

“Eviction is a cause, not  
just a condition, of  
poverty”

~Matthew Desmond



# Agenda

---

- Announcements
- Stephanie Pasquale
  - Amanda and Kristen
- For Next Class

# Competition Points

## *Winners*



## *Losers*

As of 10/27/2017

| Group # | Points |
|---------|--------|
| 5       | 31     |
| 1       | 27     |
| 8       | 27     |
| 12      | 27     |
| 17      | 24     |
| 7       | 22     |
| 14      | 22     |
| 3       | 21     |
| 9       | 19     |
| 10      | 18     |
| 15      | 17     |
| 16      | 17     |
| 19      | 17     |
| 11      | 16     |
| 2       | 15     |
| 6       | 15     |
| 13      | 15     |
| 18      | 15     |
| 4       | 13     |

# Stephanie Pasquale

- Deputy Commissioner of Syracuse City Division of Neighborhood Development
- Syracuse University Maxwell MPA alumna
- Former Deputy Executive Director of Home Headquarters Inc.
- Former Loan Fund Director at Worcester Community Housing Resources

**FINAL NOTICE:**

**AN ANALYSIS OF HOUSING INSTABILITY  
AND EVICTIONS IN SYRACUSE**

**Community Benchmarks Program, Maxwell School  
of Citizenship and Public Affairs, Syracuse University**

PAF 410: Practicum in Public Policy



# Risk Factors for Eviction

## Neighborhood Risk Factors

- 40% of evictions occur in high-poverty neighborhoods
- 53% of evictions in hyper-segregated neighborhoods
- Neighborhoods with higher crime rates

## Extremely Low Income Levels

- Median income of \$11,220
- Most paying 50% of income for housing
- 1/3 paying at least 80%
- Disability

## Job Loss and/or Unexpected Illness

## Living in poor rental housing conditions

## Families with Children



# Consequences of Eviction and Housing Instability

## Socioeconomic Outcomes

- 15% more likely to get fired
- 20% increase in material hardship
- 25% more likely to have chronic housing problems

## Health Outcomes

- Evicted mothers 200% more likely to report clinical depression
- Risk factor for suicide
- Increased progression of HIV

## For Children:

- Disconnected from social networks
- Experiencing three or more moves in early childhood and adolescence reduces the probability of graduating high school by 10-14%
- 1,331 children involved in OnVLP cases in the past year



