

EVICTON DISPARITIES IN COMMUNITIES OF COLOR

A study by USA Today shows that if you are a Black woman in the United States, your risk of eviction surpasses that of any other demographic.¹

Eviction is not just a consequence but a cause of poverty, and the disproportionately high eviction rates among Black women demonstrates the intersection of race, gender, and poverty and the alarming impact of eviction on marginalized communities.²



EVICTON TRENDS IN PA

ONE IN **FOURTEEN**

In Pennsylvania, nearly **1 in every 14 renter households** faces the risk of experiencing an eviction filing.³



In PA counties, areas with a **higher percentage of renters of color in a ZIP code** experience higher eviction filing rates.⁴

15%

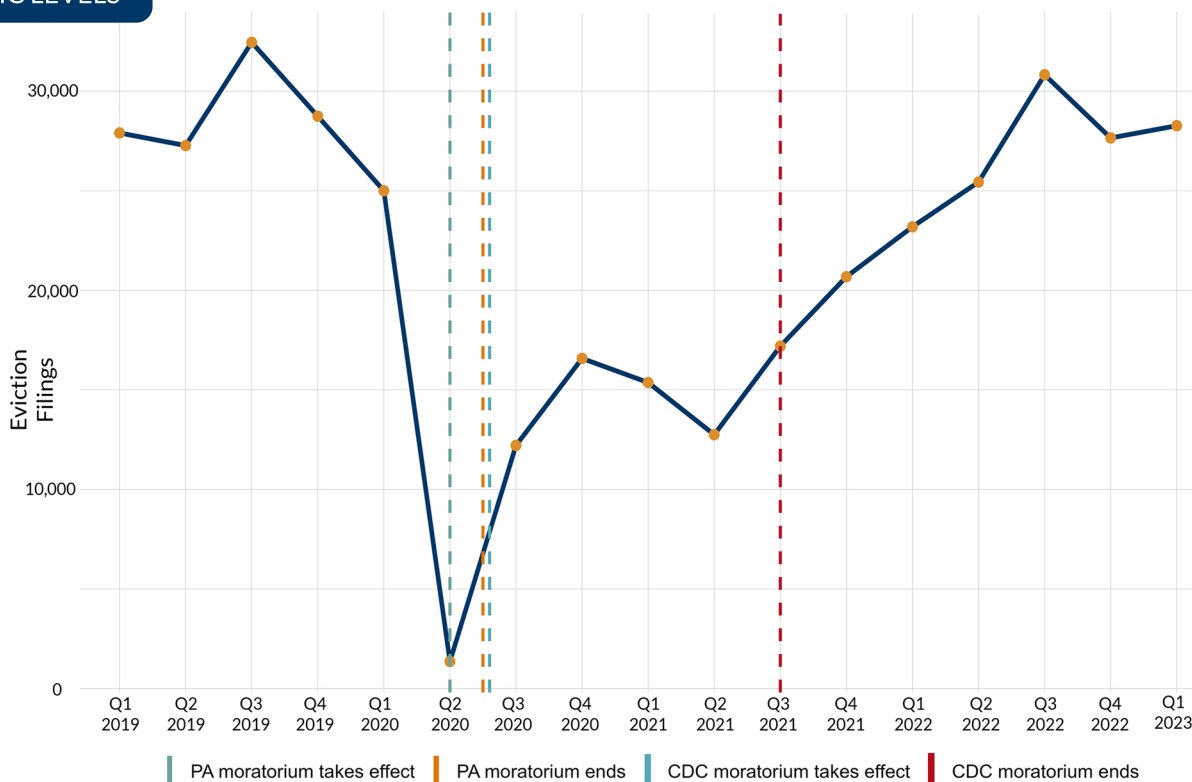
Black and Latinx renters facing eviction were often **subjected to repeat filings at the same address**, with an average filing rate of **~15%**.⁵

FIG 1: EVICTON FILINGS IN PA HAVE RETURNED TO PRE PANDEMIC LEVELS

FIG 1 illustrates the quarterly eviction filing trends in PA from 2019 to 2023.

The data reveals a steady rise in filings post the conclusion of the CDC moratorium in 2021.

Pennsylvania recorded a significant 114,417 eviction filings within the past year (August 2022- August 2023). This trend shows no signs of slowing down and is on a steep upward trajectory.



¹"An Eviction Crisis for Black Women." USA Today, <https://www.usatoday.com/storytelling/graphic-novels/news/nation/black-women-evictions/1647538176682/>.

²"Eviction Tracking System." Eviction Lab, <https://evictionlab.org/>.

