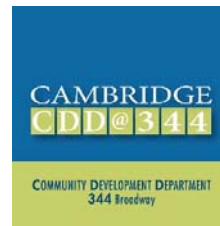


Tenant Displacement Taskforce: Eviction Complaints in Cambridge

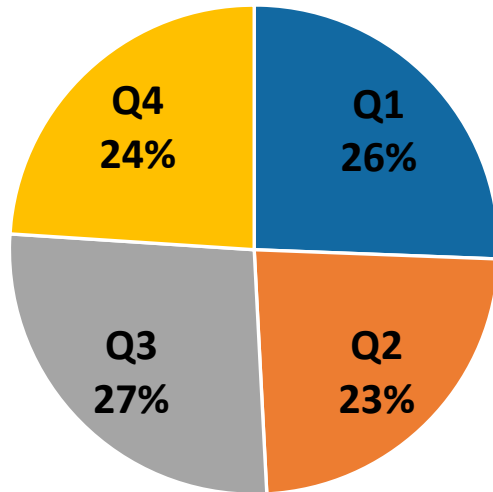


April 23, 2019

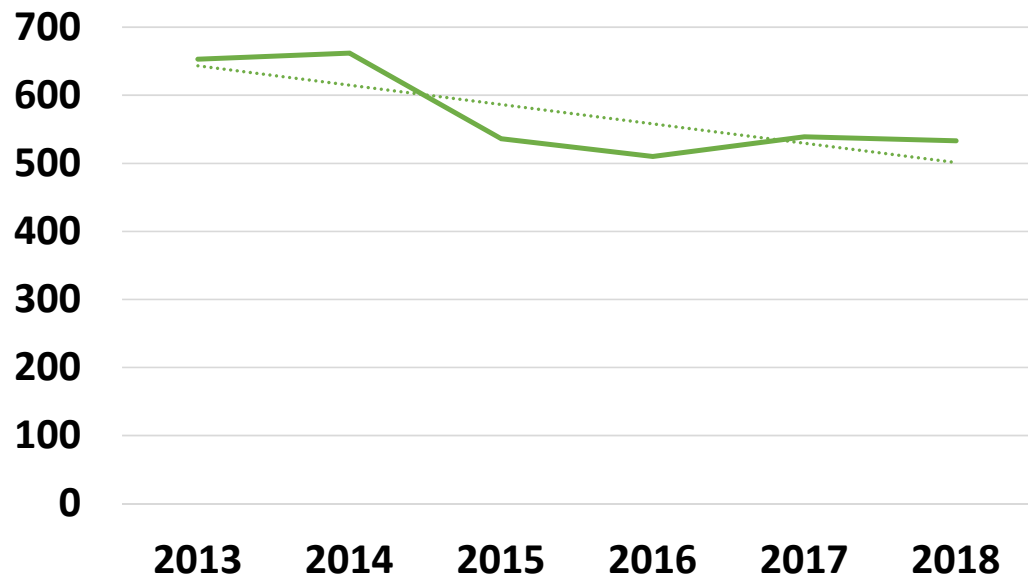
Eviction Complaints Over Time

January 2013 - December 2018

Eviction Complaints per Quarter (All years)

