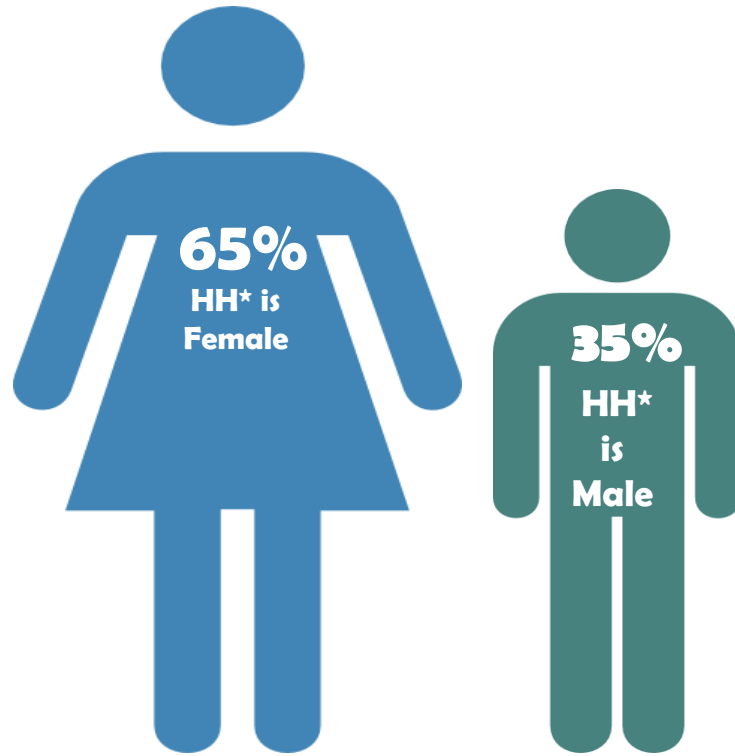


HOUSING VERMONT EVICTION PREVENTION INITIATIVE

HOUSINGVERMONT
Building possibilities.

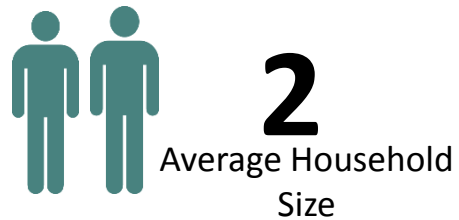
EPI BASICS

- Examines evictions and negative exits over a 12 month period (2016).
- Data is based on 3,677 HVT units resulting in a 2.2% eviction rate—this is exciting! Our properties are successful in keeping eviction numbers low.
- Seeks to identify common “precipitating factors” and examine demographic similarities.
- Not intended to be a generalized method for defining or predicting evictions.
- GOALS:
 - indicate potential eviction risk, and intervention needs
 - facilitate proactive thinking and planning
 - continue gathering data annually to monitor trends



Average
Age
51

General HVT Population



83% HH* self identified as
White
5% self identified as
African American
2% self identified as
Asian
7%
Declined/Refused

*Head of Household

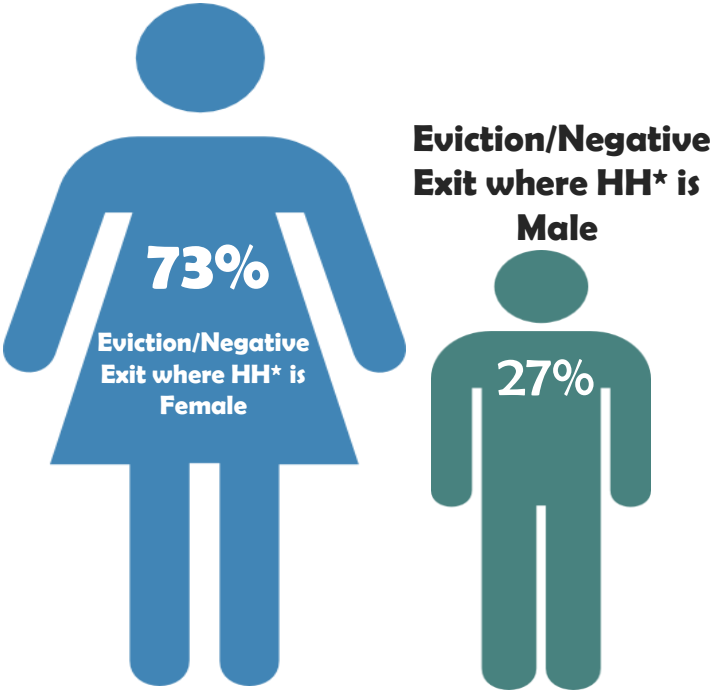
**81 Evictions/Negative Exits out of
3,677 Units
or 2.2%**