³Source: AOPC

⁴"Revealing Opportunities and Challenges: An Analysis of Eviction Filings in Pennsylvania." The Housing Alliance of PA. <https://housingalliancepa.org/eviction-data-report/>.

⁵"Racial and Gender Disparities among Evicted Americans." The Eviction Lab. <https://evictionlab.org/demographics-of-eviction/>

FIG 2: HIGHER NUMBER OF BLACK & LATINX HOUSEHOLDS IN COUNTIES WITH HIGH EVICTION FILING RATES⁵

Each county on the map indicates the % of Black and Latinx population

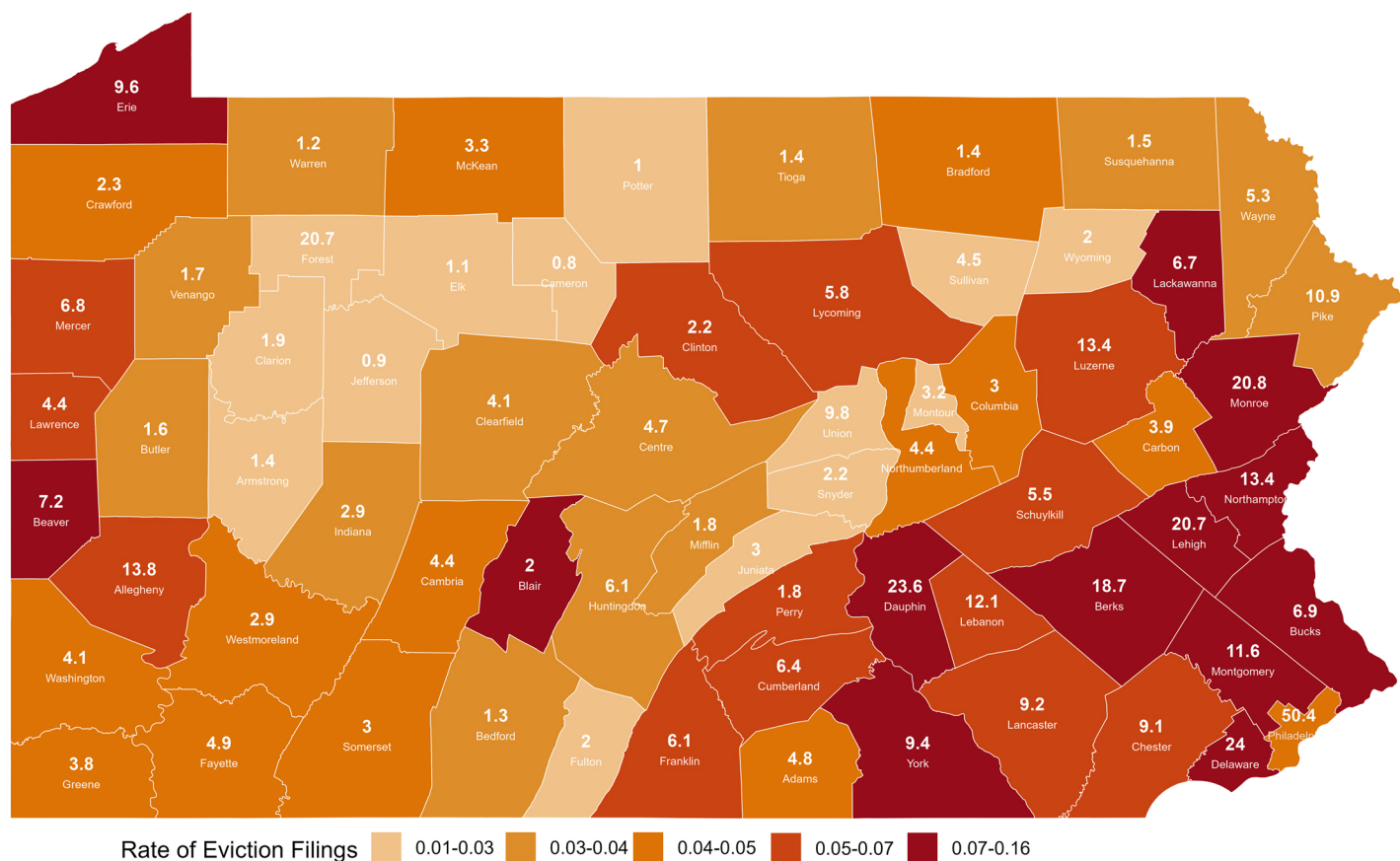


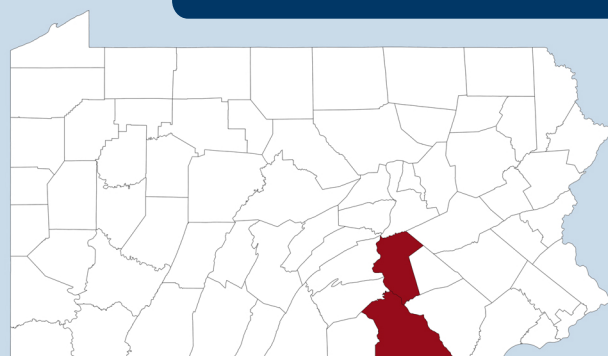
FIG 2 displays the relationship between eviction filing rates and the percentage of Black and Latinx renter households in Pennsylvania. Notably, **nearly half of the counties with the highest eviction filing rates also have a significant Black and Latinx population.**

The research conducted by the Eviction Lab highlights a concerning trend: female Black and Latinx renters, in particular, face a disproportionate threat of eviction and subsequent displacement from their residences. **Nationwide, approximately 16% more women faced eviction compared to men.