

# Neighborhood Change and Evictions: What NYC Housing Court Data Can and Cannot Provide

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Measurement Goal

# Displacement Model

Displacement Rate

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# Displacement Model

Displacement Rate

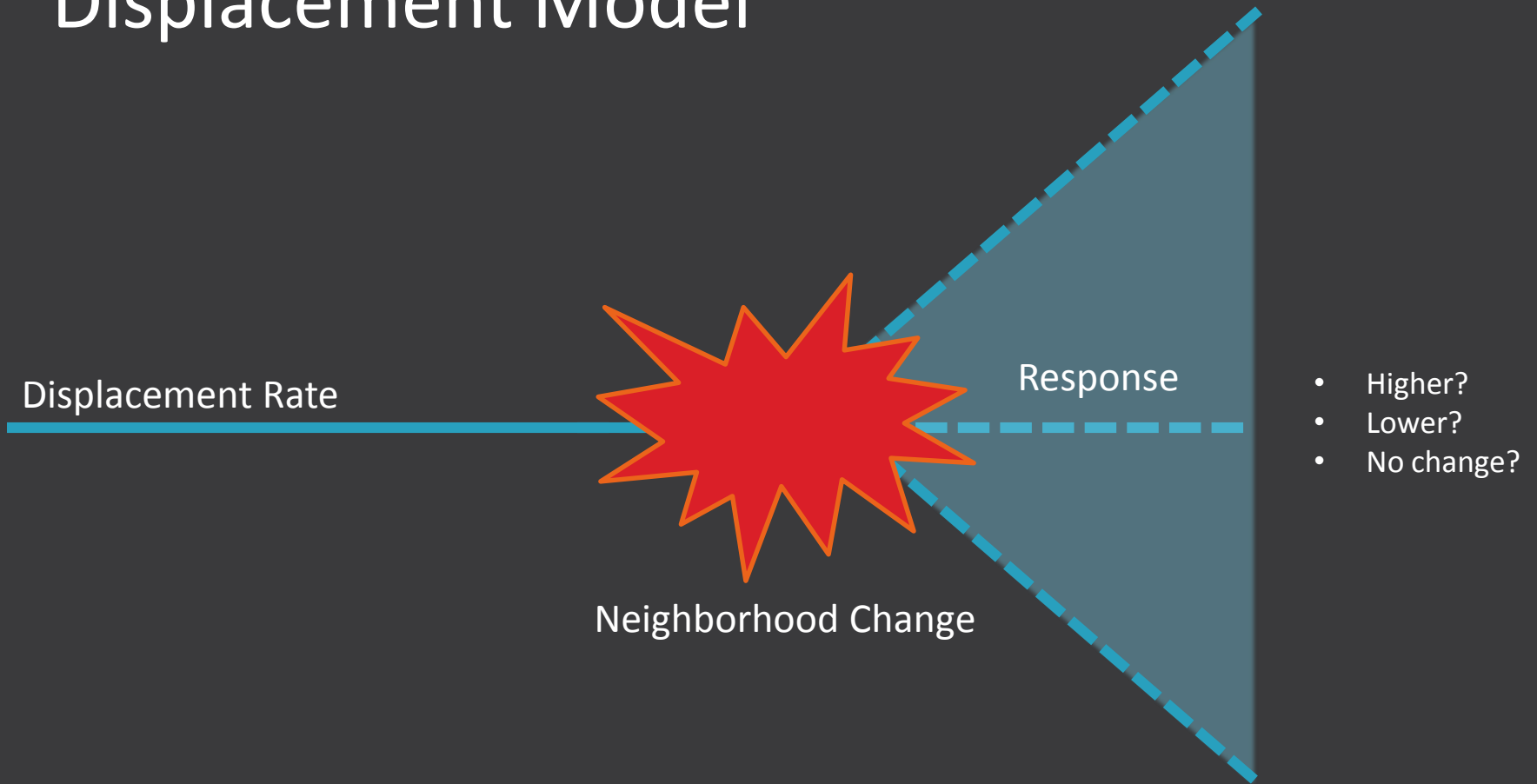
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Neighborhood Change

- Gentrification
- Rezoning
- Sale of building

# Displacement Model







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# Sources of Displacement

# Reasons Tenants Leave

- Voluntary move
  - Resources change
  - Preferences change
  - Better options become available

# Reasons Tenants Leave

- Voluntary move
- Lease not renewed
  - Not offered
  - Rent regulated unit bought out
  - Rent increase too high



# Reasons Tenants Leave

- Voluntary move
- Lease not renewed
- Illegal eviction
  - Refusing to make repairs
  - Cutting essential services
  - Locking tenant out
  - Harassment

# Reasons Tenants Leave

- Voluntary move
- Lease not renewed
- Illegal eviction
- Legal eviction
  - Due to non-payment
  - Due to some other reason like violations of the lease or a holdover

# Reasons Tenants Leave

- Voluntary move
- Lease not renewed
- Illegal eviction
- Legal eviction
- Involuntary move
  - Area changes/becomes too expensive
  - Resources change
  - Tenant leaves to avoid eviction

# Reasons Tenants Leave

- Voluntary move
- Lease not renewed
- Illegal eviction
- Legal eviction
- Involuntary move
- Unit no longer rentable
  - City condemns due to violations
  - Landlord takes it off the market

# Reasons Tenants Leave

- Voluntary move
- Lease not renewed
- Illegal eviction
- Legal eviction
- Involuntary move
- Unit no longer rentable
- Other State involvement
  - Incarceration
  - Deportation
  - Rental subsidy cut



# Reasons Tenants Leave

- Voluntary move
- Lease not renewed
- Illegal eviction
- Legal eviction
- Involuntary move
- Unit no longer rentable
- Other State involvement

Not all displacement

# Reasons Tenants Leave

- Voluntary move
- Lease not renewed
- Illegal eviction
- Legal eviction
- Involuntary move
- Unit no longer rentable
- Other State involvement

