



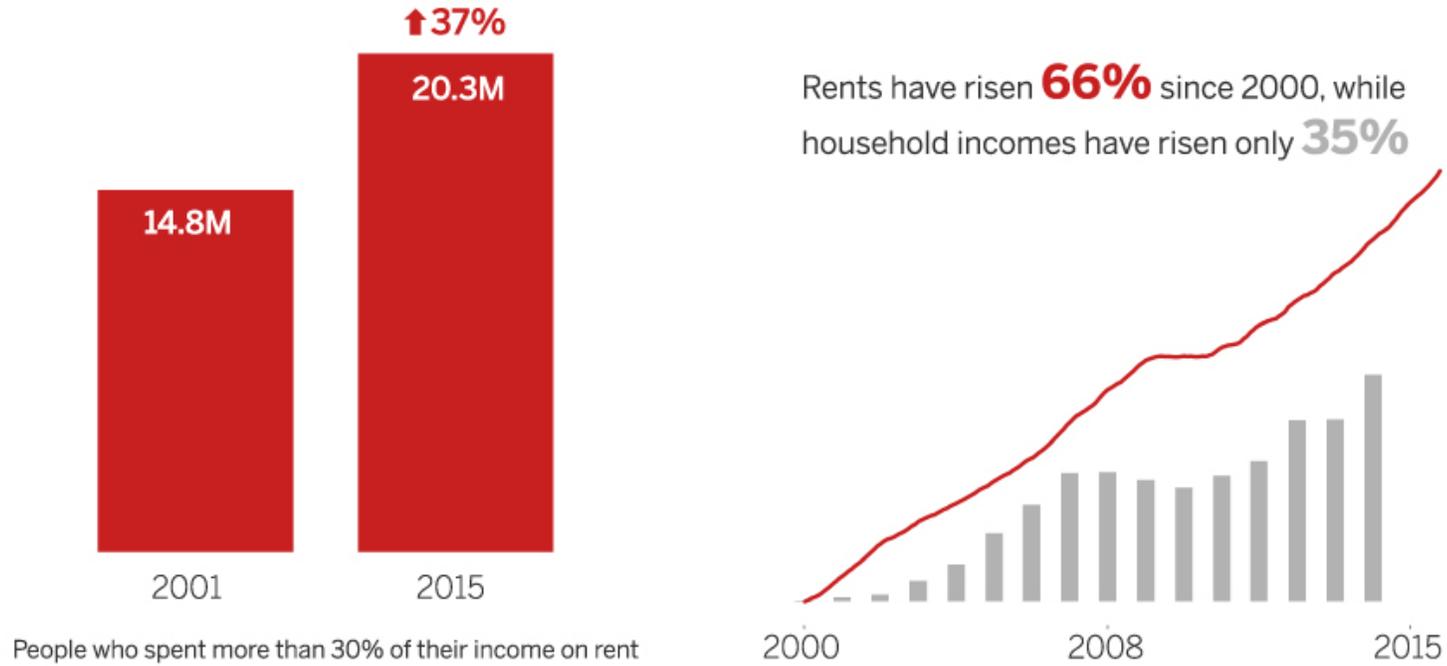
UNC GREENSBORO

Center *for* Housing & Community Studies

Committed to investigating the **social, economic, environmental, and geospatial aspects of home and neighborhood** and how they impact people's health, well-being, and life course opportunities.

