

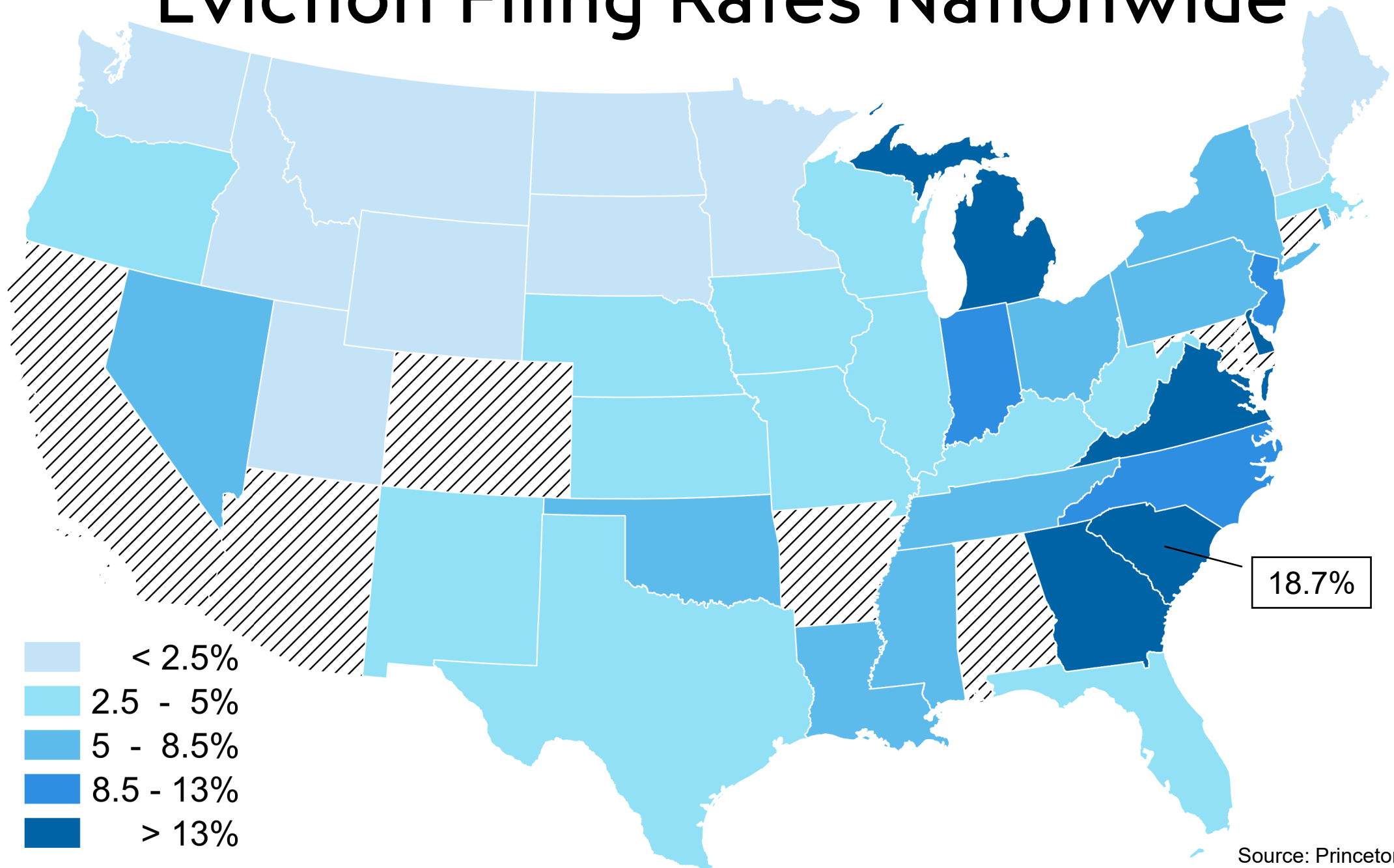
The Eviction Crisis in South Carolina