Not all displacement  
Not all accounted for



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Missing from the Data

# What Data We Have

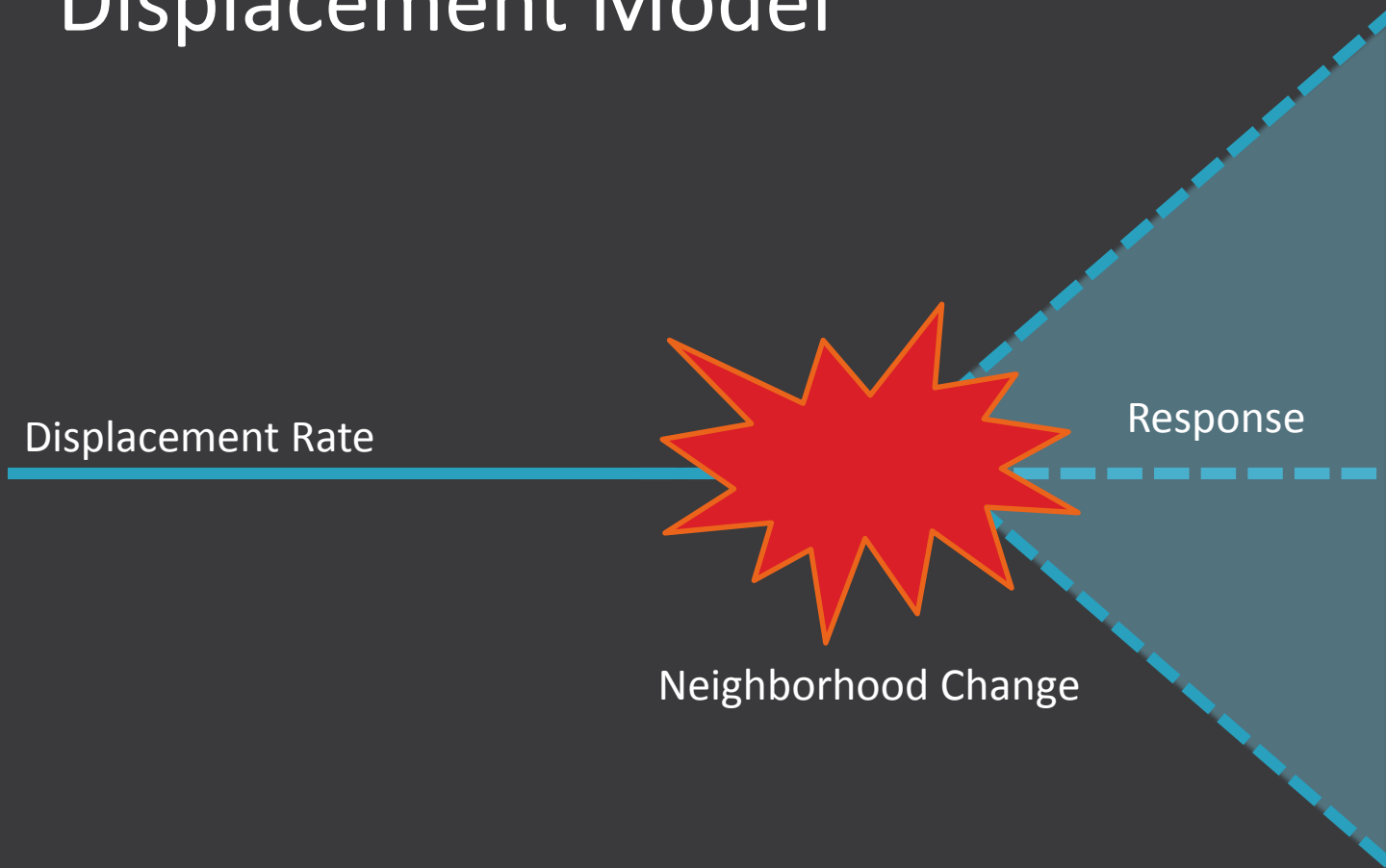
- NYS Office of Court Administration data on NYC Housing Court cases
- All cases 2010-2017 for all five boroughs
- Complete record from filing to execution of warrant with all appearances in between

# Data Limitation

- Voluntary move
- Lease not renewed
- Illegal eviction
- Legal eviction
- Involuntary move
- Unit no longer rentable
- Other State involvement



# Displacement Model



# Example Theory

Displacement Rate

*Landlords harass and buyout tenants in rent regulated units*

*Tenants involuntarily leave as neighborhood amenities become too expensive*

**Gentrification** makes area for desirable increasing potential rent

# Example Theory

Displacement Rate



*Landlords harass and buyout tenants in rent regulated units*

*Tenants involuntarily leave as neighborhood amenities become too expensive*

**Does the rate of formal evictions change?**

**Gentrification** makes area for desirable increasing potential rent



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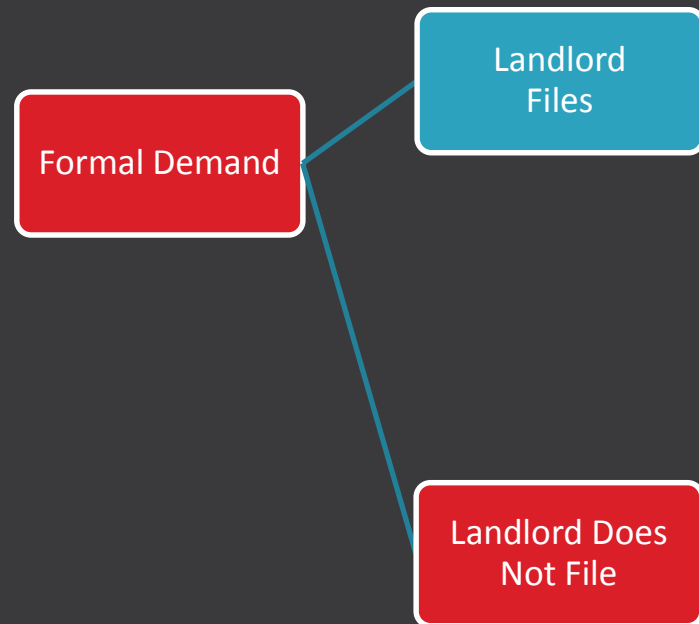
# Ambiguities within the Data

