



CHICAGO'S EVICTION CRISIS

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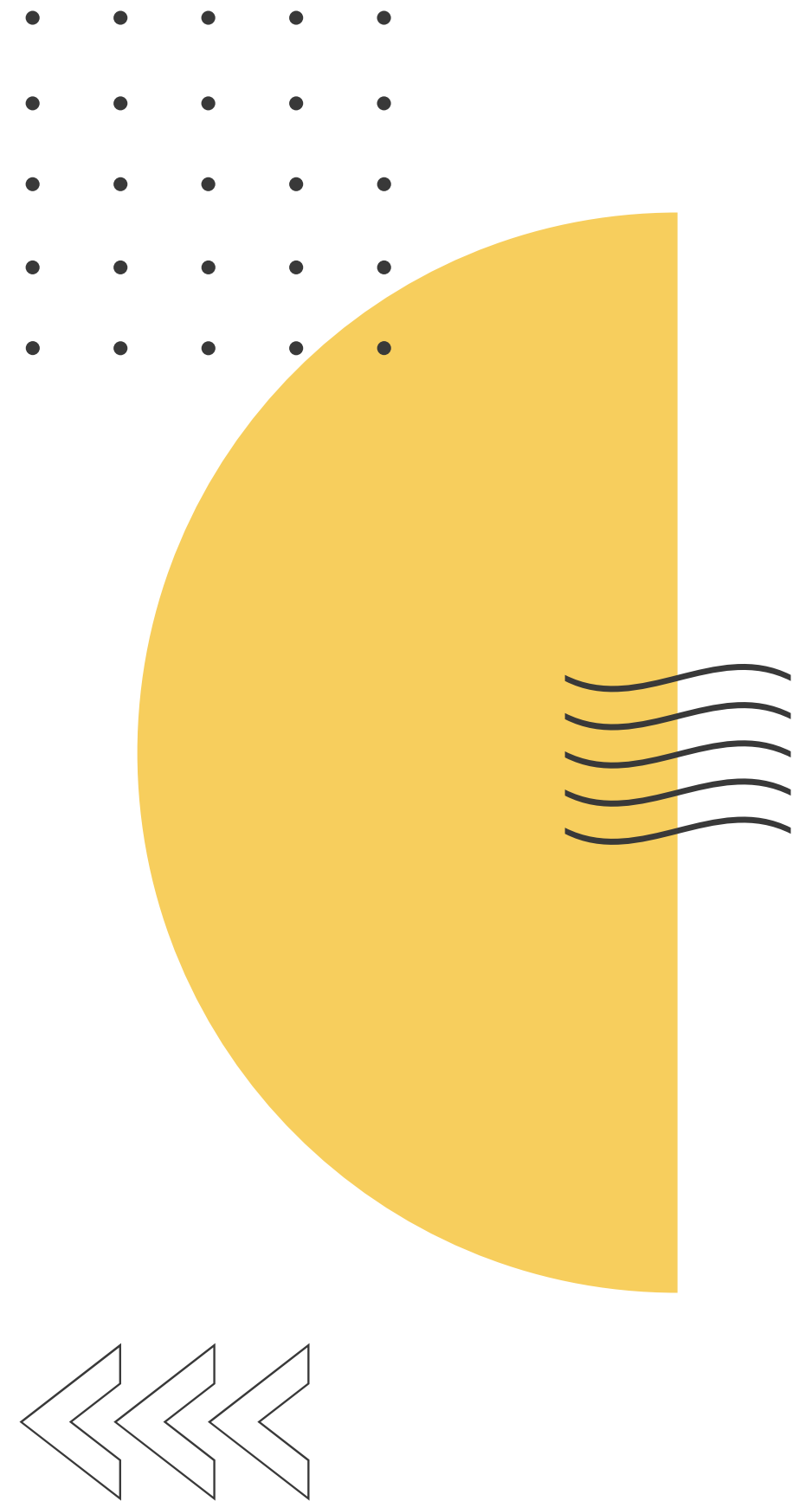


