

# EVICITION IN KANSAS CITY



*Photographs by Nicholas Valdes*

**TARA RAGHUVVEER | NOV 9, 2017**

# BACKGROUND

## NATIONAL CONTEXT

- HOUSING AS A HOUSEHOLD EXPENSE
- AFFORDABLE HOUSING CRISIS
- PUBLIC VS. PRIVATE HOUSING

## MILWAUKEE STUDY

## KANSAS CITY STUDY (2013-2014)

- QUALITATIVE
  - LANDLORD INTERVIEWS
  - TENANT INTERVIEWS
  - COURT OBSERVATION
- QUANTITATIVE
  - 59,000 EVICTION RECORDS FROM JACKSON, PLATTE, AND CLAY COUNTIES

# EVICTION

## FORMAL EVICTION

- SUMMONS
- APPEARANCE
- DEFENSE
- JUDGMENT

## INFORMAL EVICTION

- “BUY OUTS”
- THREATS/LEVERAGE
  - PROPERTY UPKEEP
  - REMOVED DOORS

# IMPACT OF EVICTION

FORCED MOVES

STRAINED EMPLOYMENT AND JOB LOSS

STUDENT MOBILITY

NEGATIVE HEALTH OUTCOMES

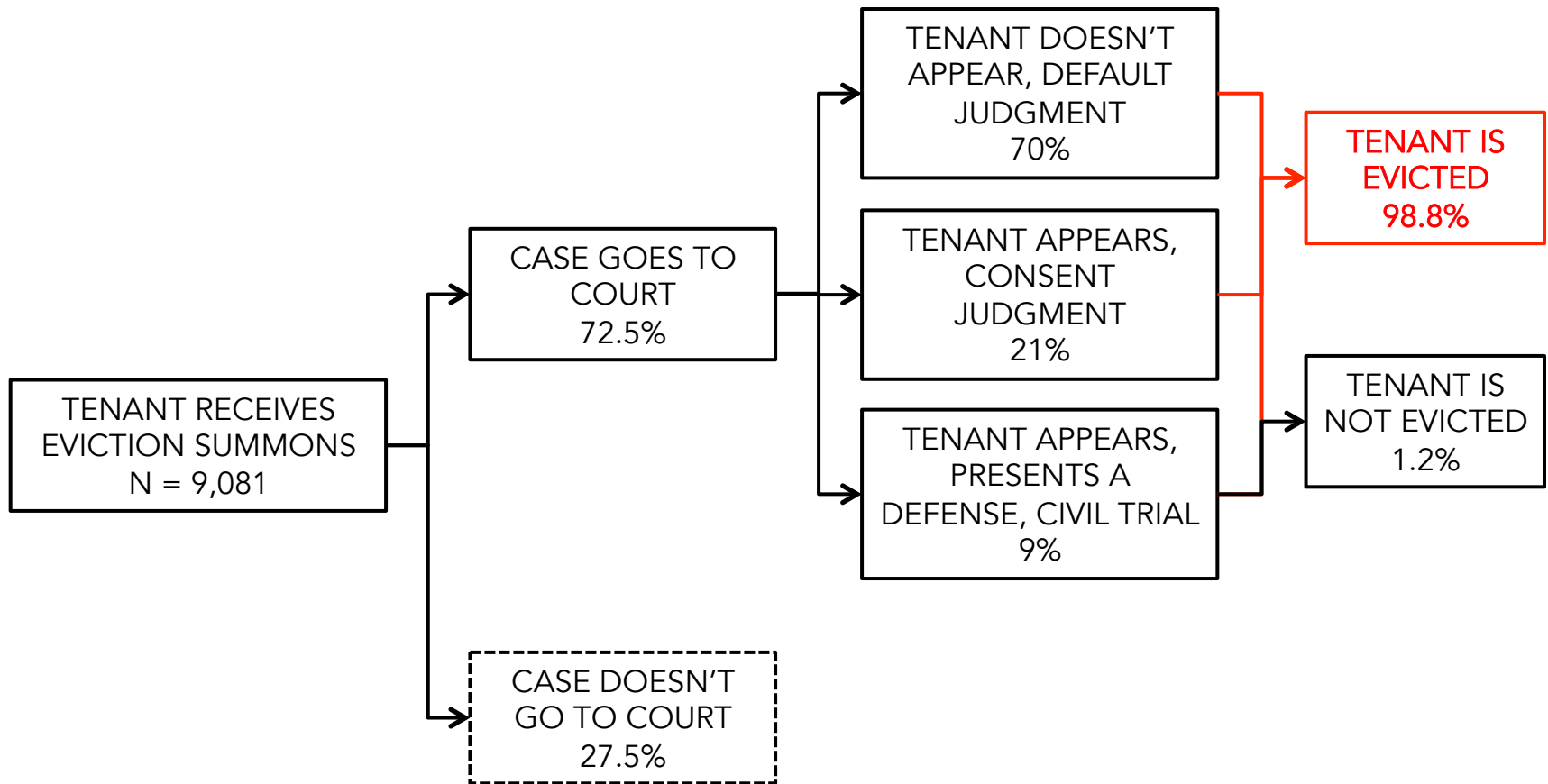
EVICTION RECORD

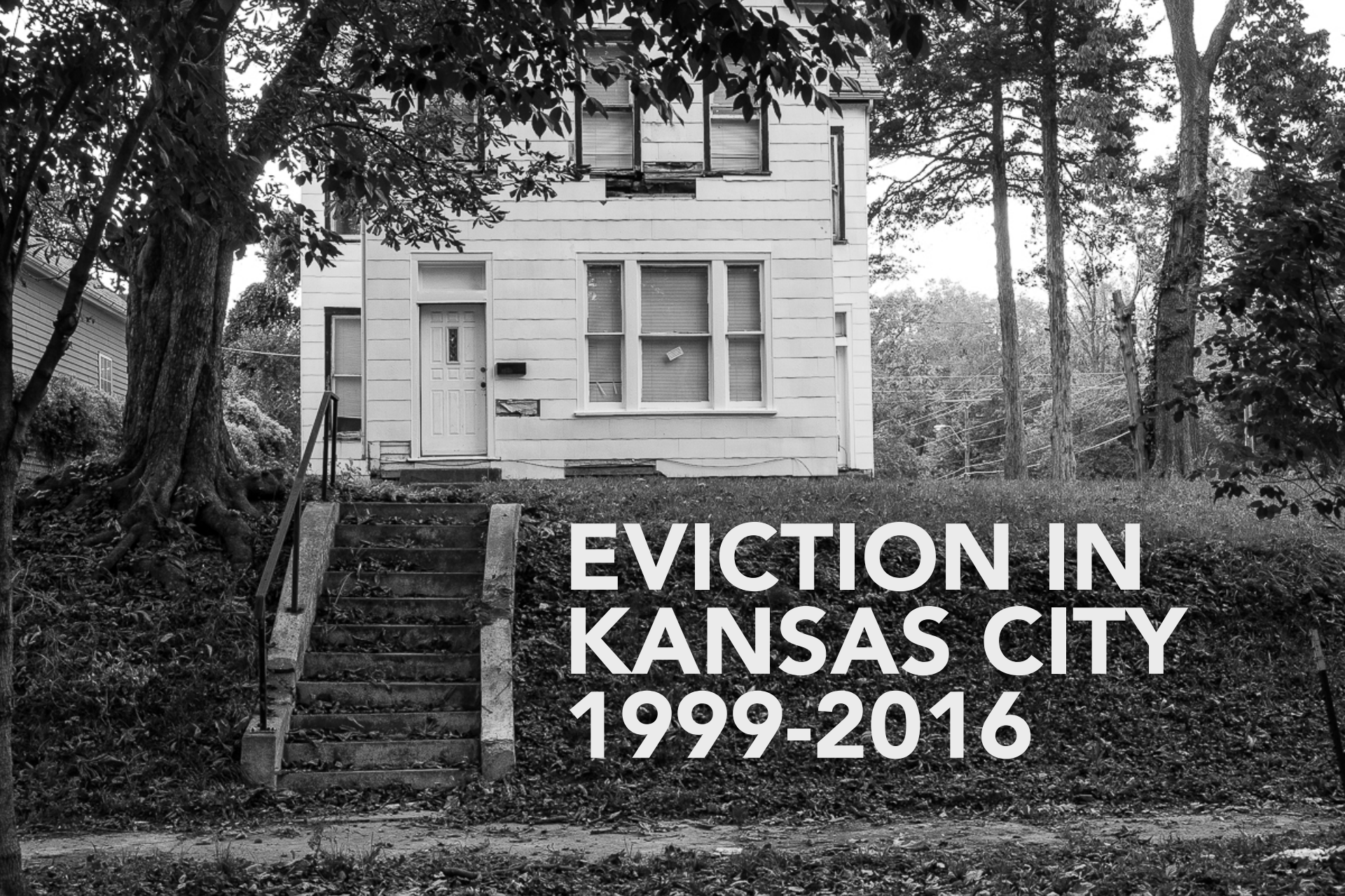
GARNISHED WAGES

CHRONIC HOMELESSNESS

# FORMAL EVICTION

EVICTIONS FILED IN JACKSON COUNTY, MO (2016)