# Eviction Estimates


**7,000 - 8,000 annual  
eviction cases in  
Syracuse**

**5,577 - 6,374 cases  
resulting in eviction**

**11,154 - 12,754  
individuals evicted  
each year**

**16.6% - 18.9% of  
Syracuse renters  
evicted each year**





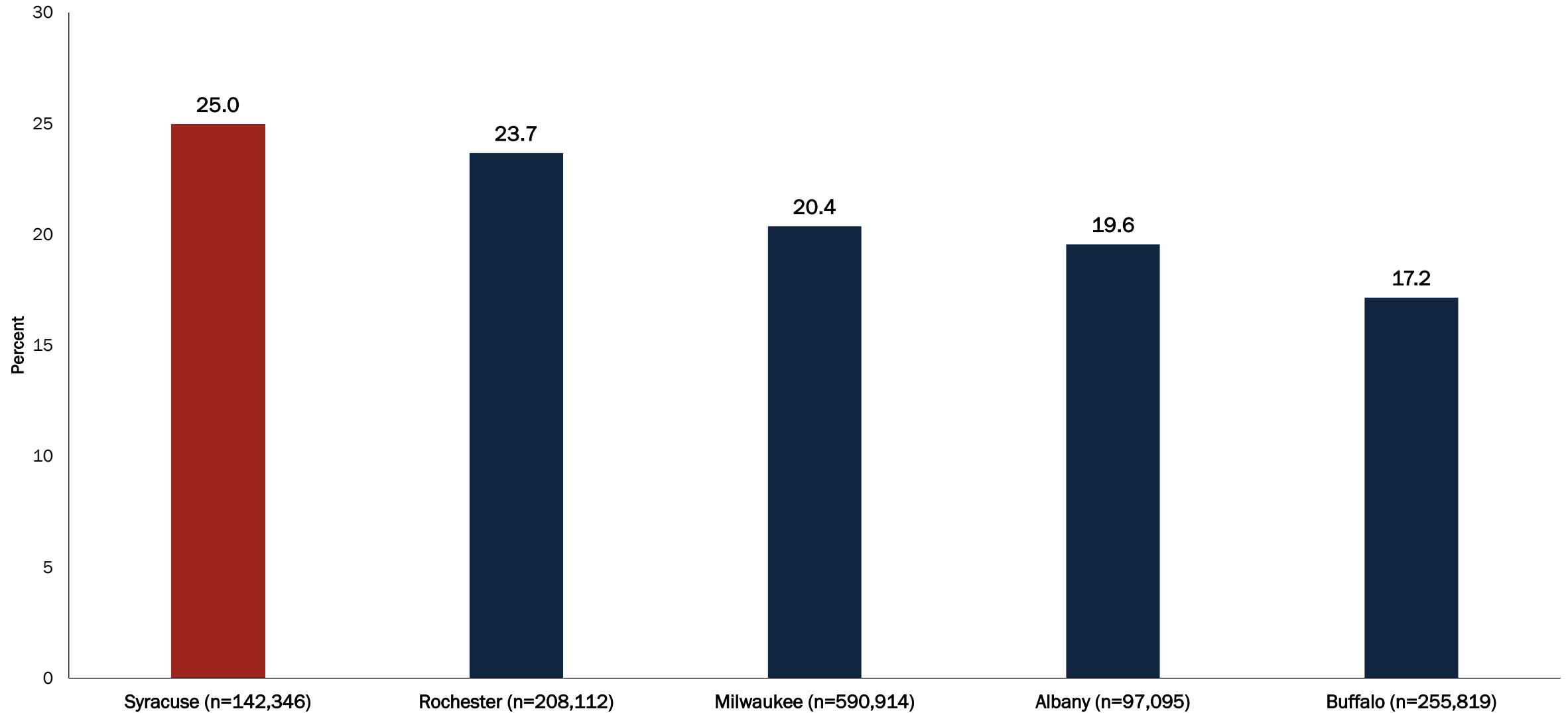
# **Distribution of OnVLP Eviction Cases in Syracuse 2013 - 2016**



Created By: Community Benchmarking Spring 2017  
Source: OVLP Eviction Cases – MPD Data by Year

