

Supplemental Materials for “The Suburbanization of Eviction: Increasing Displacement and Inequality within American Suburbs”

In Table A1, we provide descriptive statistics for our analytic set and provide comparisons to urban and suburban areas nationally. The distributions of each covariate included in the analysis are similar in the tracts included in our analytic set, all tracts in the 74 metropolitan areas, and all tracts in the top 200 metropolitan areas by population nationwide.

Racial Disparities

Because we are estimating eviction rates across a long time period where the ethno-racial composition of a neighborhood may change over time, we construct different probabilities for each year from 2000 to 2016. For 2000, we calculate $P(\text{Tract}|\text{Race})$ separately for non-Hispanic White, non-Hispanic Black, non-Hispanic Asian, Latino, and non-Hispanic other based on the 2000 Decennial Census. The data represent the likelihood across all persons and are drawn directly from the Census question for race by Hispanic origin. These probabilities each sum to one within the state. We repeat this for 2010 using the 2010 Decennial Census and for 2012 to 2016 using the 2012-2016 American Community Survey. For intercensal years, we construct a linear interpolation between Censuses. Then, we use the R package *wru* to predict race for tenants in our sample using Bayes’ rule. This approach uses values for $P(\text{Race}|\text{Surname})$ based on 2010 Census data.

To calculate the numerator, we predict the race of every tenant listed on the eviction case, which creates five probabilities for non-Hispanic White, non-Hispanic Black, non-Hispanic Asian, Latino, and non-Hispanic other that all sum to one. We assume each tenant has an equal likelihood of being the household head and calculate the mean for each of the five probabilities within a single eviction case. Then, we group cases by the metropolitan area, year, and suburban status and sum each of the five probabilities. This procedure is consistent with prior work predicting race in eviction cases (Hepburn et al. 2020).

We calculate the denominator for the eviction rates based upon the number of renter household heads by race and Hispanic origin. For non-Hispanic White and Latino renters, the Census provides tract level estimates for 2000, 2010, and 2012-2016. We construct a linear interpolation for the intercensal years. But the Census does not breakout tenure by race by Hispanic origin for Black, Asian, or other household heads, only for tenure by race. For these groups, we adjust the number of renter household heads by the percentage of individuals in that group who identify as non-Hispanic. Then, we apply the same steps that we did for White and Latino renters. For all five ethno-racial groups, we group by the metropolitan area, year, and suburban status and aggregate to create population counts.

We consider how the disparity varies across metropolitan areas in urban and suburban contexts between Black renters and White renters, Latino renters and White renters, and Asian renters and White renters. In Figure A1, we plot the distribution of disparities between Black and White renters. In the large majorities of metropolitan areas, in both urban and suburban spaces, Black renters are evicted at much greater rates than White tenants. In Figure A2, we plot the disparities between Latino and White renters. These disparities are often also extreme but are much more varied. In some metropolitan areas, Latino tenants are evicted much more frequently while

in other areas, White tenants are evicted much more frequently. In Figure A3, we plot the distribution of disparities between Asian and White renters. These rates are much closer to parity in metropolitan areas throughout the analytic set than the disparities we observed in the Black-White or Latino-White comparisons.

Table A1. Descriptive Statistics for Covariates Included in the Study.

	Top 200				74 Full				74 In-Sample			
	City		Suburb		City		Suburb		City		Suburb	
	Mean	Standard Deviation	Mean	Standard Deviation	Mean	Standard Deviation	Mean	Standard Deviation	Mean	Standard Deviation	Mean	Standard Deviation
Intercept (2008)	<hr/>											
Percent Children	23.38	8.57	24.39	6.32	23.77	8.70	24.27	6.21	23.76	8.71	24.29	6.28
Percent Foreign Born	18.36	16.38	12.90	13.25	13.96	12.32	8.94	9.15	13.97	12.33	9.26	9.40
Percent Female Head Householder	34.92	23.07	21.90	15.56	36.25	22.64	22.35	15.85	36.29	22.63	22.21	15.67
Percent High School Graduate	80.82	14.48	86.42	11.09	81.42	14.64	87.05	10.08	81.39	14.64	87.34	10.03
Poverty Rate	20.51	14.68	10.99	9.33	21.52	15.31	11.21	9.47	21.55	15.31	11.10	9.43
Poverty Rate Squared	636.26	858.55	207.78	392.78	697.67	932.93	215.39	400.69	698.76	933.33	212.14	397.39
Renter Households	738.67	533.69	485.86	391.79	716.16	485.71	483.04	378.29	716.22	485.82	486.52	383.70
Median Housing Age	52.94	19.08	40.76	16.35	49.47	19.31	39.97	17.34	49.51	19.30	40.18	17.35
Median Rent	934.13	334.59	1015.08	378.04	836.81	279.88	904.12	307.93	836.11	279.14	910.79	312.18
Percent Subsidized Units	7.58	17.94	2.72	7.58	7.86	18.51	2.87	7.37	7.87	18.52	2.85	7.36
Vacancy Rate	11.87	8.82	9.48	8.78	12.76	8.66	9.53	7.82	12.77	8.66	9.26	7.79

