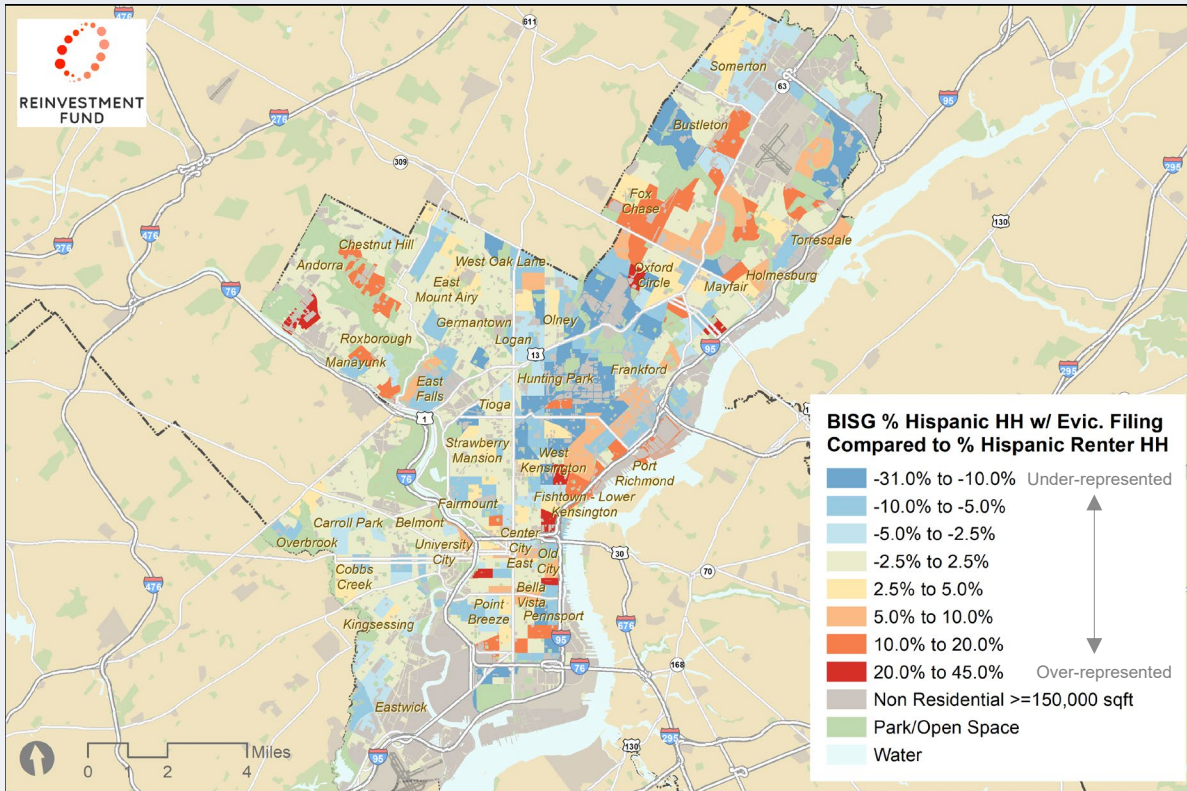


Figure 5: Hispanic households: difference between their percentage of all renter households with an eviction filing and their percentage of all renter households.

Leaders from organizations working in the city’s Hispanic community reported in group interviews that reliance on friends-and-family networks, general prevalence of living arrangements without a written lease, and a longstanding lack of connection or trust between the Hispanic community and city government and the courts all contribute to lower formal filing rates in Hispanic neighborhoods, and even lower rates for the Hispanic renters who live there. Hispanic Philadelphians who rent outside of these communities, however, appear to have a heightened likelihood of facing a formal eviction where those circumstances are not as prevalent.

At the same time, research from The Pew Charitable Trusts found that, “among the neighborhoods with the biggest concentrations of unlicensed rental properties was eastern North Philadelphia, where many of the city’s Hispanic poor live.”¹ This becomes relevant because unlicensed landlords may engage in illegal “self-help” eviction because they are unable to file formally. Licensed landlords may also be more likely to engage in illegal evictions if they believe tenants will not seek legal assistance.