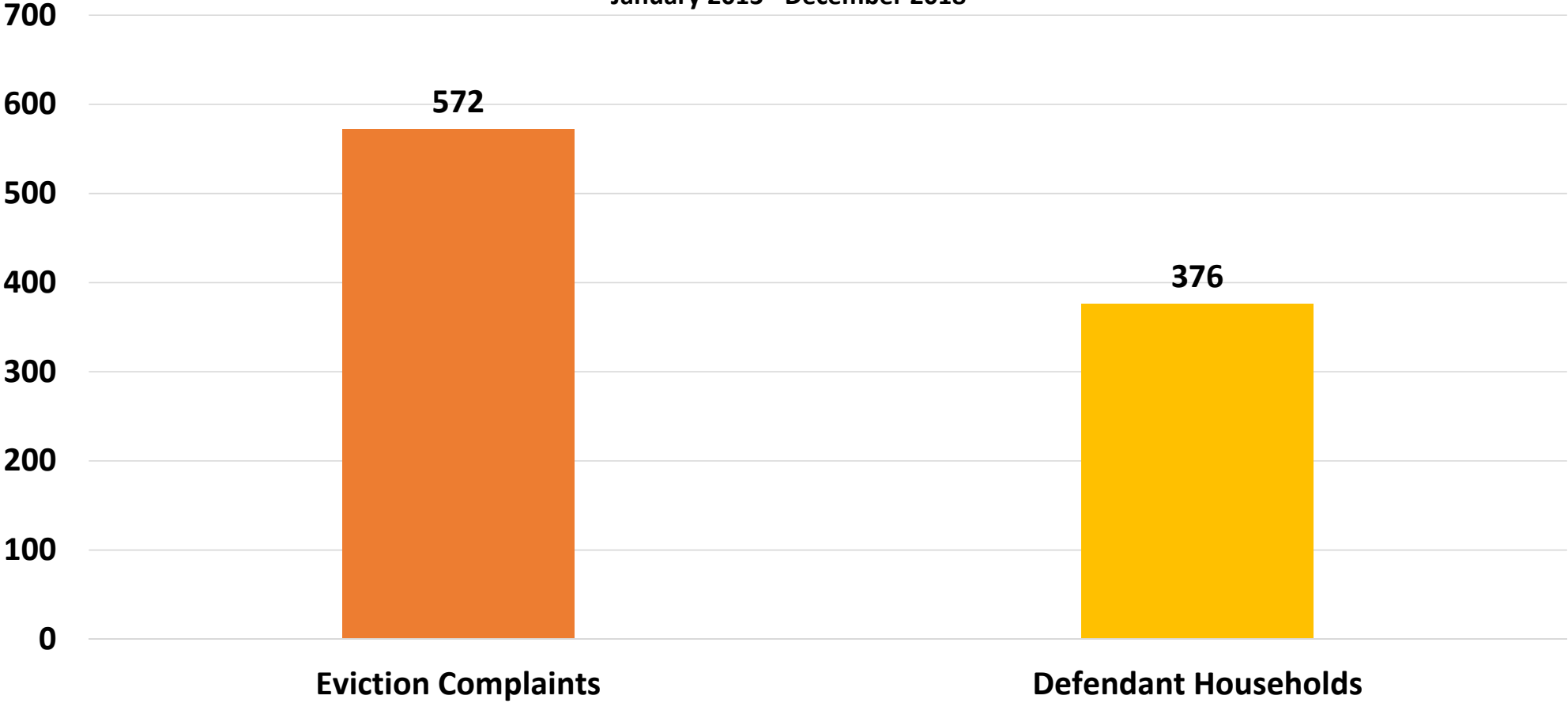


Per Year



Annual Averages

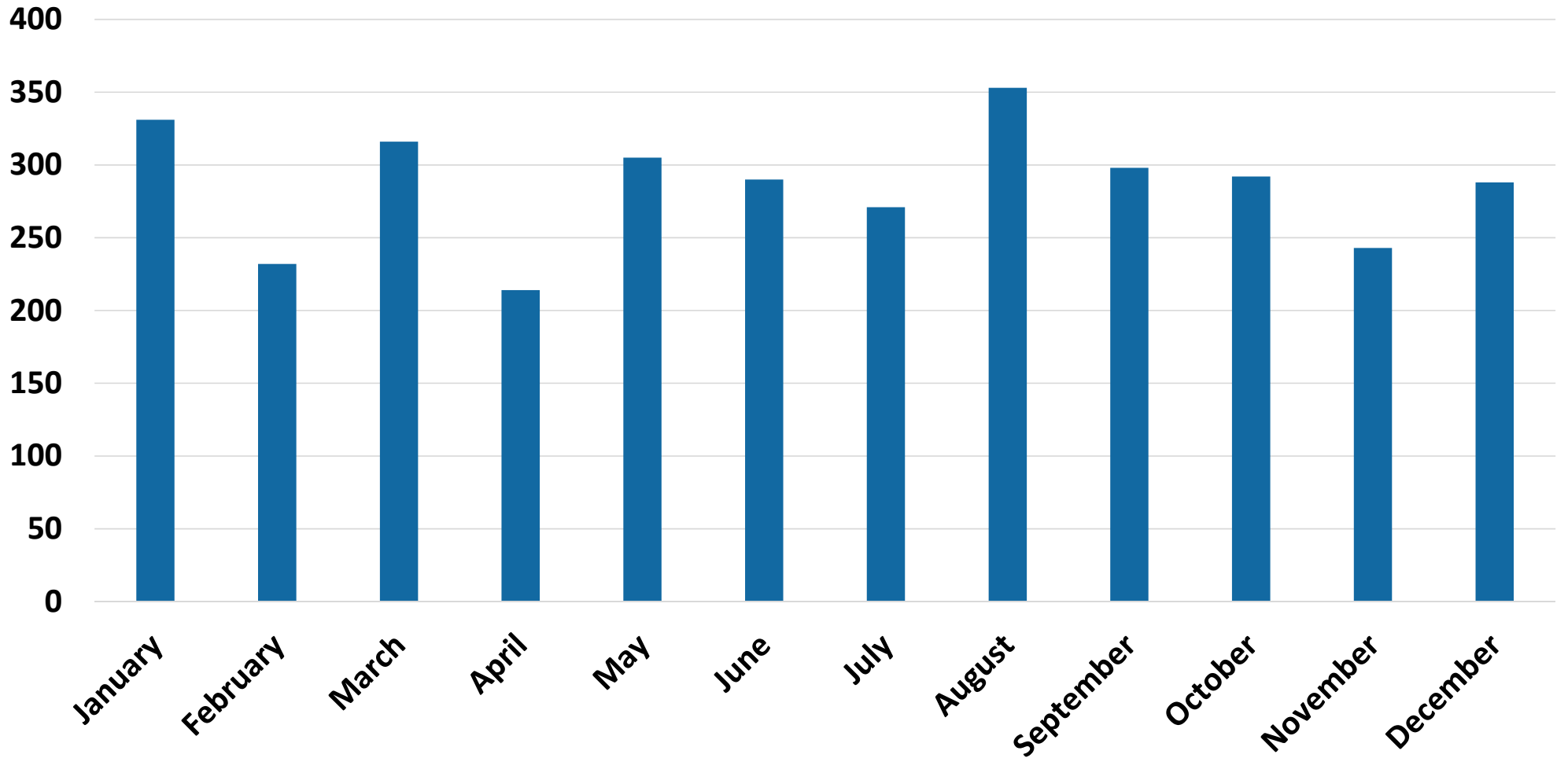
January 2013 - December 2018



Note: "Defendant Households" includes both households that have had a single complaint filed against them and those households with two or more complaints filed against them.

