



Hartford experienced housing instability during the COVID-19 pandemic, and faces new challenges today with rising evictions and rent increases. My research looks at the trends of evictions in the city of Hartford as well as recent increases in housing rental costs, making housing more unaffordable.

From 2017 to 2023 there have been over 16,000 reported eviction filings in the city of Hartford. During that time the number of filings has increased each year except for in 2020 during the eviction moratorium. Evictions impact the people in the area specifically Black and Hispanic residents who see disparities that are more than double what the White residents face in the area.

## Evictions Data Trends

According to the data, Hartford has seen an increase in evictions over the past 7 years. During the pandemic, you see a decrease in the amount of evictions that occurred mainly due to the rent control policy to help residents during COVID-19 times when the economy was stagnant. In 2021 when the policy was revoked as the pandemic ended you see an even greater rise of evictions compared to the pre-pandemic.

### Eviction Filings in Hartford (2017-2023)

Hartford Evictions Filings from Court Data

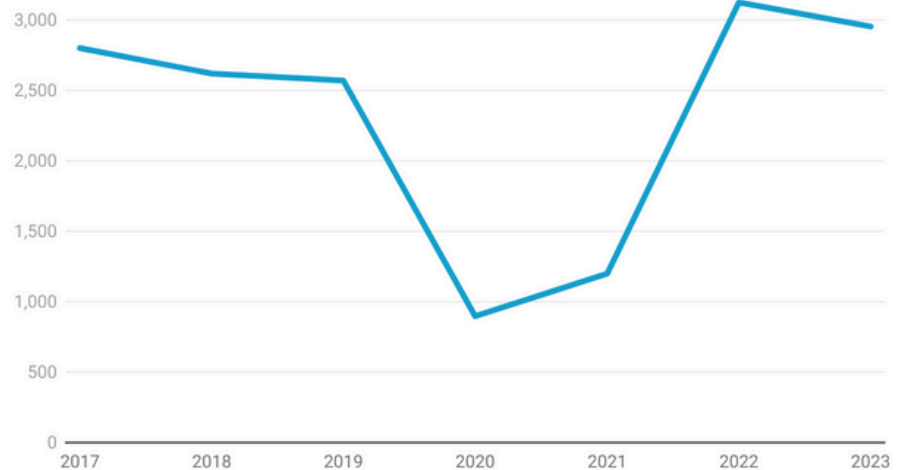


Chart: Kumari Sampson • Source: Connecticut Judicial Branch • Created with Datawrapper

The racial dimensions of eviction filings highlight significant disparities and systemic inequities that disproportionately affect minority communities. Practices such as redlining, discriminatory lending, and segregation have long-term impacts, creating concentrated areas of poverty and limiting opportunities for home ownership and wealth accumulation for minority families. These historical factors contribute to higher eviction rates among racial minorities, perpetuating cycles of displacement and instability.

# Hartford Data Snapshot



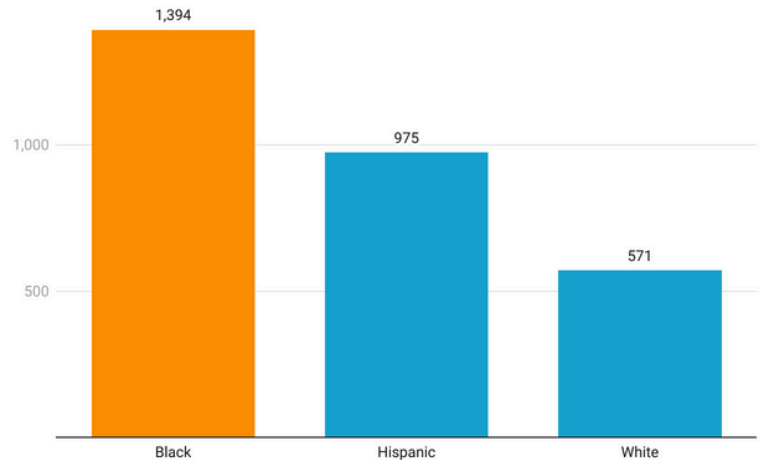
Evictions & Rent in Hartford

Kumari Sampson  
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Black residents in Hartford face the greatest challenge when it comes to evictions as they had nearly 3 times the filings as white Hartford residents. The filings highlight the impact evictions have in our community and it is the minority groups of Hartford that are hit the hardest. Looking at Asylum Hill, the neighborhood with the most eviction filings in the past five years, Black residents had the highest estimated filings, followed by Hispanic residents, then White residents. (see data note).

## Differences in Eviction Filings By Race in Asylum Hill Neighborhood

Total filings from January 2017-February 2024.



CTData assigned a predicted probability for race and Hispanic ethnicity of the renter named as a defendant in each eviction court case. We assigned the probability using a Bayesian prediction model developed by Elliot et. al  
Chart: Kumari Sampson, CTData • Source: Connecticut Judicial Branch • Created with Datawrapper

At the same time, Hartford had an increase in annual rent year over -- one of the highest in the country. Zillow reported this year that Hartford has one of the highest rents in the country. The increases in rent contribute to Hartford's underlying problem with eviction. Hartford had among the highest annual rent increases in the country at 6.4% and those those living in multifamily homes experiences an average annual of 6.4% (Source Zillow.com February 2024 Rent Report)

## Changes in Hartford's Rise in Rent (2017 to 2023)

Zillow calculations of the average rents in Hartford; the rental rate increase in 2023 is one of the highest increases in the country

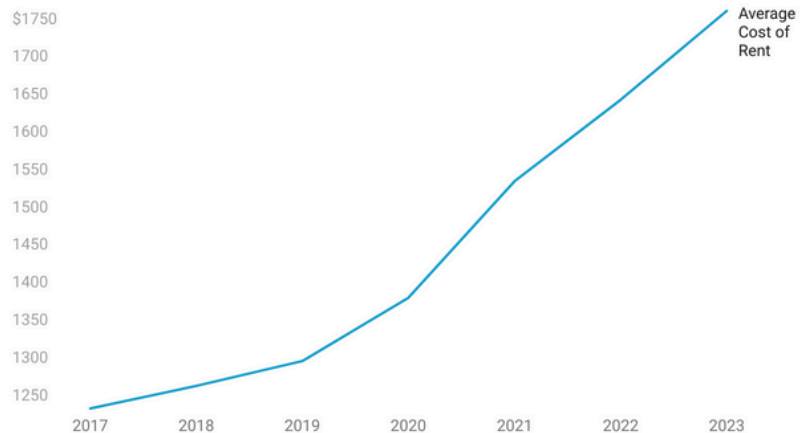


Chart: Kumari Sampson, CTData • Source: Zillow • Created with Datawrapper

Data Notes: For evictions filings, CTData assigned a predicted probability for race and Hispanic ethnicity of the renter named as a defendant in each eviction court case. We assigned the probability using a [Bayesian prediction model](#) that analyzes a person's surname and zip code, a method developed by [Elliot et al.](#)