	Top 200				74 Full				74 In-Sample			
	City		Suburb		City		Suburb		City		Suburb	
	Mean	Standard Deviation	Mean	Standard Deviation	Mean	Standard Deviation	Mean	Standard Deviation	Mean	Standard Deviation	Mean	Standard Deviation
Majority White	46.30		76.40		50.30		84.60		50.20		84.00	
Majority Black	19.60		4.80		18.30		3.40		18.40		3.40	
Majority Latino	15.90		7.80		16.00		4.40		16.10		4.70	
Majority none/other	18.20		11.10		15.40		7.50		15.40		7.90	

Slope (2000-2016)

Percent Children	-2.82	5.32	-2.96	4.34	-2.37	5.20	-2.80	4.25	-2.36	5.20	-2.71	4.28
Percent Foreign Born	1.66	6.72	2.62	5.32	2.05	6.23	2.47	4.84	2.04	6.24	2.60	4.96
Percent Female Head Householder	-2.46	27.70	-5.12	16.06	-1.69	27.16	-4.85	15.64	-1.69	27.18	-5.10	15.69
Percent High School Graduate	7.27	8.57	5.47	6.03	6.14	8.44	5.68	5.87	6.14	8.45	5.41	5.82
Poverty Rate	3.76	8.96	3.44	5.91	5.42	9.04	3.66	5.86	5.42	9.04	3.70	5.85
Percent Black	-0.24	9.31	1.62	6.38	0.76	9.41	1.80	5.79	0.75	9.42	1.90	5.85
Percent Latino	4.50	8.69	5.00	7.05	5.34	8.79	4.61	6.87	5.33	8.80	4.74	6.98
Percent Other	0.37	2.62	0.67	2.17	0.64	2.38	0.85	2.04	0.64	2.38	0.90	1.99
Renter Households	1.17	20.60	1.78	24.91	1.34	18.07	2.25	27.34	1.31	17.92	2.24	26.69

	Top 200				74 Full				74 In-Sample			
	City		Suburb		City		Suburb		City		Suburb	
	Mean	Standard Deviation	Mean	Standard Deviation	Mean	Standard Deviation	Mean	Standard Deviation	Mean	Standard Deviation	Mean	Standard Deviation
Median Rent	16.48	32.78	13.48	30.51	11.09	26.58	11.52	29.79	11.09	26.53	11.02	30.40
Percent Subsidized Units	-2.55	27.19	-1.06	21.45	-2.67	12.53	-1.28	35.90	-2.68	12.54	-1.34	38.26
Vacancy Rate	3.67	6.68	2.78	5.14	3.81	6.42	2.62	5.24	3.81	6.42	2.53	5.17

Table A2. Disparities in Eviction Rates by Race/Ethnicity Relative to White Renters