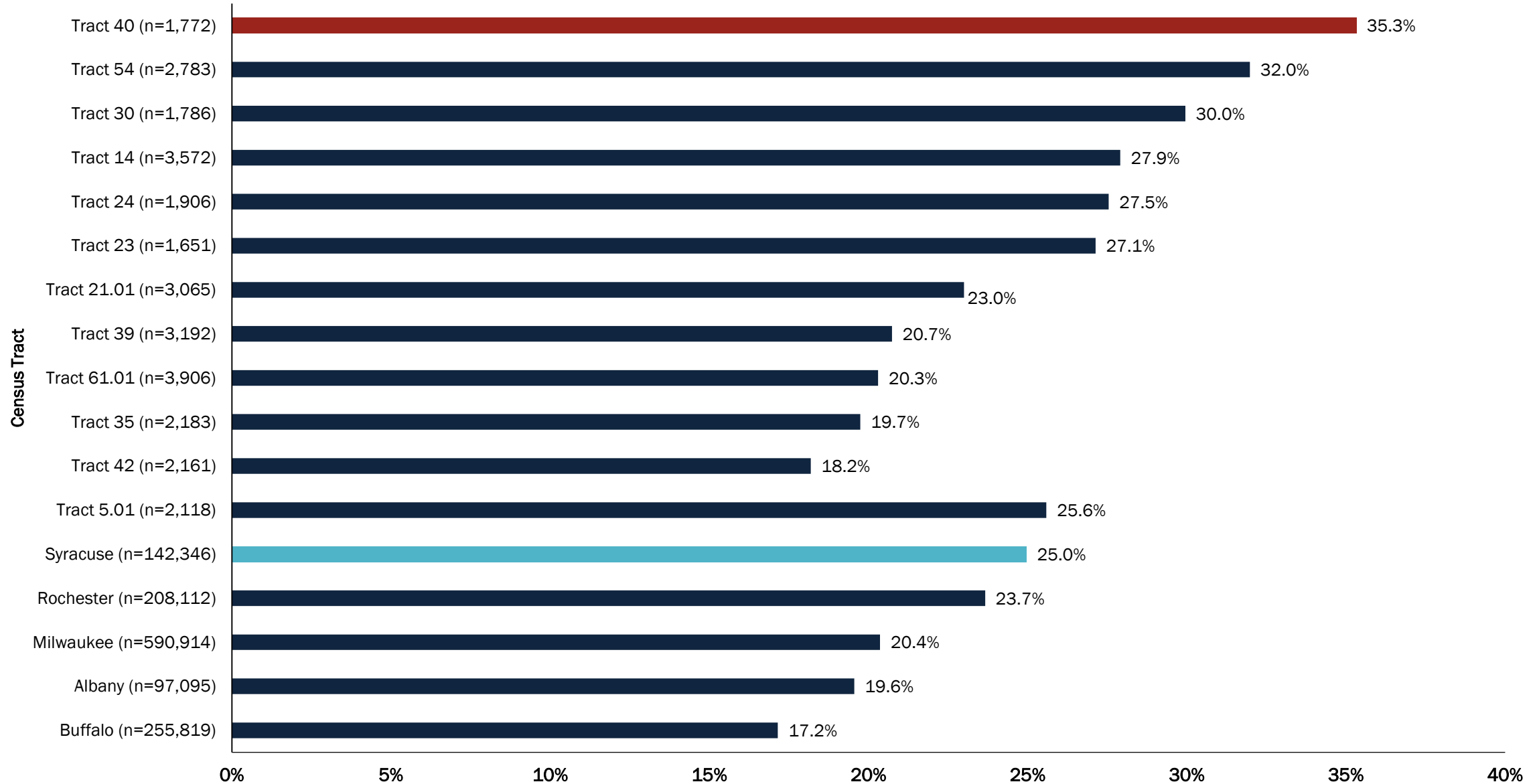


# Percent of the Population Living in a Different House Less Than A Year Ago For Syracuse, Rochester, Milwaukee, Albany and Buffalo (2011 - 2015)