- Not in the data!
- Tenant could be displaced voluntarily to avoid eviction

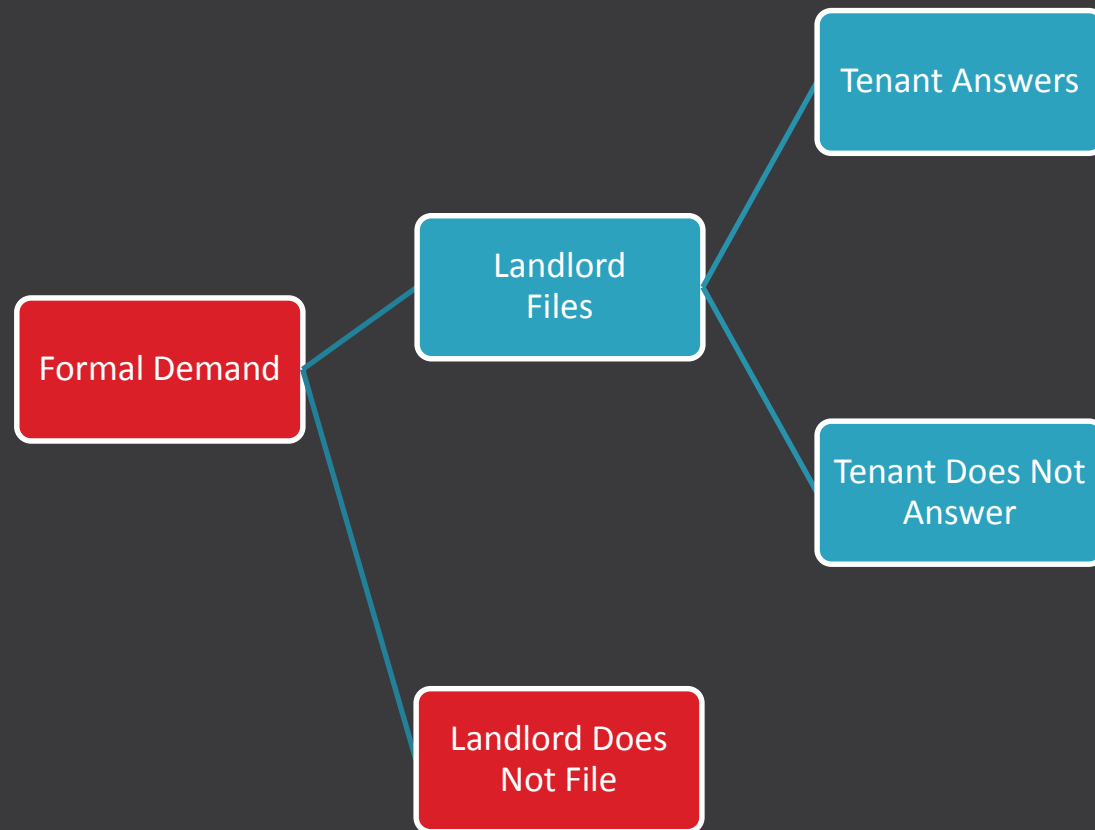
Formal Demand



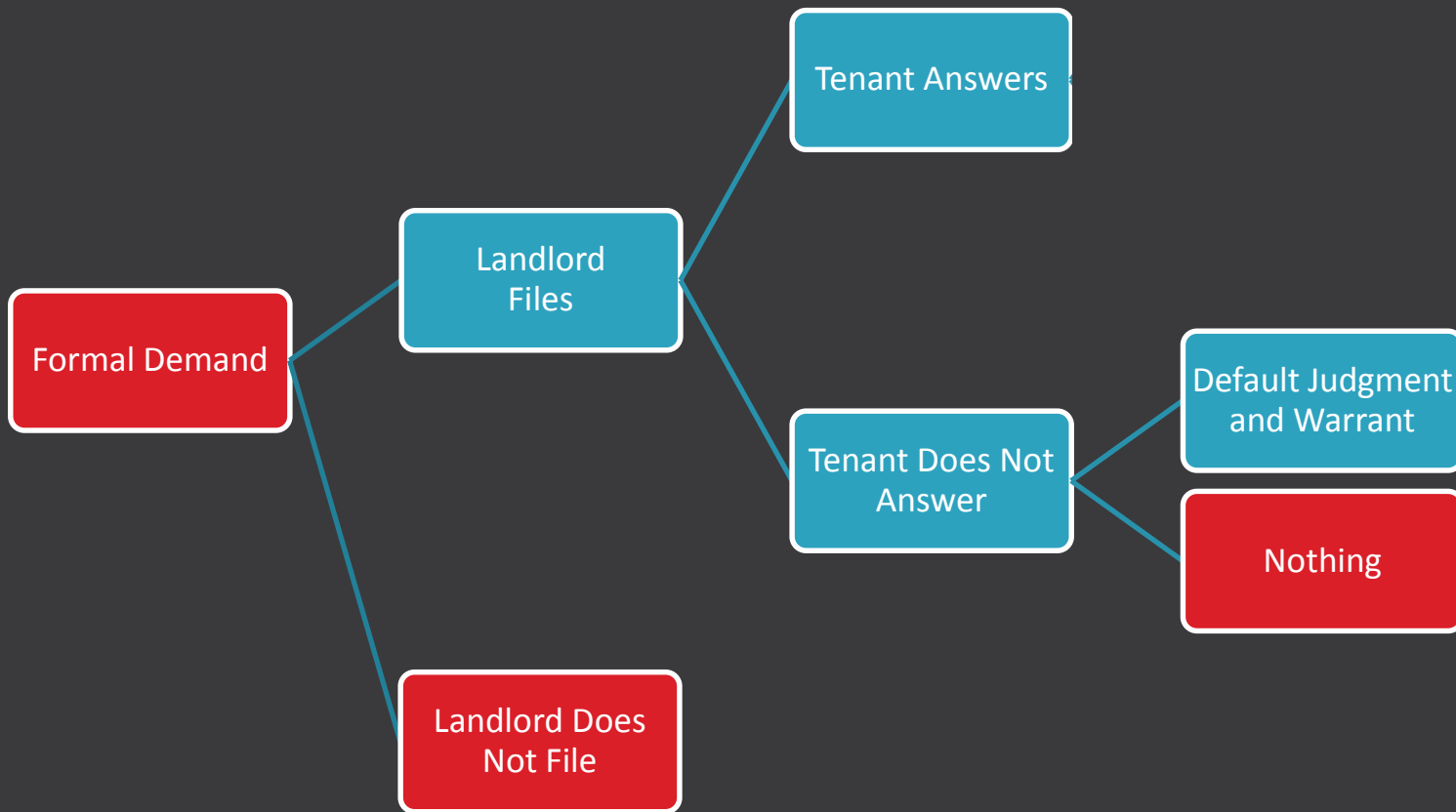
- Case finally shows up if the landlord filed
- If not, it is unclear what happened – tenant could be displaced