Metro	Black/White		Latino/White		Asian/White	
	City	Suburb	City	Suburb	City	Suburb
<i>Akron, OH</i>	0.96	0.81	1.29	0.96	1.89	1.65
<i>Allentown, PA</i>	1.41	1.21	2.23	1.81	3.60	2.77
<i>Appleton, WI</i>	1.47	1.07	2.27	1.92	1.29	1.11
<i>Asheville, NC</i>	0.74	0.74	1.34	0.84	0.80	0.70
<i>Barnstable Town, MA</i>	1.44	0.84	2.08	1.68	5.42	1.88
<i>Boston, MA</i>	1.43	1.04	3.72	2.38	1.16	0.64
<i>Boulder, CO</i>	0.91	1.22	3.18	3.60	1.51	1.76
<i>Bremerton, WA</i>	0.68	0.65	3.08	3.55	1.11	0.65
<i>Bridgeport, CT</i>	1.06	0.95	3.18	2.61	1.95	1.23
<i>Canton, OH</i>	1.52	1.15	1.32	1.35	2.00	2.07
<i>Cedar Rapids, IA</i>	0.87	1.34	3.66	3.74	1.68	4.09
<i>Charlotte, NC</i>	1.30	0.87	1.36	0.96	0.45	0.33
<i>Charlottesville, VA</i>	0.23	0.45	1.24	1.23	0.48	0.18
<i>Cincinnati, OH</i>	0.64	0.55	1.76	1.10	1.11	1.18
<i>Cleveland, OH</i>	0.87	1.09	1.41	2.08	1.69	2.13
<i>College Station, TX</i>	0.34	0.33	2.02	1.57	0.72	0.85
<i>Columbus, OH</i>	0.83	0.69	2.17	1.59	2.59	2.59
<i>Dallas, TX</i>	0.62	0.51	1.51	1.16	0.53	0.55
<i>Dayton, OH</i>	0.82	0.87	1.29	1.62	1.67	1.51
<i>Des Moines, IA</i>	1.81	1.28	4.82	4.07	2.46	2.45
<i>Durham, NC</i>	0.72	0.79	1.40	1.05	1.07	0.91
<i>El Paso, TX</i>	0.66	1.70	0.82	0.70	0.74	1.60
<i>Erie, PA</i>	1.13	0.91	2.27	1.05	2.76	1.89
<i>Eugene, OR</i>	0.69	0.99	8.34	6.99	1.16	1.13
<i>Evansville, IN</i>	1.05	1.25	2.08	2.02	1.66	2.04

<i>Fayetteville, NC</i>	1.00	0.97	1.15	1.10	0.60	0.74
<i>Gainesville, FL</i>	0.63	0.82	1.59	1.82	0.53	0.41
<i>Greeley, CO</i>	1.26	1.66	3.20	3.89	1.89	1.39
<i>Green Bay, WI</i>	2.30	1.35	2.16	1.76	0.89	2.09
<i>Greensboro, NC</i>	1.04	1.16	1.17	0.99	1.09	0.82
<i>Harrisburg, PA</i>	1.27	1.05	2.18	1.89	2.62	2.61
<i>Hartford, CT</i>	0.98	0.70	1.88	1.79	1.31	1.71
<i>Houston, TX</i>	0.78	0.79	1.94	1.18	0.35	0.38
<i>Huntsville, AL</i>	1.03	1.04	1.13	0.66	1.76	0.97
<i>Killeen, TX</i>	0.68	0.41	1.17	1.24	0.37	0.57
<i>Lakeland, FL</i>	0.85	1.32	1.35	0.93	0.41	0.41
<i>Lancaster, PA</i>	1.46	1.56	1.75	1.27	2.62	2.86
<i>Lynchburg, VA</i>	0.26	0.13	1.27	0.72	0.38	0.60
<i>Macon, GA</i>	0.38	0.37	0.61	0.52	0.48	0.36
<i>Madison, WI</i>	0.94	2.37	3.95	4.93	2.96	2.81
<i>McAllen, TX</i>	1.29	0.57	0.34	0.28	0.02	0.00
<i>Milwaukee, WI</i>	2.27	1.11	4.58	1.75	1.87	1.99
<i>Mobile, AL</i>	1.40	1.02	0.87	0.73	0.87	0.57
<i>Montgomery, AL</i>	0.55	0.89	1.06	0.71	0.47	1.33
<i>Ogden, UT</i>	1.25	1.00	10.43	7.58	1.43	1.46
<i>Olympia, WA</i>	0.41	0.57	3.36	3.25	1.47	1.38
<i>Omaha, NE</i>	1.06	1.55	3.13	2.77	1.52	1.60
<i>Orlando, FL</i>	1.61	1.68	2.08	1.67	1.35	1.10
<i>Palm Bay, FL</i>	1.20	0.93	0.73	1.23	0.29	0.48
<i>Pensacola, FL</i>	0.90	1.10	1.32	1.17	0.34	0.50
<i>Phoenix, AZ</i>	1.34	1.26	3.00	3.51	1.38	1.57
<i>Pittsburgh, PA</i>	0.54	0.95	2.54	2.44	1.42	2.14
<i>Providence, RI</i>	2.48	1.52	3.46	2.37	0.56	1.41