**EVICTION IN  
KANSAS CITY  
1999-2016**

# DATA AND METHODOLOGY

JACKSON COUNTY COURT FILINGS DATA

- 173,720 RECORDS
- ADDRESS LEVEL

GEOCODED

MAPPED AND ANALYZED ON DATAIKU

# OVERVIEW

**173,720**

EVICIONS WERE FILED OVER THE STUDY PERIOD

**42**

EVICIONS WERE FILED PER BUSINESS DAY OVER THE STUDY PERIOD

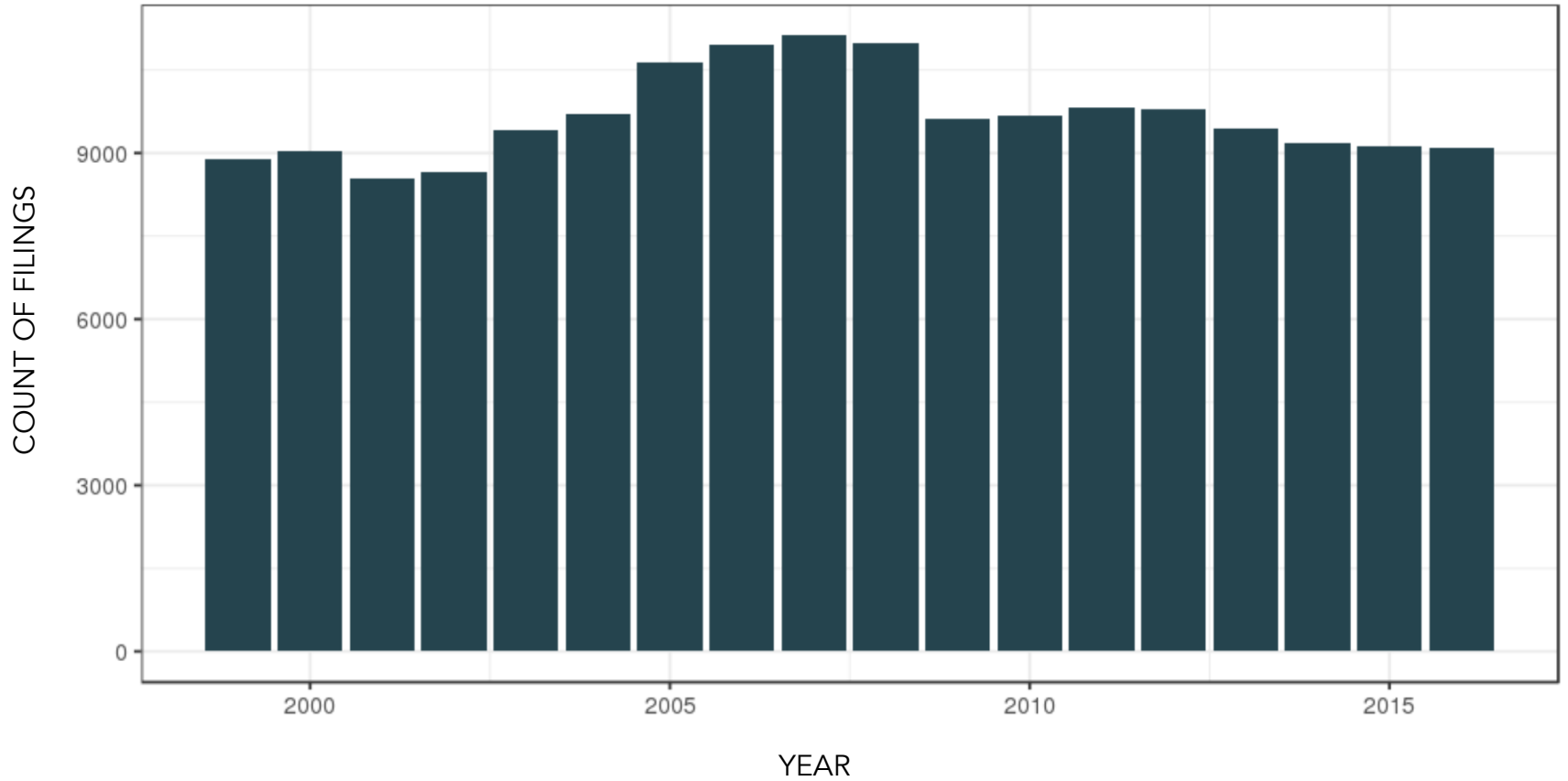
**25**

EVICION JUDGMENTS WERE MADE PER BUSINESS DAY IN 2016



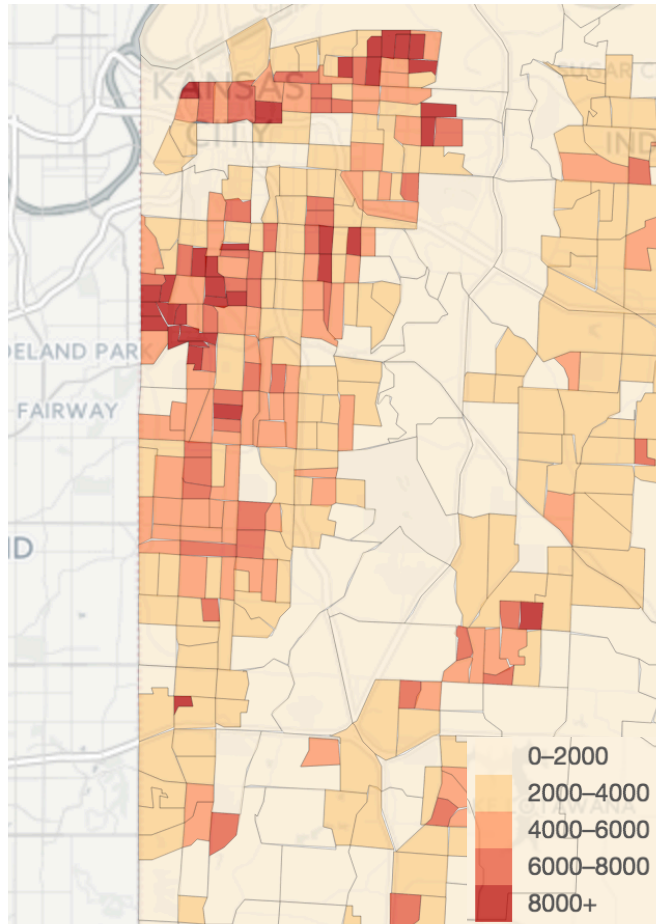


# EVICTIIONS FILED

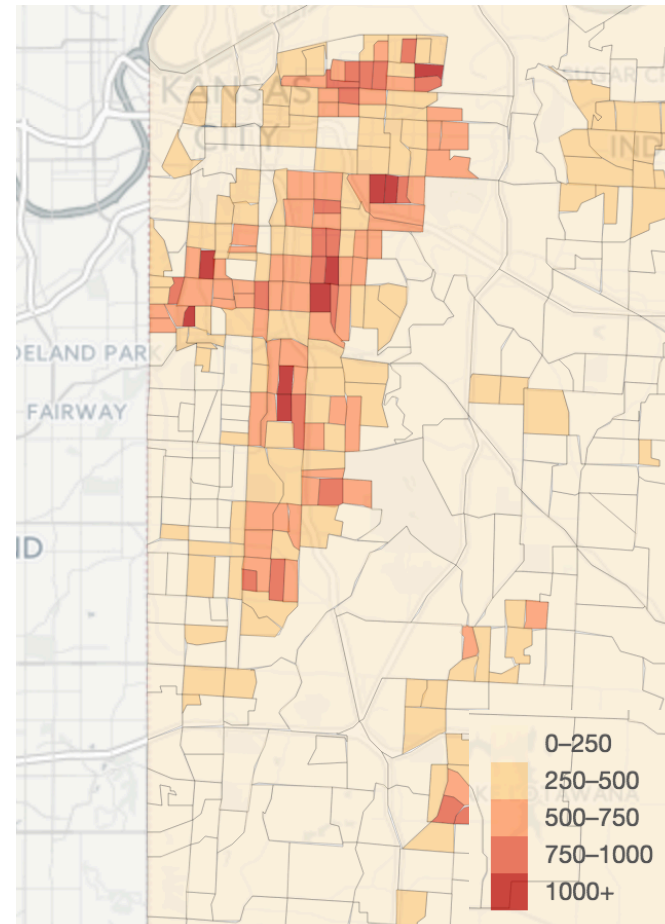