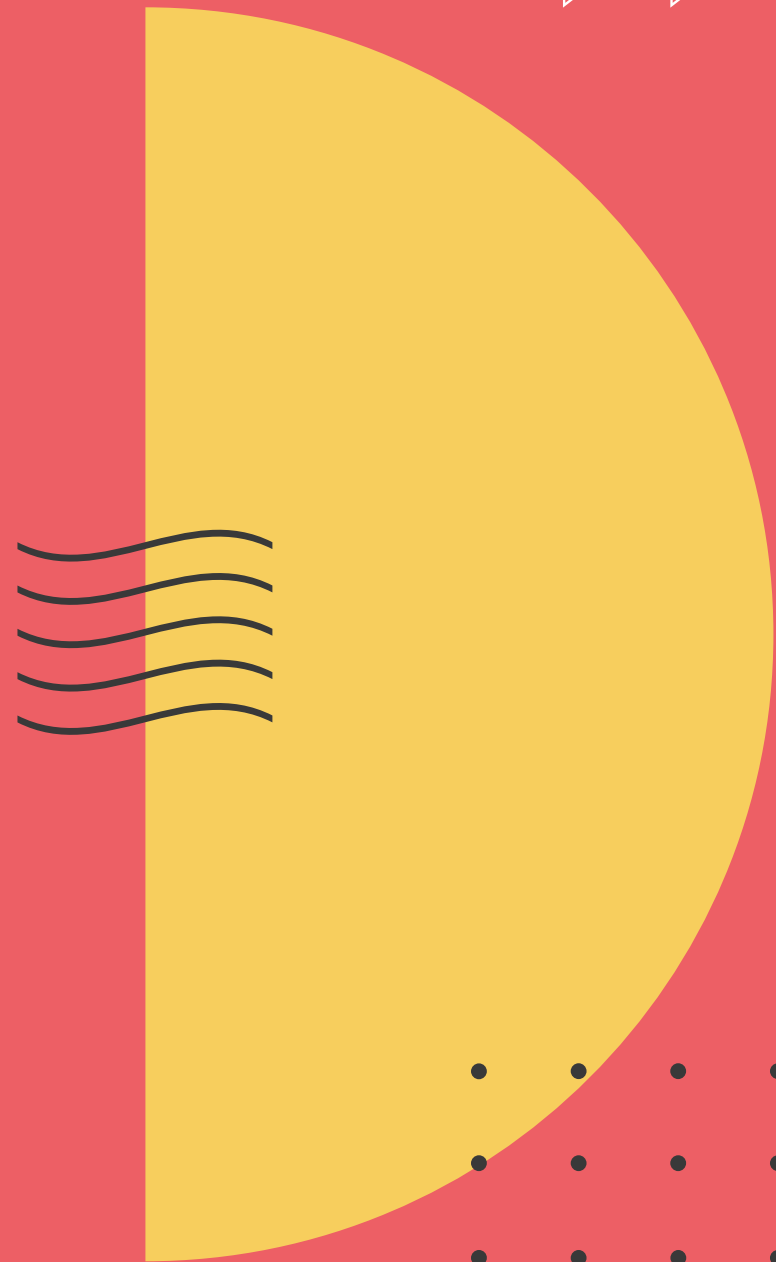
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Abstract

The Center for Urban Research and Learning and Lawyers Committee for Better Housing (LCBH) are partnering to better understand the challenges of eviction law in Cook County and the social and legal variables that influence the outcomes for eviction cases. For many residents, they face eviction cases with little to no legal representation, assistance or even understanding to adequately advocate for themselves.

What social or legal variables most strongly impact case outcomes? This research is conducting by using a collaborative community-university approach, aligning engaged research with community partners through strategic actions, change can occur and improve the Cook County's legal system.