<i>Raleigh, NC</i>	1.07	0.57	1.21	0.86	0.97	0.70
<i>Reading, PA</i>	1.57	1.10	1.86	1.17	2.78	2.41
<i>Richmond, VA</i>	0.86	0.56	1.90	1.30	0.80	0.43
<i>Salem, OR</i>	0.83	0.85	10.95	8.43	1.75	1.45
<i>Salt Lake City, UT</i>	1.91	1.72	11.92	9.36	1.70	1.13
<i>San Antonio, TX</i>	0.58	0.82	1.34	1.44	1.17	1.24
<i>Scranton, PA</i>	1.25	1.46	1.93	2.19	3.52	2.68
<i>Seattle, WA</i>	0.64	0.79	5.08	3.90	1.42	1.37
<i>Springfield, MA</i>	1.17	0.69	2.05	1.60	1.28	1.81
<i>Springfield, MO</i>	1.21	2.08	1.86	1.08	2.35	1.29
<i>St. Louis, MO</i>	1.06	0.72	2.17	2.11	1.39	1.43
<i>Tallahassee, FL</i>	0.65	0.58	1.71	1.42	0.53	0.17
<i>Tampa, FL</i>	1.20	1.26	1.62	1.32	0.71	0.68
<i>Toledo, OH</i>	0.93	0.86	1.24	1.07	1.20	1.10
<i>Tucson, AZ</i>	1.17	1.32	2.97	2.48	1.32	1.33
<i>Tuscaloosa, AL</i>	0.90	0.92	1.39	0.69	1.54	0.87
<i>Virginia Beach, VA</i>	0.58	0.54	1.18	1.09	0.49	0.47
<i>Wilmington, NC</i>	1.05	1.35	1.41	0.91	1.20	0.89
<i>Winston, NC</i>	0.90	1.78	0.98	0.77	0.42	0.33
<i>York, PA</i>	1.57	1.11	1.85	1.21	2.28	2.19
<i>Youngstown, OH</i>	1.01	1.68	1.31	1.49	0.27	1.13

Figure A1. Black/White Disparities in Eviction Rates in 74 Metropolitan Areas.

