

EXECUTIVE SUMMARY

Does there exist a relationship between multi-family housing development and displacement via eviction? Through the lens of urban economics, construction of new rental housing is thought to put downward pressure on the existing rental housing market through a long-run process known as filtering. In addition to the downward pressure from filtering, new high-end development may also trigger gentrification and increase housing prices in the short run.

I answer the following research questions in my report: (1) Is there a relationship between multi-family development and eviction rates that is statistically significant? (2) If so, does the eviction rate increase occur after the approval of the development’s building permit or after the certificate of occupancy? (3) Are these results robust across a range of multi-family development types (i.e. duplexes, triplexes, quadruplexes, etc.)?

For the purpose of answering the three questions above, I compiled geocoded eviction addresses, eviction dates, geocoded development addresses, certificate of occupancy dates, building permit dates, and data related to the types of developments. Aggregate eviction counts were calculated both pre- and post- treatment for four unique development type – treatment combinations at the one-tenth mile buffer. These counts were then sorted into 156 time periods.

To estimate the effect of both treatments on eviction rate I used maximum likelihood event count time series analysis. In Stata, I estimated a Poisson regression model using maximum likelihood estimation. The results of the Poisson regression models are summarized in this table:

Buffer Distance	Project Type	Treatment	Coefficient	Standard Error	Z - Statistic	[95% CI	95% CI]
Tenth	All (2, 3, 4, 5+)	Building Permit	0.1465553	0.1092026	1.34	-0.0674	0.3606
Tenth	All (2, 3, 4, 5+)	Certificate Occupancy	0.1251632	0.0722781	1.73 *	-0.01649	0.2668
Tenth	Five +	Building Permit	0.1920627	0.1249164	1.54	-0.05276	0.43689
Tenth	Five +	Certificate Occupancy	0.2141306	0.0818029	2.62 ***	0.05379	0.37446