Research to Support Student Success: Evictions Study

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Introduction to the Speakers

Ashley Flores
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Labor Market Intelligence Center

Cross-Unit Collaboration

Examples:
- Current student data
- Unique student populations
- Data governance
- Student success (enrollment, retention, graduation)

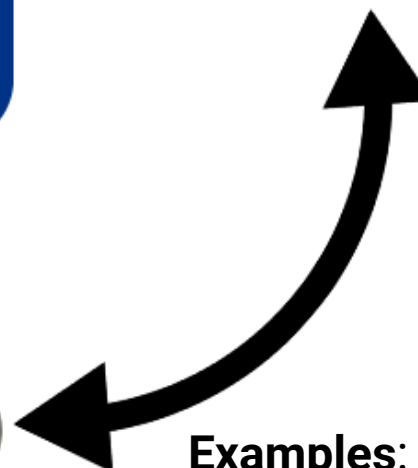**Strategic Research and Analytics (SRA)**

Labor Market Intelligence Center (LMIC)

Project Needs

Research Institute (RI)

Examples:
- Labor market trends
- Program-Workforce Alignment
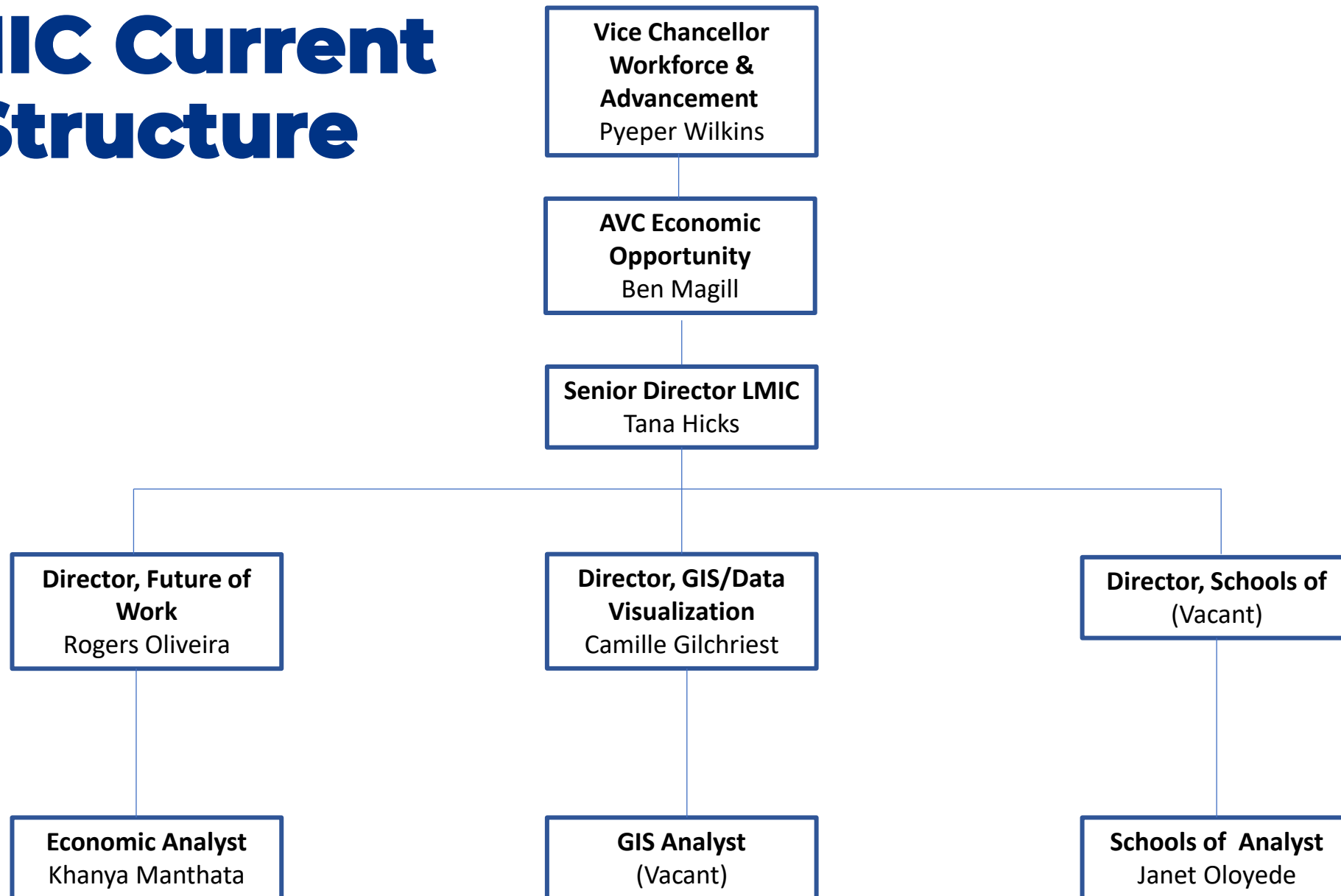- Socioeconomic barriers analysis
- GIS mapping