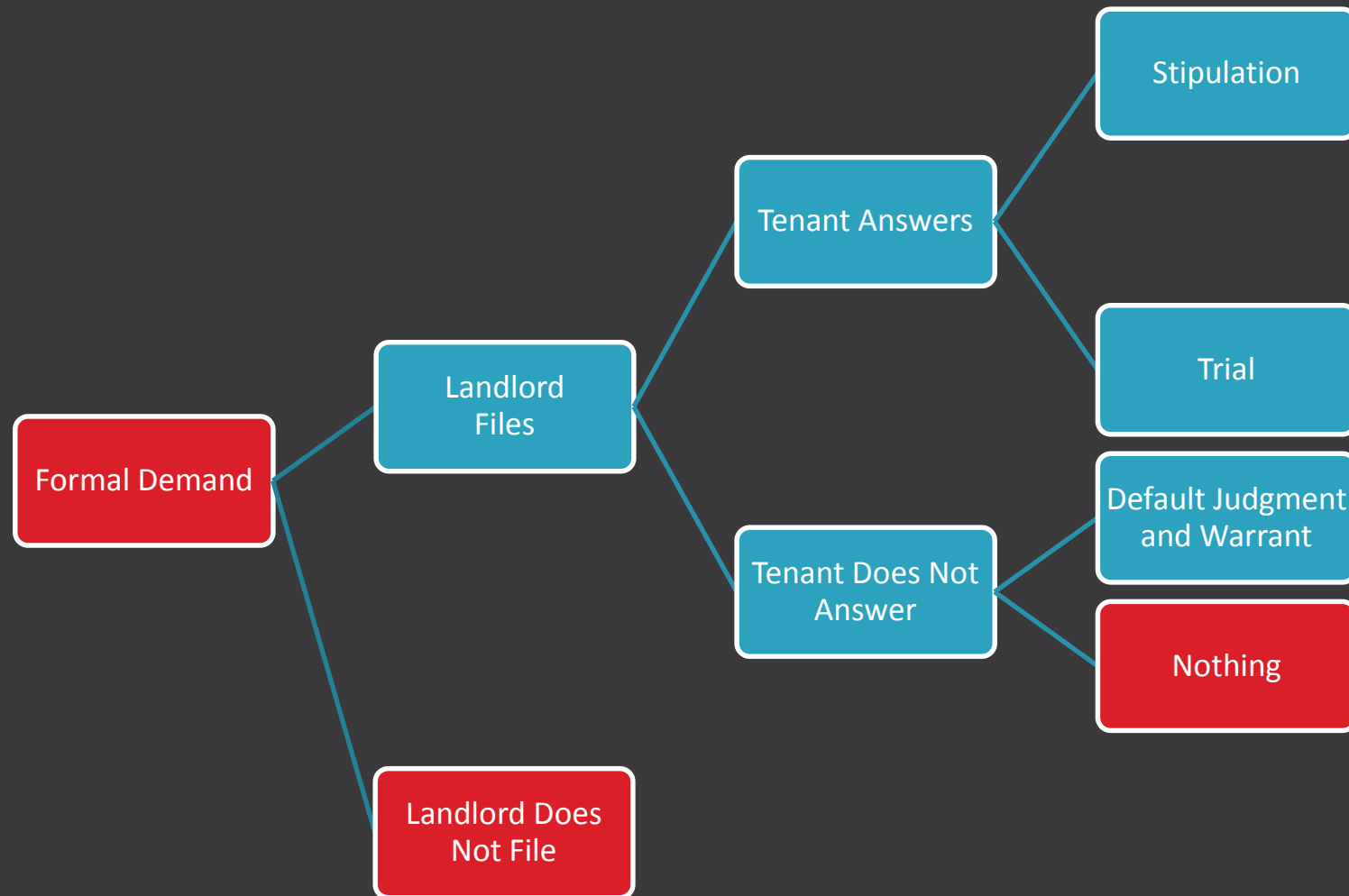
- Both options are recorded



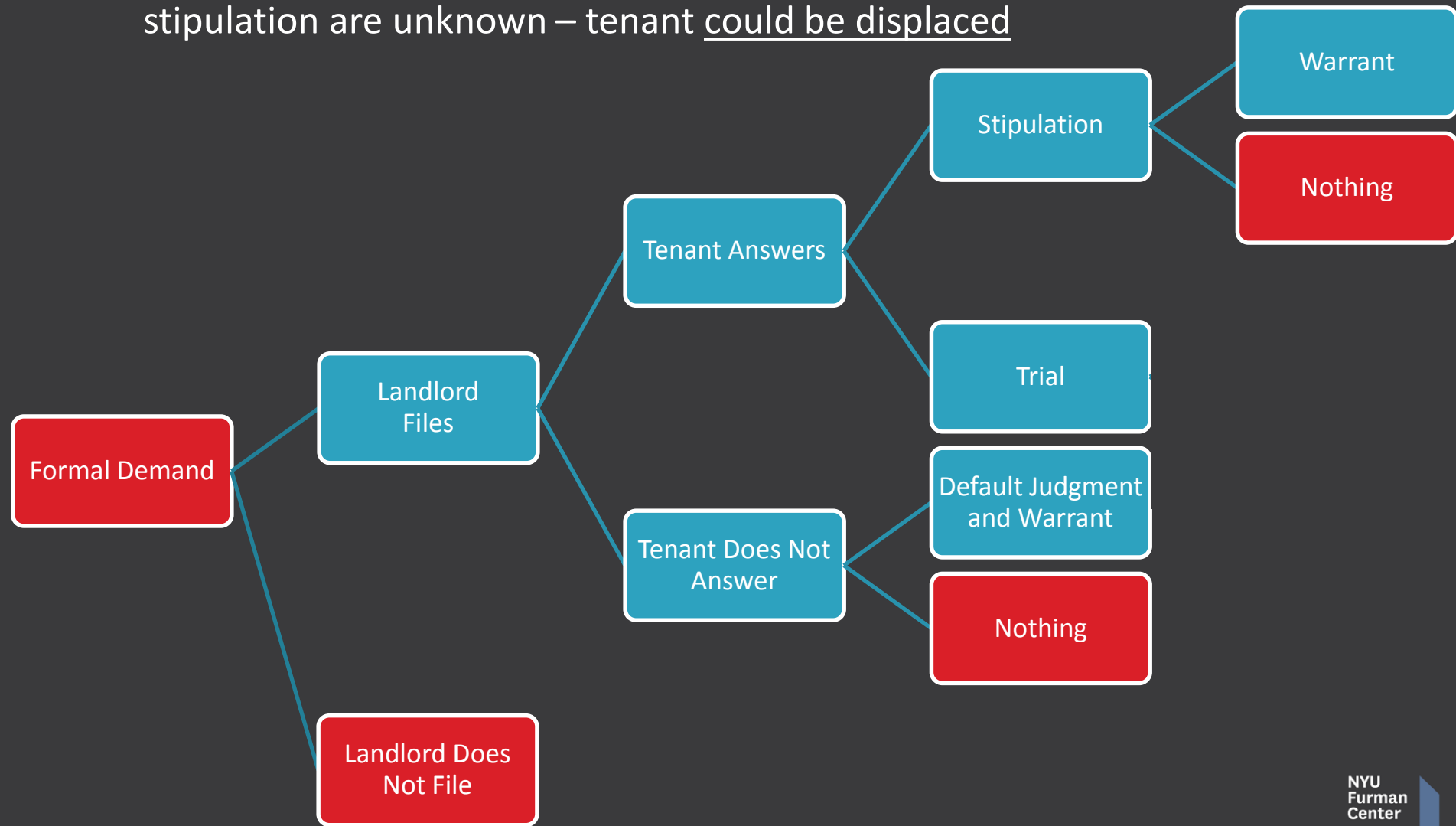
- If there is a default judgment, it is recorded
- If not, it is unclear what happened – tenant could be displaced