REDFIN estimates that
2.7 MILLION

people faced eviction in the U.S. in 2015

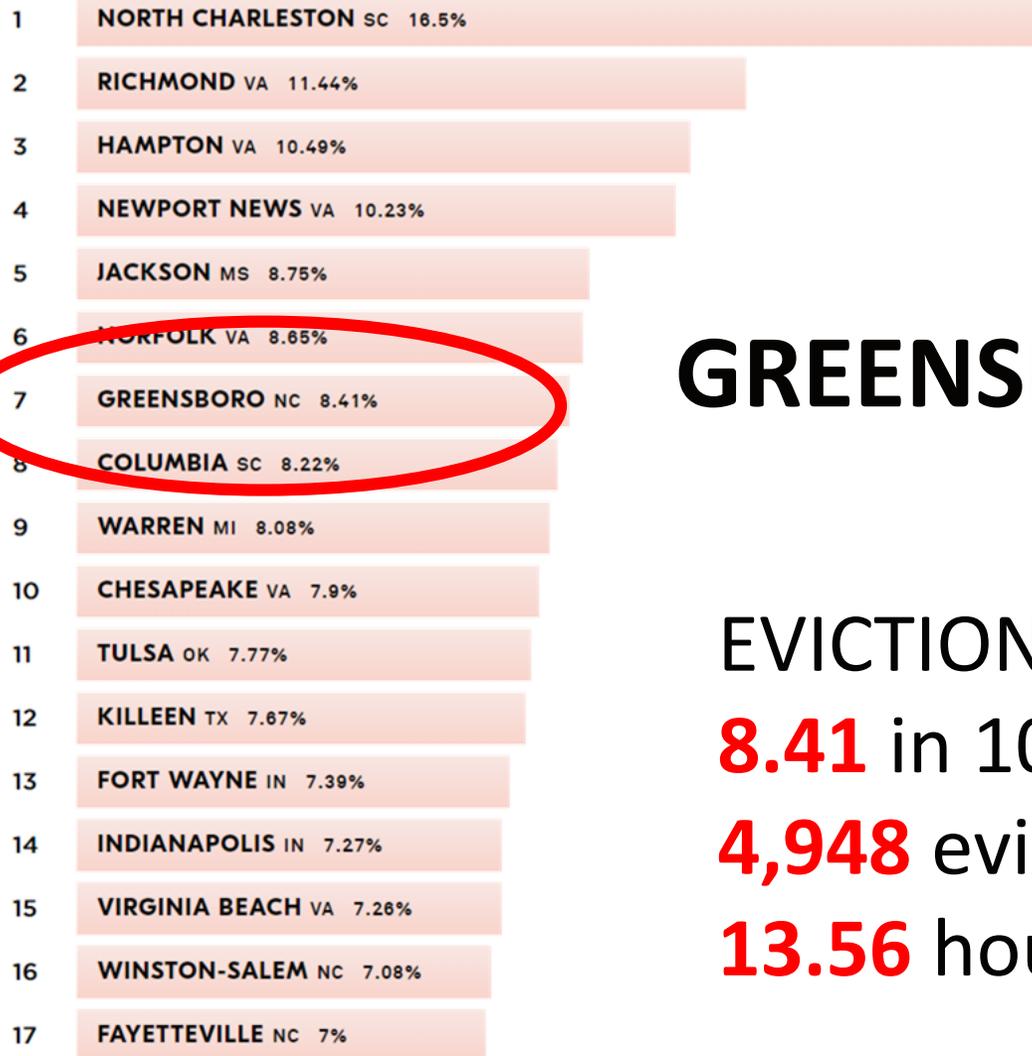


1 in 4 renters spent **50%** or more of their income on rent in 2015



EVICTIION LAB

Top Evicting Areas Top Evictors (Coming Soon)



GREENSBORO #7 NATIONAL; #1 NC

EVICTIION RATE 8.41%

8.41 in 100 renter homes are evicted each year

4,948 evictions in Greensboro in 2016

13.56 households evicted every day

VCAP Data 2016 (Summary Ejectment Filings), Greensboro, NC

Case Results	District	Magistrate	Total
CLOSED STATUS	62	48	110
DENIED	0	0	0
GRANTED IN WHOLE OR PART	37	9,563	9,600
INVOLUNTARY DISMISSAL	37	645	682
PAID BEFORE JUDGMENT	0	0	0
PENDING ORDER	1	0	1
RECORDED	2	0	2
SUSPEND ACTION SOLDIERS AND SAILORS ACT	0	0	0
STAYED SYSTEM ENTERED	0	0	0
VOLUNTARY DISMISSAL OR SETTLEMENT	30	5,699	5,729
ABANDONED WITHDRAWN OR MOOT	10	467	477
TOTALS	179	16,422	16,601

File No.

16 CVM 10485

COMPLAINT IN SUMMARY EJECTMENT

G.S. 7A-216, 7A-232; Ch. 42, Art. 3 and 7

Name And Address Of Plaintiff
MP Beacon Glen LLC

dba Market Station (f/k/a Beacon Glen)
5515 West Market Street

Greensboro NC 27409

County Telephone No.
GUILFORD (336)294-0913

VERSUS

Name And Address Of Defendant 1 Individual Corporation

Olivia Johnson
5515 W. Market St.
Apt 508

GREENSBORO NC 27409

County Telephone No.
GUILFORD

Name And Address Of Defendant 2 Individual Corporation

County Telephone No.