# EVICTION IN KC (1999-2016)

POPULATION PER SQ MILE

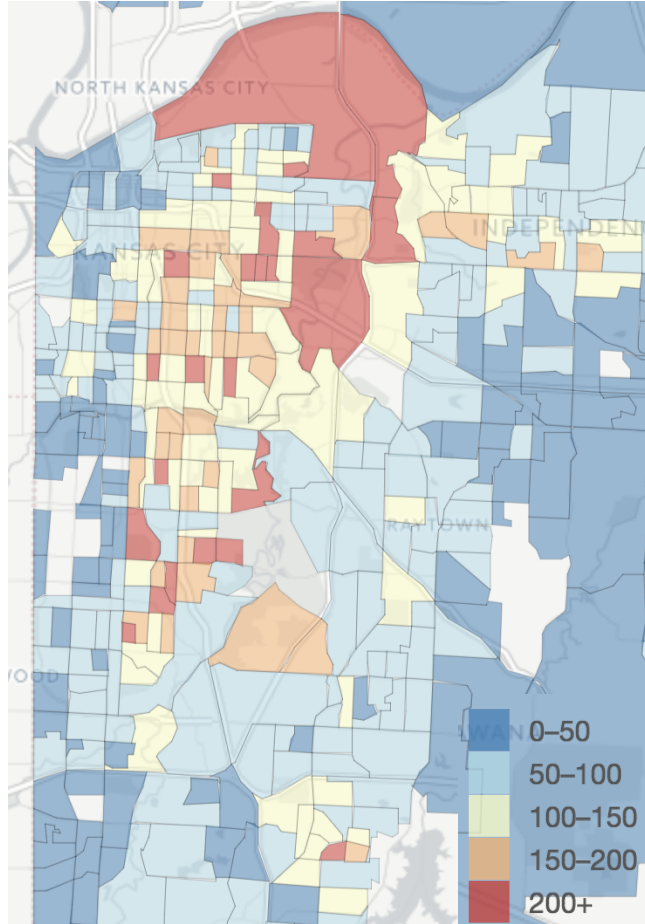


EVICTIONS PER SQ MILE

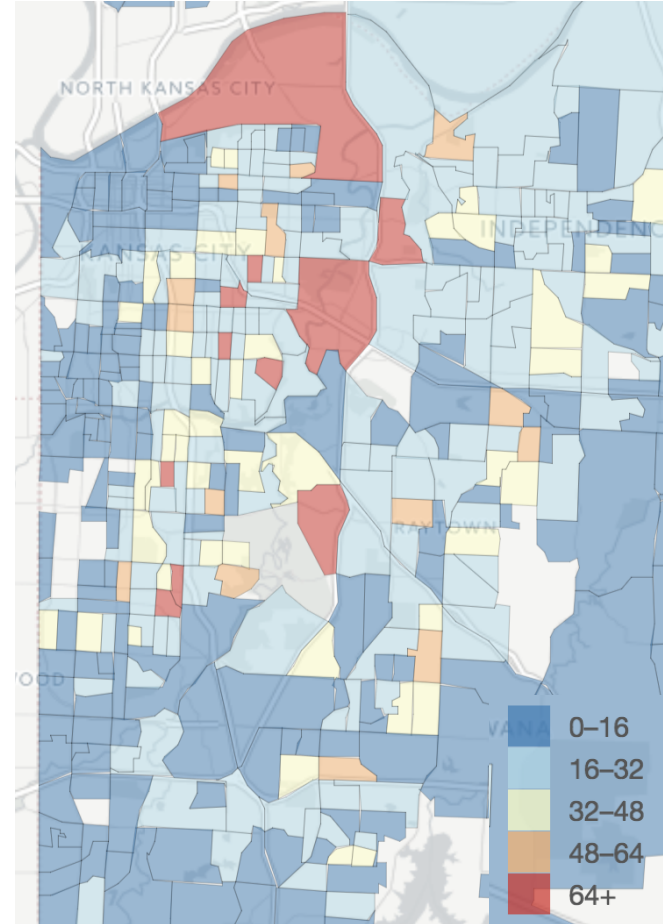


# EVICTION IN KC (2016)

EVICTIONS PER SQ MILE

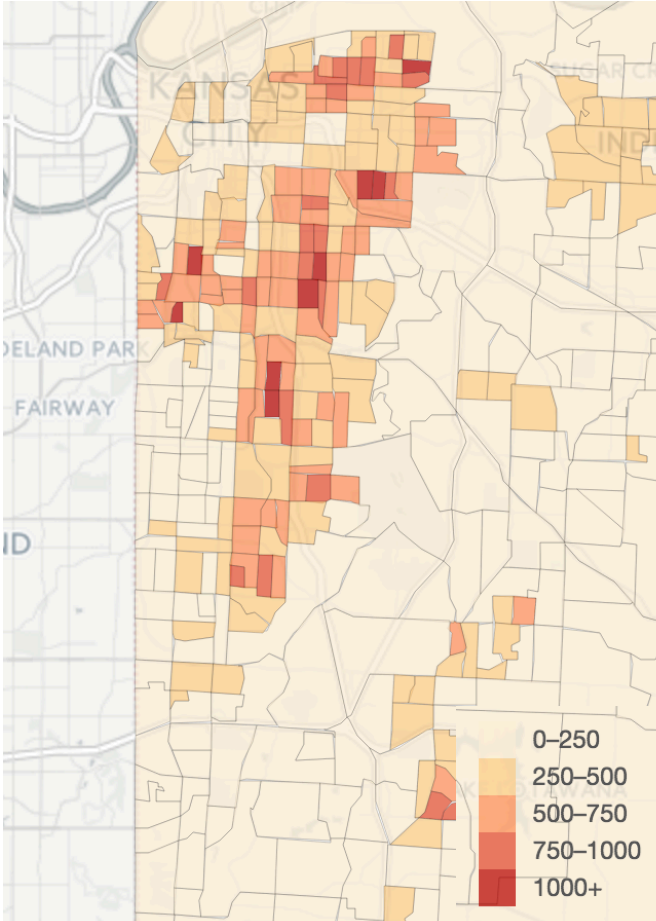


EVICTIONS PER 100 RENTERS