**⁶ This places them at a higher risk for the well-documented negative repercussions of eviction, including homelessness, financial struggles, unemployment, and mental health issues.

Moreover, the counties with the highest eviction rates in **FIG 2** also grapple with a substantial number of rent-burdened households and households receiving public assistance, emphasizing the intricate link between eviction filings, housing affordability challenges, and racial disparities in the region.

To illustrate these disparities, we have selected two counties with high eviction rates: **Dauphin County**, characterized by a larger Black and Latinx population, and **York County**, which has a comparatively lower Black and Hispanic population. You can find detailed case studies on these counties on pages 3 and 4.

FIG 3: EXAMPLES FROM DAUPHIN & YORK COUNTIES

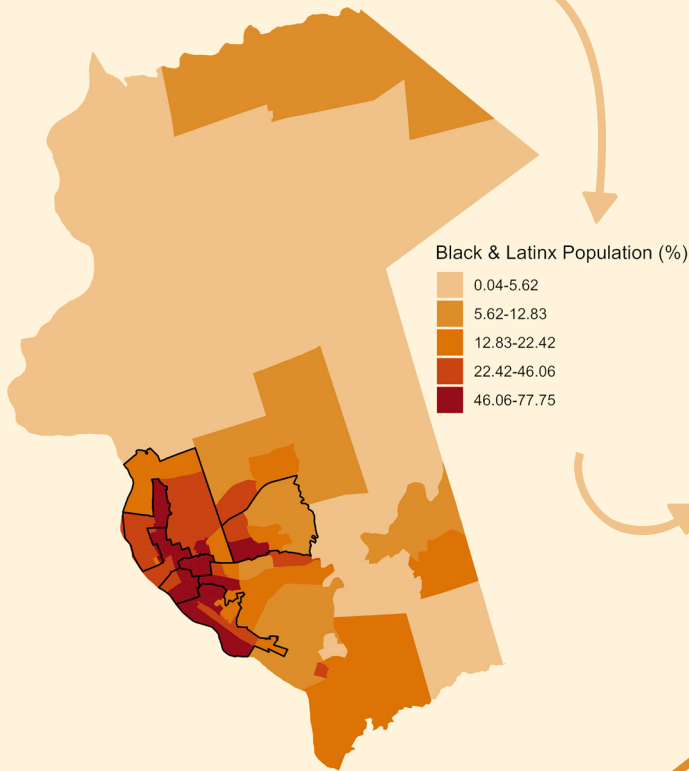
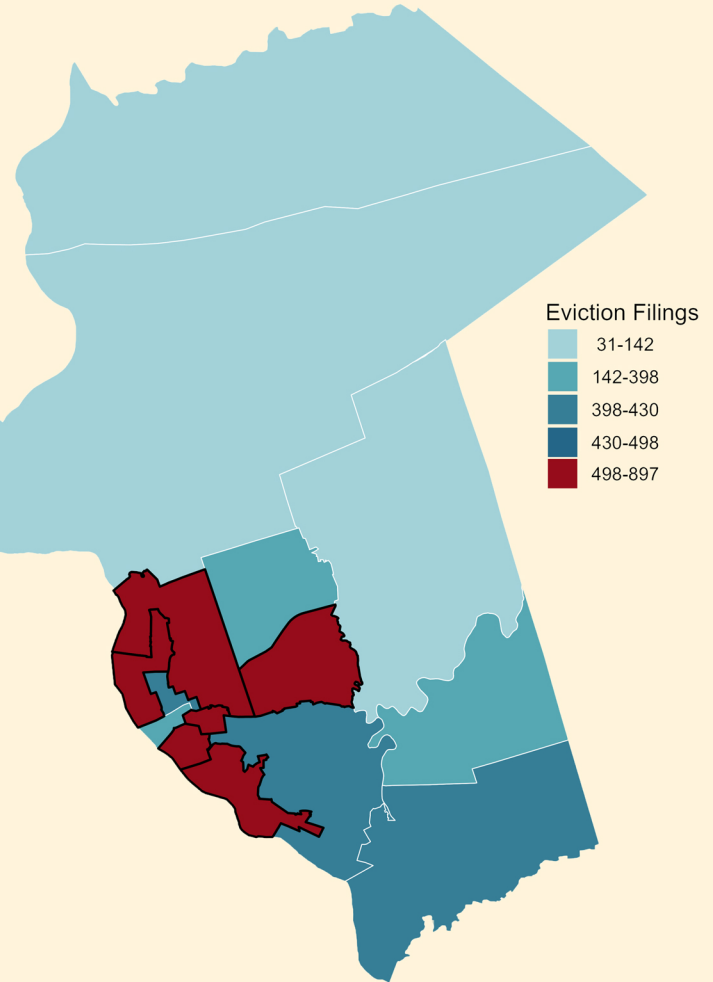