Name And Address Of Plaintiff's Attorney Or Agent

Cara Bridwell
Loebsack & Brownlee, PLLC
P.O. Box 78058
Charlotte NC 28271
(704)970-3900

STATE OF NORTH CAROLINA

In The General Court Of Justice
District Court Division-Small Claims

GUILFORD County

- The defendant is a resident of the county named above.
- The defendant entered into possession of premises described below as a lessee of plaintiff.

Description Of Premises (Include Location)
5515 W. Market St., Apt 508, GREENSBORO, NC 27409

Rate Of Rent \$ 718.00 per Month Week

Date Rent Due
05/01/2016

Date Lease or Possession Terminated

Conventional
 Public Housing
Section 8
Type Of Lease
 Oral Written

- The defendant failed to pay the rent due on the above date and the plaintiff made demand for the rent and waited the 10-day grace period before filing the complaint.
 The lease period ended on the above date and the defendant is holding over after the end of the lease period.
 The defendant breached the condition of the lease described below for which re-entry is specified.
 Criminal activity or other activity has occurred in violation of G.S. 42-63 as specified below.

Description Of Breach/Criminal Activity (give names, dates, places and illegal activity)

Failure to pay monthly rent when due/in full, from the date above through the hearing date.

- The plaintiff has demanded possession of the premises from the defendant, who has refused to surrender it, and the plaintiff is entitled to immediate possession.
- Pursuant to G.S. 42-28, Plaintiff hereby omits any claim for rents or damages and is seeking possession of the premises only. Plaintiff reserves the right to seek any monetary damages in a separate civil action.

Description Of Any Property Damage

Amount Of Damage (If Known)

\$ CLAIMS RESERVED

Amount of Rent Unpaid

\$ 717.80

Total Amount Due

\$ POSSESSION ONLY

- Plaintiff therefore requests to be put in possession of the Premises.

Date

5/20/2016

Name Of Plaintiff/Attorney/Agent (Type Or Print)

Cara Bridwell

Signature Of Plaintiff/Attorney/Agent

Cara Bridwell

CERTIFICATION WHEN COMPLAINT SIGNED BY AGENT OF PLAINTIFF

I certify that I am an agent of the plaintiff and have actual knowledge of the facts alleged in this Complaint.

Date

5/20/2016

Name Of Agent (Type Or Print)

Signature Of Agent

FILED
2016 MAY 23 AM 10:45
GUILFORD COUNTY, N.C.
BY [Signature]