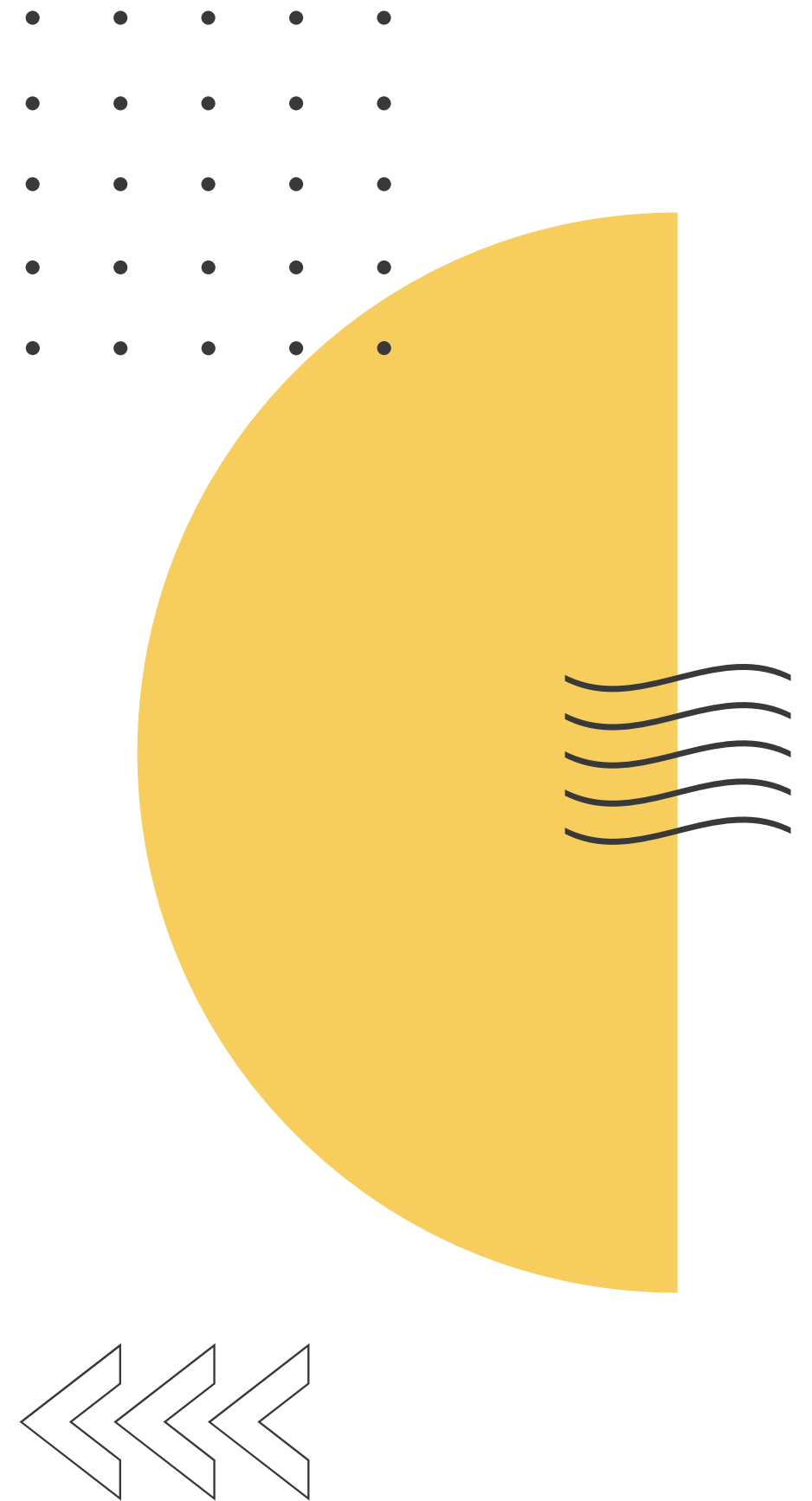


**THIS RESEARCH
IS IN
EXPLORATORY
STAGES**

What does that mean?

At this moment in time, there is not a large work of published academic research and literature on eviction. Thus, researchers are still understanding the variables that impact the outcome of evictions and the experiences of the different stakeholders. Furthermore, there is limited legal transparency regarding the legal eviction process in the city of Chicago.

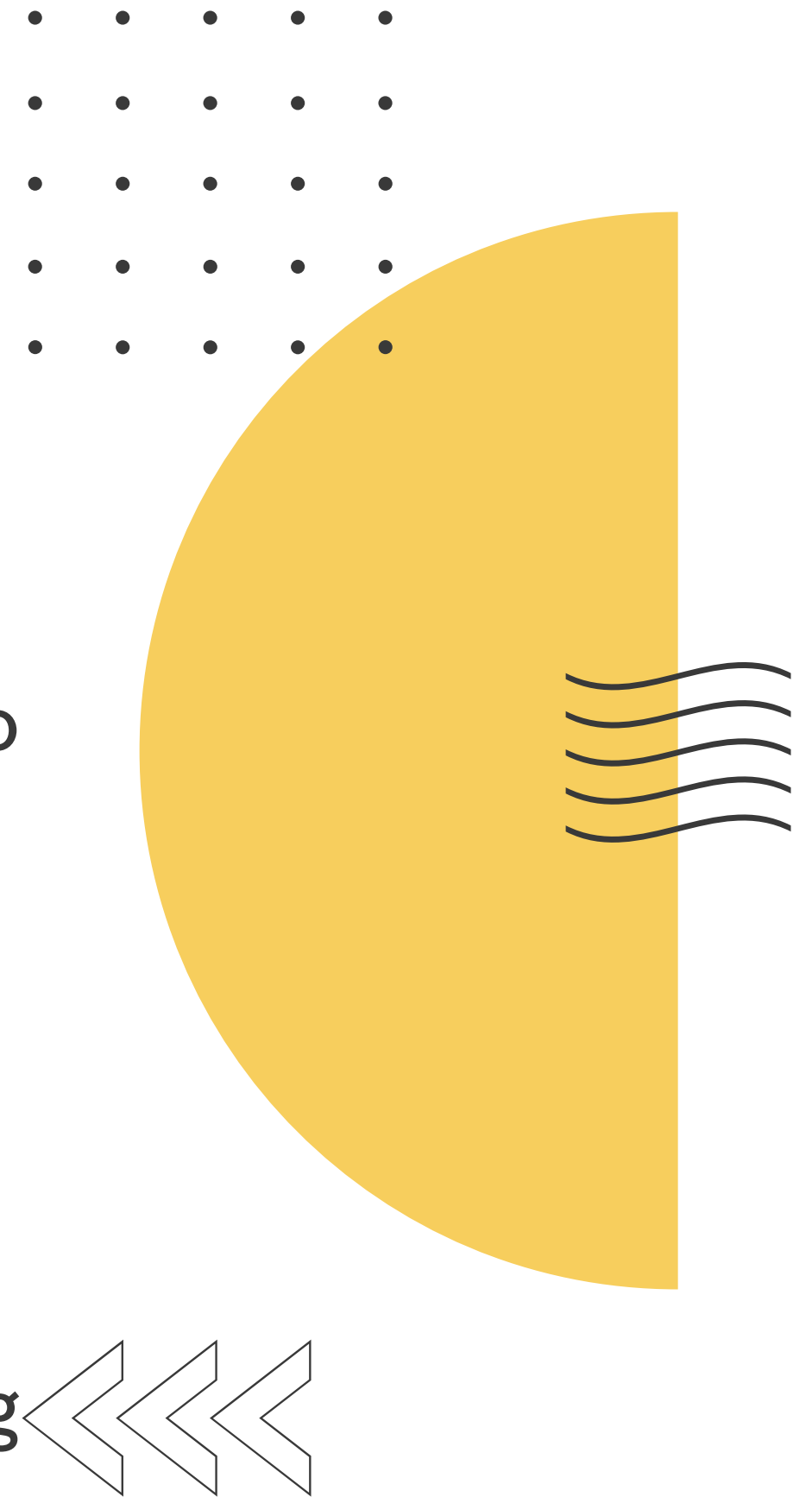
According to Lawyer's Committee for Better Housing, **1 in 25 Chicago renters face eviction each year.** Meaning that thousands of our neighbors in Chicago are experiencing this complex social and legal issue, making it important to collect data that adequately represents the reality of eviction in Chicago.



