



February 7, 2022

Dear Members of the Public Health Committee:

On February 8, 2022 at 10am the Connecticut Data Collaborative is releasing an analysis of eviction data in Connecticut that can help inform your decision making. Thank you for this opportunity to share highlights from this analysis; more can be found at: **[ctdata.org/evictions](https://ctdata.org/evictions)**.

The analysis, *"Exposing Connecticut's Eviction Crisis: Understanding the Intersection of Race and Sex on Housing Instability in Connecticut,"* is the first time that Connecticut eviction data has been analyzed to explore the gender, race and ethnicity of people subjected to eviction cases across the state, along with factors such as whether each side in the proceeding had legal representation.

These data could help inform future decisions around continuation of the eviction moratorium, and related issues that are highlighted by the data. Among the key findings in the report:

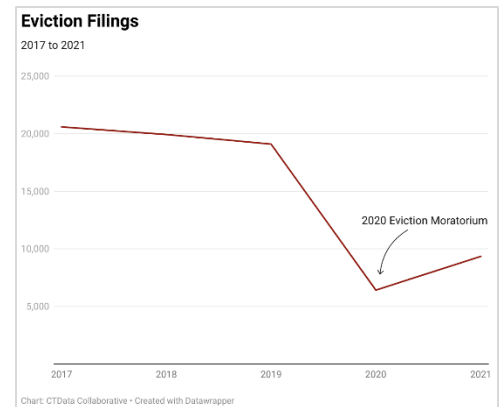
- **Black and Hispanic/Latino households** have eviction cases filed against them **at the highest rates**.
- **Black renters** are **3x more likely** than White households to face eviction, and **Hispanic/Latino households** are **2x more likely** than White households.
- Eviction cases are disproportionately filed against females, and even more **disproportionately against Black and Hispanic/Latina females**. And, based on pre-pandemic years, White households are 50% more likely than Black households to have an eviction case dismissed by a judge.
- **Renters who do not have a lawyer** are nearly **2x as likely** to have a **removal order issued**.
- Nearly **half of all eviction cases are filed** in just **five municipalities**: Hartford, Bridgeport, Waterbury, New Haven, and New Britain.

There were 75,429 eviction cases filed by landlords in Connecticut from 2017 through 2021. However, following the expiration of the Connecticut and federal CDC eviction moratoria, in June 2021 and August 2021 respectively, eviction case filings have reached their highest monthly totals since March 2020.

**In recent months, the number of eviction cases filed by landlords has approached pre-pandemic levels.** Statewide, landlords filed 1,232 eviction cases in December 2021, compared to 1,498 eviction cases in December 2019. In some cities, eviction filings have already

surpassed pre-pandemic levels; in Hartford, for example, landlords filed 207 eviction cases in December 2021, compared to 175 in December 2019.

The increase in eviction cases since the end of the federal and state eviction moratoria suggests that eviction filing rates will continue to rise after Connecticut's remaining emergency eviction protections expire on February 15, 2022 and federal emergency rental assistance funds are exhausted.



### Eviction Filings Highest in State's Urban Communities

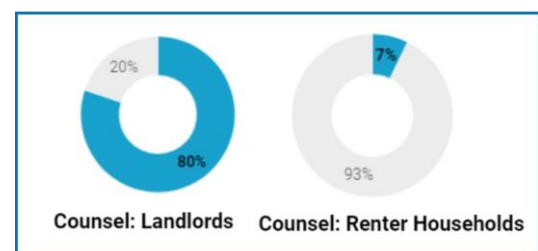
In 2016, the year prior to the study, four Connecticut cities – Waterbury, Hartford, Bridgeport, and New Haven - ranked among the top 100 urban centers with the highest eviction rates in the U.S. During the five-year period from 2017 through 2021, those four cities continued to have the highest number of eviction filings in the state.

Hartford had a total of 10,082 eviction filings, the most of any municipality in the state during that period. The next highest totals were in Bridgeport (7,892), Waterbury (6,911), New Haven (6,388) and New Britain (3,809). Rounding out the top ten in the number of eviction filings were Stamford (2,213), Meriden (2,020), East Hartford (1,921), Norwich (1,917), and West Haven (1,753).

The data reveals the significant impact the eviction moratorium imposed during the pandemic, particularly during 2020. In Hartford, for example, the number of eviction filings was reduced by more than two-thirds, from 2,799 in 2017 to 897 in 2020. In 2021, eviction filings increased by just over 30% from the previous year, to 1,198.

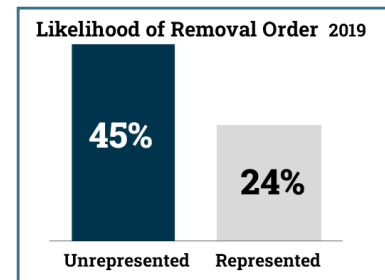
### Significant Disparity in Legal Representation Impacts Outcomes

Among the most striking disparities was this: landlords are 11x more likely to have legal representation in eviction cases. Overall, 80% of landlords had a lawyer representing them in eviction cases, compared to only 7% of renter households. Renters, therefore, were likely to have to represent themselves against a lawyer in court.



The data analysis of the pre-pandemic years (2017-2019) also found that White households were 37% more likely than Black households and 30% more likely than Latino households to have legal representation. In addition, males were 7% more likely than females to have legal representation.