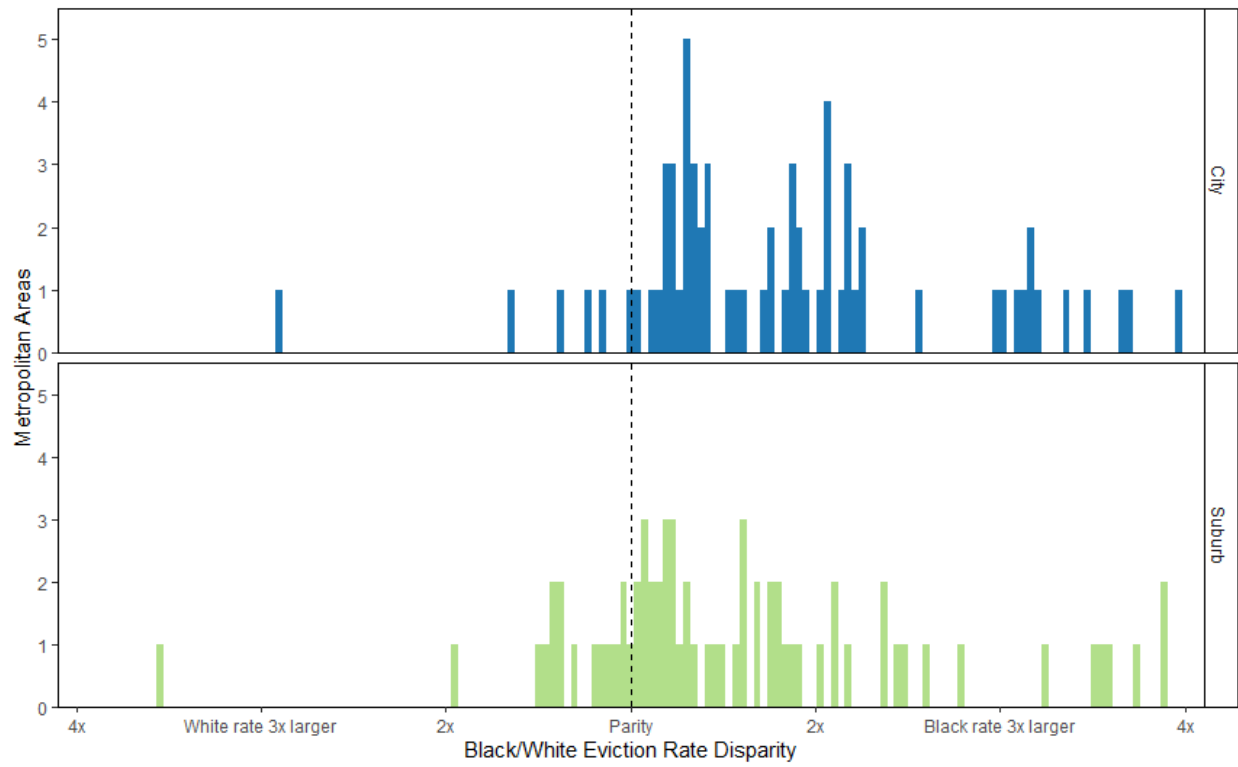


Figure A2. Latino/White Disparities in Eviction Rates in 74 Metropolitan Areas.

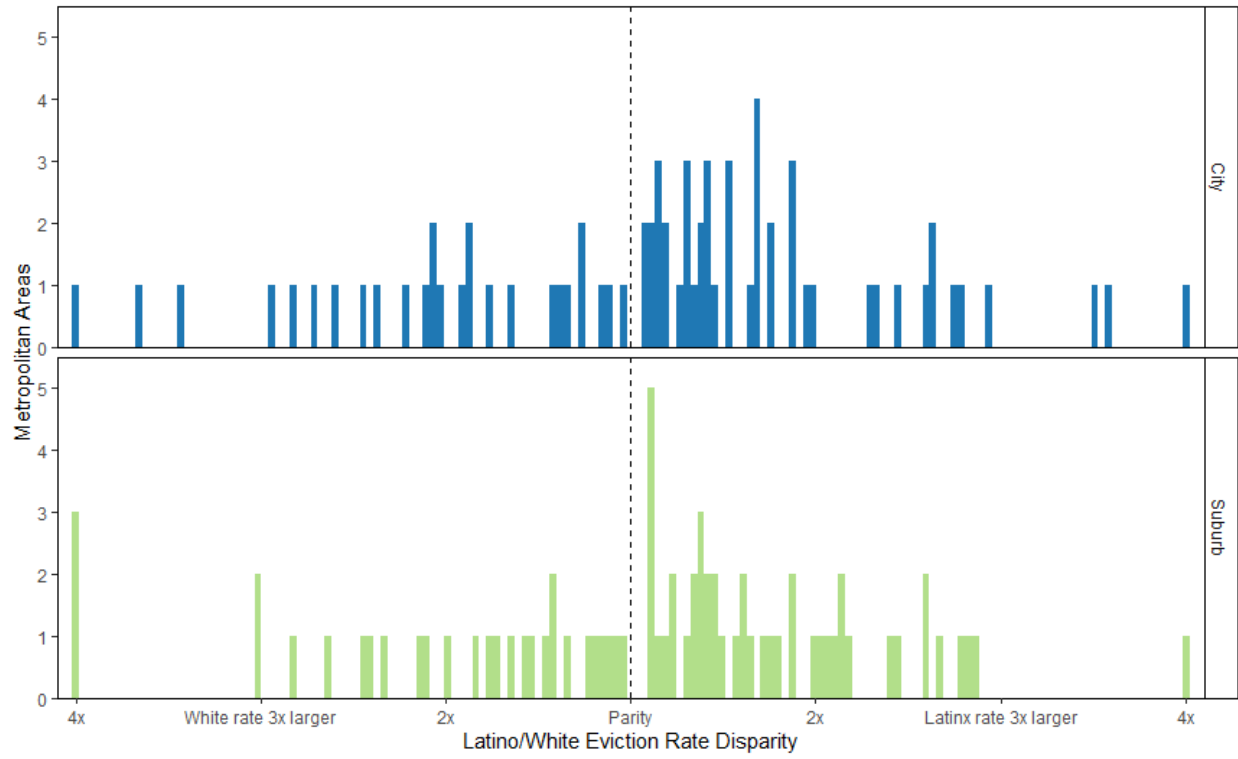


Figure A3. Asian/White Disparities in Eviction Rates in 74 Metropolitan Areas.