Further research into the experience of Hispanic renters in neighborhoods with different demographic and economic profiles could help to articulate the protective benefits of a rental system embedded in social connections, the impacts of formal, informal, and illegal evictions, and the specific challenges of Hispanic renters inside and outside of neighborhoods where they have a higher presence.

¹ Pew Charitable Trusts, *Philadelphia’s Poor: Experiences From Below the Poverty Line* (2018). <https://www.pewtrusts.org/en/research-and-analysis/reports/2018/09/26/philadelphias-poor-experiences-from-below-the-poverty-line>

Eviction, Race, and Gentrification

Public discourses around eviction and gentrification⁷ are often intertwined, in Philadelphia and across the country.⁸ Both can be a mechanism of displacement—forcing a household to leave a housing unit—and may contribute to demographic change if that household leaves the neighborhood and similar households follow (or a different group(s) of people move in). Yet both are complex topics, and their relationship to one another is also complicated. There are racial justice concerns raised by both processes: in Philadelphia, eviction has an outsized impact on Black renters and, to a degree, Hispanic renters. The decline of Black and Hispanic populations in gentrifying neighborhoods is well-documented in several cities.⁹ The City of Philadelphia’s 2016 Assessment of Fair Housing identified rising rents and property taxes in gentrifying areas as a contributing factor to segregation.¹⁰

The displacement of longtime residents is currently a concern in Philadelphia areas like historically Black Point Breeze and Hispanic East Kensington/Norris Square, and it has been documented going back to the departure of Puerto Rican households from the Spring Garden neighborhood in the 1980s and Black households from Society Hill in the 1960s and 70s.¹¹ Neighborhoods that have higher shares of renters before gentrification tend to see larger and swifter changes than those that begin with high homeownership; evictions are one way that a rental unit turns over.¹² Differences in housing outcomes for those who are displaced raise legal questions as to whether there might be actionable violations of federal and state fair housing law, as well as policy questions as to how local officials can help lower-income, and in particular non-White households, remain in their homes in changing neighborhoods. Understanding how and where eviction and gentrification interact can help to fine-tune efforts to reduce involuntary moves and promote racial equity and neighborhood racial diversity.

Prior research shows that the vast majority of eviction activity in Philadelphia takes place far from gentrifying parts of the city. Eviction filings are clustered in the city’s lowest income neighborhoods, including upper North Philadelphia and Southwest Philadelphia, as well as in middle-income, predominantly Black neighborhoods along the city’s edges. Gentrification in Philadelphia has been primarily associated with proximity to Center City and universities.¹³ We set out to identify neighborhoods where heightened eviction rates have coincided with steep price appreciation, and in particular, areas where Black and Hispanic renters are impacted.

⁷ Though definitions vary, the term gentrification generally refers to the arrival of higher income households and the departure of lower income ones in a neighborhood, sometimes accompanied by racial change. See, e.g., Hwang, J., and Sampson, R. J. (2014). Divergent pathways of gentrification: Racial inequality and the social order of renewal in Chicago neighborhoods. *American Sociological Review*, 79(4), 726-751, Kirkland, E. (2008). What's Race Got to Do With it? Looking for the Racial Dimensions of Gentrification. *Western Journal of Black Studies*, 32(2).

⁸ See, e.g., <https://www.inquirer.com/news/gentrification-philadelphia-african-american-latino-investment-neighborhood-20190320.html>, <http://ucreview.com/philadelphia-forum-on-gentrification-and-displacement-p8137-1.htm>, <https://gobigread.wisc.edu/2017/02/gentrification-consequences-impacts-eviction/>; <http://www.westphillylocal.com/2018/12/18/neighbors-protest-arvilla-sale-owners-say-deal-nearly-final/>

⁹ Chronopoulos, T. “What’s Happened to the People?” Gentrification and Racial Segregation in Brooklyn. *J Afr Am St* 24, 549–572 (2020). <https://doi.org/10.1007/s12111-020-09499-y>; Jackson, J. (2015) The Consequences of Gentrification for Racial Change in Washington, DC, *Housing Policy Debate*, 25:2, 353-373, DOI: 10.1080/10511482.2014.921221

¹⁰ <https://www.phila.gov/documents/assessment-of-fair-housing/>, see pages 109 and 120.