Eviction Complaints by Month

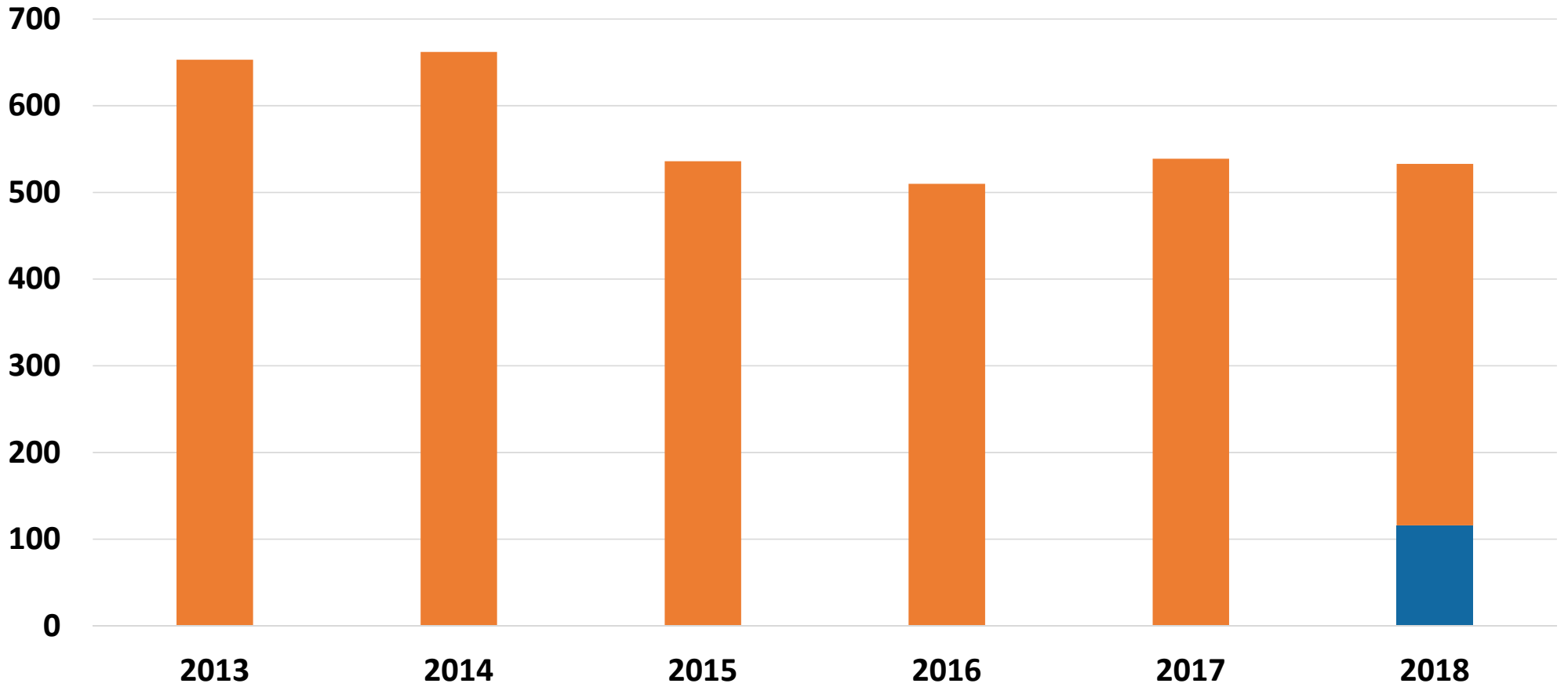
January 2013 - December 2018



Where Eviction Complaints are Filed

January 2013 – December 2018

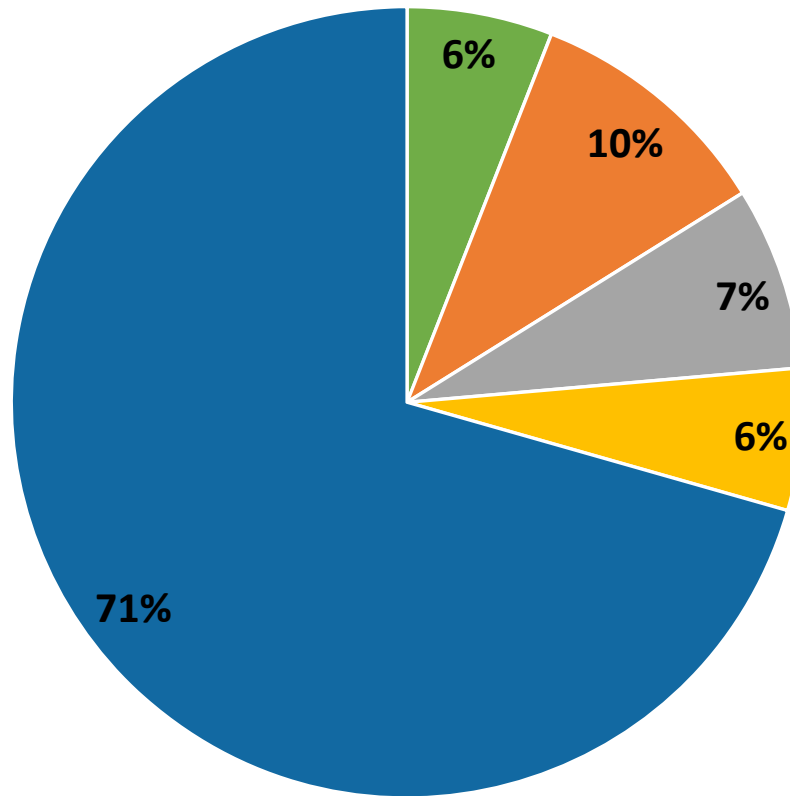
■ Housing Court ■ District Court



Eviction Complaints by Building Size

