

# Risk Factors for Housing Evictions: A Panel Data Approach

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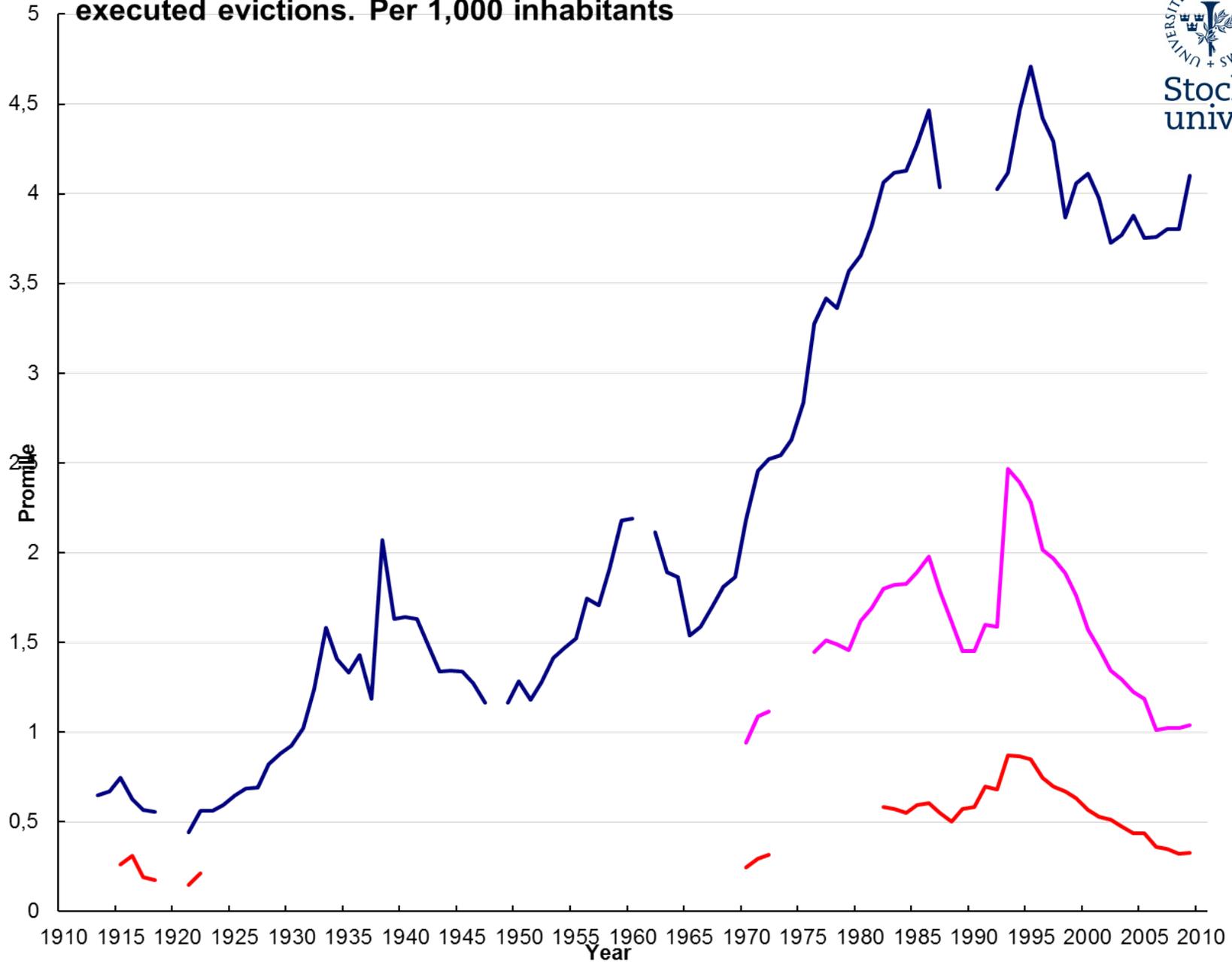
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# Evictions in Sweden 1913-2009. Applications to courts, to bailiffs and executed evictions. Per 1,000 inhabitants



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A number of studies have identified links between evictions and decreased chances of decent and affordable housing, residential mobility, homelessness and unemployment (Desmond 2012, Desmond and Gershenson 2017, Van Laere, De Wit, and Klazinga 2009).

Increased economic hardship (Kahlmeter, Bäckman, and Brännström 2018).

Parenting stress (Desmond and Kimbro 2015).

Family disruption (Berg and Brännström 2018).

Depression (McLaughlin et al. 2012).

Suicide (Rojas and Stenberg 2016, Fowler et al. 2015).

Prior studies suggest that evictions are more common among people with few resources such as low income, immigrant background, and low education, as well as people living in single households with children (Crane and Warnes 2000, Stenberg, Kåreholt, and Carroll 1995, Hartman and Robinson 2003, Van Laere, De Wit, and Klazinga 2009).

Little is known about these risk factors from a longitudinal perspective.

Cross-sectional studies have inherent problems related to selectivity, and (per definition) fail to account for variations over time.