45% HH* Aged

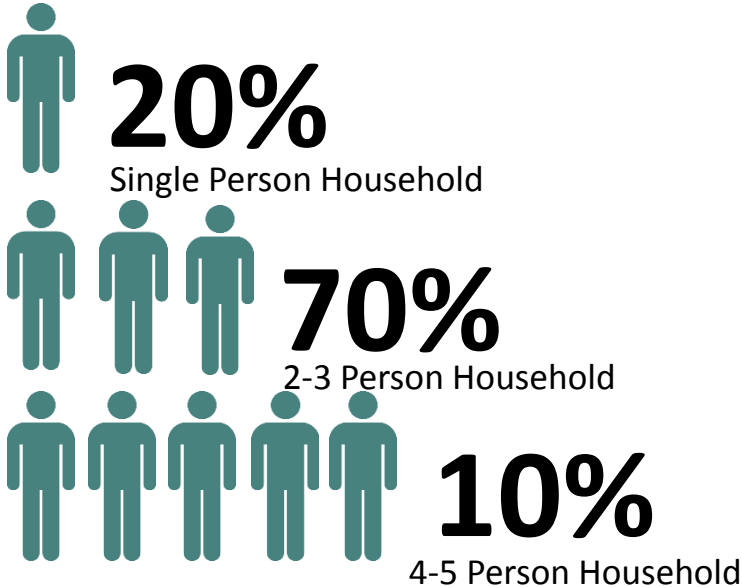
21-30

Average Age

32



78% HH* self identified as
White
6% self identified as
African American
1% self identified as
Asian
15%
Declined/Refused