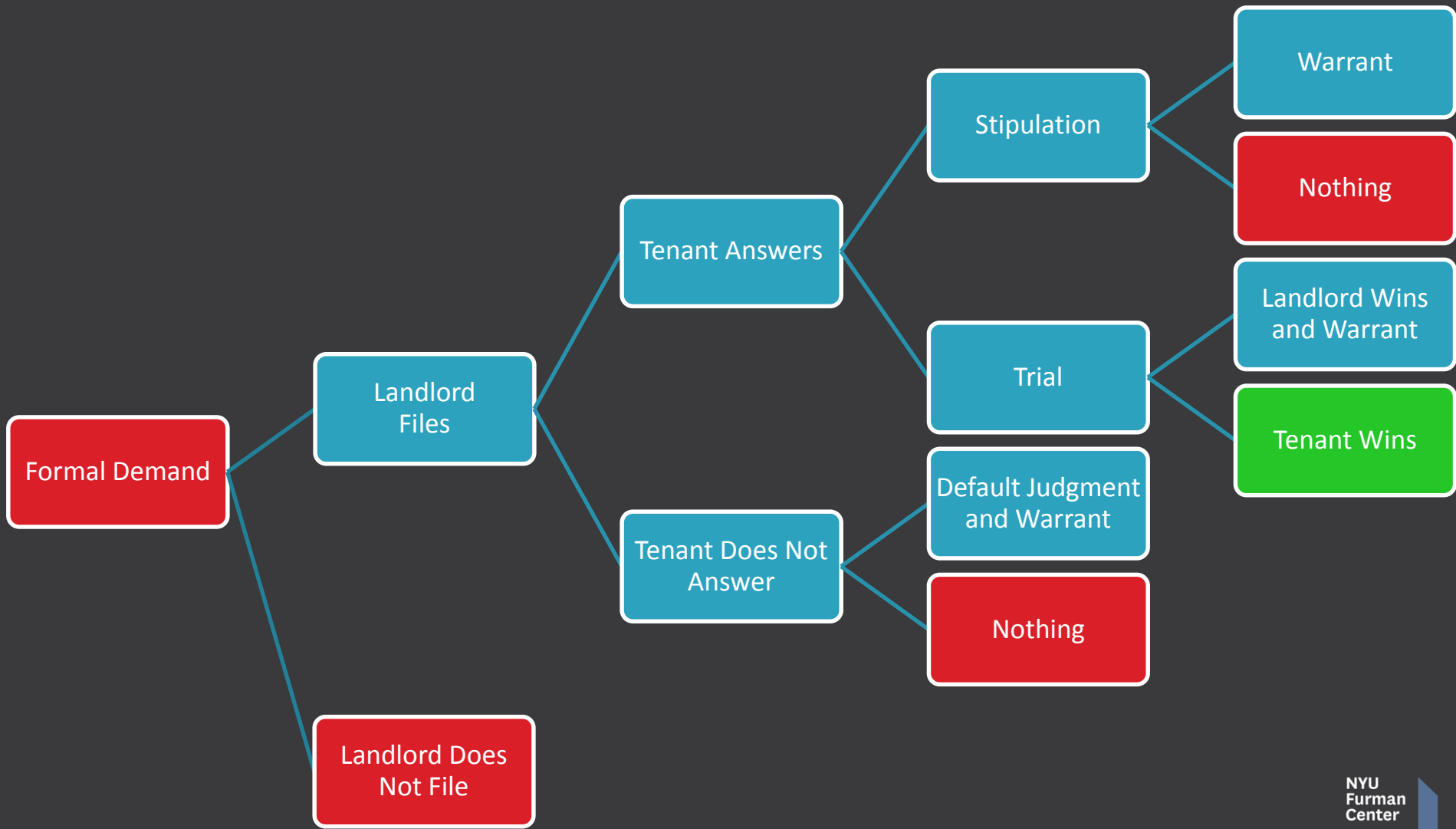
- Both options are recorded



- If the court issues a warrant, it is recorded
- If not, it is unclear what happened since the contents of the stipulation are unknown – tenant could be displaced



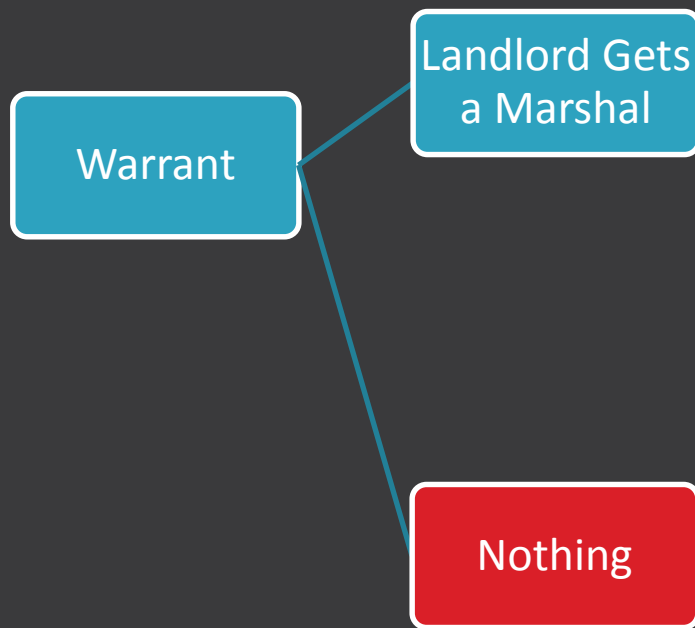
- If the court issues a warrant, it is recorded
- If the tenant wins, there is no displacement