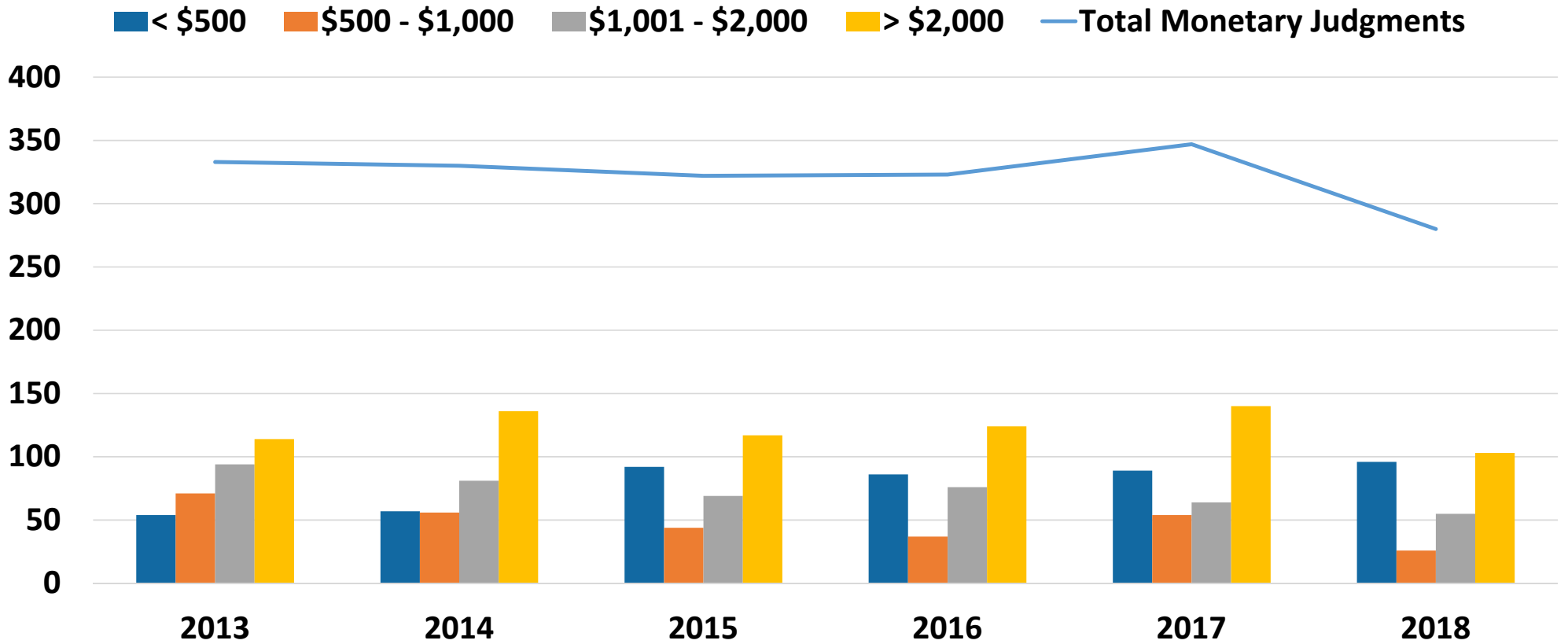
January 2013 – December 2018

■ 1 - 3 units ■ 4 - 12 units ■ 13 - 25 units ■ 26 - 50 units ■ > 50 units



Eviction Complaint Monetary Judgment Trends

January 2013 – December 2018

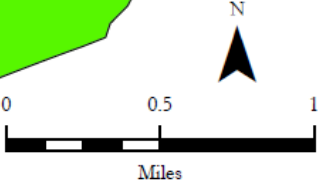
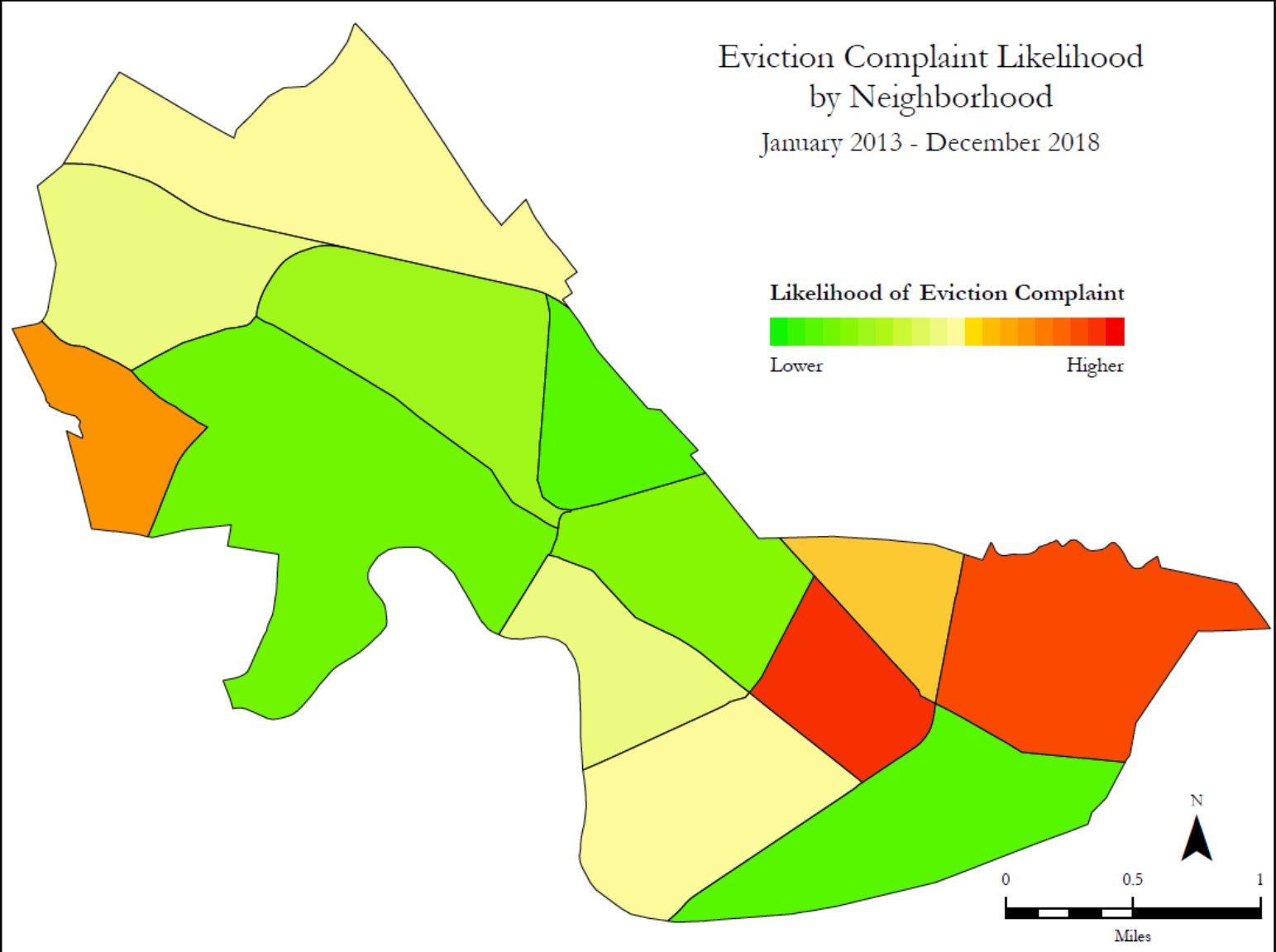