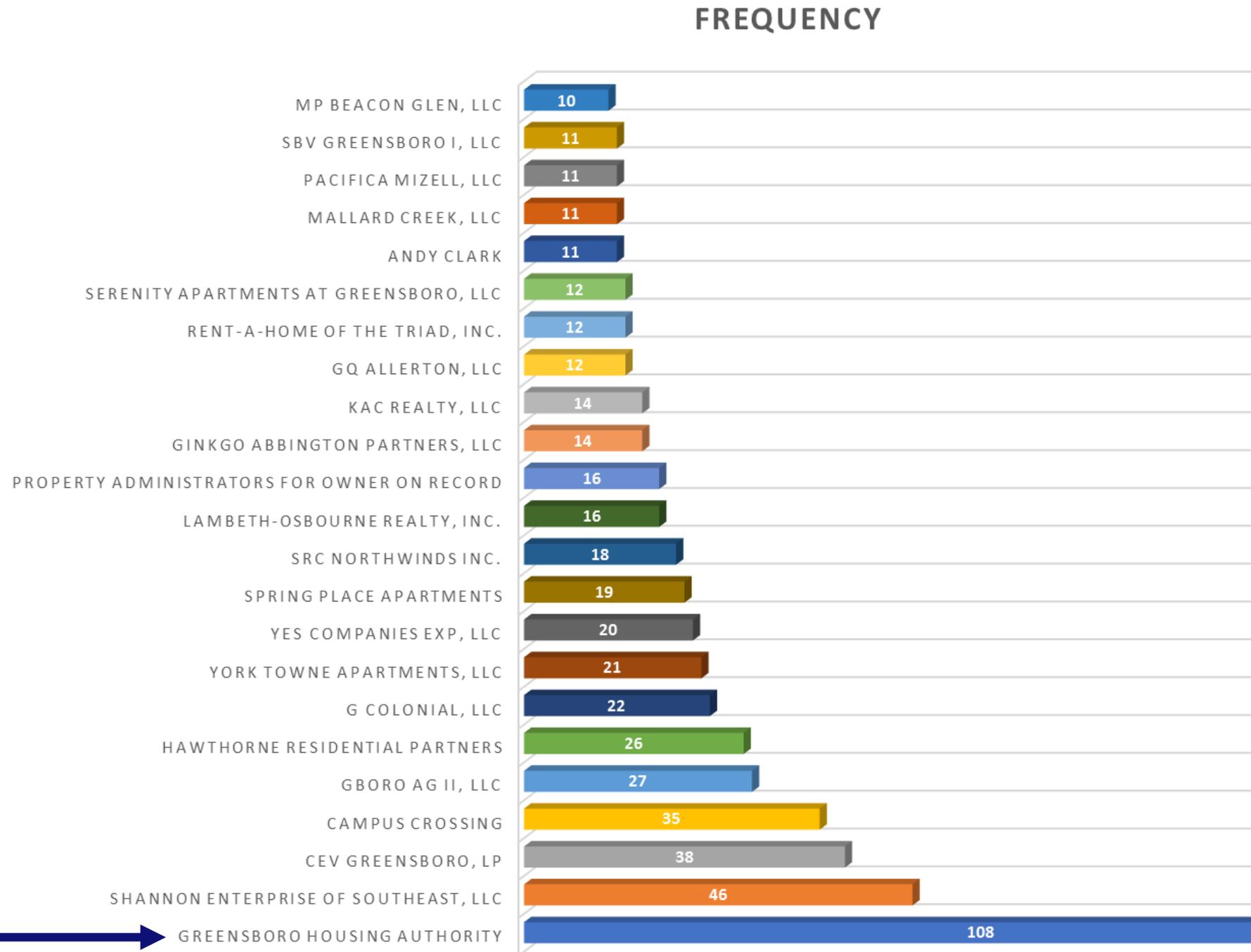


Evictions were concentrated in
certain neighborhoods. . .

307 plaintiffs filed 1149 summary ejectments.

These 23 plaintiffs accounted for nearly half (46.1%) of all cases filed

The Greensboro Housing Authority (GHA) accounted for **1/10th** of all summary ejectments in May 2016.



99% of cases involve non-payment of rent (based on landlord filing).

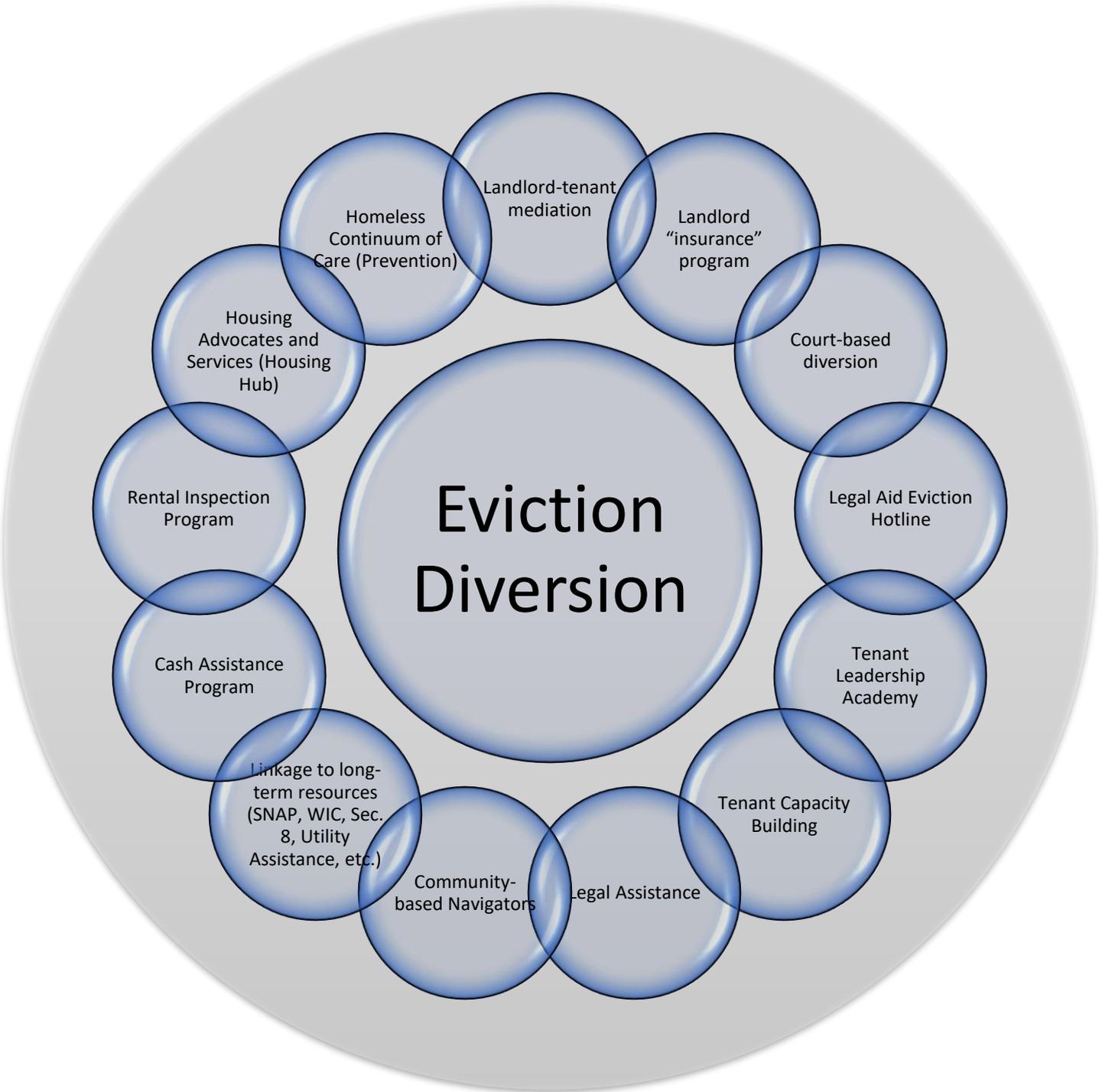
Tenants in Greensboro seldom appear in court (1 out of 4 cases) and lack legal representation