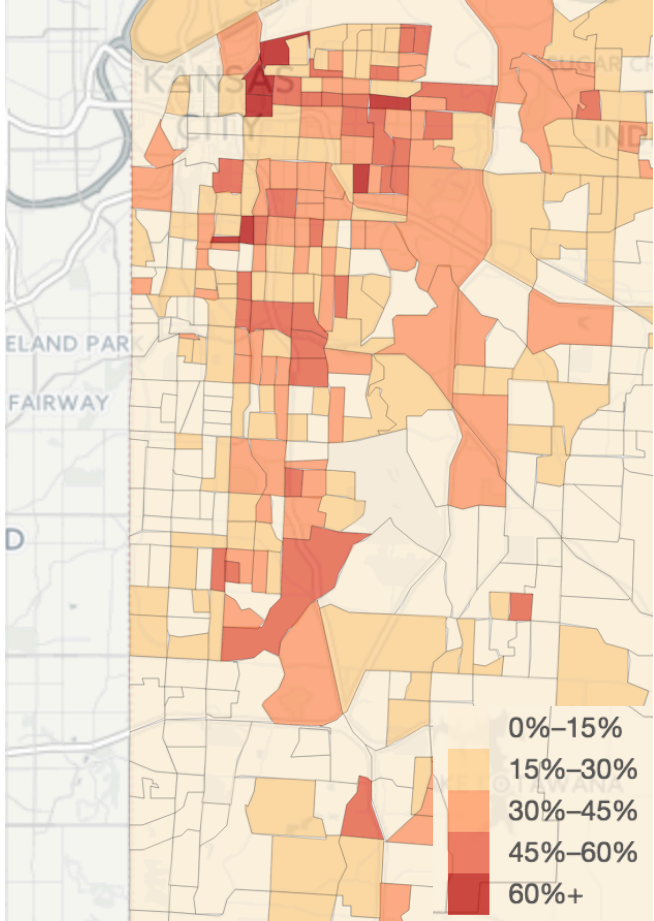


# EVICITION BY POVERTY

EVICIONS PER SQ MILE (1999-2016)

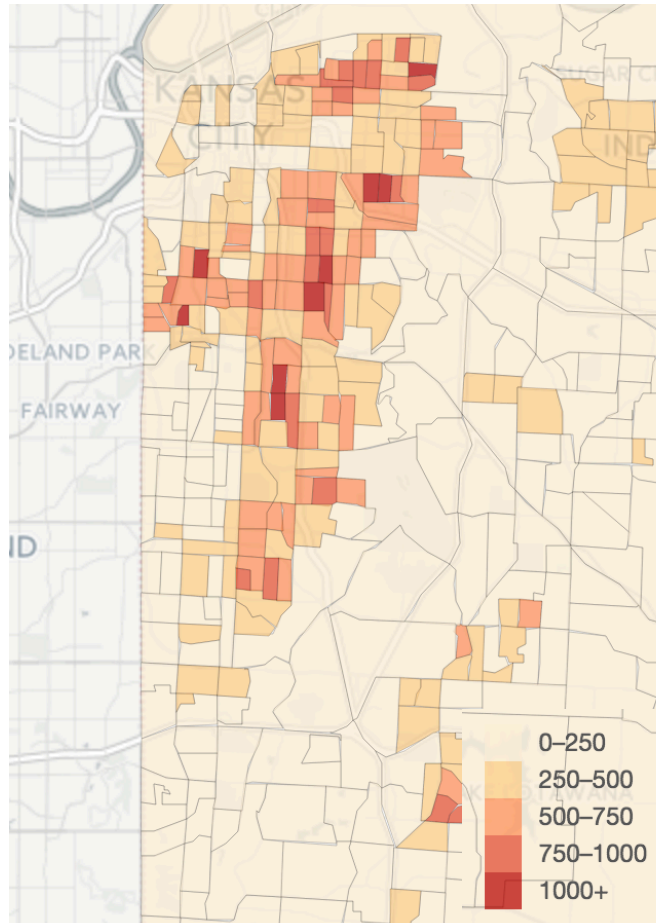


POVERTY (%)

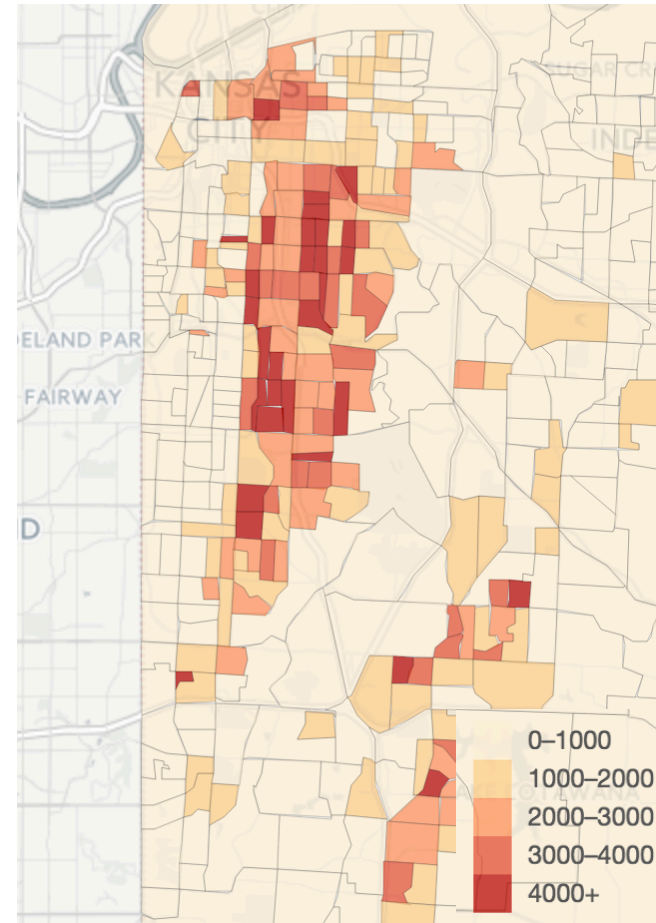


# EVICTION BY BLACK POP.

EVICTIONS PER SQ MILE (1999-2016)