Note: A significant number of < \$500 judgments likely represent only court fees and do not include an award of damages against a tenant and to a landlord. This chart excludes filings where there was no monetary judgment listed, where the total was \$0, or where a judgement was against the landlord.

Eviction Complaint Likelihood by Neighborhood

January 2013 - December 2018

Likelihood of Eviction Complaint



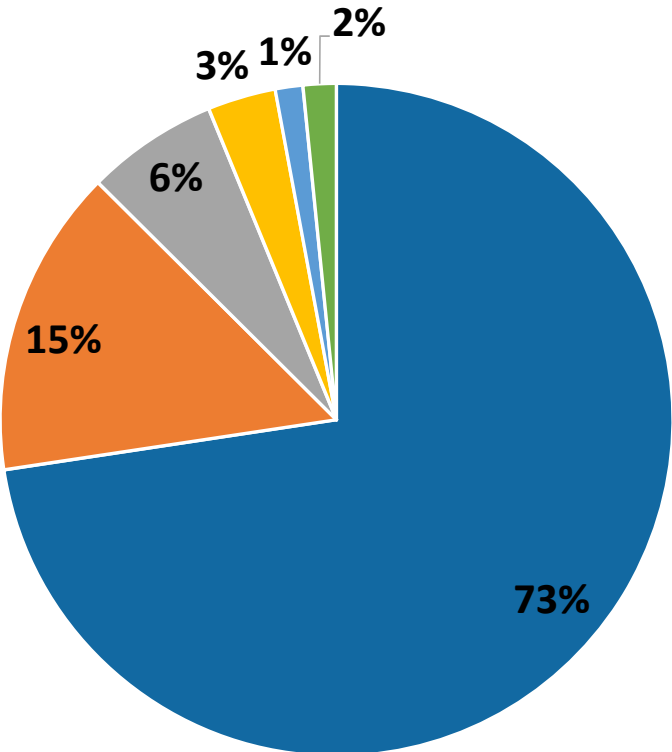
Map prepared by Brendan Monroe on April 18, 2019. CDD GIS C:\Projects\Housing\Evictions\MarketRateEvictionLikelihood.mxd