Background

Lawyers' Committee for Better Housing works to provide free legal and supportive services to improve housing stability for lower income renters while advocating for the rights of all renters until everyone in Chicago has a safe, decent, and affordable place to call home. They believe that safe, decent and affordable housing is a basic human right, and they aspire to be the preeminent legal resource on housing justice for renters in our community.

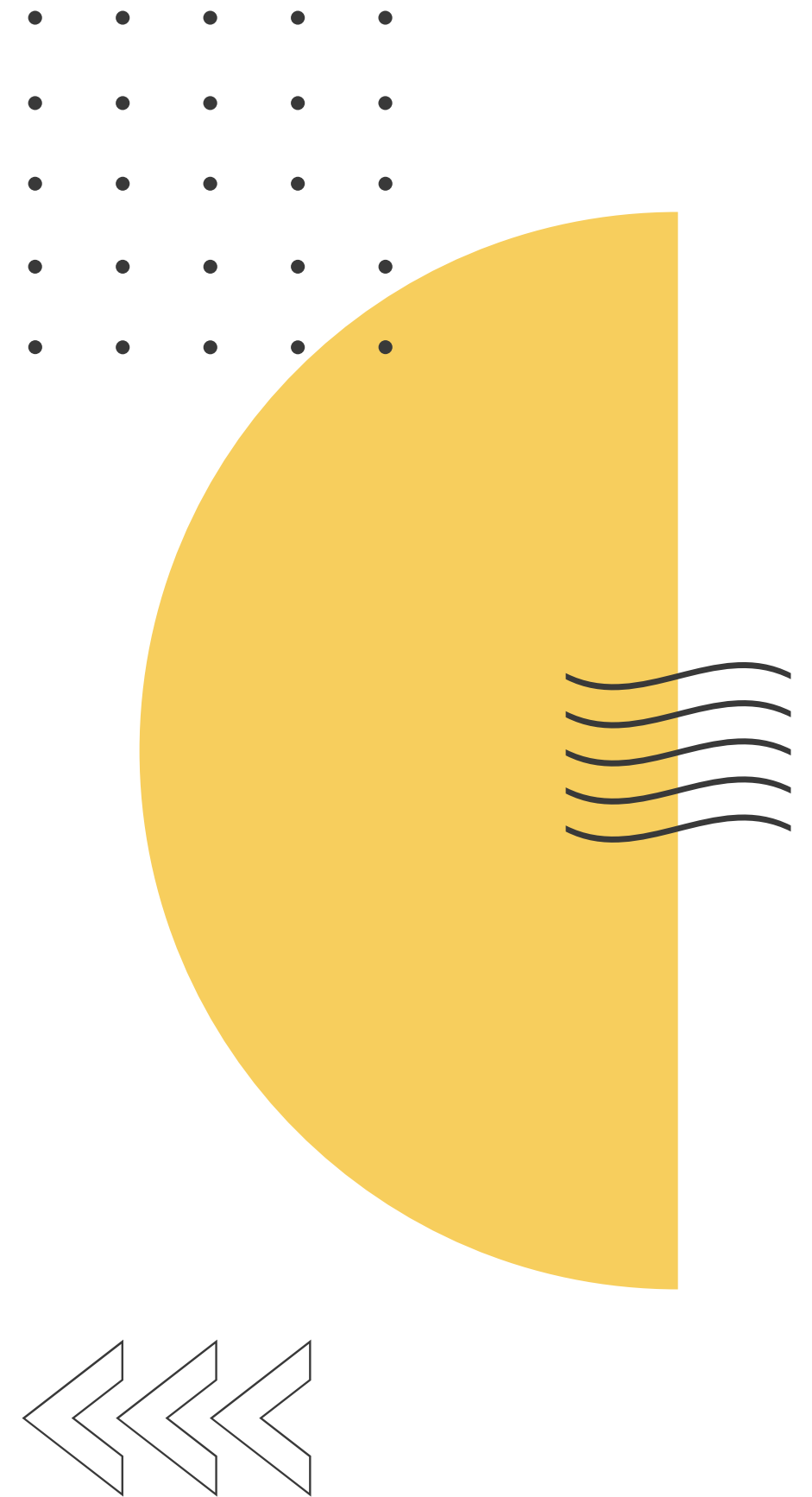
Loyola University Chicago's Center for Urban Research and Learning (CURL) partnered with LCBH to collect preliminary research on the variables impacting eviction in Chicago. Not only is this community partner collaboration seeking to understand the experiences of these tenants but also create long term changes in housing advocacy in Chicago.