⁶“Racial and Gender Disparities among Evicted Americans.” Eviction Lab, <https://evictionlab.org/>.

EVICTON DISPARITIES IN DAUPHIN COUNTY

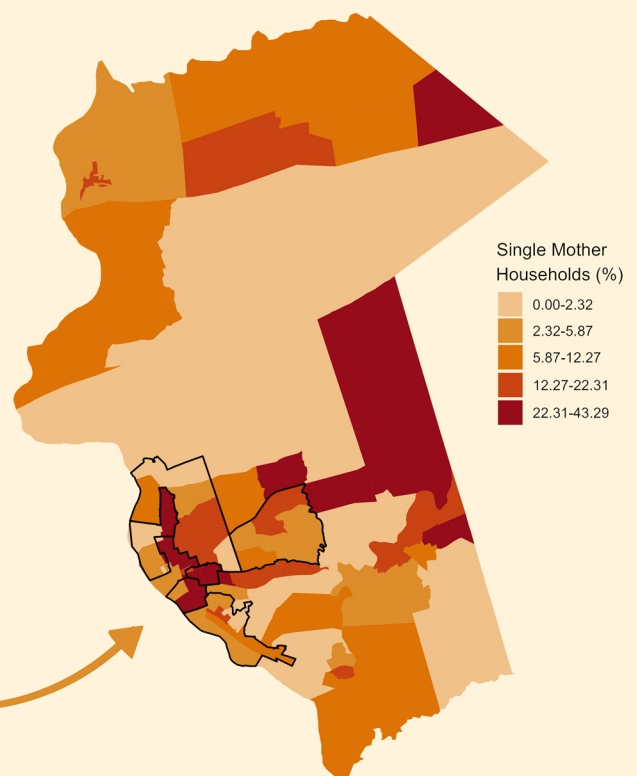
To highlight eviction disparities by race, we've chosen two counties: Dauphin, with a higher Black and Latinx population, and York, with a lower Black and Hispanic population.

This map illustrates eviction filings in the Magisterial Districts of Dauphin County, which experiences **one of the highest eviction filing rates in Pennsylvania**. The MDJs with the highest eviction filings (> 500) are marked in red to highlight areas of concern.



The magisterial districts with the highest eviction filings are also areas where a large percentage of Black and Latinx renters reside. This observation raises the possibility of a connection between eviction rates, housing instability and the racial disparities in these areas.