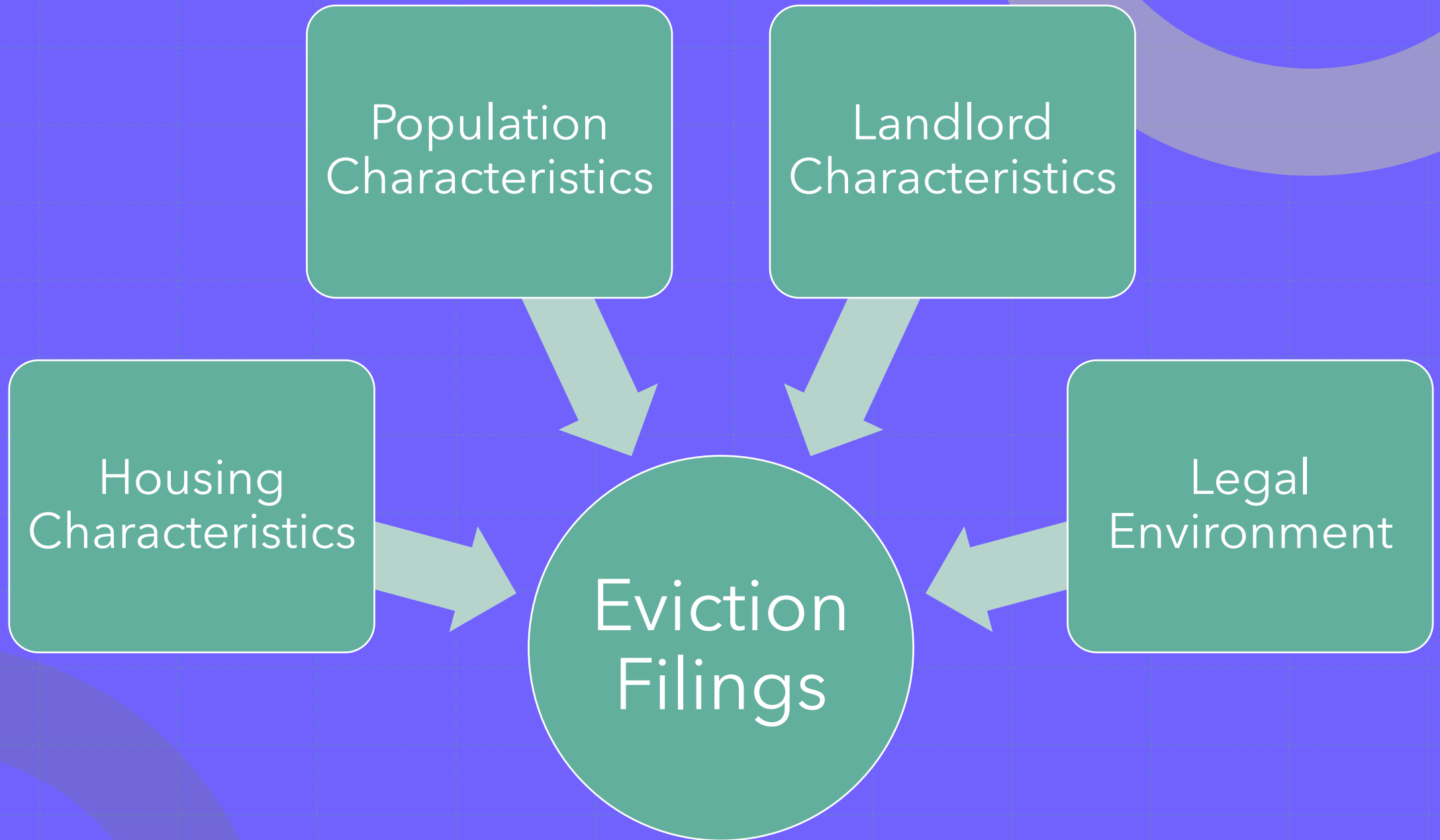
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