What does eviction in Chicago look like?

In the city of Chicago, 60% of tenants receiving an eviction order move out of their home or were forced out by the sheriff. 40% of cases did not end in eviction orders, however this does not suggest that tenants get to keep their homes.

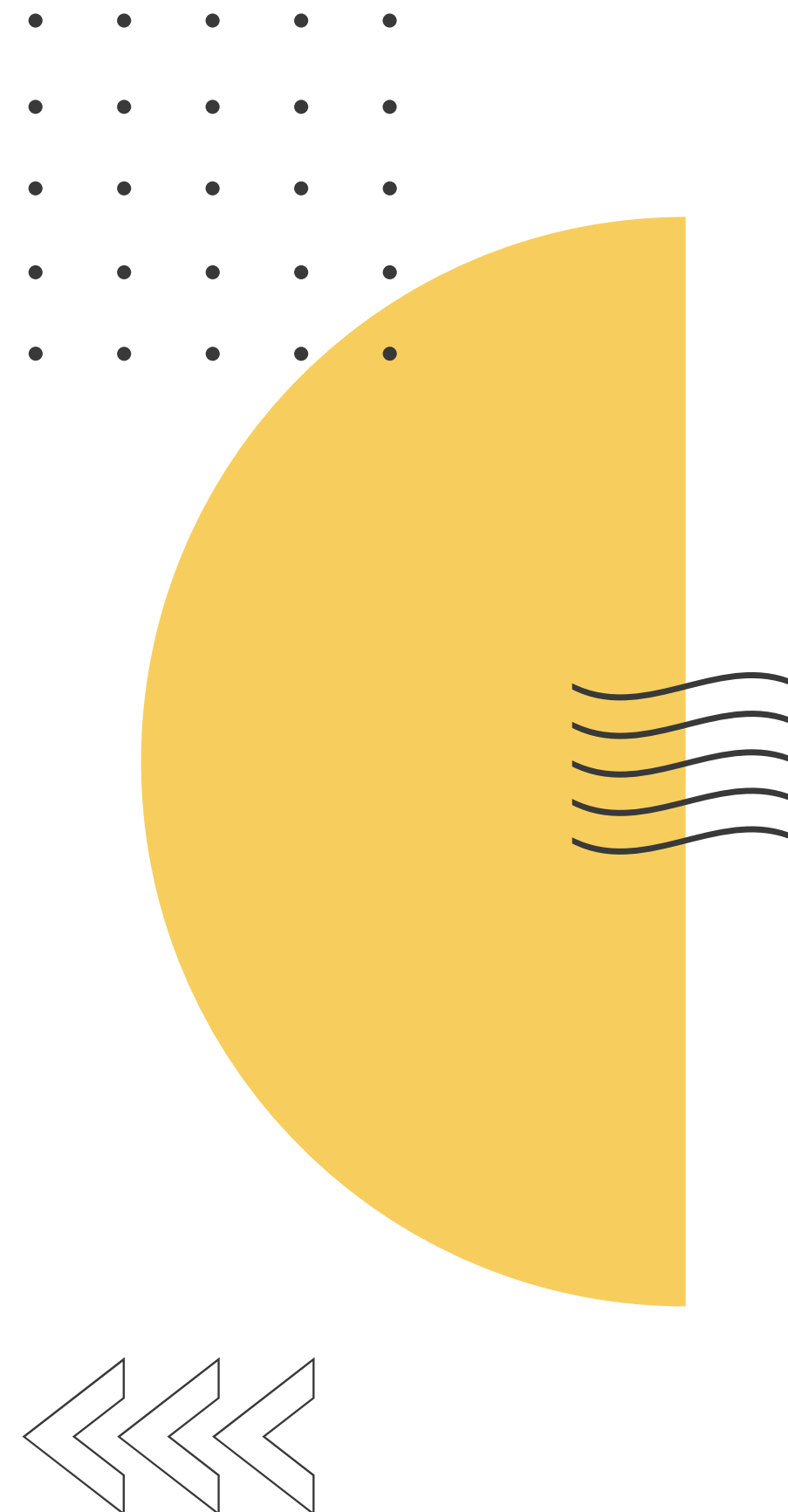
Within the 40%, the outcomes were primarily dismissals—with no judgment in either party's favor—only a very small number (0.3%) of cases ended with judgments in tenants' favor. Most dismissals tenants avoided eviction orders by moving out “voluntarily” before their court date, or as required by a settlement agreement with their landlord just to prevent an eviction being on their record or other resources such as lack of representation or the general trend of evicting primarily low income and Black communities.



Introduction

What variables are CURL interested in understanding regarding eviction in Chicago?