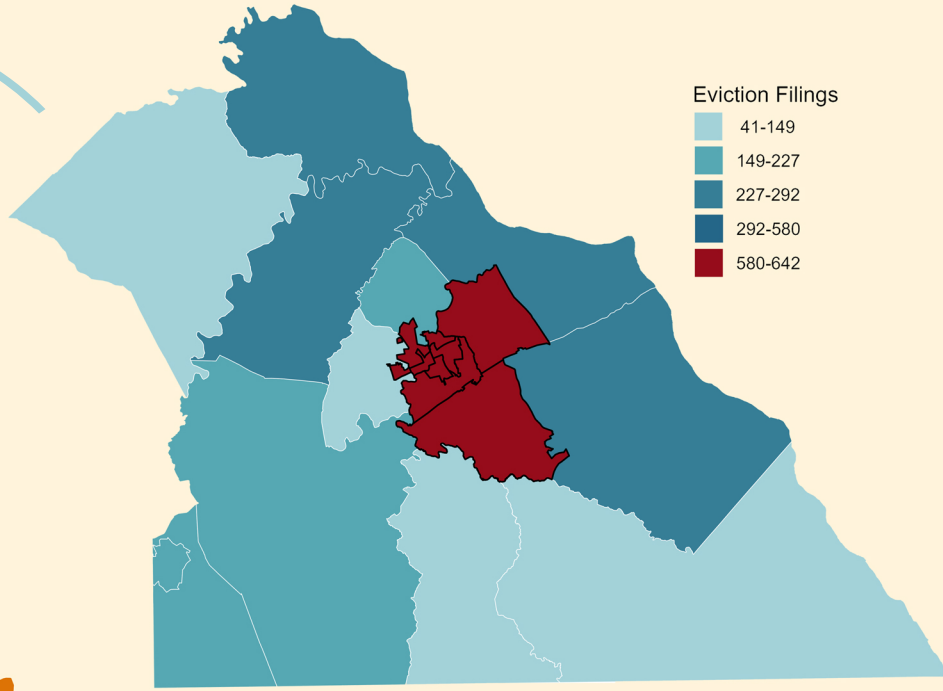
A significant portion of these renters residing in high-eviction magisterial districts are single mothers. Single mothers often navigate numerous responsibilities while dealing with financial limitations, rendering them especially susceptible to the threat of eviction. This vulnerability underscores the urgent need to address eviction rates and its impact on marginalized households.



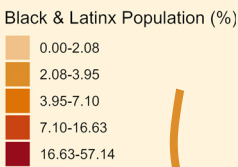
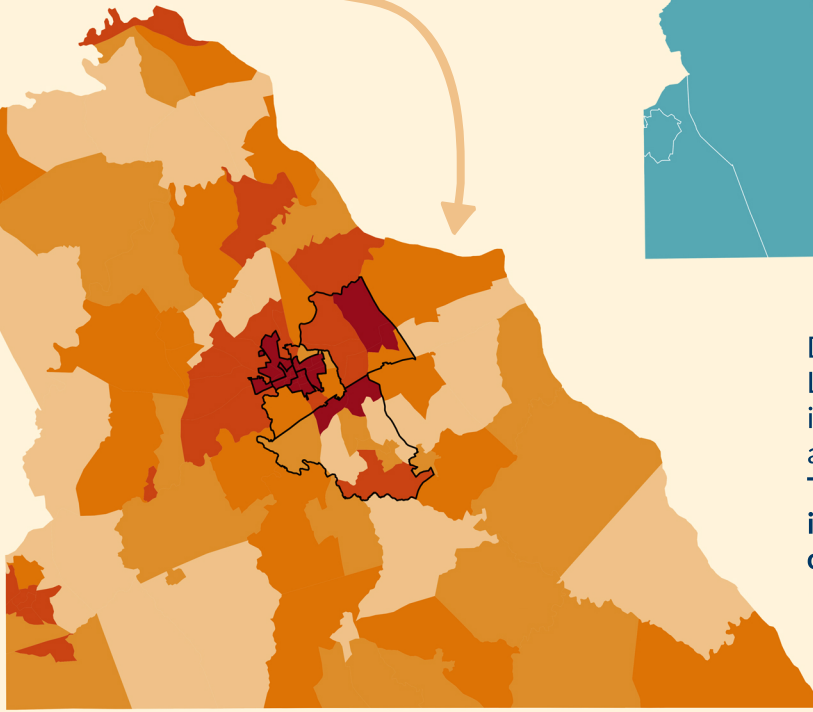
EVICTON DISPARITIES IN YORK COUNTY

To highlight eviction disparities by race, we've chosen two counties: Dauphin, with a higher Black and Latinx population, and York, with a lower Black and Hispanic population.

This map illustrates eviction filings in the Magisterial Districts of York County, which experiences one of the highest eviction filing rates in Pennsylvania. The MDJs with the highest eviction filings (> 580) are marked in red to highlight areas of concern.



Despite York County having a lower Black and Latinx population compared to Dauphin County, it's evident that evictions are concentrated in areas where a majority of these renters reside. **This pattern underscores the disproportionate impact of evictions on Black and Latinx communities, even in counties where they constitute a smaller portion of the population.**



A significant portion of renters in high-eviction magisterial districts rely on public assistance programs like SNAP (Supplemental Nutrition Assistance Program), further highlighting the economic challenges faced by these communities due to the eviction crisis.

