Analysis of Rental Survey, Evictions, and Unemployment
ESF-14 Housing Group
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Two Approaches

• Study the relationship between eviction rates and unemployment
  • Eviction rates: data from Princeton’s Eviction Lab
  • Unemployment: initial claims from CTDOL

• Survey of residential landlords
  • Asked about characteristics of the landlord, impact of COVID on their tenants and their businesses, change in collection rates, and change in eviction rates
Eviction Rates and Unemployment
Strong response:
- Survey had 428 valid responses
- Responses represented 41470 units, 8.8% of total

Survey responses were representative:
- 37.7% of units in Bridgeport, Danbury, Hartford, New Haven, or Waterbury
- Median prices: $791, $950, $1200, $1361
- % of units: 10% studio, 49% 1-bedroom
- Units/building: median of 6.3, average 31.6
- % respondents with < 5 units: 26%
Landlord Survey: Collections

- April 2019: 95.2%
- April 2020: 82.9%
- Year 2019: 95.2%
- Year 2020 (average): 87.8%
- Year 2020 (best): 78.8%
- Year 2020 (worst): 91.8%

Change: -8.4pp
Landlord Survey: Evictions

• Year 2019: 4.0%
• Year 2020 (average): 7.2%
• Year 2020 (best): 4.3%
• Year 2020 (worst): 12.7%

• Change: 3.2pp
Landlord Survey: Evictions

Lowess smoother

change_rate_evictions vs rate_evictions_2019

bandwidth = .8
Landlord Survey: Evictions

Lowess smoother

bandwidth = .8
Landlord Survey: Evictions

Lowess smoother

bandwidth = .8
On a scale of 1 to 10, how detrimental has COVID-19 been to your business in Con
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