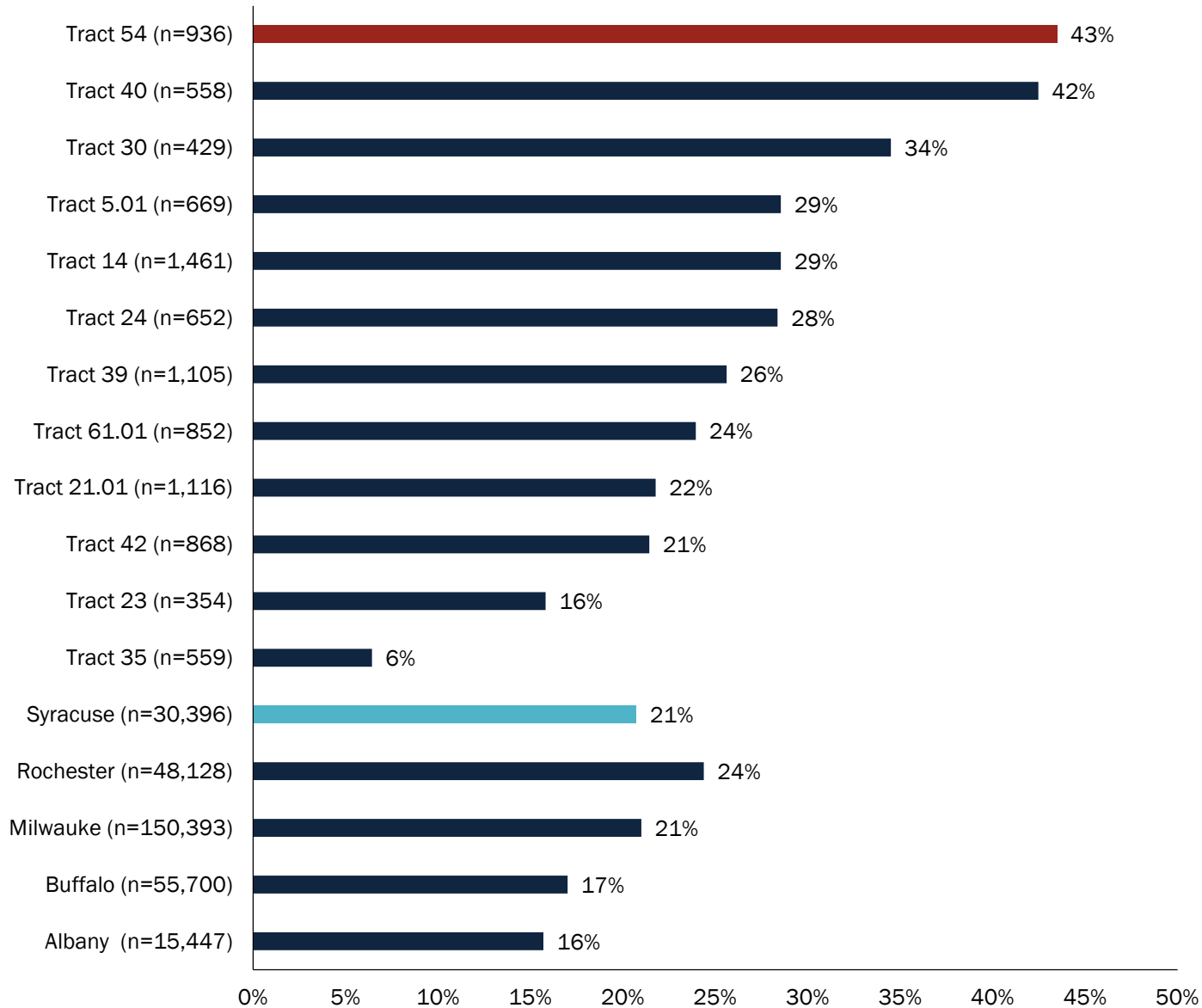


Source: American Community Survey 2011-2015 5-Year Estimates, Table B07001

# Percent of the Population That Lived in A Different House A Year Ago by Census Tract in the City of Syracuse (2011 - 2015)



## Percent of Children Under 17 Living in a Different House Less Than A Year Ago by Census Tract, City of Syracuse (2015)



**Comment:** Tracts with high values indicate high geographic mobility, tracts with low values indicate low geographic mobility. Census Tract 54 had more than double the percentage of children under the age of 17 living in a different house less than a year ago (43%) than Syracuse overall (21%).

## Distribution of VLP Eviction Cases by Landlords Residing within the City of Syracuse (2013-16) (n=3246)

| Landlord                                | Number of Eviction Cases | Percent of all Eviction Cases |
|---|--------------------------|-------------------------------|
| Residential Equity Holdings of NY LLC.  | 142                      | 4.4%                          |
| Endzone Properties Inc.                 | 68                       | 2.1%                          |
| GSPDC                                   | 52                       | 1.6%                          |
| Syracuse Model Neighborhood Corporation | 45                       | 1.4%                          |
| Revin Associates LLC.                   | 40                       | 1.2%                          |
| Antimo J. Vigliotti                     | 37                       | 1.1%                          |
| Joda Properties LLC.                    | 31                       | 1.0%                          |
| Brian A. Murphy                         | 30                       | 0.9%                          |
| A Clark and Daughters Inc.              | 25                       | 0.8%                          |
| Joslyn Court Housing LLP.               | 24                       | 0.7%                          |
| Salina Square LLC.                      | 24                       | 0.7%                          |
| Lisi Alessandro                         | 21                       | 0.6%                          |
| Frank A. Canzano                        | 21                       | 0.6%                          |
| <b>Total</b>                            | <b>560</b>               | <b>17.3%</b>                  |