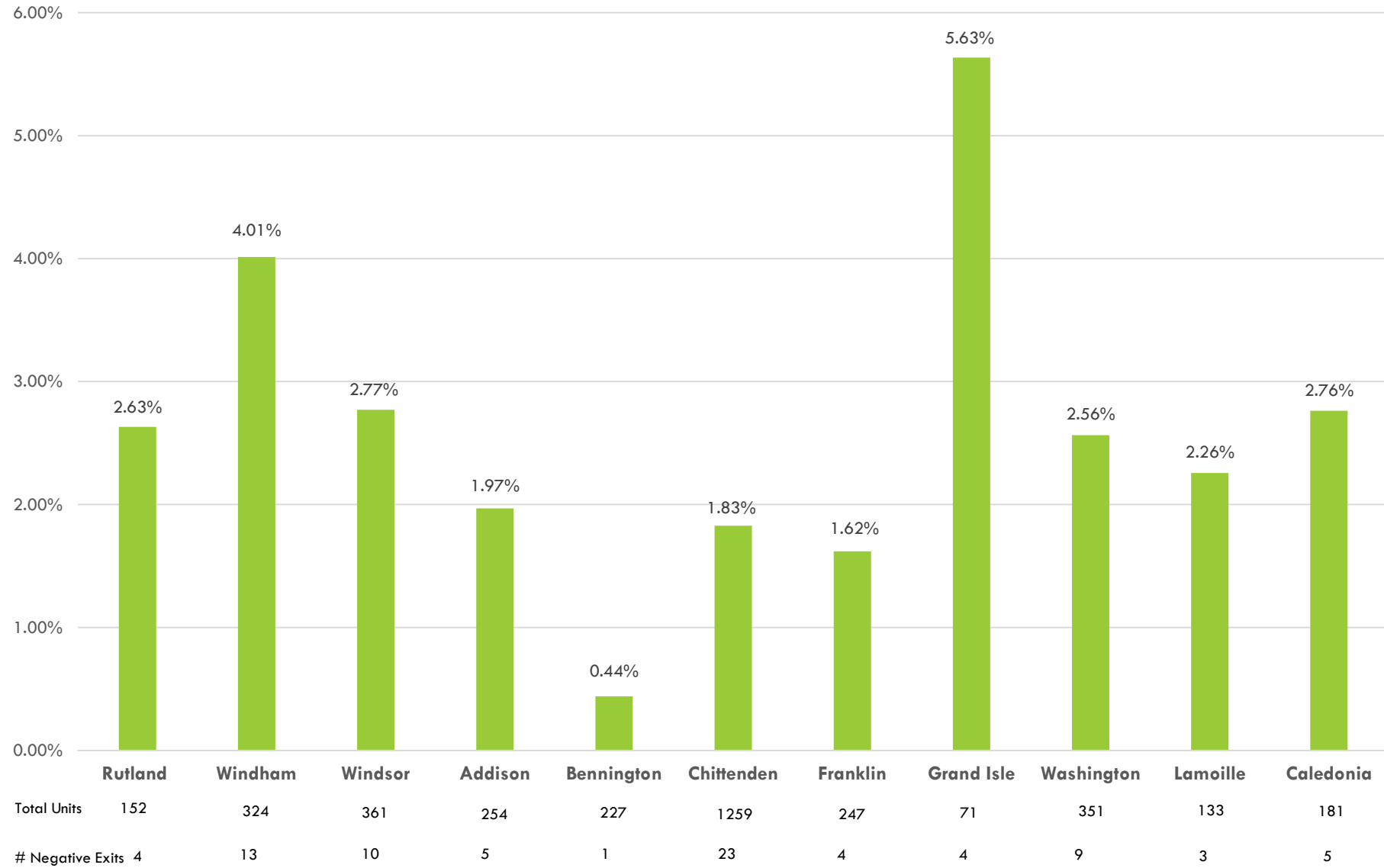


*Head of Household

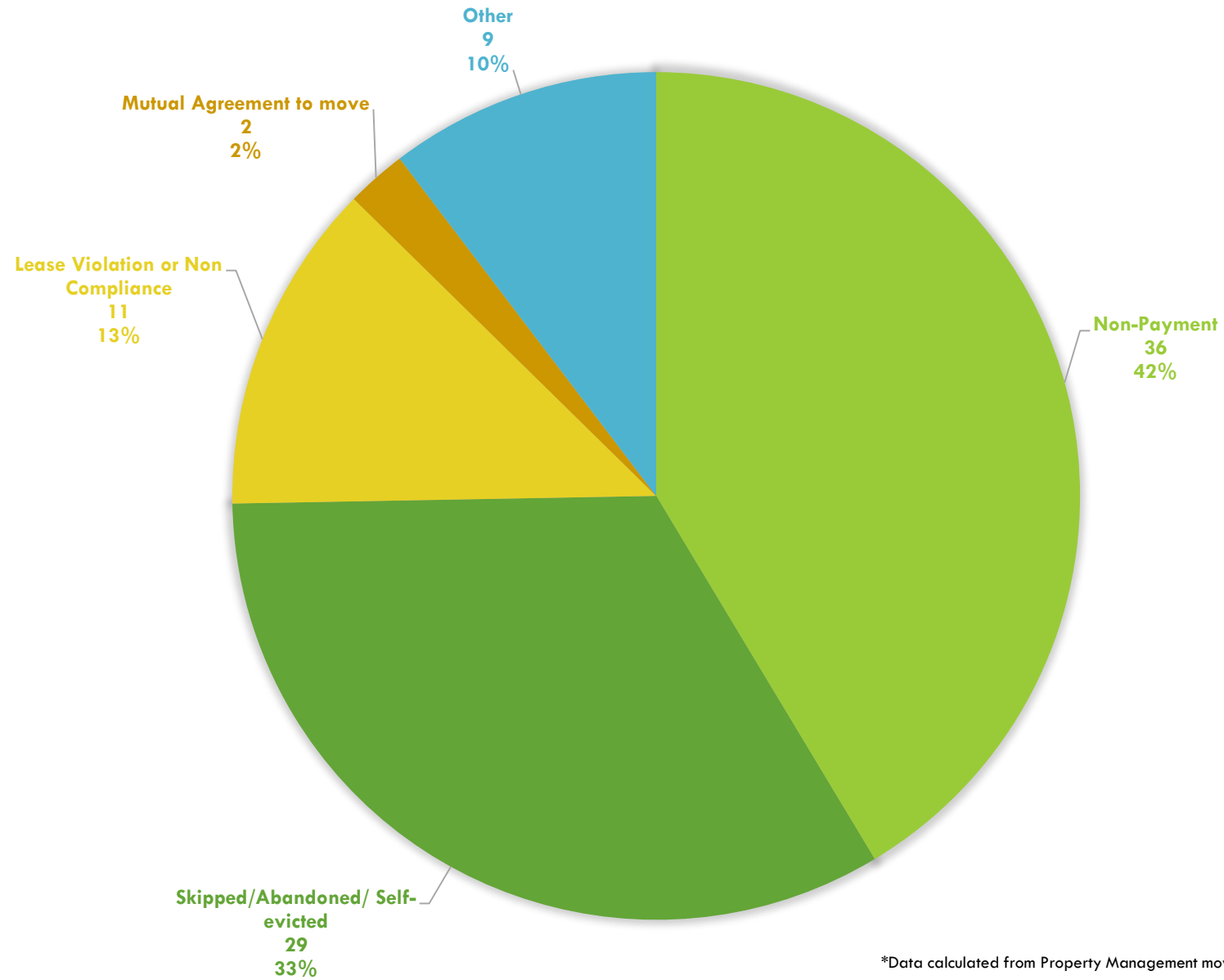
SUMMARY

- **Housing Vermont's total rental population** as of June 2016 was comprised of 65% households where the head of household was female.
- 35% where the head of household was male.
- An average tenant age of 51 (reflecting ~27 senior housing properties owned by HVT).
- The self identified racial breakdown of the general Housing Vermont population generally parallels statewide trends (see American Fact Finder- U.S. Census Bureau).
- **The Evicted/Negative Exit population** demographics are calculated based off 81 identified evictions or negative exits from 3,677 Housing Vermont units.
- The data reflects a younger average tenant age (32), with 45% of evicted head of household aged 21-30.
- 70% of the household are comprised of 2-3 individuals, indicating a larger household size than seen in the overall population.