BLACK POP. PER SQ MILE

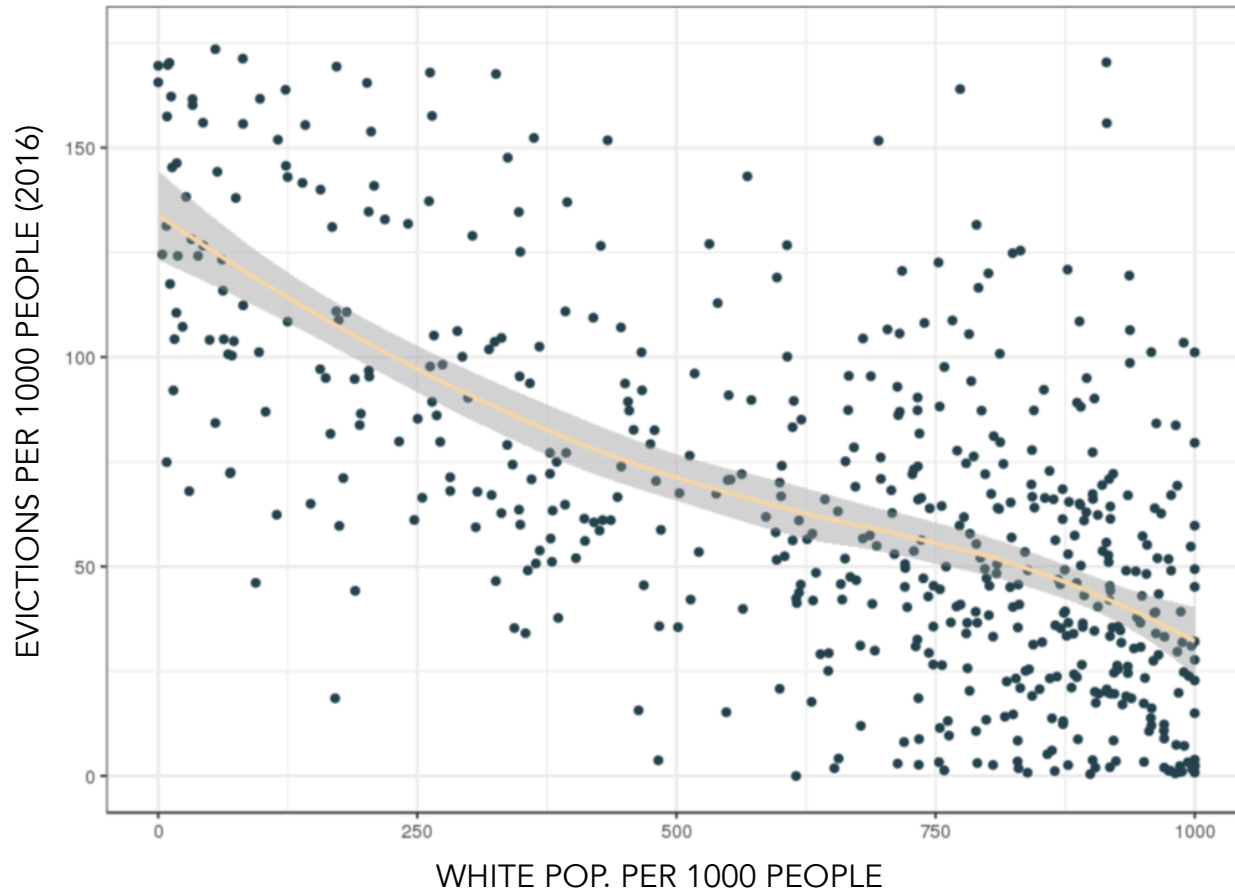


# PREDICTING EVICTION

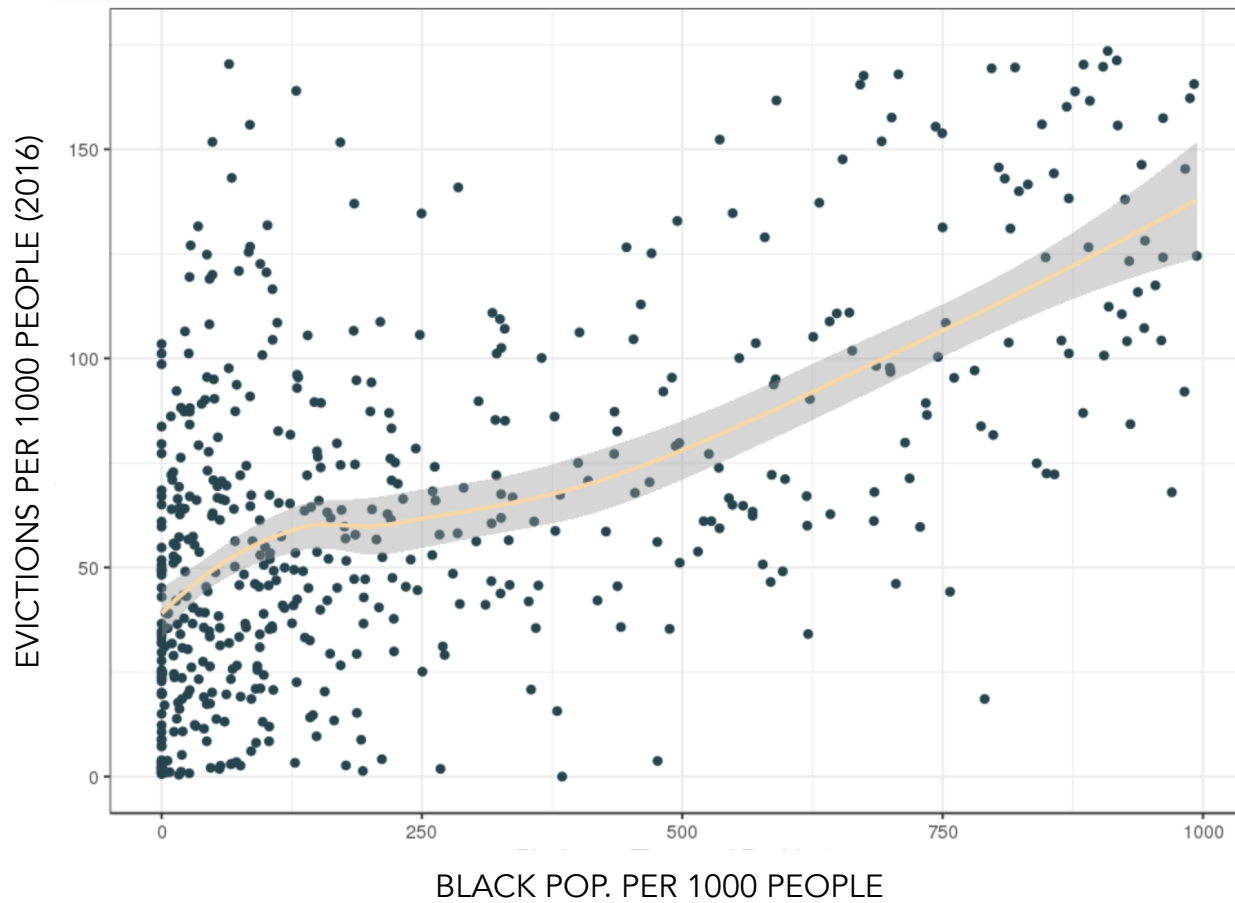
USING ONLY THESE VARIABLES, WE CAN PREDICT WITH 90+ PERCENT ACCURACY WHETHER A CENSUS TRACT WILL HAVE >100 EVICTIONS PER 1000 RESIDENTS. RACE IS BY FAR THE MOST IMPORTANT VARIABLE, EVEN WHEN WE HOLD INCOME CONSTANT.

VARIABLE	CONFIDENCE	COEFFICIENT	
<code>census_race_white_alone</code>	☆☆☆	-0.5215	
<code>census_poverty_income</code>	☆☆☆	0.2263	
<code>census_median_income_median_househol</code>	☆☆☆	-0.1969	
<code>percentage_renters</code>	☆☆☆	0.1394	
<code>housing_cost_burdened_percent</code>	☆☆☆	0.1189	
<code>census_sex_and_age_male___55_to_59</code>	☆☆☆	0.0944	
<code>census_sex_and_age_female___50_to_</code>	☆☆☆	0.0908	
<code>census_sex_and_age_female___5_to_9</code>	☆☆☆	-0.0716	

# EVICTION BY WHITE POP.



# EVICTION BY BLACK POP.







# POLICY IMPLICATIONS

# WHAT WOULD IT TAKE...

TO IMPROVE HOUSING SECURITY IN KANSAS CITY?

TO DRAMATICALLY REDUCE THE EVICTION RATE IN  
KANSAS CITY?

# **(SOME) POLICY IDEAS**

INCLUSIONARY ZONING

ACCESS TO COUNSEL

LANDLORD REGULATION/CERTIFICATION

COMMUNITY EDUCATION, KNOW-YOUR-RIGHTS

HABITABILITY/INSPECTION REGULATIONS

TENANT SUBSIDY/VOUCHER

EMERGENCY RENTAL ASSISTANCE

NEW CONSTRUCTION/AFFORDABLE HOUSING

RENT CONTROL

COMPREHENSIVE HOUSING STRATEGY



*Photographs by Nicholas Valdes*

TARA@EVICTIIONKC.ORG