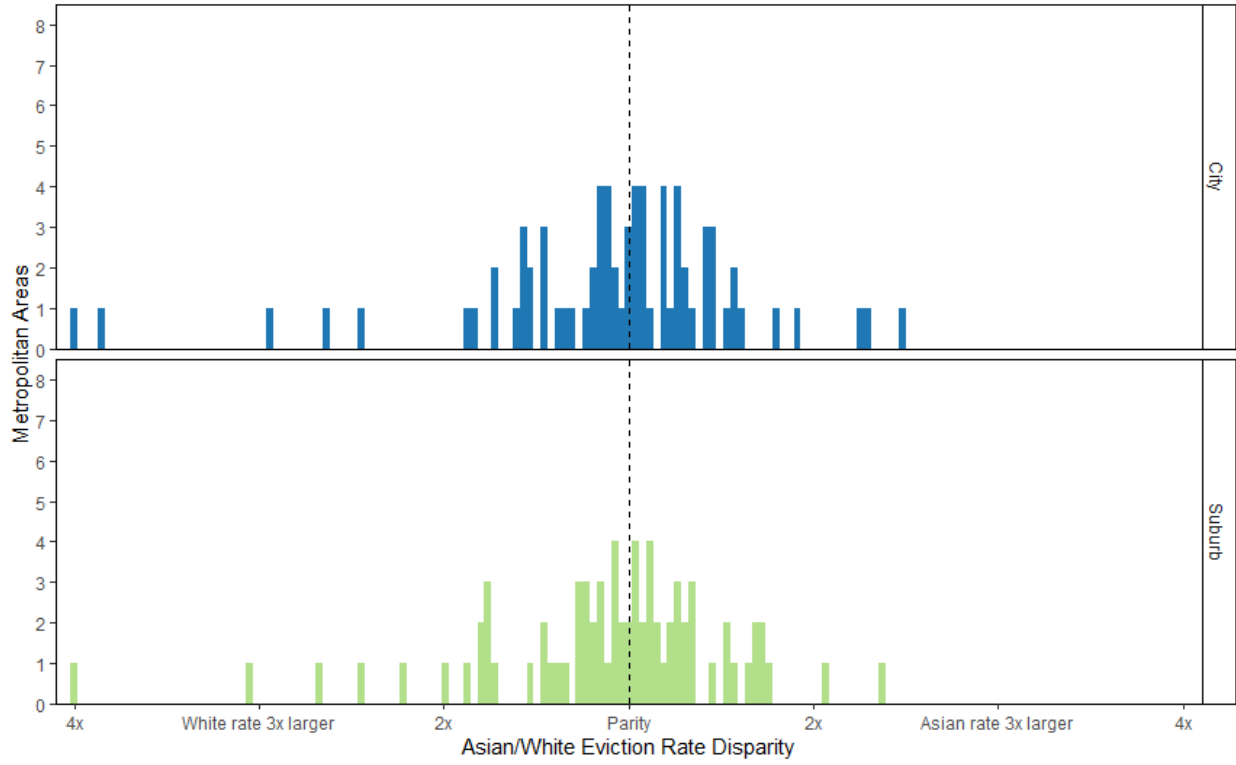


Figure A4. Referenced Places in the Cleveland Metropolitan Area

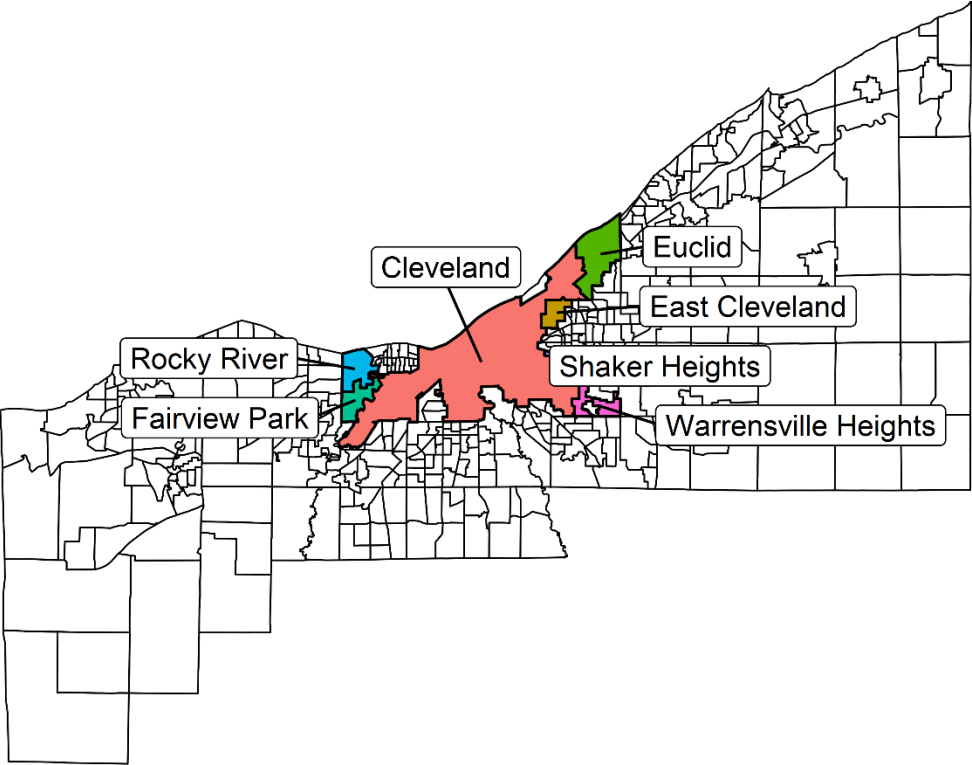