The total amount due (overdue rent and damages) in these judgements was an average of \$998.52 (mean) or \$750.00 (median).

Key Findings



Eviction Diversion Project



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graph LR; A[Tenant is no more than three months behind in rent] --> B[Tenant must be able to sustain rent after 3-6 months assistance]; B --> C[Landlord must be willing to enter into a voluntary agreement]; C --> D[Tenant and landlord, through mediated process, will work out the back rent (with GHC assistance)];
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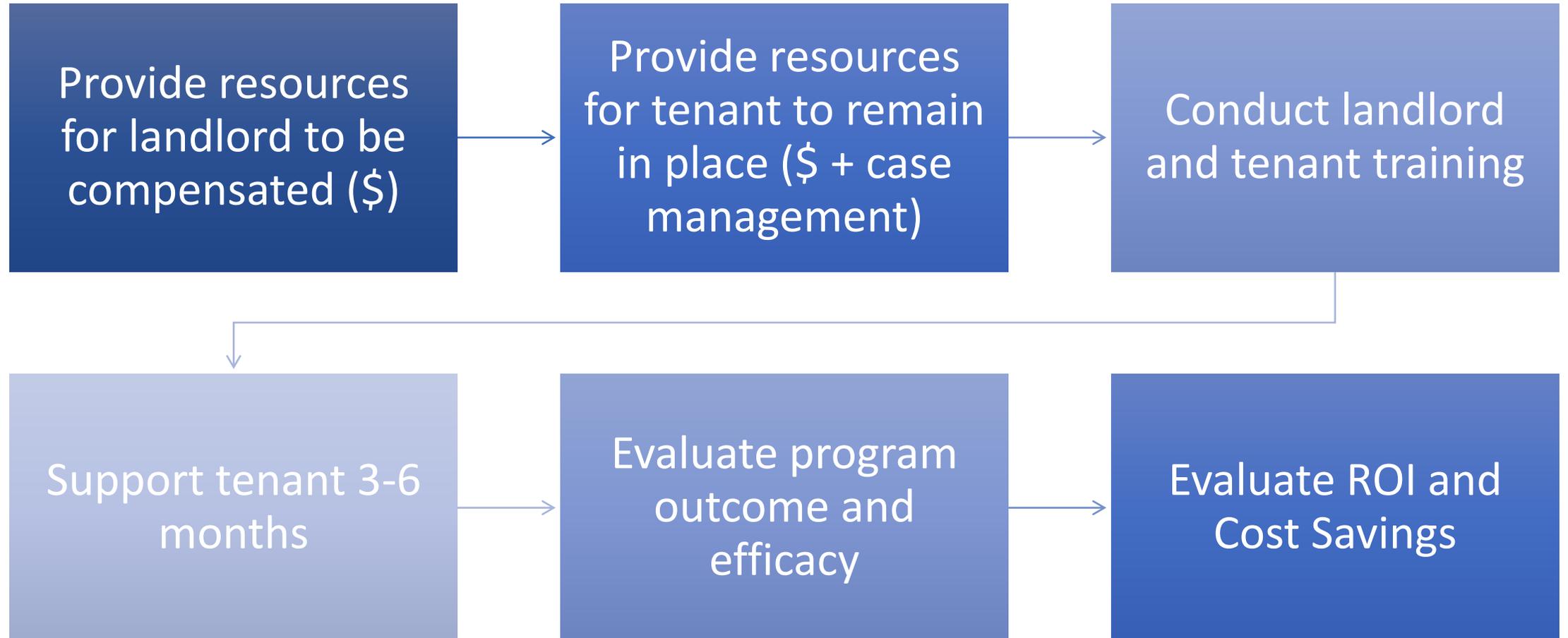
Tenant is no more than three months behind in rent

