

MAPPING EVICTIONS

CHARLOTTE - MECKLENBURG EVICTIONS PART 2

RELEASED MARCH 2018



This toolkit is designed to help you take the information from the report, Charlotte-Mecklenburg Evictions Part 2: Mapping Evictions, and convert it into action.

Part 2 marks the first time local eviction data have been mapped at the neighborhood level in Mecklenburg County, showing where formal evictions occur and exploring characteristics of neighborhoods with high and low rates of evictions. Two important parts of the process are mapped: complaints in summary ejectment and writs of possession.

The UNC Charlotte Urban Institute prepared the report as part of the Housing Instability and Homelessness Report Series funded by Mecklenburg County Community Support Services.

WHERE ARE EVICTIONS?

Eviictions can be formal or informal. Formal evictions involve a legal process in which landlords attempt to regain possession of a premises from a tenant. Informal evictions happen outside of the court system. Data in the report refer to formal evictions and are likely an undercount of all evictions in Mecklenburg County. **Data in the report center around two important parts in the eviction process: when a tenant is at risk of a formal eviction and when a writ of possession is served.**

EVICIONS ARE SHIFTING OUTWARD

From FY2003 to FY2015, the number of areas where evictions concentrated increased and **gradually shifted outward** toward the edges of the county.

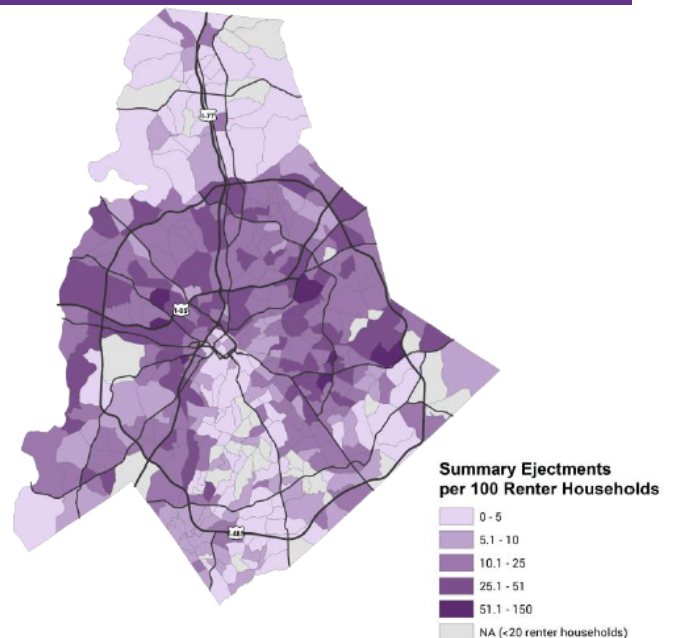
EVICION PATTERN REFLECTS 'CRESCENT'

The map to the right shows the **highest rates** of complaints in summary ejectment per 100 renter units are found in North, East, and West Charlotte, extending to the county border.

AREAS WITH LOWER RATES OF EVICTIONS

When accounting for certain neighborhood factors, the model shows that **place-based subsidized housing** is associated with a **lower rate** of complaints in summary ejectment.

Complaint in Summary Ejectment Rate FY2015



WHY IT MATTERS

THE GEOSPATIAL PATTERN OF EVICTIONS IN MECKLENBURG COUNTY SHOWS NOT ALL MECKLENBURG COUNTY RESIDENTS HAVE ACCESS TO THE SAME OPPORTUNITIES FOR LONG-TERM HOUSING STABILITY.

Mapping the formal eviction process shows that evictions are concentrated in **certain neighborhoods** and reveals spatial patterns that echo other patterns related to wealth, education, housing and health that are reflective of a **history of policies and practices** that have had discriminatory effects and disproportionately impacted **households of color and households living in poverty**.

Neighborhood analysis provides insight into possible solutions. Place-based subsidized housing was found to be associated with a lower rate of complaint in summary ejection, underlining the **role of housing assistance, including subsidies in stabilizing households and neighborhoods**.

WHAT YOU CAN DO



CLOSE THE KNOWLEDGE GAP

The Homeless Prevention Project (HPP) is a partnership between Legal Aid of North Carolina, Inc. and Crisis Assistance Ministry. HPP seeks to prevent homelessness by educating low-income tenants who are facing eviction on the legal rights of tenants in North Carolina. There are several legal protections in place at the federal and state level to safeguard tenant rights, but, many tenants facing eviction are unaware of their rights and most do not have legal representation. HPP sends trained volunteers called Housing Counselors to Crisis Assistance Ministry to give presentations on tenant rights and answer questions about the eviction process. If you are interested in volunteering, please contact Hannah Guerrier, Housing Attorney with Legal Aid at HannahG@legalaidnc.org



LAWYERS CAN HELP: ONE FAMILY AT A TIME

Most tenants facing formal eviction do not have legal representation. Legal Aid of North Carolina is able to provide legal representation for only 400 cases out of almost 30,000 households facing formal eviction each year. Lawyers can make an impact by volunteering hours for direct representation in eviction defense work with the pro bono program through Legal Aid of North Carolina. If you are interested in volunteering, contact Isaac Sturgill at IsaacS@legalaidnc.org



ADVOCATE FOR HOUSING ASSISTANCE

Housing assistance plays a vital role in preventing evictions, reducing homelessness and stabilizing neighborhoods. You can be an advocate for families in Mecklenburg County by speaking up for increased public and private sources of housing assistance.



CONTACT INFORMATION

Courtney Morton, Housing & Homelessness Research Coordinator
Courtney.Morton@mecklenburgcountync.gov