## VLP Eviction Cases by Landlord for the City of Syracuse (2013-16)

| Landlord                                | Eviction Cases | Units | Rate |
|---|----------------|-------|------|
| Residential Equity Holdings of NY LLC.* | 142            | 138   | 1.0  |
| Classic American LLC.                   | 76             | 130   | 0.6  |
| Endzone Properties Inc.*                | 68             | 73    | 0.9  |
| GSPDC*                                  | 52             | 918   | 0.1  |
| Onondaga Hilltop Homes Inc. *           | 48             | 390   | 0.1  |
| Syracuse Model Neighborhood Corporation | 45             | 187   | 0.2  |
| Grant Village Apartments LLC.*          | 44             | 520   | 0.1  |
| Revin Associates LLC.                   | 40             | 245   | 0.2  |
| Antimo J. Vigliotti                     | 37             | 64    | 0.6  |
| William D'Angelo*                       | 31             | 111   | 0.3  |
| Joda Properties LLC.                    | 31             | 134   | 0.2  |
| Brian A. Murphy*                        | 30             | 21    | 1.4  |
| Scott Sharp                             | 28             | 10    | 2.8  |
| A&M Properties*                         | 26             | 87    | 0.3  |
| A Clark and Daughters Inc.*             | 25             | 86    | 0.3  |
| Joslyn Court Housing LLP.               | 24             | 786   | 0.0  |
| Salina Square LLC.                      | 24             | 350   | 0.1  |
| Conifer Realty LLC.                     | 22             | 246   | 0.1  |
| Lisi Alessandro                         | 21             | 76    | 0.3  |
| Frank A. Canzano                        | 21             | 62    | 0.3  |

**Comment:**  
Residential Equity Holdings of NY LLC. had the highest number of evictions while landlord Scott Sharp had the highest rate of evictions.



# Strengthening McKinney-Vento Act

- **Federal law that mandates local school districts to aid students and their families experiencing homelessness**
- **Many students who qualify for services do not actually receive them because they remain unidentified**
  - **Department of Social Services report change in residence to schools**
- **Policy is NOT retroactive**



# Bridge Subsidy Demonstration Program (Maryland)

- \$2.1 million to fully fund in state of Maryland
- Provides three years of rental assistance and helps low income renters only spend up to 30% of annual income on rent
- Program targets persons with disabilities making less than 15,000 annually on the wait list for long term federal housing assistance
- Short term preventative policy





# Emergency Rental Assistance Program (Washington, DC)

- Provides emergency housing funds to low-income renters
- Covers overdue rent, security deposits, late fees, etc.
- Funded solely by the District's budget and 63% of payments went to households with children
- Unstable housing has strong correlation with children
- Program totals to \$4.8 million.
- Median rent for one bedroom apt in D.C.: \$2,000
- Median rent for one bedroom apt in Syracuse: \$854



# Expansion of Housing Choice Vouchers

- Only pay 30% of income – no more
- Housing Quality Standards / inspection process
- Direct deposit to landlords at HUD-Established Fair Market Rent levels

**Any questions?**



# Extra Credit Opportunity

---

- Come in next class with a typed question to ask the speaker
- If all of your group members bring in questions, you get **one extra credit point!**
- If any group member forgets, no extra credit, but no points are lost
- You have nothing to lose and everything to gain so DO IT



# Renee Captor

---

- 1980 - SU Graduate-Policy Studies Major
- 1982 - SU Law Graduate
- 2017- Case Western Reserve University- MA in Financial Integrity
- Defense Attorney from 1983 – 2001
- Executive Director OCBA Assigned Counsel Program, Inc. 2001 - 2016
- Teaches PAF 431: Criminal Justice (Spring)



## For Next Class

---

- Module 4 Graph Homework due **Monday 10/30** or **LOSE 5 POINTS**
  - Must be typed and printed
- Speaker survey due **Monday 10/30 @12:45** or **LOSE 5 POINTS**
- Bring a question for Renee Captor (extra credit point for group)
  
- Module 4 due **11/8**