In 2019, the last full year before the pandemic, renter households were 89% more likely to have removal orders (formally called “executions”) issued against them if they didn’t have lawyers (45% for households without lawyers and only 24% for households with). A removal order allows a landlord to hire a marshal to force a renter to leave their home.

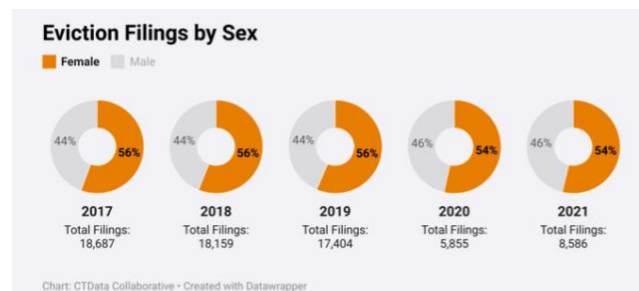


Additionally, from 2017 through 2021, renter households with lawyers were more than twice as likely to have their eviction cases withdrawn and 43% more likely to have them dismissed.

### Blacks and Hispanics Impacted More Than Whites... And Females More Than Males

During those five years, the average number of eviction filings (per 100,000 population) by race/ethnicity were: 858 Black; 574 Hispanic/Latino; 468 American Indian or Alaska native; 255 White; 167 Multiracial; 137 Asian, Native Hawaiian, Pacific Islander.

In each of those years, the majority of eviction cases were filed against female-headed households, even as the overall number of eviction cases dropped during COVID-related restrictions during most of 2020 and 2021. The percentage remained steady at 56% from 2017 through 2019, and dropped just slightly to 54% during 2020 and 2021.



Although overall 56% of total eviction case filings were against female householders, disparities by race/ethnicity are evident. Among Whites, 53% were female, compared with 62% for Black and 59% for Hispanic/Latino females.

### Enduring Impact, Regardless of Outcome

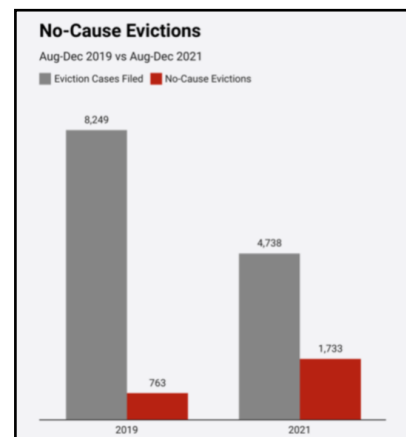
The analysis noted that not all eviction cases result in a tenant moving, but the mere filing of an eviction case can have permanent consequences. Often, for example, the existence of an eviction case record alone, regardless of the disposition of the case, leads to a renter’s future applications being denied. Thus, the disproportionate number of cases filed against Black and Hispanic female led households can have long-lasting, far-reaching ramifications for the women and their families.

## Evictions Continue in Public Housing and Private Landlords

From 2017 through 2019, there were 3,005 eviction cases brought by Public Housing Authorities in Connecticut, with more than 59% of them against Black and Hispanic/Latino households. The housing maintained by public housing authorities serves as one of Connecticut's main sources of affordable housing for low-income households, people with disabilities, and older adults.

In recent months, between August and December 2021, there were 4,738 eviction cases filed by private landlords, which was about half the pre-pandemic number, but the number of no-cause evictions more than doubled.

Renters are also having greater difficulty getting involved in their eviction cases during the pandemic. Even as temporary protections limited overall eviction case filings during the pandemic, renters were less likely to file appearances in their eviction cases, and accordingly more likely to automatically lose. Between 2017 and 2019, a judgment was entered in 30% of cases without any renter in the household ever participating in the case. This figure grew to 39% between 2020 and 2021.



Public housing authorities may only evict public housing residents for a few specific reasons, such as failure to pay rent. On the other hand, private landlords generally may evict renters that have done nothing wrong if the lease has expired—these are called “no-cause” evictions. It appears that the restriction on public housing authorities’ power to evict without a good reason, coupled with federal emergency rental assistance, appears to be preventing large numbers of public housing residents from facing eviction, even as private market evictions trend toward pre-pandemic levels.

Thank you for the opportunity to share this information with you. It is being released on Tuesday this week, and I would like to acknowledge the support of the Aurora Women and Girls Foundation and the assistance of the CT Center for Fair Housing. You may view the data directly, on the Connecticut Data Collaborative website at [ctdata.org/evictions](https://ctdata.org/evictions).

**Michelle Riordan-Nold**  
**Executive Director**



### ***About Connecticut Data Collaborative***

The Connecticut Data Collaborative (CTData) is a public-private partnership that empowers an ecosystem of data users by democratizing access to public data and building data literacy skills. CTData works with nonprofits, advocates, policymakers, community groups, businesses and funders in using data to drive policy and improve programs and services, budgeting, and decision-making. More than 200 data sets are now accessible to the public on the CTData website, including a wide array of subjects and policy categories. Among its areas of responsibility, CTData has been designated as the lead organization for the State of Connecticut in the U.S. Census Bureau's State Data Center Program and as Connecticut's official source for data related to the 2020 Census.

[www.ctdata.org](http://www.ctdata.org)