Do the associations between various risk factors and evictions found in previous studies hold when accounting for temporal and spatial variations?

N spatial units and T time periods

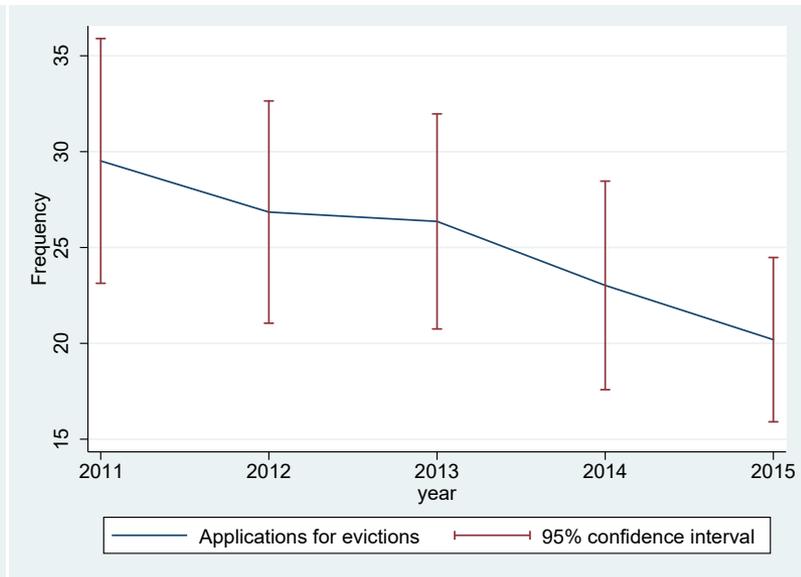
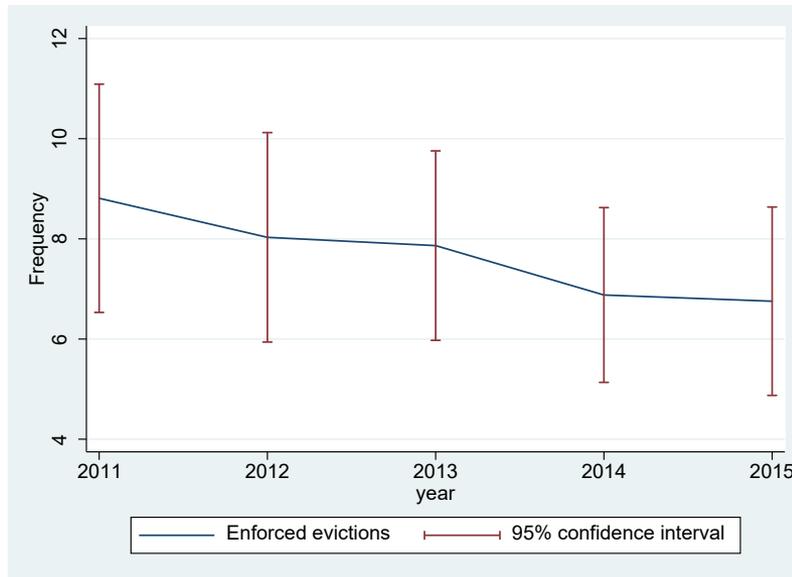


Dataset of  $N \times T$  observations

Administrative data from all Swedish municipalities (n=290) for the years 2011-2015, 1,450 observations in total.

Frequency of applications for evictions and enforced evictions of residents aged 18 and above.

Figure 1. Trends in enforced evictions and applications for evictions across Swedish municipalities 2011-2015.



## **Independent Variables**

Unemployment

Economic Strain/Hardship (means-tested social assistance)

Educational Attainment

Crime

Family Disruption

Family Composition

Ethnic Background/Minority

## **Control Variables**

The number of individuals at the age of 18 and above

The number of multifamily dwellings

Multivariable random effects within-between (REWB) panel data regression models (Bell, Fairbrother, and Jones 2018, Bell and Jones 2015)

REWB models check for which of the estimated within- and between-municipality associations that differ systematically (Schunck and Perales 2017).

Table 2. Risk factors for enforced evictions. Multivariable random effects within-between panel regression (OLS) estimates.

Variables\Outcome	Enforced evictions
	Standardized b-coefficient (95% CI)
<i>Random-effects estimates<sup>a</sup></i>	
Social assistance reciprocity	0.222 (0.161; 0.284) ***
Compulsory education	1.212 (1.065; 1.358) ***
Single households without children	-1.134 (-1.360; -0.908) ***
Single households with children	0.120 (0.072; 0.167) ***
Divorced	-0.089 (-0.238; 0.059)
Foreign background	-0.296 (-0.421; -0.171) ***
<i>Between-municipality estimates<sup>b</sup></i>	
Unemployment	0.101 (0.077; 0.126) ***
Crime	-0.017 (-0.110; 0.076)
<i>Within-municipality estimates<sup>b</sup></i>	
Unemployment	-0.016 (-0.038; 0.005)
Crime	0.228 (0.137; 0.318) ***