Tenant must be able to sustain rent after 3-6 months assistance

Landlord must be willing to enter into a voluntary agreement

Tenant and landlord, through mediated process, will work out the back rent (with GHC assistance)

Eviction Diversion Project





Contact us:

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Predictors of Eviction

Race

- Desmond (2012) found that black women were most likely to experience an eviction. “[Making] up only 9.6% of Milwaukee’s population but accounting for 30% of evicted tenants” (104).

Neighborhood-wide predictors

- Housing instability (Burgard *et al.*, 2012).
- Family size (Desmond & Gershenson, 2017)

Children

- Desmond (2013), suggests that neighborhoods with higher percentage of children have higher eviction rates.
- The number of children in a household is a significant predictor of an eviction (Desmond & Gershenson, 2017; Greenberg *et al.*, 2016).

Negative Outcomes Associated with Evictions

Health

- Deterioration of health during eviction process (Bolivar, 2016; Gold, 2016).
- Further constrains the available supply of affordable *and healthy* housing (Gold, 2016).
- Increased medical spending (Pfeiffer, 2018).
- Burgard *et al.* (2012) found that having been evicted in the last year had a negative effect on physical and mental health.
- In 2010, housing displacement was the impetus for nearly 14% of financial-related suicides in the US (Fowler *et al.*, 2015).

Negative Outcomes Associated with Evictions

Neighborhood-level Outcomes

- Gentrification - eviction seeds the ground for later community replacement (Chum 2015).
- “Reproduction” of poverty in urban neighborhoods (Desmond, 2012).
- Spatial concentration of evictions in certain neighborhoods (Shelton, 2018)
- Foreclosures are not as spatially concentrated as evictions (Shelton, 2018).
- Raising of rents

Qualitative Interviews

- $n = 20$
- All interview participants came from the court data for the month of May 2016
- Called in June-July 2017
- From the perspective of tenants who were evicted

Income Issues

- “At the **time I could not pay the money due to being out of work due to an injury.** [Before,] I had been working part time. The only income I had was my assistance check from the VA.”

Rent Increases

- “About 3 years ago my landlord at the time, **after 18 years, sold the property I’m renting.** They went up on the rent and I’ve just had a hard time paying it with all the other bills.”

Spiral of Summary Ejectment:

- “Every time I’m late, which is almost every month, they file the eviction papers and I get charged the late fee and the court fee. **That’s an extra \$200 a month.** Ever since my husband had lost his main job, and I been waiting on disability; we get filed on every month.”

Refusal to Pay Rent (Maintenance Issues)

- “[The landlord] was supposed to fix a few things or whatnot and ever since we stayed in there **[the landlord] didn’t fix the whole sewage. . . the plumbing, and all that so we refused to pay.** So that’s what led to the eviction I guess.”

Utility Bills – Maintenance Issues

“We asked the landlord to start making repairs to the bathroom. She refused to repair. Because we were doing some repairs here and there ourselves, and because the bills were sky high because of the lack of energy efficiency of the structure, we started making partial payments. She evicted us because we wouldn’t pay the full rent when she refused to make the property livable.”

A majority of interviewees experienced some form of temporary homelessness immediately following the eviction.

“I was homeless for a week, lived in my SUV. After that, my mother didn’t want me living like that so I moved to Virginia with family for about a year. It caused problems and separated me from my fiancée for a long time.”

“I lived in a tent in the woods with my dogs for about two months before a woman gave me some money to get a hotel for awhile. When the money ran out I was back and forth in between the woods and living in a hotel whenever I had the money.”

“I was homeless for over a year after that eviction staying on different people’s couches. I just recently got an apartment. I had to put the apartment in someone else's name in order to get one.”

Evictions Harm:

Individuals

Households

Neighborhoods

Communities

Society