- If the court issues a warrant, it is recorded

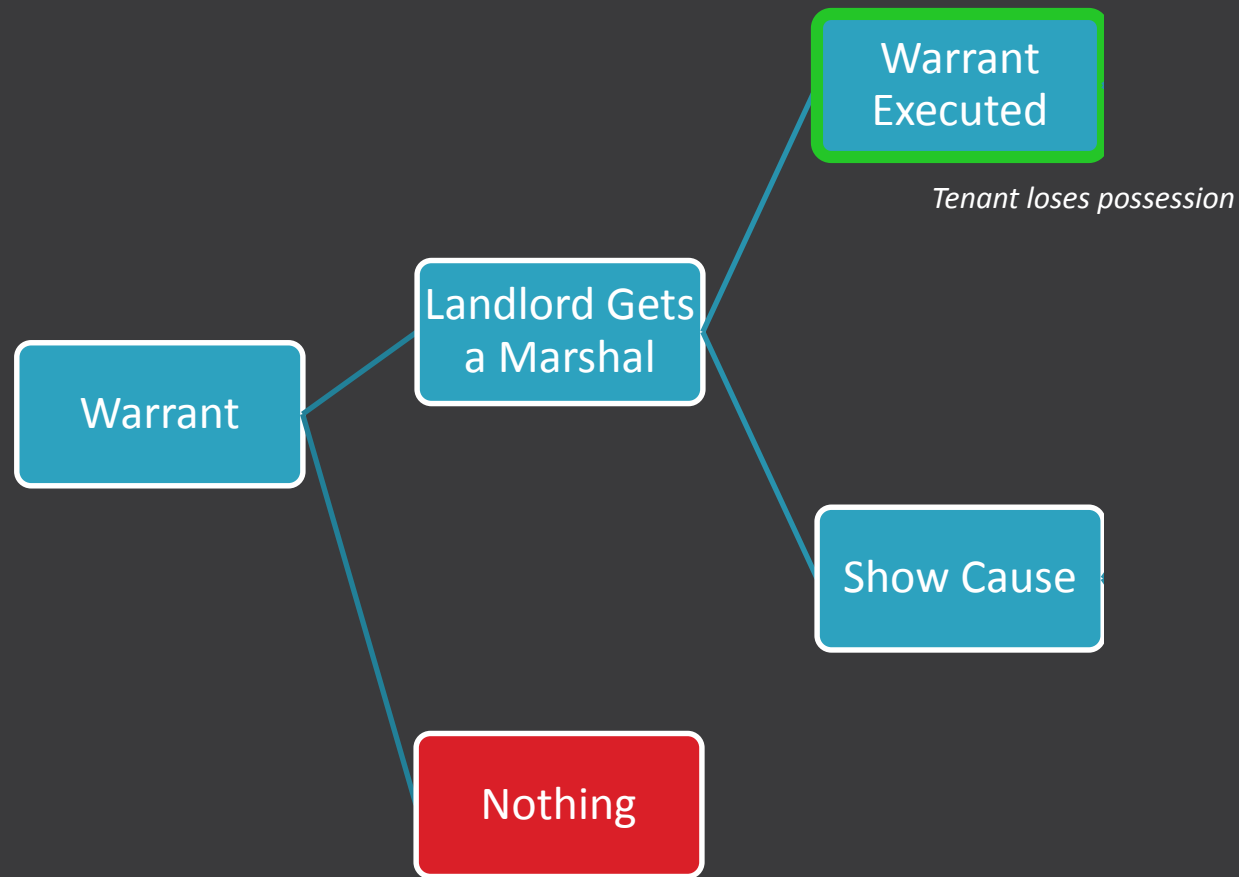
Warrant

- If the landlord tries to execute the warrant, it is recorded
- If not, it is unclear what happened – tenant could be displaced