Number of Eviction Complaints per Household by Housing Type

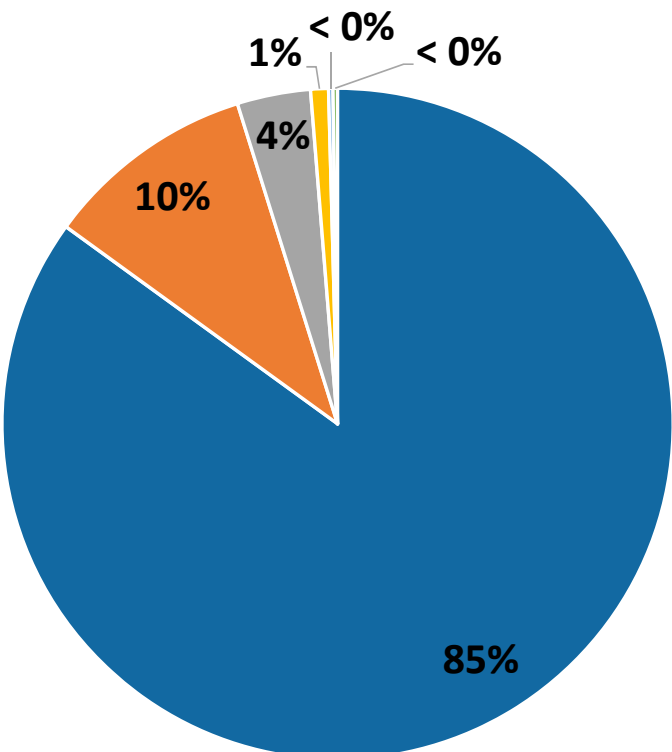
January 2013 – December 2018

■ 1 ■ 2 ■ 3 ■ 4 ■ 5 ■ 6 or more complaints

All Housing



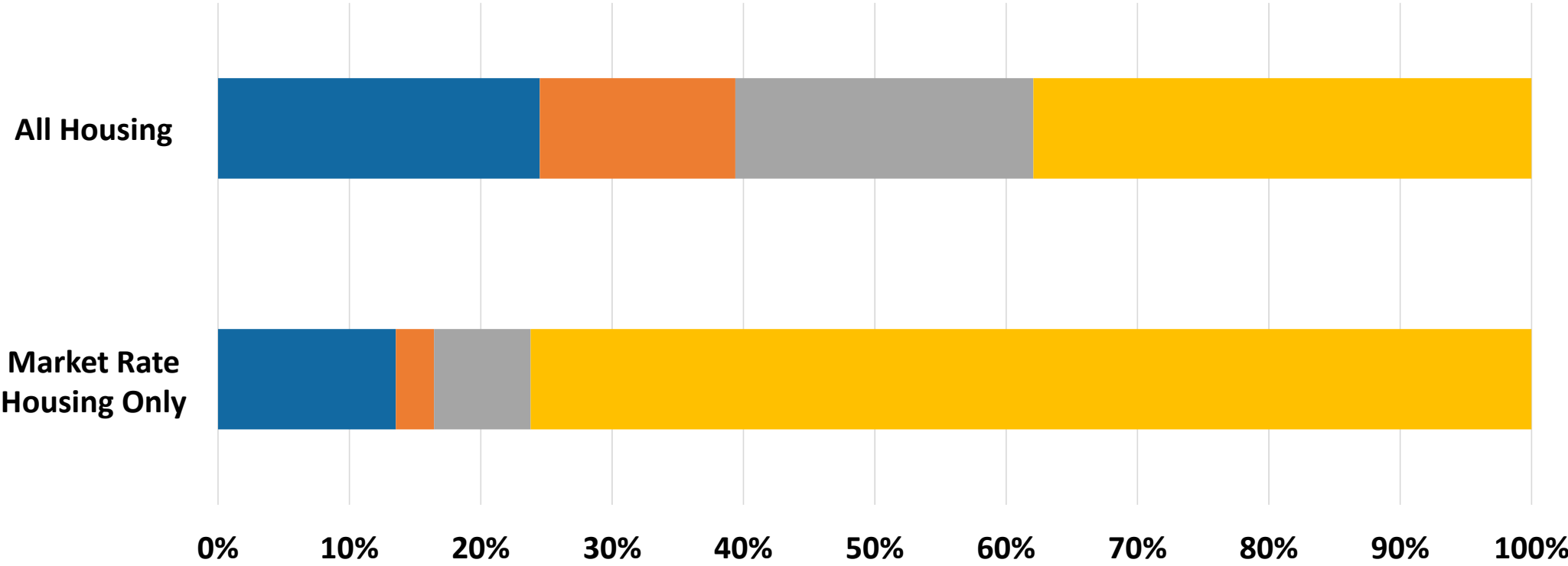
Market Rate Housing Only



Eviction Complaint Monetary Judgment Totals

January 2013 – December 2018

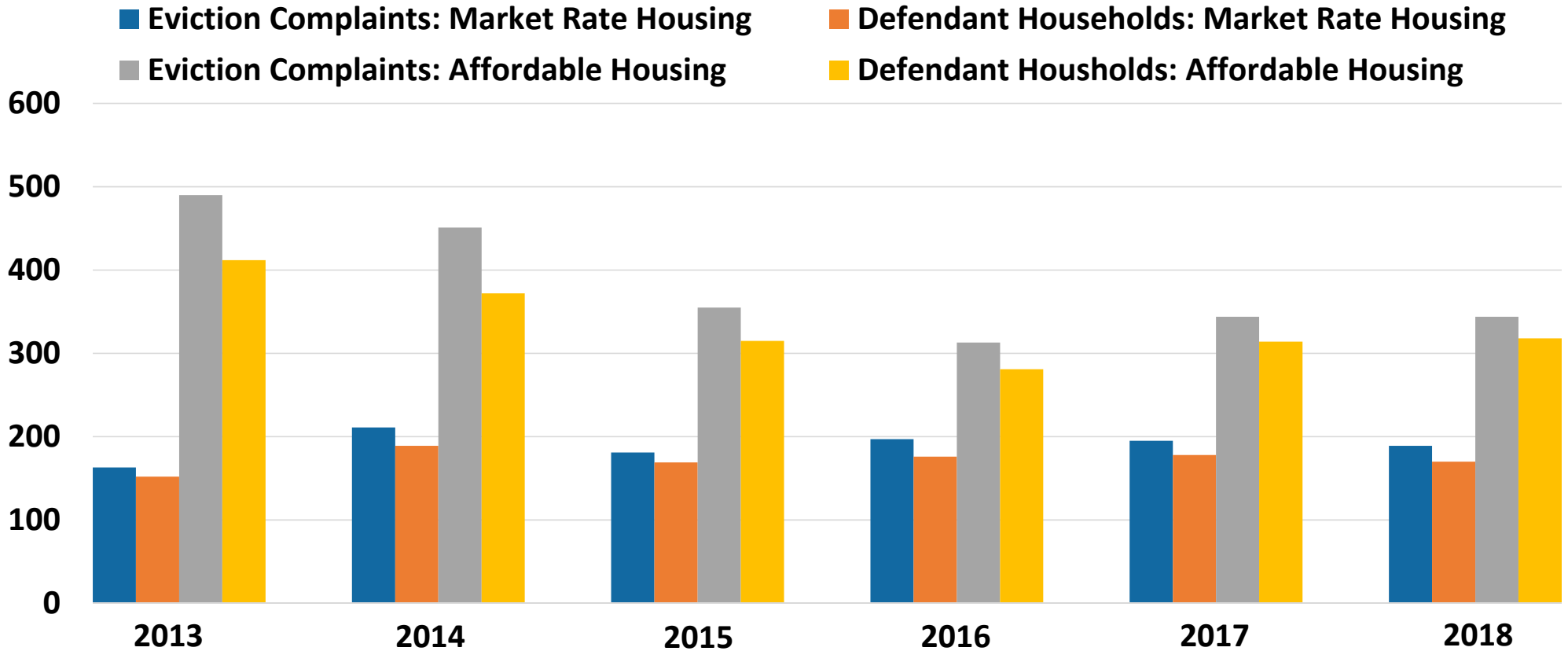
■ < \$500 ■ \$500 - \$1,000 ■ \$1,001 - \$2,000 ■ > \$2,000



Note: A significant number of < \$500 judgments likely represent only court fees and do not include an award of damages against a tenant and to a landlord. This chart excludes filings where there was no monetary judgment listed, where the total was \$0, or where a judgement was against the landlord.