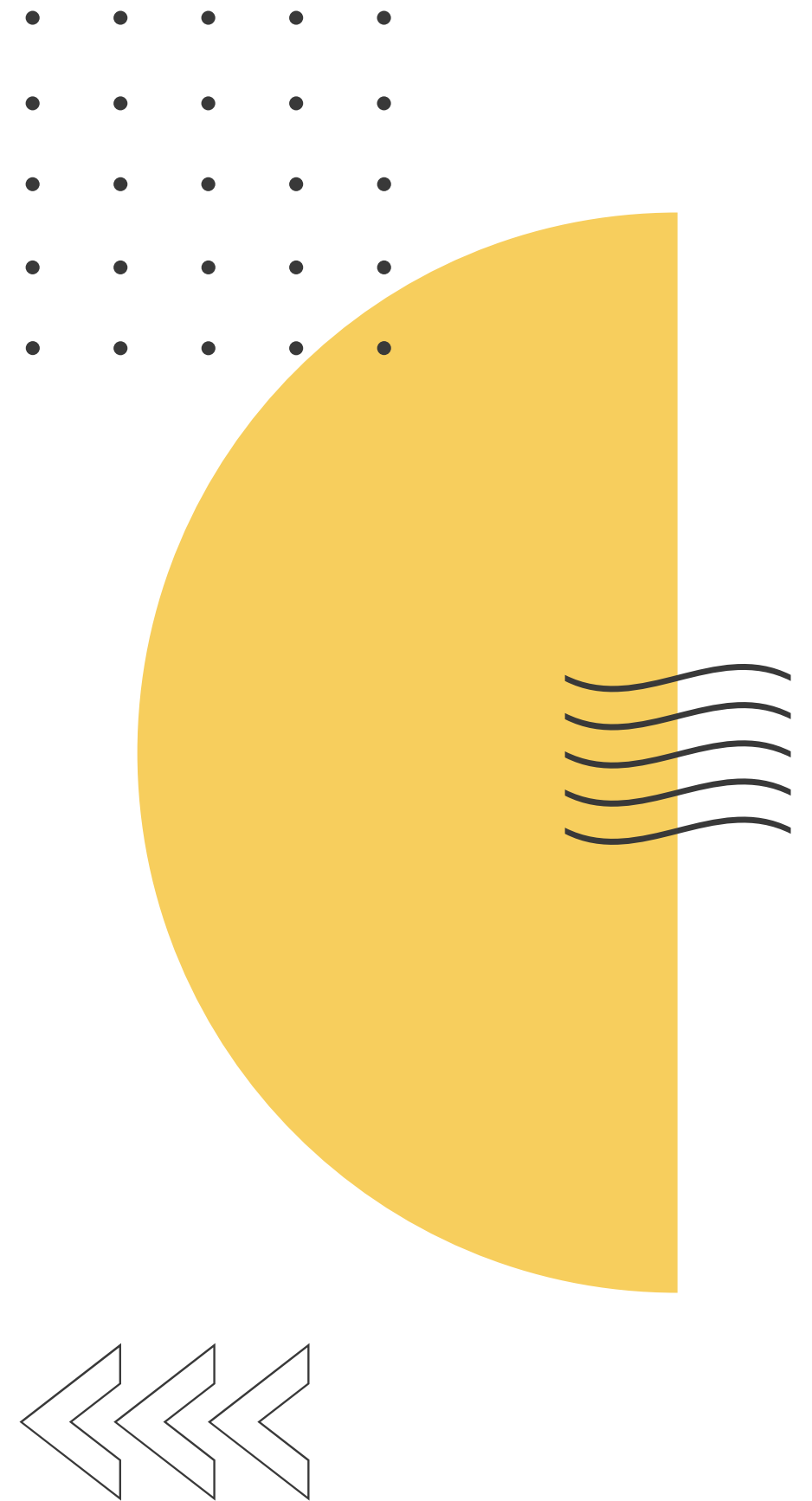
- Social
 - Race, annual income, neighborhood
- Legal
 - Does the tenant have legal representation?
 - Does the landlord/management company have legal representation?
 - What kind of agreements by the parties are being encouraged by the judge? (No back rent owed, i.e)
 - Who is the tenant being evicted by (small landlord, management company, developer)?
 - What trends to judges show favor in (legal judgements, encouraging agreements outside of court, pro-tenant, pro landlord)?