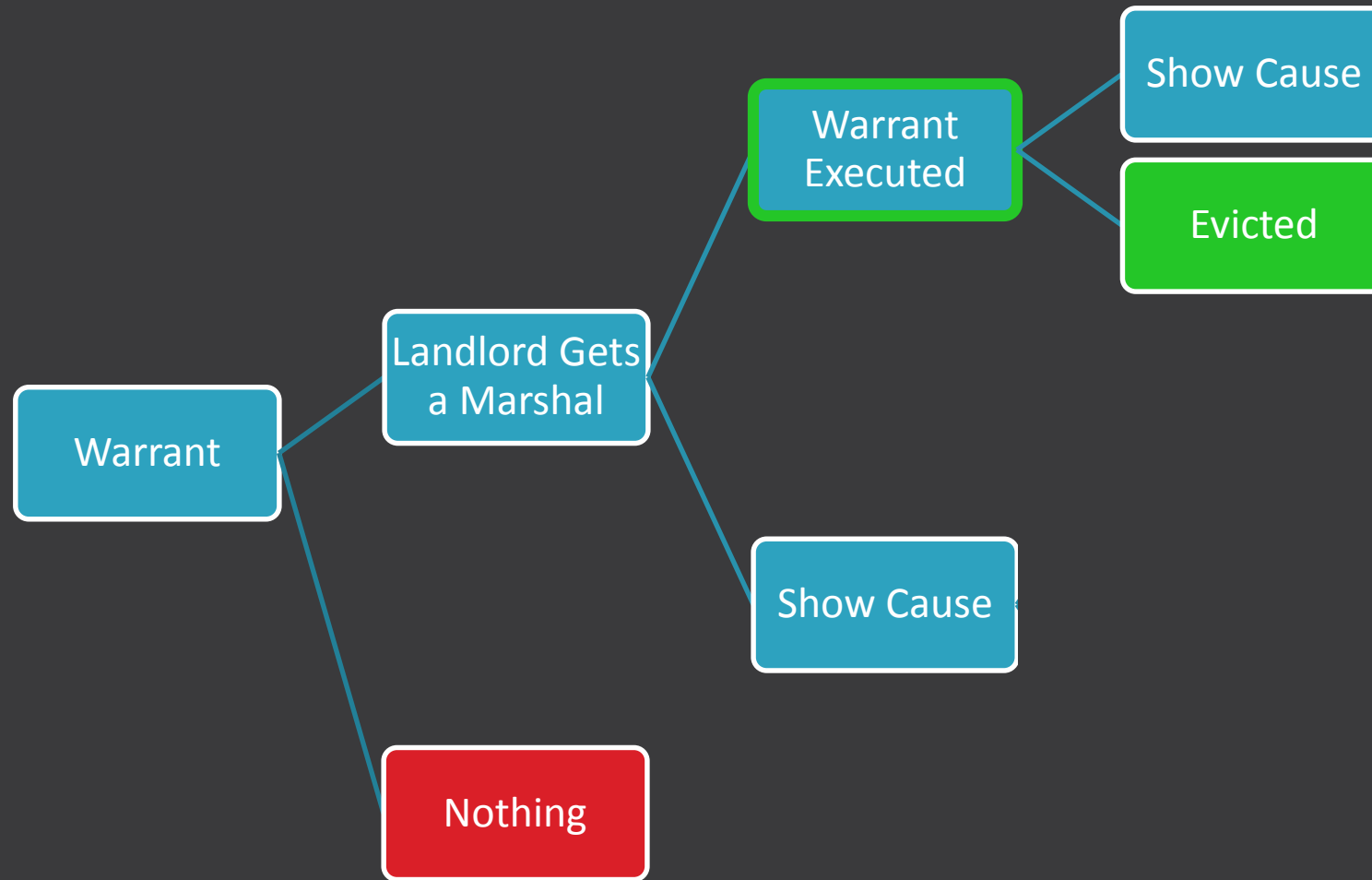




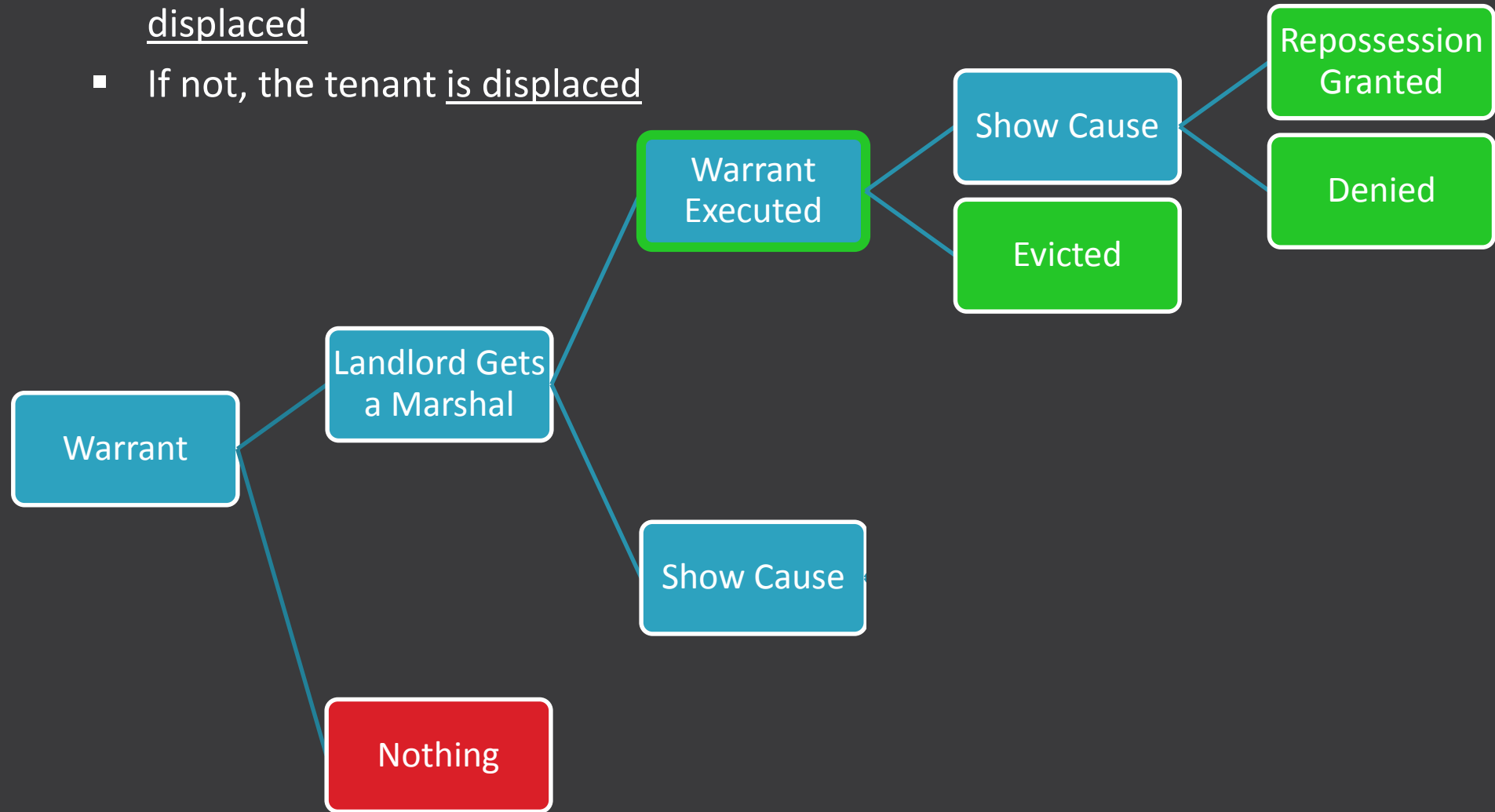
- Both options are recorded



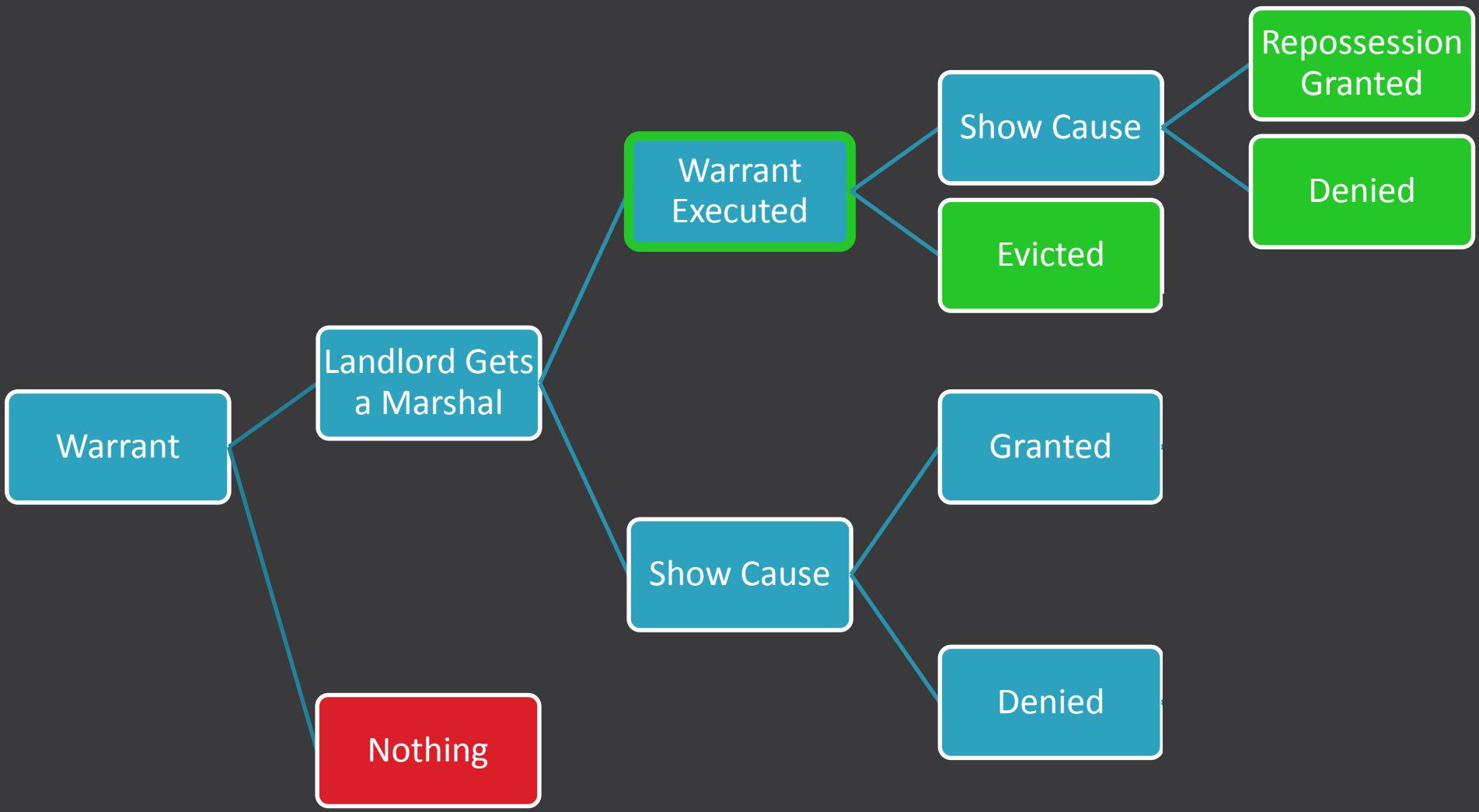
- If the tenant requests to show just cause, it is recorded
- If not, the tenant is displaced



