

EVERYDAY DISCRIMINATION:

RESIDENTIAL DISPLACEMENT AND MENTAL HEALTH

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OVERVIEW

- I. Background Problem
- II. Critical Questions
- III. Project Study

I. BACKGROUND PROBLEM

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.

PROBLEM

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.

SOCIAL VULNERABILITY & EVICTION LAWS

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)

SOCIAL VULNERABILITY & EVICTION LAWS

DATA COLLECTION/EXTRACTION METHODS

- 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?