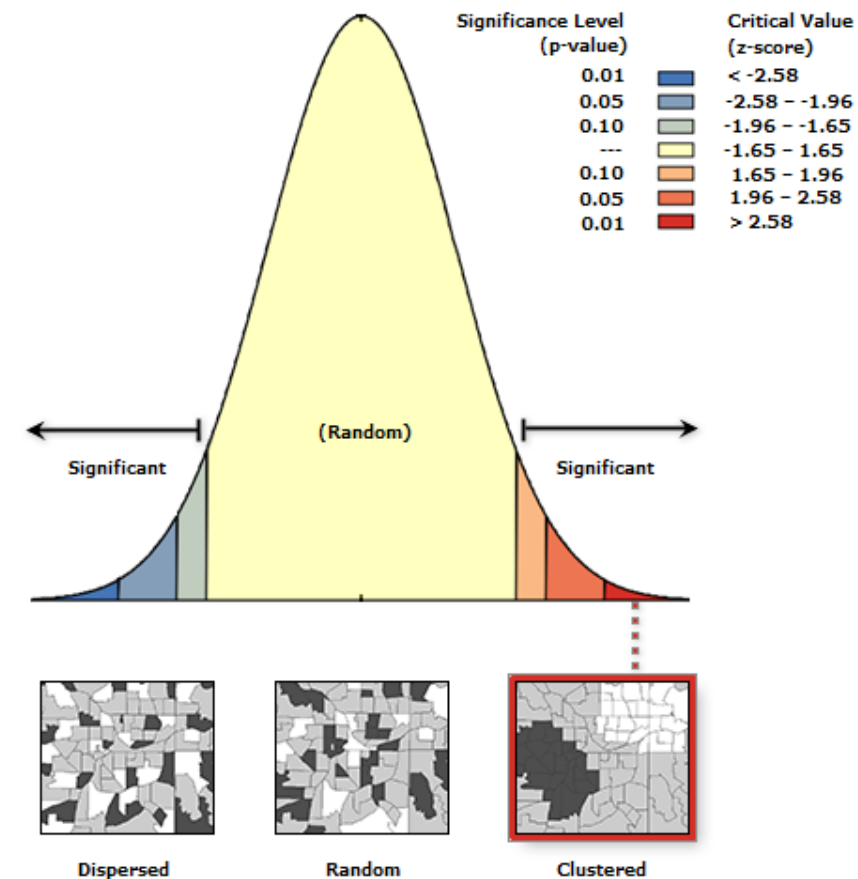
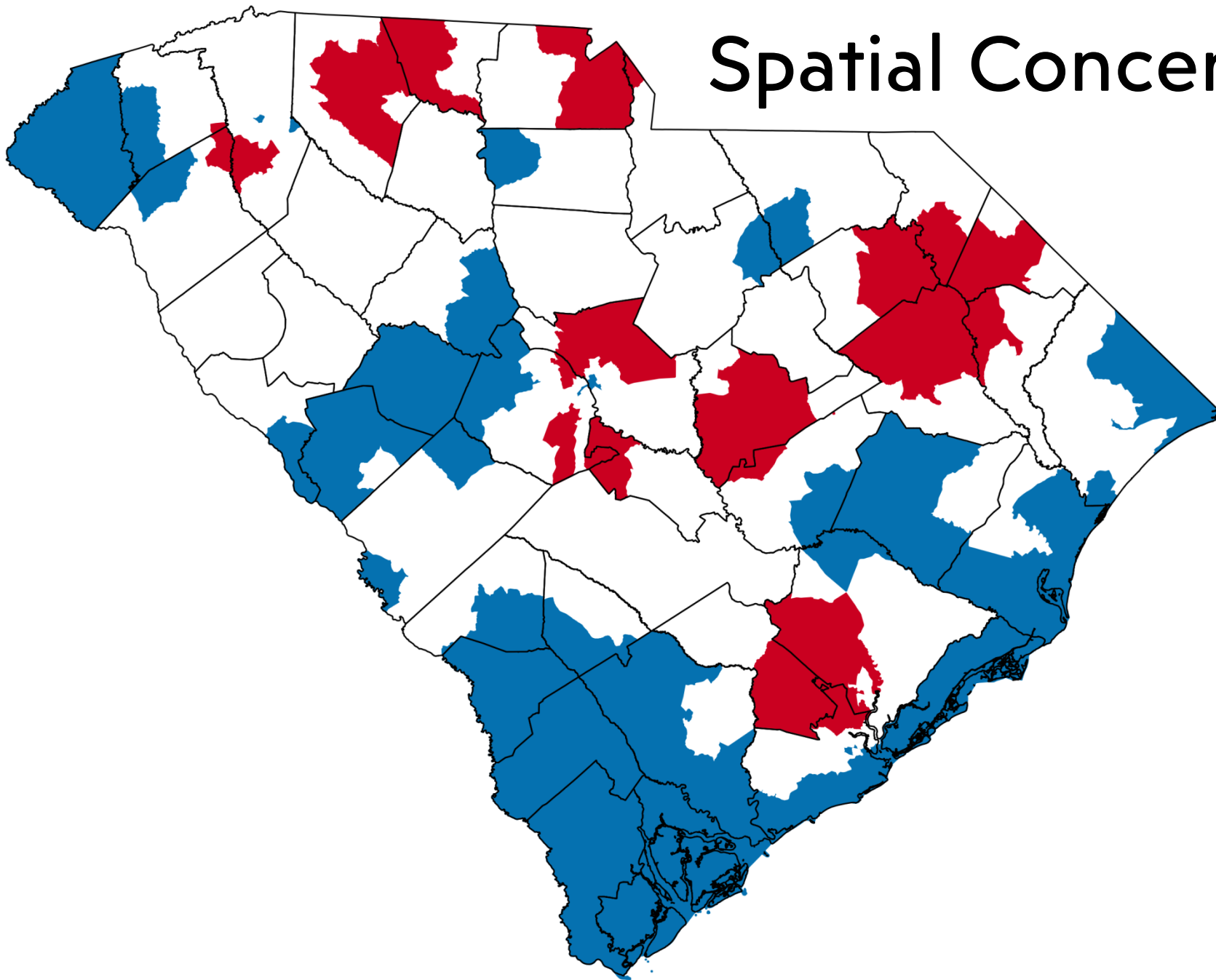


