EVERYDAY DISCRIMINATION:

RESIDENTIAL DISPLACEMENT AND MENTAL HEALTH

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OVERVIEW

I. Background Problem

II. Critical Questions

III. Project Study
I. BACKGROUND PROBLEM
1. The housing eviction crisis has been amplified by COVID-19.

   • A recent U.S. Census Bureau Household Pulse Survey (Aug. 2021) found that nearly 7.7 million Americans are behind on their rent.
   
   • With eviction moratoriums lifted, Goldman Sachs warns that as many as 750,000 households face eviction before the end of the year.
   
   • South Carolina had the highest eviction rate in the country. At 19% in 2016, and 25.7% in 2019, the situation has only worsened during the pandemic.
2. Evictions produce significant health effects.

- Researchers have linked evictions (and threats) to negative health outcomes.
  - **Mental health** (e.g., depression, anxiety, psychological distress, mental well-being)
  - **Physical health** (e.g., weight gain, high blood pressure, suicide, and alcohol consumption)
- Negative health outcomes related to evictions **predominate in low SES and minority areas**, and **inequality amplifies adverse health outcomes**.
II. CRITICAL QUESTIONS
CRITICAL QUESTIONS

How does law and public policy determine negative outcomes?

i. What types of eviction laws promote or hinder adverse health outcomes?

ii. What factors characterize “tenant-friendly”/”landlord-friendly” eviction laws?

iii. Are areas with high social vulnerability associated with ”landlord-friendly” eviction laws?
III. PROJECT STUDY
SOCIAL VULNERABILITY & EVICTION LAWS

OBJECTIVE

• Explore characteristics of “non-tenant friendly” areas based on eviction laws during COVID-19.

DATA SOURCES

• Eviction Laws Database at Temple University’s Center for Public Health Law Research.

• Social Vulnerability Index (SVI) data from the Centers for Disease Control and Prevention (CDC) at the census tract level.

STUDY DESIGN

• SVI scores analyzed with eviction laws from all 50 states and the District of Columbia.
SOCIAL VULNERABILITY & EVICTION LAWS

DATA COLLECTION & EXTRACTION METHODS

• Census tracts are subdivisions of counties for which the Census collects statistical data. The CDC/ATSDR SVI ranks each tract on 15 social factors, including poverty, lack of vehicle access, and crowded housing, and groups them into four related themes. Each tract receives a separate ranking for each of the four themes, as well as an overall ranking.
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DATA COLLECTION/EXTRACTION METHODS

• Social vulnerability refers to the potential negative effects on communities caused by external stresses on human health. CDC SVI Themes & Social Factors include:
  • Socioeconomic status (below poverty, unemployed, income, no high school diploma)
  • Household composition & disability (aged 65 or older, aged 17 or younger, older than age 5 with a disability, single-parent households)
  • Minority status & language (minority, speak English “less than well”)
  • Housing type & transportation (multi-unit structures, mobile homes, crowding, no vehicle, group quarters)
To classify “non-tenant friendly” states, we identified 8 criteria from state eviction laws:

1) the maximum amount of fees for late payment of rent;
2) the causes available for eviction;
3) the minimum notice period required for termination of a tenancy for non-payment of rent;
4) the minimum time period required before an eviction can be filed for nonpayment of rent;
5) the minimum advanced notice requirement for eviction hearings;
6) the eviction filing fee;
7) the pre-eviction hearing response requirement for tenants; and
8) the fee for tenants to appeal an eviction.
SOCIAL VULNERABILITY & EVICTION LAWS

DATA COLLECTION & EXTRACTION METHODS

• Create an average SVI score aggregated for cities with multiple Census tracts.

• Use ArcGIS Pro 2.8 to map the data.

• Conduct logistic regression using STATA 17 to determine the association between level of social vulnerability and “tenant-friendliness” based on eviction laws.
SOCIAL VULNERABILITY & EVICTION LAWS

ANTICIPATED PRINCIPAL FINDINGS

• We expect areas with the highest SVI score to be associated with increased odds of being “non-tenant friendly” eviction law states.

CONCLUSIONS

• Minoritized groups have been impacted by the ongoing COVID-19 pandemic.

• Proposed policy should consider the impact of housing loss on socially vulnerable areas in the United States.
SUGGESTIONS?