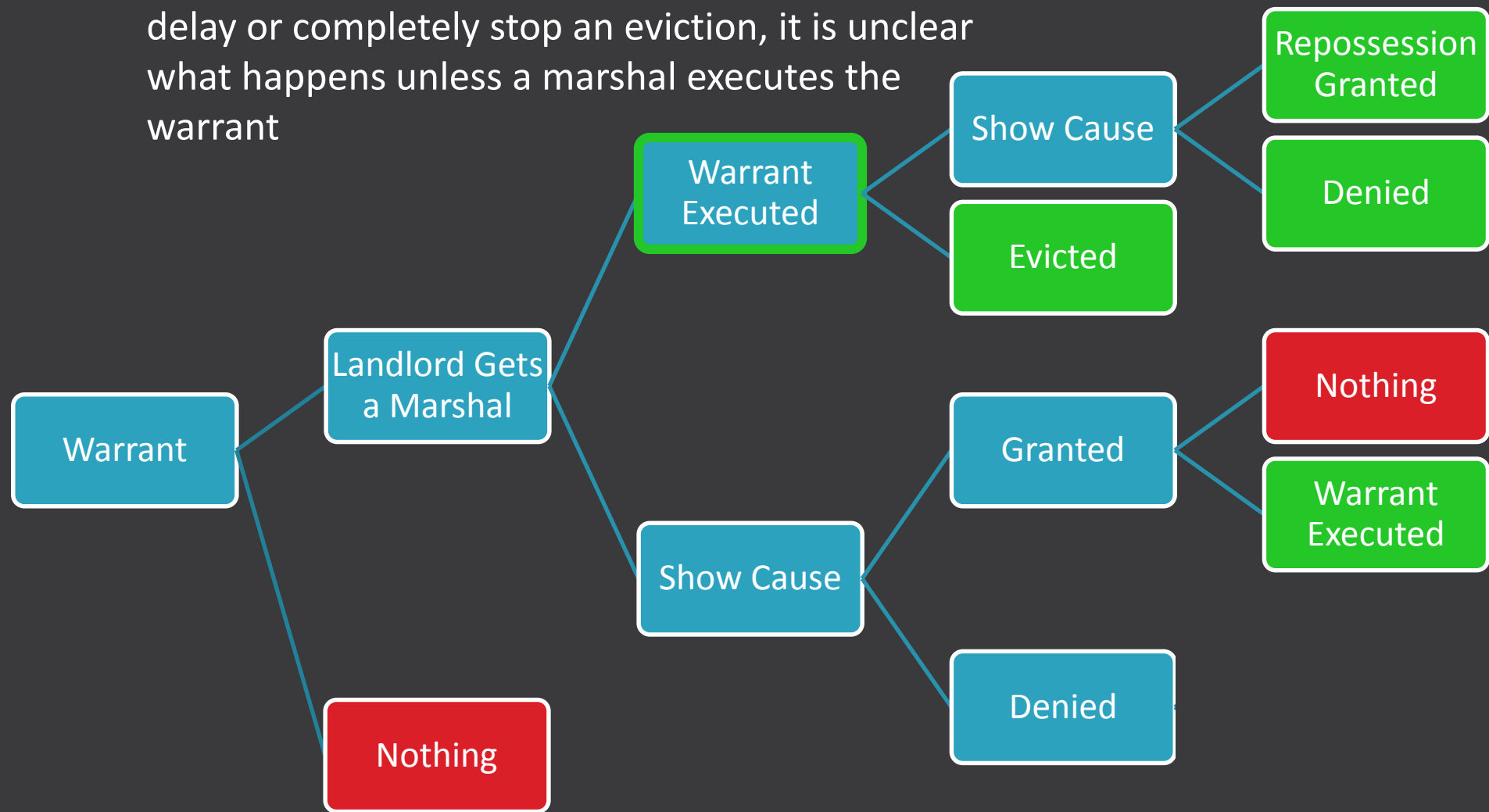
- If the tenant's request is granted, the tenant returns and is not displaced
- If not, the tenant is displaced



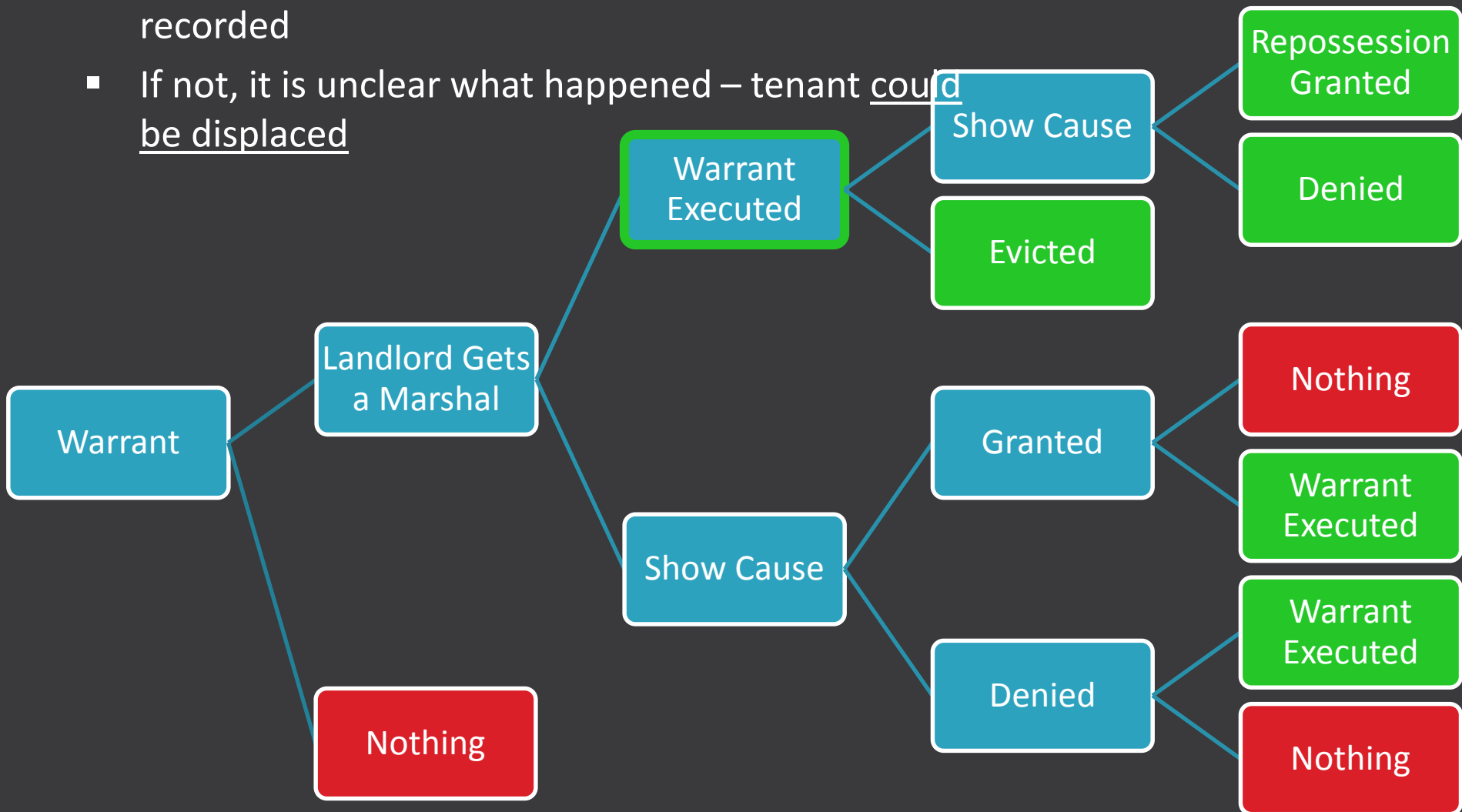
- Both options are recorded



- Since an order to show just cause can either delay or completely stop an eviction, it is unclear what happens unless a marshal executes the warrant



- If the landlord tries to execute the warrant, it is recorded
- If not, it is unclear what happened – tenant could be displaced



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*This research has been prepared by a Center affiliated with New York University School of Law and Wagner Graduate School of Public Service, but does not purport to present the schools' institutional views, if any.*