Eviction Filing Rates Nationwide





Spatial Concentration of Filings



Z-score: 24.8

Housing Characteristics

- % with habitability issues
- Median rent
- Median property value
- Vacancy
- Seasonal vacancy
- % multifamily
- % manufactured
- Median year rental housing was built
- Urban vs rural

Population Characteristics

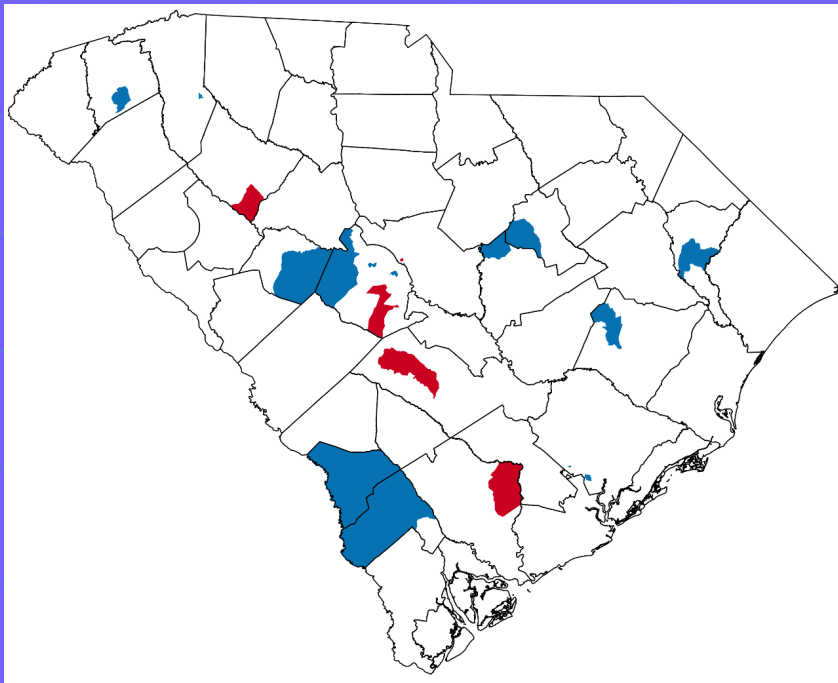
- # of renter households
- Density
- Median income
- % extremely low income
- % very low income
- % low income
- Poverty rate
- Family poverty rate
- % Black
- % Latino
- % with bachelor's
- % without HS diploma
- % under 18
- % single-mother households

Landlord Characteristics

- % of evictions filed by corporations
- % of evictions filed by individuals
- % of evictions filed at LIHTC properties
- % of evictions filed at public housing properties