Exploratory Methods

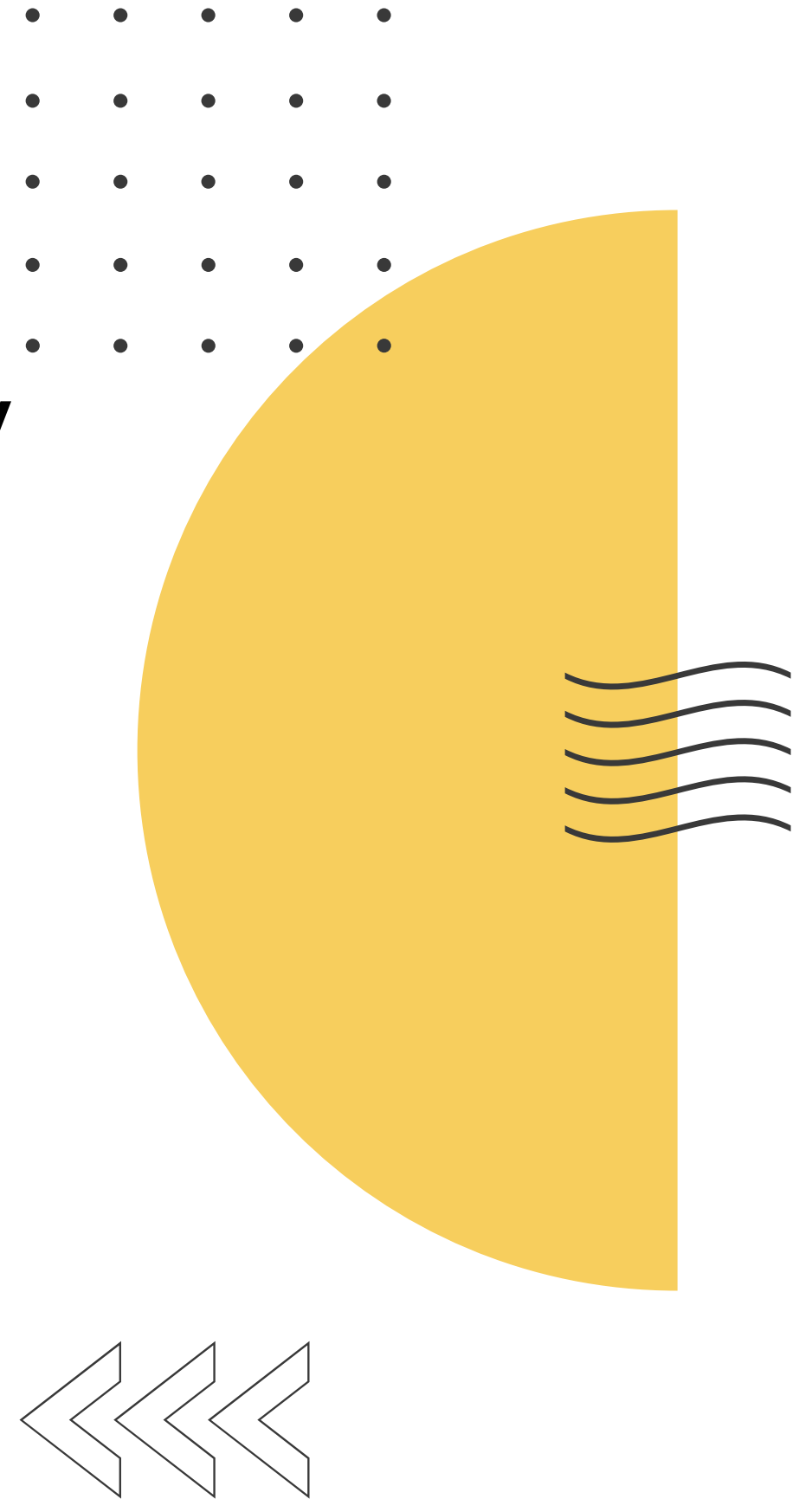
This project used a collaborative community-university approach with LCBH who has invested resources into extensive data collection, collecting a database of every eviction case in the city of Chicago from 2010 to 2018. Through the use of a participatory action research approaches that emphasizes CURL's engaged research and LCBH's model for community advocacy, creating an ideal research collaboration to understand this social issue, this research model is particularly effective in understanding this social issue.

CURL and LBCH teams will use a mixed methods approach, analyzing both quantitative data of eviction case information (filings and eviction notices) in addition to extensive literature reviews of judicial eviction processes in other American municipalities and court watching, documenting our own findings.



Quantitative Methods

By isolating one variable (such as plaintiff attorney names, judges name, number of court dates) and looking at its relationship to case outcomes, this assisted in developing the early considerations for our research and problem solve for LCBH.



Judge Name	Ratio	Ratio
HAMBRIGHT ORVILLE E JR	11.81209677	1.300232739
MURRAY, LEONARD	1872.6	0.8
MOLTZ MARTIN P	#DIV/0!	#DIV/0!
SCULLY, GEORGE F., JR.	17.73443983	2.575452716
GOMOLINSKI WILLIAM EDWARD	88.2195122	0.714285714
SKRYD DAVID A	21.793333333	1.78313253
CLIFFORD ROBERT JEFFERY	29.09803922	2.037037037
MALDONADO, ALFREDO	2.082673703	1.195286195
MACHNIK THADDEUS STEPHAN	117.05	5.1
GAVIN, JAMES J.	101.1304348	0.884615385
ROSARIO, DIANA	1.752978554	2.161689731
TRISTANO SANDRA	79.56	2.92
ROTI, THOMAS DAVID	19.2745098	1.765151515
WILLIS, CAMILLE E.	58.09090909	0.803571429
AGRAN, MARTIN S.	9.468926554	2.021276596
BURKE KATHLEEN MARIE	3.356973995	1.273155416
ARAUJO, MAURICIO	11.96261682	1.698275862
FEERICK MAUREEN PATRICIA	7.506410256	1.703488372
ROMANEK ABBY FISHER	122.75	1