Comparing Eviction Complaints and Defendant Households

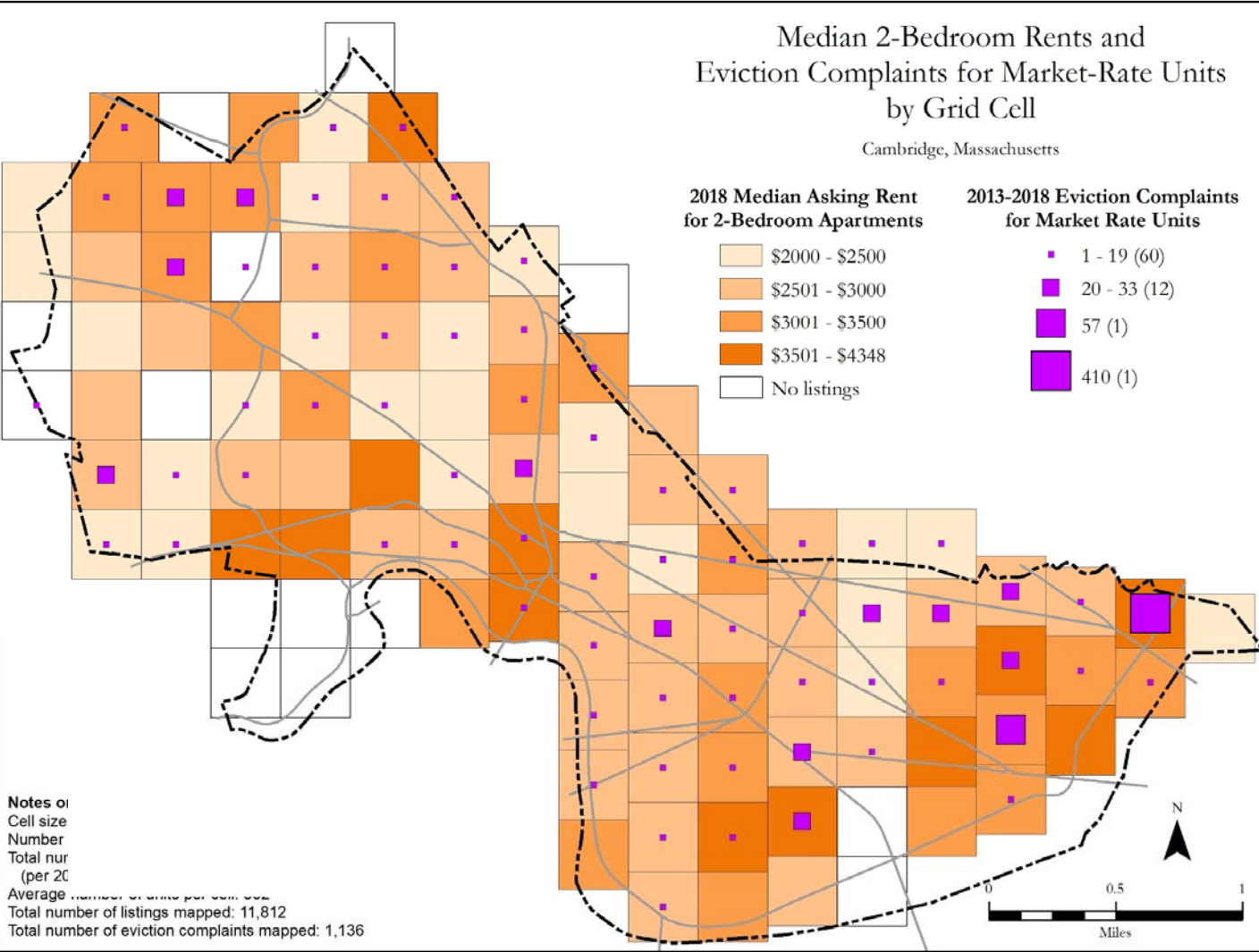
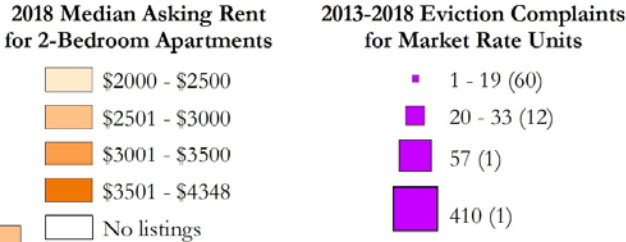
January 2013 – December 2018



Note: "Defendant Households" includes both households that have had a single complaint filed against them and those households with two or more complaints filed against them.

Median 2-Bedroom Rents and Eviction Complaints for Market-Rate Units by Grid Cell