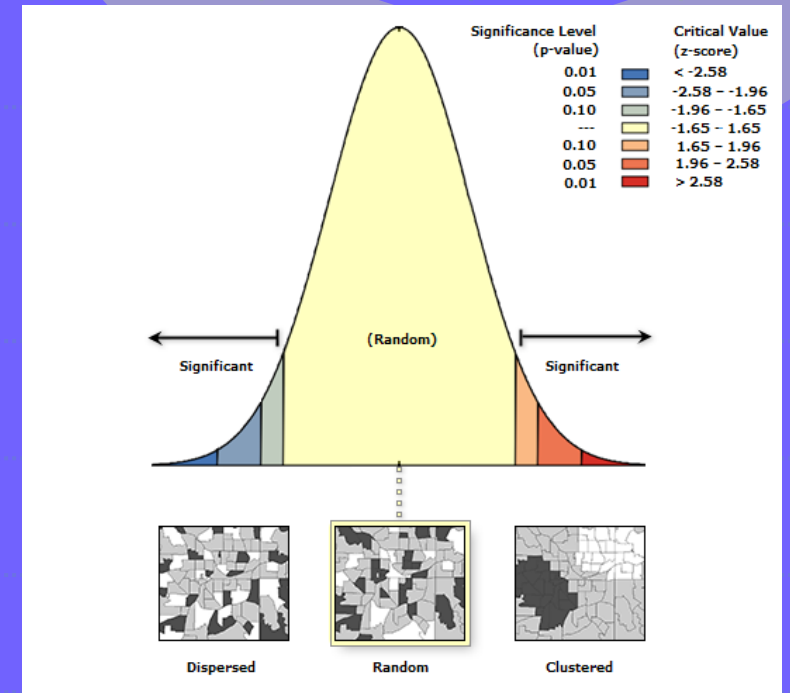
Results of Negative Binomial Regression				
Variable	Coefficient	Standard error	Z-value	Significance
% filed at public housing	0.2340	0.0189	12.351	***
% filed at LIHTC properties	0.2261	0.0184	12.297	***
% filed by corporations	0.5671	0.0261	21.702	***
Total # of renter households	0.5649	0.0230	24.555	***
Urban vs rural	0.0899	0.0387	2.321	*
Density	0.0498	0.0238	2.098	*
Vacancy	0.0334	0.0246	1.356	
Seasonal vacancy	-0.1254	0.0215	-5.846	***
Median property value	-0.0418	0.0313	-1.335	
Median rent	-0.0641	0.0224	-2.854	**
Median year rental housing built	0.0149	0.0017	8.800	***
% manufactured units	0.1091	0.0269	4.065	***
% multifamily units	-0.0295	0.0295	-1.001	
% with habitability issues	0.1414	0.0233	6.064	***
Poverty rate	-0.1202	0.0262	-4.596	***
% low income	-0.0985	0.0274	-3.590	***
% single-mother households	0.0573	0.0313	1.834	
% with bachelor's degree	-0.2759	0.0338	-8.168	***
% under 18	0.1311	0.0229	5.723	***
Black %	0.0266	0.0270	0.986	
Latino %	-0.0445	0.0187	-2.385	*

Overall Statistics	
# of observations	1074
Theta	3.79
Deviance explained by the model	78.19%
Standard error	0.173
AIC	11191
2x log-likelihood	-11144