¹¹ Richardson, J., Mitchell, B., Franco J. (2019). *Shifting Neighborhoods: Gentrification and cultural displacement in American cities*. National Community Reinvestment Coalition. <https://ncrc.org/gentrification/>. Beauregard RA. (1990) Trajectories of Neighborhood Change: The Case of Gentrification. *Environment and Planning A: Economy and Space*; 22(7):855-874. doi:10.1068/a220855

¹² Pew Charitable Trusts, *Gentrification and Neighborhood Change in Philadelphia*, 2016. <https://www.pewtrusts.org/en/research-and-analysis/articles/2016/05/gentrification-and-neighborhood-change-in-philadelphia>

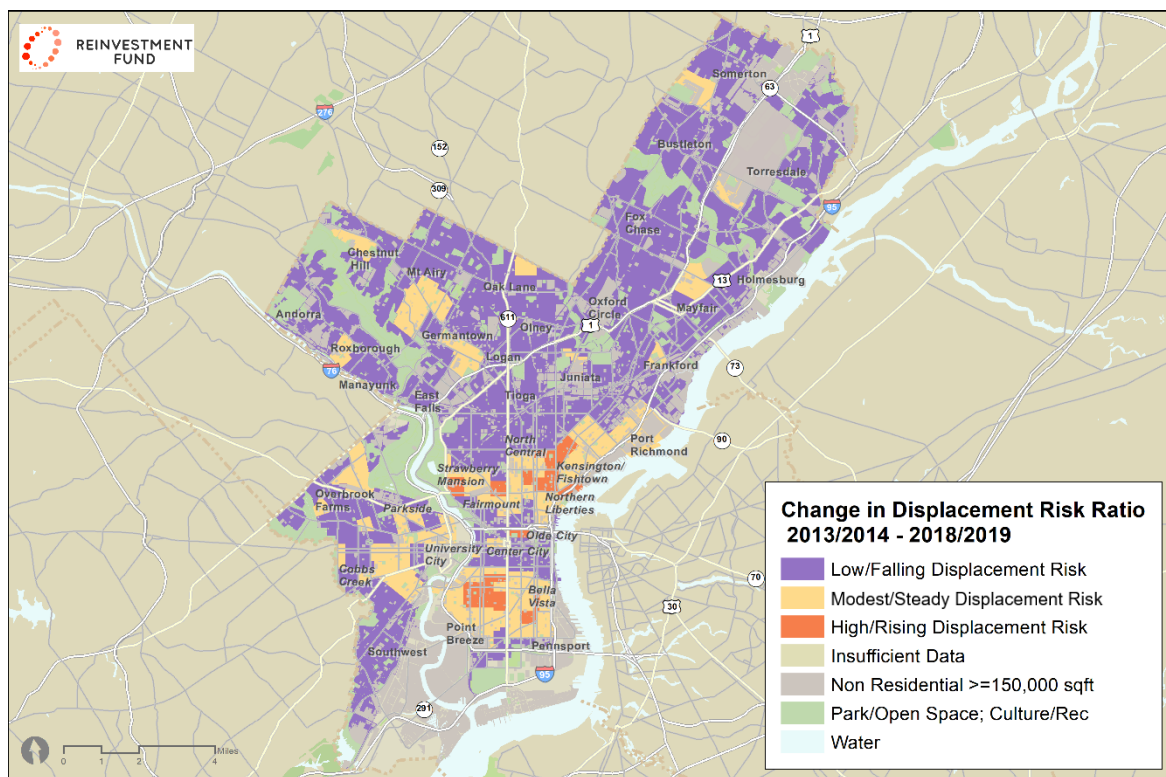
¹³ Pew, (2016).

Displacement Risk

Reinvestment Fund's Displacement Risk Ratio (DRR) identifies areas of concern for involuntary, price-based displacement, which is commonly associated with gentrification.¹⁴ It compares median family income at a fixed start year (adjusted for inflation) to changes in home sale prices over time, while simultaneously accounting for city-wide home price trends.