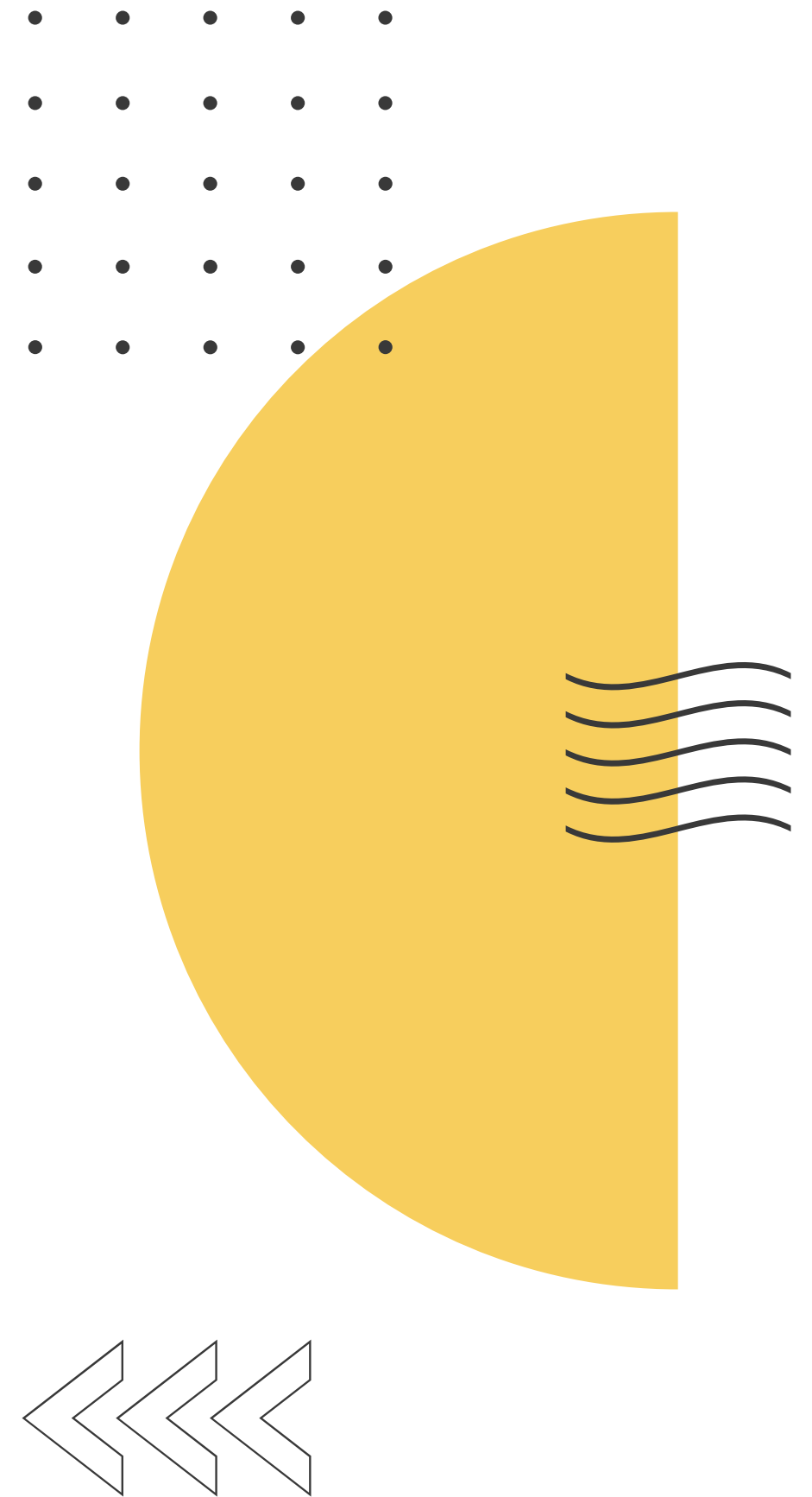
Data Sample

JUDGE NAMES AND DECISION OUTCOMES

Ratio for judge names is found by dividing the number of Judgements (Pro Plaintiffs) by Non Judgements (Agreements, Pro Defendant aka Tenants).
 (Ratio should be 1.5)

Next Steps

- Pick our specific research question
- Continue to focus the lens of data and begin analyzing/visualizing
- Follow up with stakeholders with focused perspective
- Continue collaborating with LCBH



Final Thoughts

While this research may still be in its early phase, there will be a continuous analysis of eviction court filings and cases for 2019 and 2020 including judicial policies and procedures. LCBH and CURL will collect data such as court documents, observations, and stakeholder interviews with management companies, developers, and tenants.

The ultimate goal of the research is to better capture the outcomes and realities of the eviction process both from a social perspective and legal to hold our judicial system accountable and advocate for fair housing for all Chicago residents.