Results of Geographically Weighted Regression

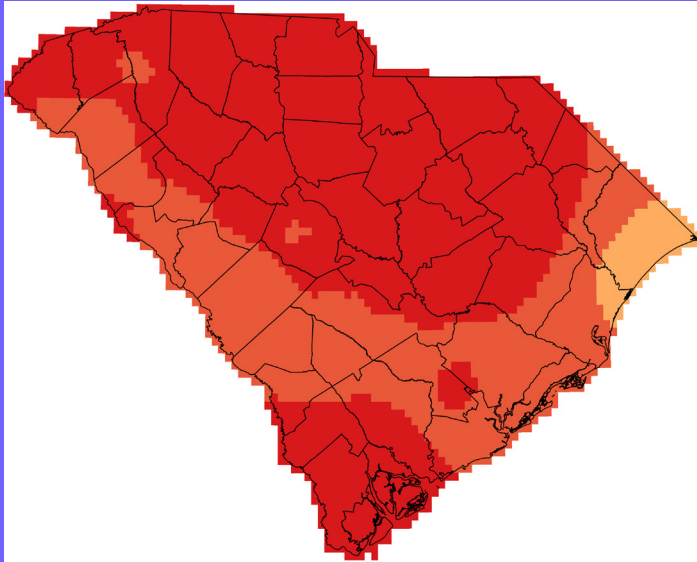
Number of features	1097
Deviance explained by the nonspatial model	79.01%
Deviance explained by the local model	92.27%
Deviance explained by the local vs the nonspatial model	.6315
AICc	14229
S ²	4606
S ² MLE	47816