Large increases in the DRR over time help pinpoint areas of Philadelphia where there is the greatest displacement pressure due to rising prices.¹⁵ According to our calculation of tract-level DRR changes between 2013-2014 and 2018-2019, areas showing the highest risk of price-based displacement are located in historically Black Point Breeze and Brewerytown, and historically Hispanic Kensington (see Figure 7). Compared to the first decade of this century, when a wave of gentrification moved outward from Center City and impacted some majority White neighborhoods like East Passyunk and Fishtown, a more recent trend in price-based displacement risk appears to be more concentrated in communities of color.

Figure 6: Risk of price-based displacement based on change in DRR between 2013-14 and 2018-19



¹⁴For examples of the application of the DRR, see City of Philadelphia "Assessment of Fair Housing," (2016), and Goldstein, I., Dowdall, E. and Weidig C. (2017), "Understanding Neighborhood Change: An approach to assessing displacement risk among NYC residents" A working paper in the Culture and Social Wellbeing in New York City – 2014-2017, Social Impact of the Arts Project, University of Pennsylvania, 2017. <http://bit.ly/2HnRTY6>.

¹⁵ Although the DRR is based on home sales generally where home prices are rising, rents are rising too.

Displacement Risk and Proportionality of Racial/Ethnic Group Share of Eviction Filings

To examine the interplay between price-based displacement risk and eviction, we again compared the share that each racial/ethnic group comprises of renter households receiving a filing to the group’s share of all renter households, and calculated the average difference between the two by tract-level DRR change. We found that in those places where there was evidence of increasing price pressure (i.e., increasing DRR areas), Black renters were substantially more over-represented among those facing a filing than they were in tracts with stable and declining price pressure (and they were over-represented on average in each of these categories). In these currently “hot” areas—including Point Breeze, Brewerytown, East Kensington, and Mifflin Square in Southeast Philadelphia—Black renters are experiencing eviction rates at a share much greater than Black renters represent of all renters.

We observe a similar pattern among Hispanic renters. In and adjacent to the city’s gentrifying markets—Kensington, Fishtown, Northern Liberties—Hispanic renters are over-represented among those facing eviction (see Figures 8 and 9).

Table 4: Average difference between racial/ethnic group share of renter households with eviction filings and group share of all renter households by Census tract level change in displacement risk ratio (DRR) from 2013-14 to 2018-19

	Average Difference Between Group Share of Renter Households with Eviction Filings and Group Share of All Renter Households in Tracts with:		
Probable Race/Ethnicity	Increasing DRR (2.0+) <i>18 Tracts</i>	Stable DRR (0-2.0) <i>86 tracts</i>	Declining DRR (<0) <i>262 Tracts</i>
Black	17.5%	6.5%	2.9%
Hispanic	2.3%	-0.2%	-1.0%
White	-27.1%	-10.4%	-8.8%
Asian	-4.1%	-1.3%	-1.3%
Other	-4.2%	-4.3%	-6.0%

Note: DRR could not be calculated in 18 Philadelphia tracts where there were insufficient sales.

Displacement Pressure and Demographic Change

Analysis of tract-level changes in the number of Black and Hispanic residents finds notable declines in those populations in areas experiencing both displacement pressure and over-representation of these groups in eviction filings. The size of the city’s Black population was essentially flat between the 2009-13 and 2014-2018 ACS estimates; the Hispanic population expanded by 16.9%. While it is impossible to know the extent to which population changes are a result of racially disproportionate evictions or price-based displacement, in increasing DRR/Over-representation tracts, the Black population declined by about 10.9% and the Hispanic population by nearly 20%. In contrast, these populations actually grew in increasing DRR/Non-Over-representation tracts during this period; almost all of these tracts were adjacent to increasing DRR/Over-representation tracts, which may indicate that households facing eviction or displacement pressure moved nearby. In raw numbers, the largest increases in both Black and Hispanic populations took place in areas with decreasing displacement risk. This may reflect trends identified in previous research that when lower-income families move, they typically move to areas with lower median incomes than those from which they departed.¹⁶

Table 5: Change in Black population by DRR change from 2013-14 to 2018-19 and relative representativeness