NEGATIVE EXITS AS PERCENTAGE OF TOTAL UNITS



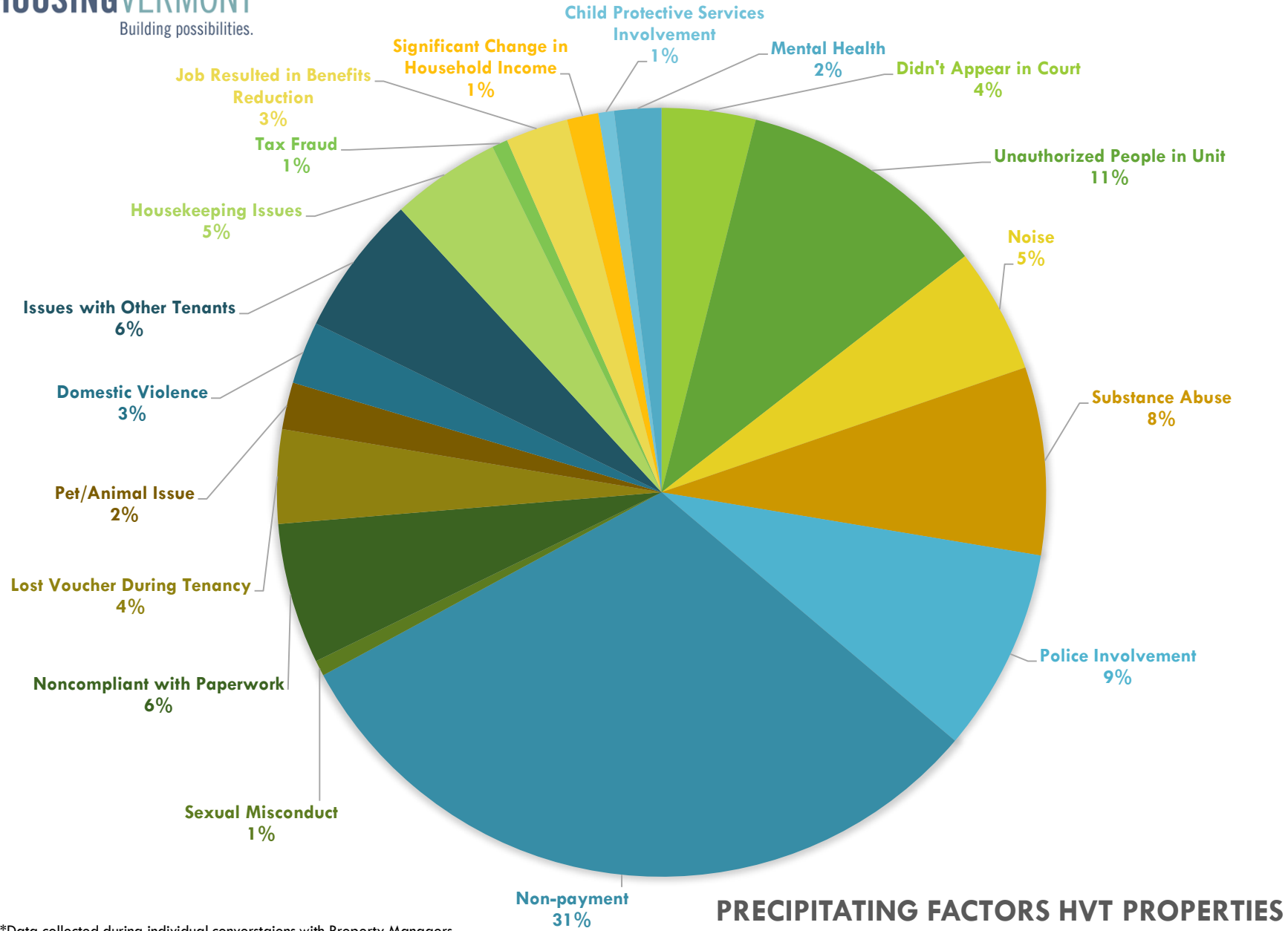
MANAGER DOCUMENTED CAUSE OF EVICTION



*Data calculated from Property Management move-out designations

SUMMARY

- 42% categorized as non-payment.
- 33% were abandonments, self evictions or other negative exits.
- These designations provide some insight into the nature of the exit, but tend to generalize the move-out without identifying underlying causes or factors.



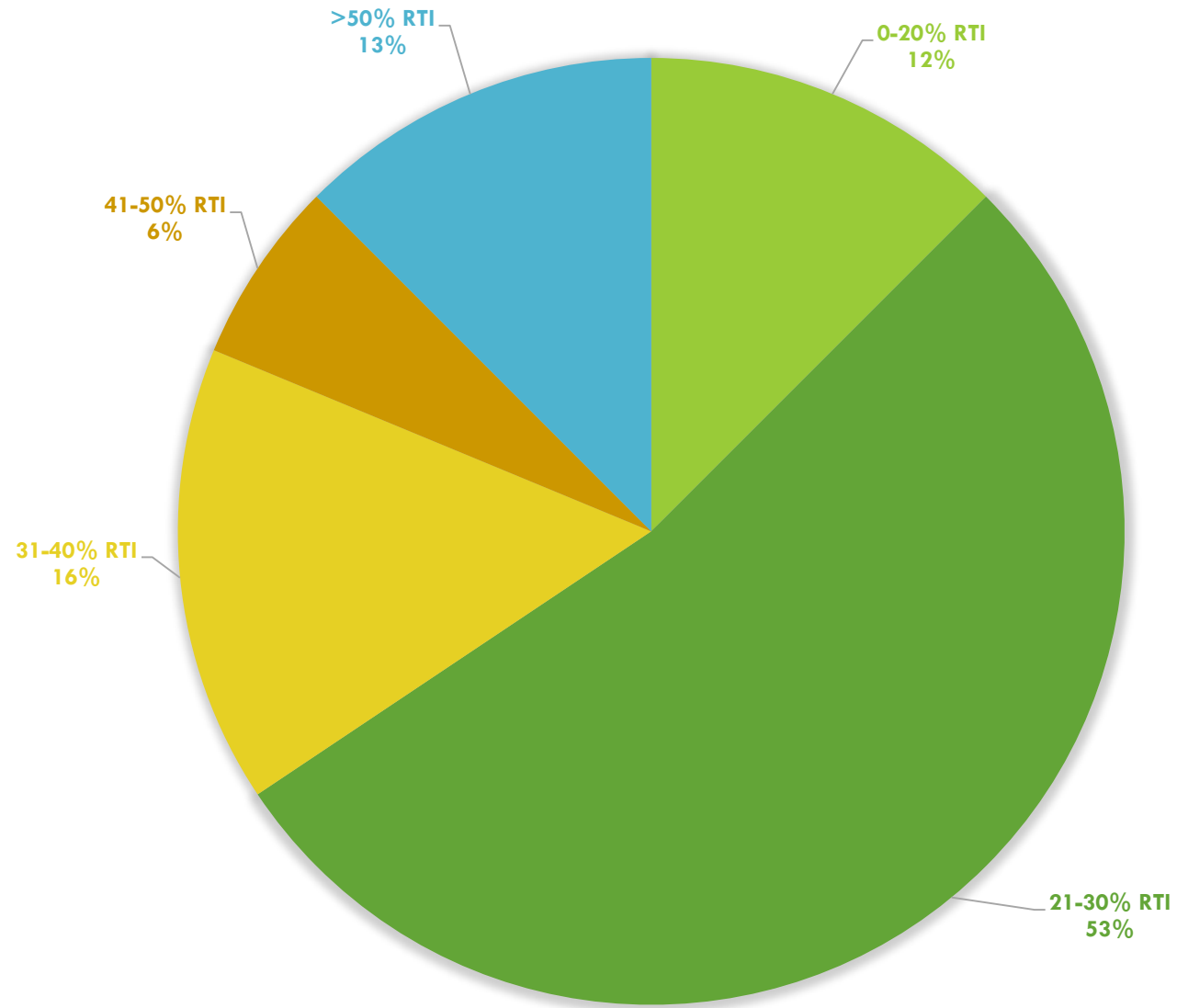
PRECIPITATING FACTORS HVT PROPERTIES

*Data collected during individual conversations with Property Managers

SUMMARY

- “**Precipitating factors**” events that combine or lead up to an eviction or negative exit.
- Often times these factors come in pairs or trios (see pg. 17).
- Are there “low hanging fruit” here? I.e. precipitating factors that are easier to address? For example completing necessary paperwork, losing voucher (both of which combine to account for 10% of our evictions).