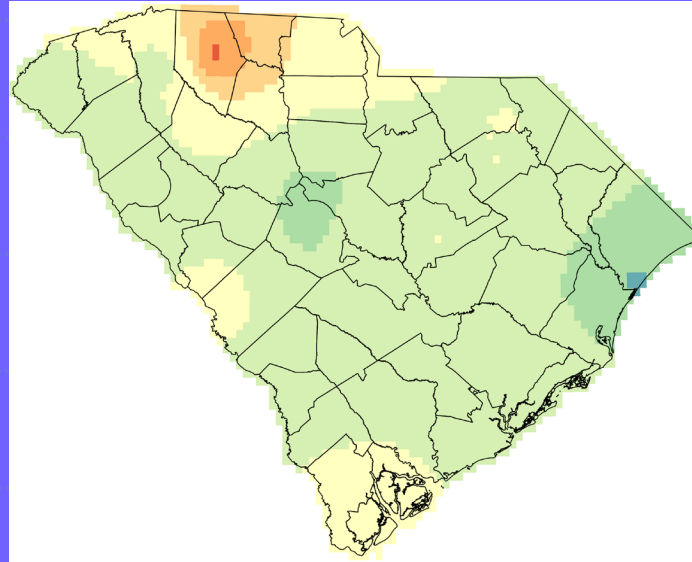
Spatial Autocorrelation Report

Moran's i	-0.0121
Z Score	-1.2779
P Value	0.2012

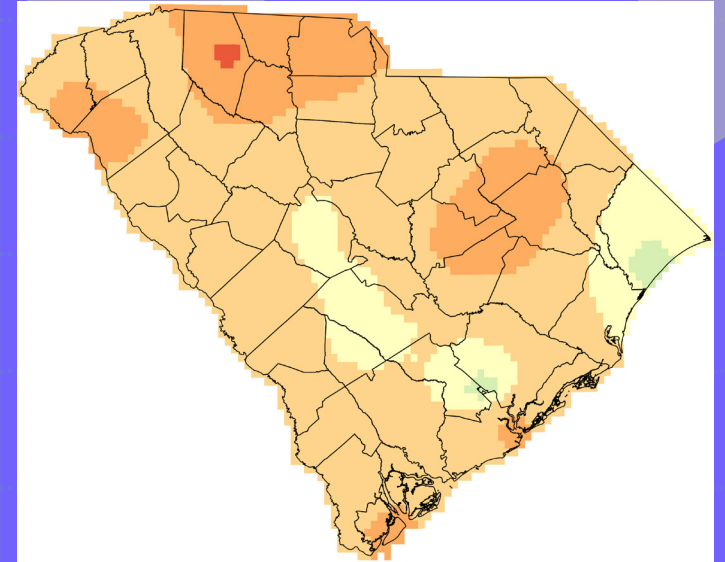
% filed by corporations



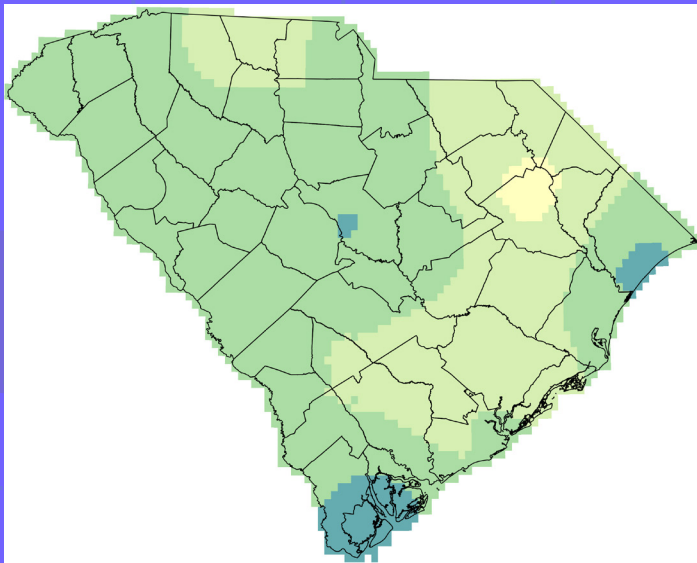
Median rent



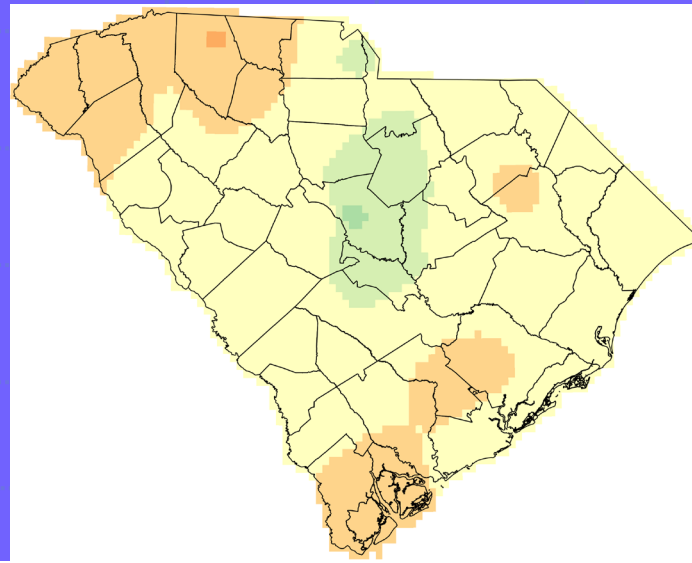
% filed at public housing



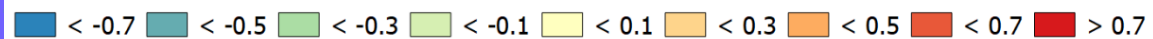
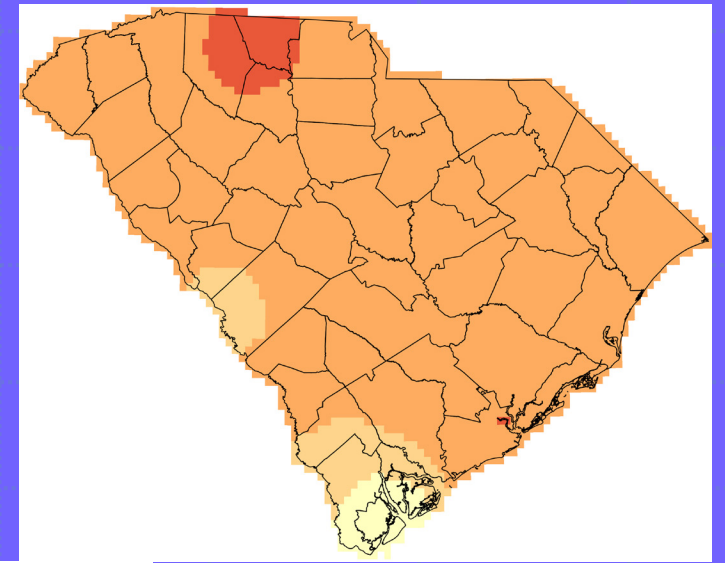
% with bachelor's or more



% manufactured homes



Total Renter Households



Conclusions

1. Collectively, neighborhood characteristics can predict a significant portion of local variation in eviction
2. Geographically Weighted Regression is effective at parsing local variation in the eviction crisis
3. In South Carolina, black neighborhoods might not have higher eviction filing rates than other neighborhoods when other factors have been accounted for
4. In South Carolina, landlord characteristics are the single most important factor-cluster for explaining eviction filing rates

Thank you for your time!

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