	Citywide (384 tracts)	Increasing DRR, Over-represented (15 tracts)	Increasing DRR, not Over-represented (3 tracts)	Stable DRR (86 tracts)	Decreasing DRR (262 tracts)	No DRR/ Insufficient Sales (18 tracts)
2009/2013 Black Pop	665,332	23,254	1,751	141,547	492,349	6,431
2014/2018 Black Pop	666,047	20,730	2,242	136,895	500,784	5,396
Difference (Percentage)	715 (0.1%)	-2,524 (-10.9%)	491 (28.0%)	-4,652 (-3.3%)	8,435 (1.7%)	-1,035 (-16.1%)

	Citywide (384 tracts)	Increasing DRR, Over-represented (5 tracts)	Increasing DRR, not Over-represented (13 tracts)	Stable DRR (86 tracts)	Decreasing DRR (262 tracts)	No DRR/ Insufficient Sales (18 tracts)
2009/2013 Hispanic Pop	194,714	4,682	4,449	29,197	154,585	1,801
2014/2018 Hispanic Pop	227,711	3,829	6,344	35,224	180,533	1,781
Difference (Percentage)	32,997 (16.9%)	-853 (-18.2%)	1,895 (42.6%)	6,027 (20.6%)	25,948 (16.8%)	-20 (-1.1%)

¹⁶ Ding, L., Hwang, J., and Divringi, E. (2015), Gentrification and Residential Mobility in Philadelphia (2015-10-15). FRB of Philadelphia Working Paper No. 15-36, Available at: <https://www.philadelphiafed.org/community-development/housing-and-neighborhoods/gentrification-and-residential-mobility-in-philadelphia>

Conclusion

Research to date shows that areas in Philadelphia that are home to larger shares of the Black population experience evictions disproportionately compared to similar White areas.¹⁷ However, just because an area that has a larger share of Black people disproportionately experiences evictions, we cannot conclude that those facing eviction in those areas are Black. What we do know is that these areas experience adverse consequences when their residents, regardless of race, experience the involuntary displacement associated with eviction. The contribution of this Brief is its demonstration that Black individuals are, disproportionate to their presence among Philadelphia's renters, more likely to experience eviction filings. In other words, even when Black people live in predominantly White or mixed-race areas, they are more likely to be subject to an eviction filing by their landlord. Hispanic residents are also at a disadvantage to Whites, particularly when they live in areas where they make up a smaller share of the population. Hispanic renters, like many Black renters, are more likely to be subject to evictions in areas of Philadelphia that have undergone changes we generally acknowledge as gentrification.

Following the recent deaths of George Floyd in Minneapolis and Walter Wallace, Jr. in Philadelphia, to name just a few who have lost their lives in police-related incidents, and the outsized impact of the COVID-19 pandemic on the city's Black and Brown residents, Philadelphia policymakers have indicated a renewed focus on racial justice. The data in this Policy Brief suggest that a multifaceted approach to stabilizing housing for Black and Hispanic renters is an essential part of addressing equity. This would include concerted efforts to reduce the volume of avoidable evictions through various programmatic and legal supports. The data also suggest that both people- and place-based approaches to stabilize Philadelphia's renters would be beneficial.

Reinvestment Fund's next Policy Briefs will present: 1. An analysis of differences in the Landlord-Tenant Court process and outcomes after the point of filing for tenants of differing racial / ethnic identifications and 2. Research on the relationship of eviction filings to multiple dimensions of social wellbeing. The first Brief is intended to inform changes in policy and court procedures that may better ensure that all who are in an eviction dispute can access the court procedures that may better ensure access to court for those facing eviction, and equitable outcomes that are not influenced by race or ethnicity, or the neighborhood in which they live. The focus of the second Brief on neighborhood-level wellbeing indicators such as health access, social engagement, and education will help identify systems and stakeholders outside of the housing sector and municipal courts that are impacted by eviction, and may present opportunities to reduce evictions and their effects.

¹⁷ Reinvestment Fund (2017), (2019), <https://www.reinvestment.com/research-publications/evictions-in-philadelphia-a-data-policy-update/> and 2017, <https://www.reinvestment.com/research-publications/evictions-in-philadelphia/>

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