ANNUAL RENT TO INCOME RATIO

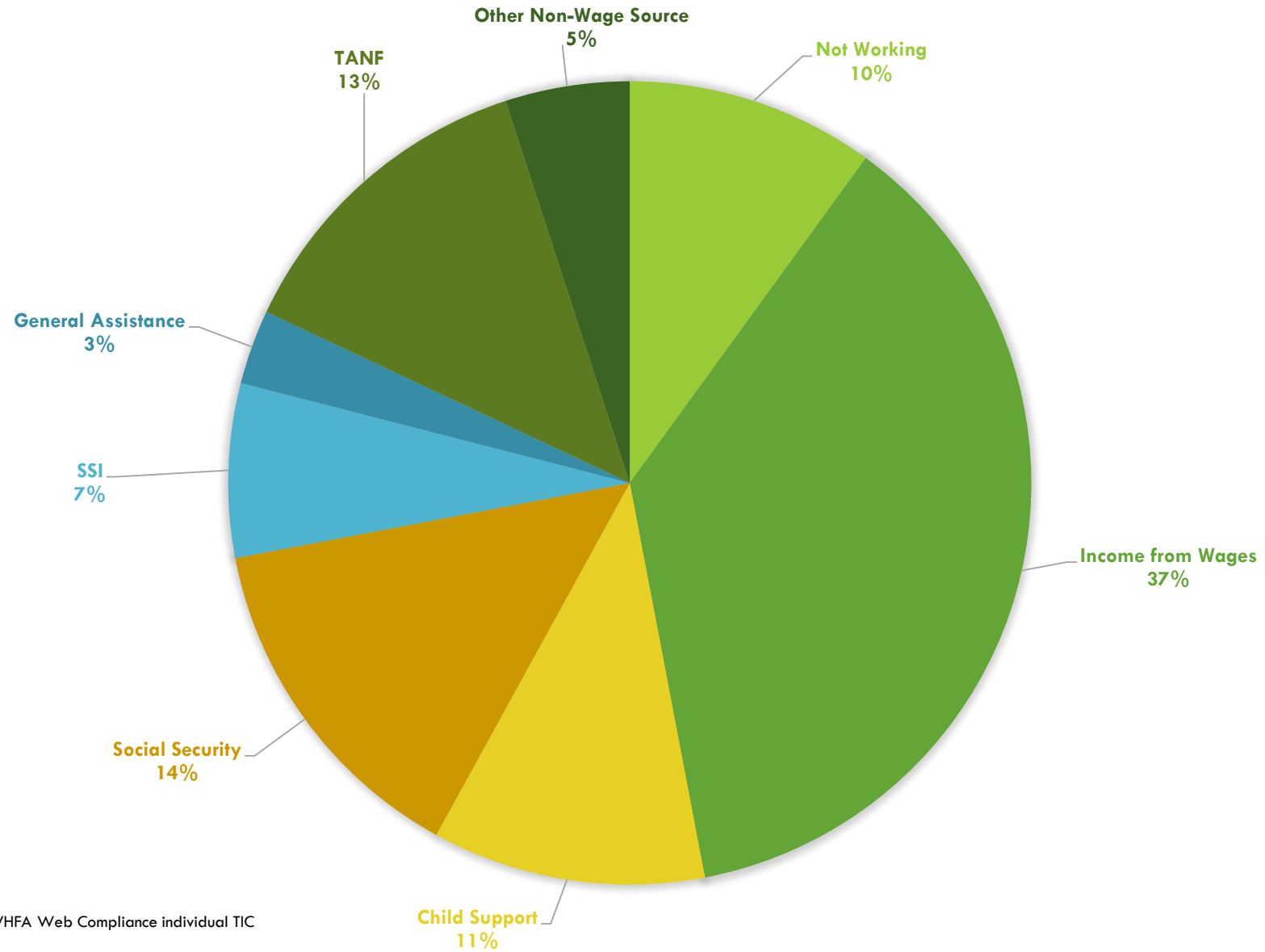


*Data calculated based on income & rent listed on VHFA Web Compliance Property Occupancy and Demographics Report