Examples:
- Longitudinal data (K12 to Workforce)
- Alumni feedback
- ROI, economic mobility, student debt

LMIC Current Structure

Vice Chancellor Workforce & Advancement
Pyeper Wilkins

AVC Economic Opportunity
Ben Magill

Senior Director LMIC
Tana Hicks

Director, Future of Work
Rogers Oliveira

Director, GIS/Data Visualization
Camille Gilchriest

Director, Schools of
(Vacant)

Economic Analyst
Khanya Manthata

GIS Analyst
(Vacant)

Schools of Analyst
Janet Oloyede

Eviction Project Research Team

- Labor Market Intelligence Center
  - *Camille Gilchriest, Director of GIS/Data Visualization*
  - *Dr. Tana Hicks, Senior Director, LMIC*
- Research Institute (RI)
- Strategic Research and Analytics (SRA)
- Student Success Research (SSR)
  - *Dr. Tracie Lowe, Dean, Student Success Research*
- Student Care Network (SCN)
  - *Dr. Carlos Cruz, Dean, Student Care Network and Basic Needs*
- External Support
  - *Ashley Flores, Child Poverty Action Lab (CPAL)*
  - *Brianna Harris, Child Poverty Action Lab (CPAL)*

Recent LMIC Collaborations

- Dallas Thrives
- Best Southwest Partnership
- Economic Mobility Systems
- SkillUp/LevelUp
- Child Poverty Action Lab

Housing Insecurities Permeates Broadly For College Students

The Dallas Morning News

Dallas College students who are evicted more likely to drop out, not return, data shows

Study reveals how evictions cause harmful, long-lasting effects to students' education, job opportunities and earning potential.

Community members discuss employment opportunities during the city of Garland Career Fair at Dallas College's Garland Center in Garland, TX, on Sep 17, 2022. (Jason Janik/Special Contributor) (Jason Janik / Special Contributor)

U.S.News EDUCATION » Colleges Grad Schools Online Colleges Global Universities K-12 SkillBuilder Rankings

Education / Colleges Address Housing Ins...

Resources for Students Facing Housing Insecurity

Colleges are establishing basic needs hubs, affordable housing options and safe parking programs.

By Sarah Wood April 6, 2022, at 4:58 p.m.

CNN US Crime + Justice Energy + Environment Extreme Weather Space + Science Audio

Isabella Zaldaña, 19, has struggled with housing insecurity throughout her life. She attends New York's Medgar Evers College, which partnered with the Neighborhood Coalition for Shelter on a pilot program to help give students affordable housing.