Figure A5. Referenced Places in the Seattle-Tacoma-Bellevue Metropolitan Area

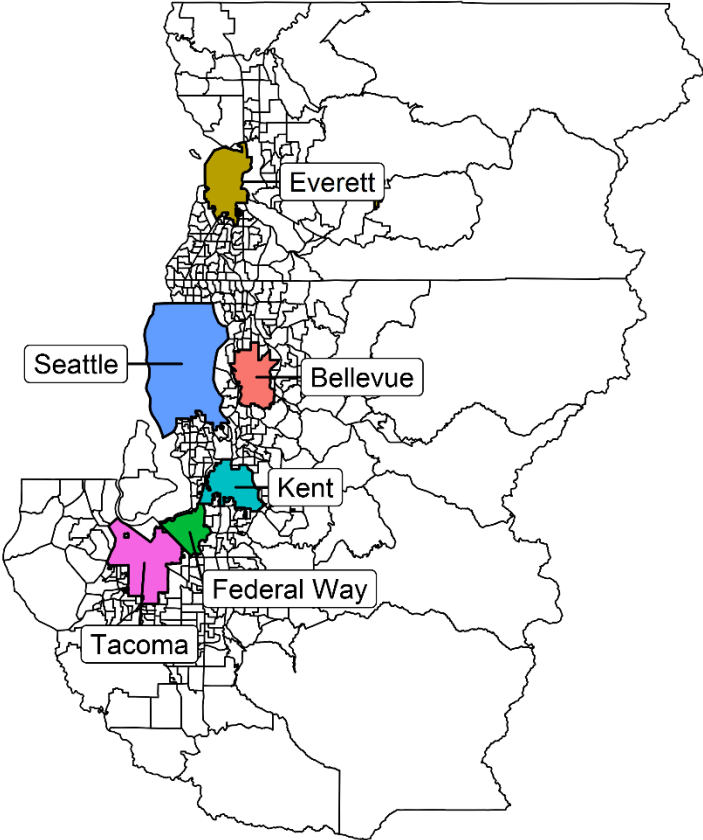


Figure A6. Referenced Places in the Tampa-St. Petersburg Metropolitan Area