SUMMARY

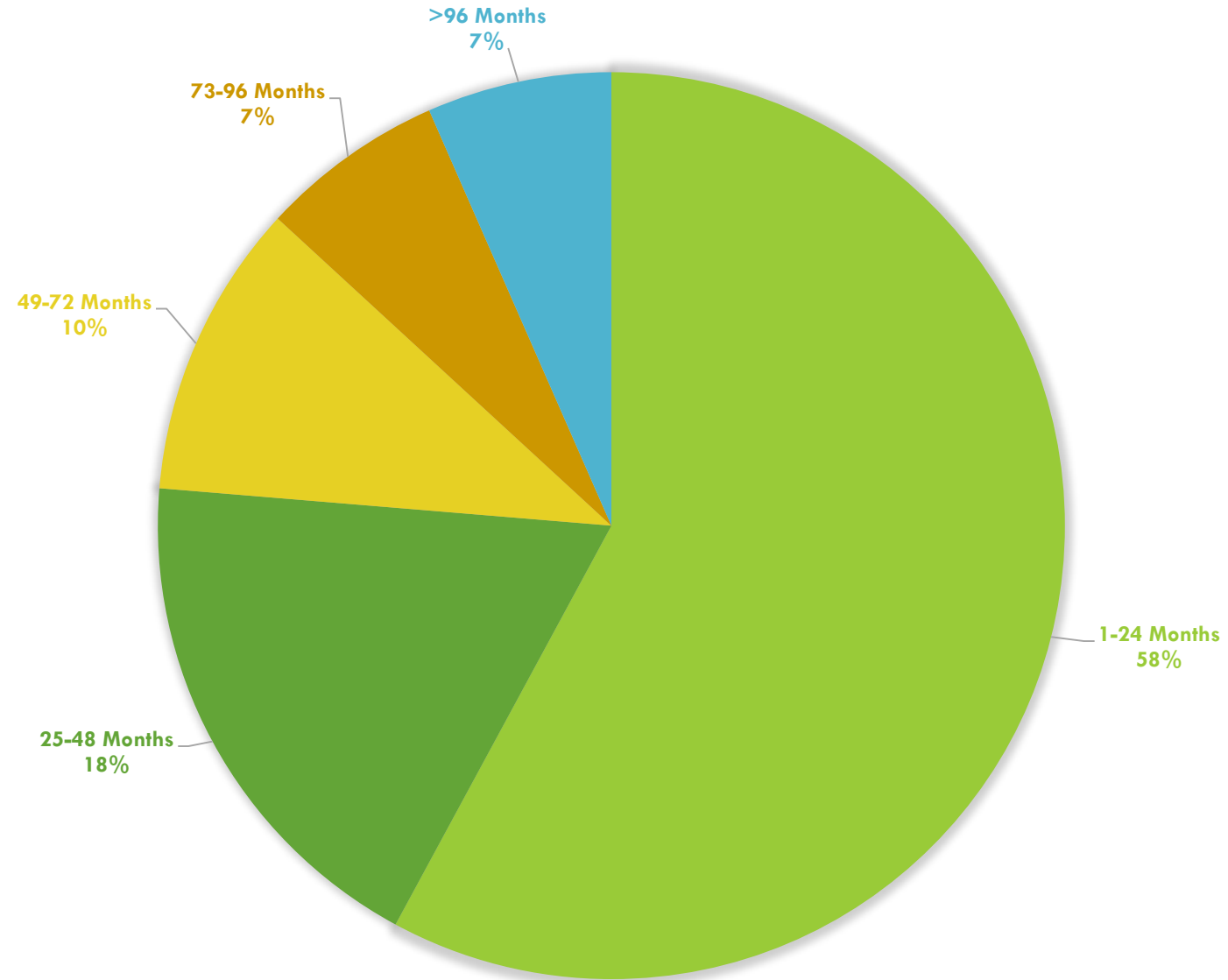
- Majority of our evicted/negative exit tenants were not rent burdened.
- 65% were within the 30% affordability rent.
- 59% have a subsidy.
- 36% live in a 100% assisted property.

SOURCE OF INCOME



*Data from VHFA Web Compliance individual TIC Reports.