Cambridge, Massachusetts

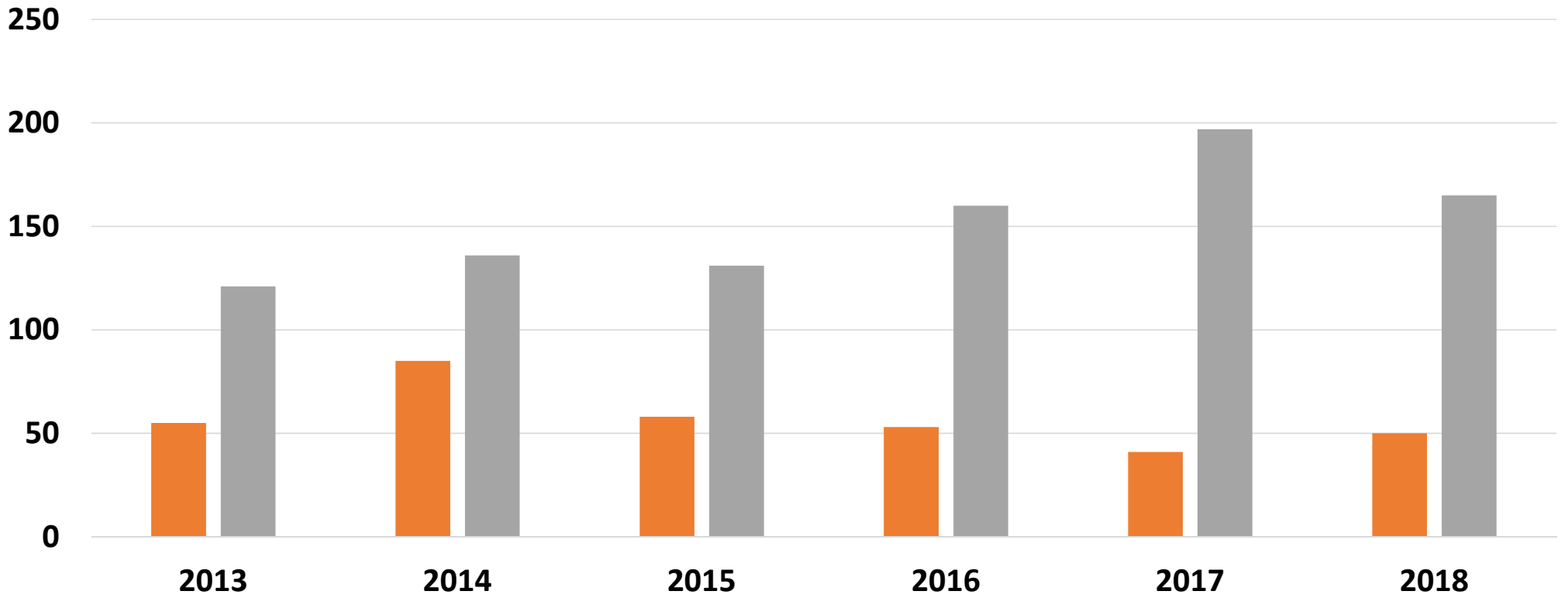


Notes on
 Cell size
 Number
 Total number
 (per 20
 Average number of units per cell
 Total number of listings mapped: 11,812
 Total number of eviction complaints mapped: 1,136

Market Rate Eviction Complaints by Building Type

January 2013 - December 2018

■ Small Market Rate Buildings (1 - 12 Units) ■ Larger Market Rate Buildings (> 12 Units)*

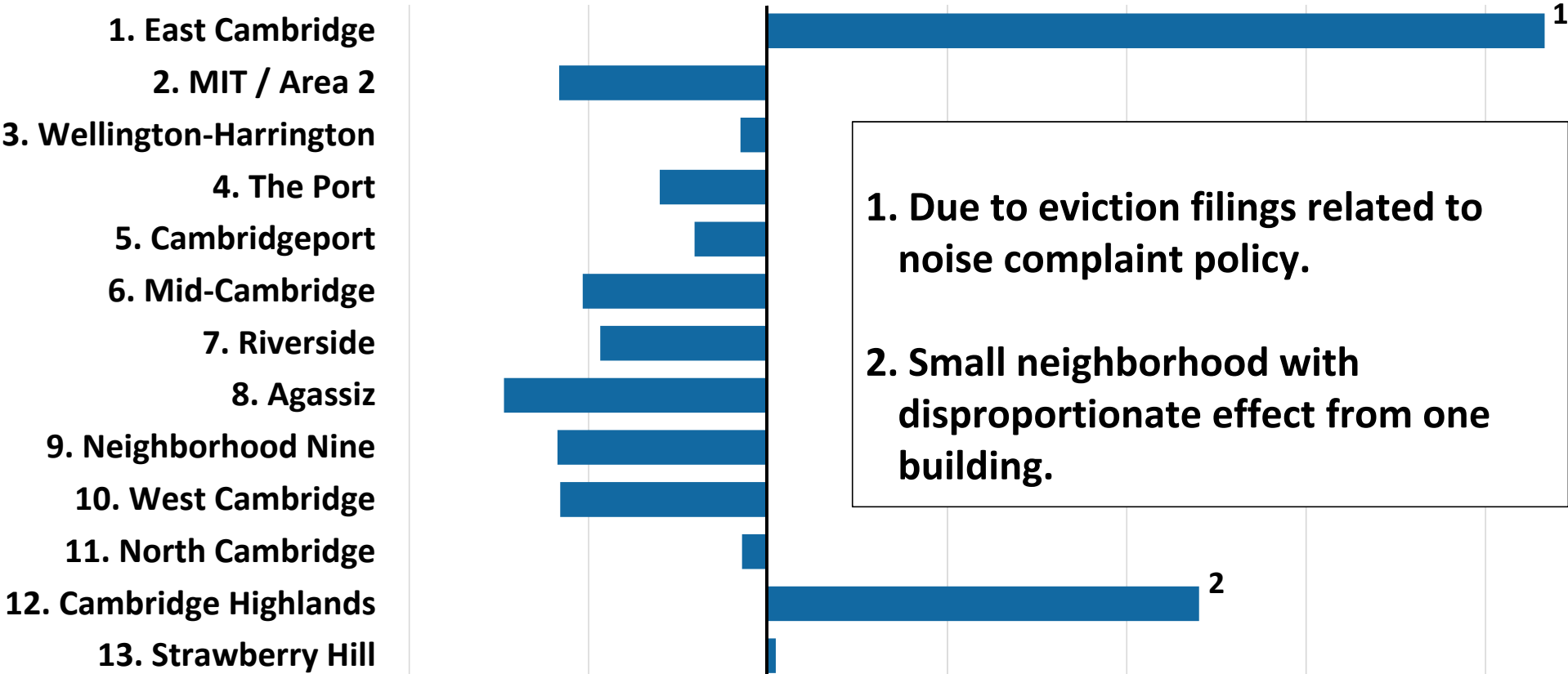


**Note: The Larger Market Rate Buildings category includes some eviction complaints filed against inclusionary housing units.*

Delving into the Data: Understanding Market Rate Eviction Complaints

January 2013 – December 2018

0.00 0.50 1.00 1.50 2.00 2.50 3.00 3.50



1. Due to eviction filings related to noise complaint policy.

2. Small neighborhood with disproportionate effect from one building.

Eviction complaint less likely than Citywide average

Eviction complaint more likely than Citywide average