LENGTH OF TENURE (MONTHS)



*Data calculated from move-in & move-out dates as listed on VHFA Web Compliance Property Occupancy and Demographics Report

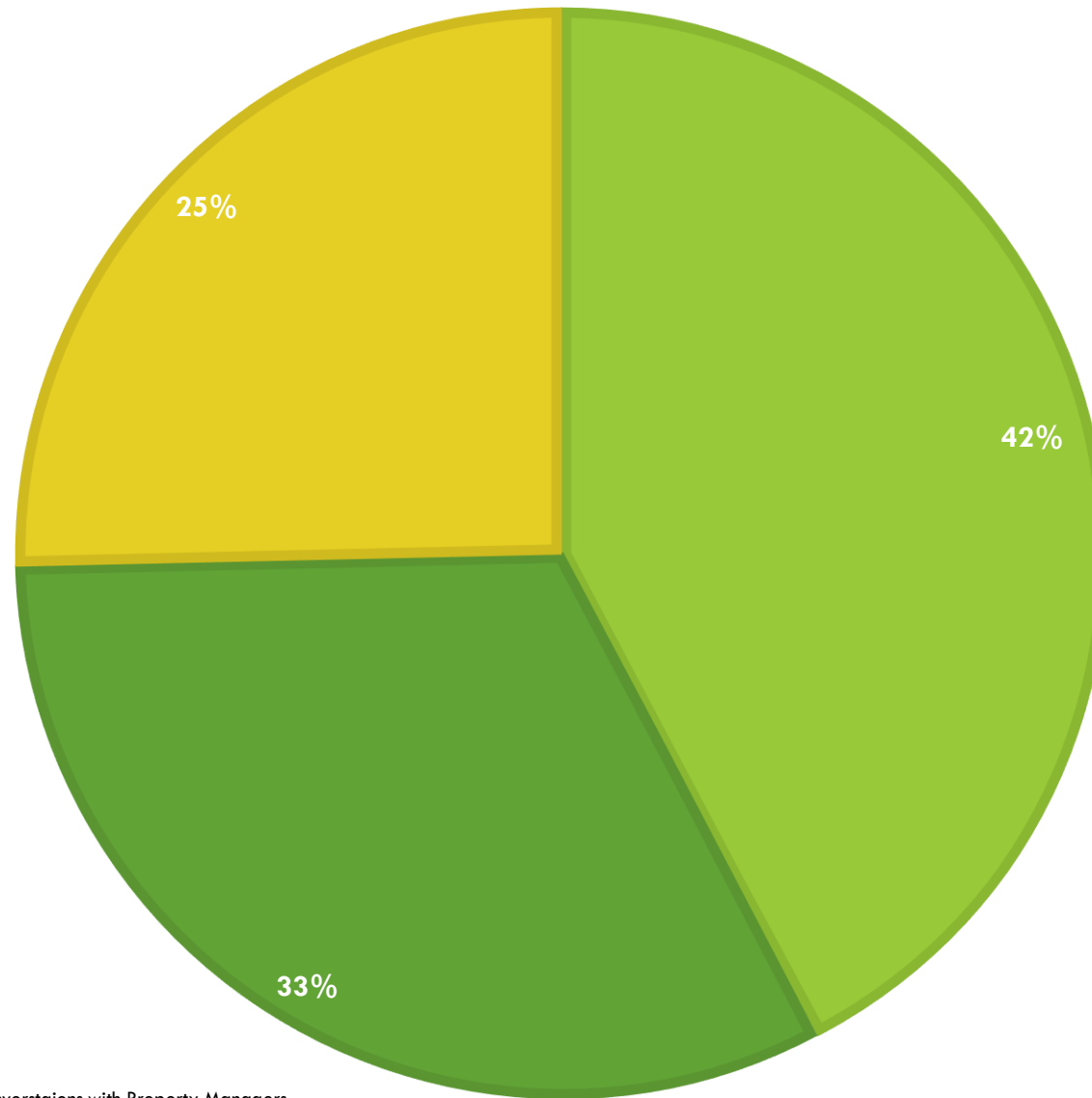
SUMMARY

-58% were evicted or had a “negative exit” within 1-24 months (2 years).

Is this a time frame when renters need extra support to ensure that they remain stably housed? Orientation strategies and increased communication in the first two years?

NUMBER OF PRECIPITATING FACTORS AT PLAY

■ 1 Factor ■ 2 Factors ■ 3+ Factors



*Data calculated from individual conversations with Property Managers

SUMMARY

- 42% one precipitating factor (usually non-payment).
- 58% two or more precipitating factors (extends to a high of 7 precipitating factors).

REFERENCES

Desmond, Matthew. *Evicted: Poverty and Profit in the American City*. New York: Broadway, 2016. Print.

Federal Reserve Bank of Atlanta. "Corporate Landlords, Institutional Investors, and Displacement: Eviction Rates in Single-Family Rentals." *Community & Economic Development Discussion Paper 04-16* (2016).

U.S. Census Bureau, 2011-2015 American Community Survey 5-year Estimates