This college student was among the 'invisible' homeless. Now, a creative housing fix is helping her stay in school
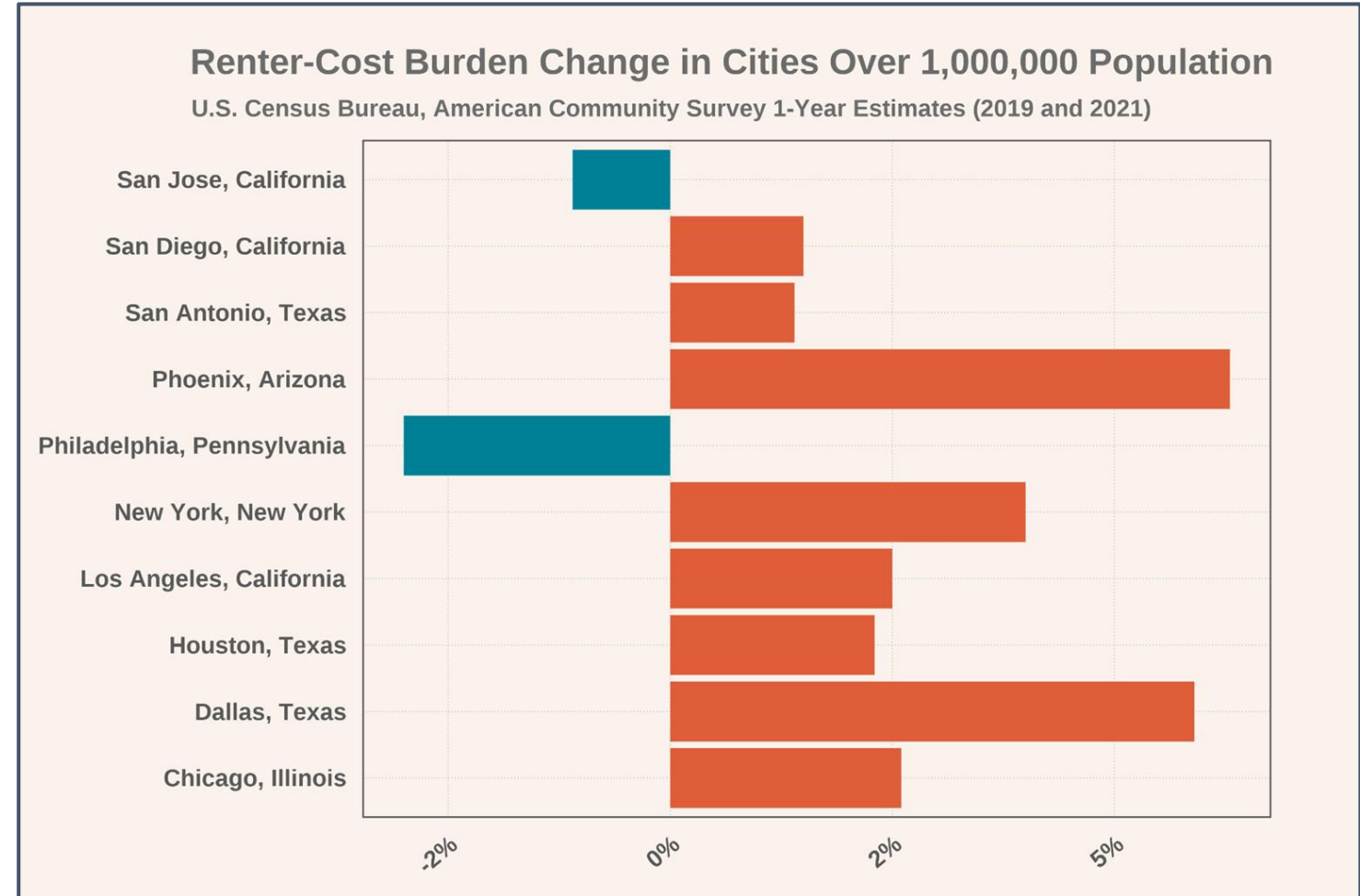
By Athena Jones, CNN Photographs by Laura Oliverio, CNN
Published 12:35 AM EST, Thu December 8, 2022

AFFORDABILITY | Can a family pay rent and still have enough money leftover for other expenses?

Among Dallas families making less than $50K per year, **78% are housing cost burdened**, meaning they pay 30%+ of their income for housing.
(American Community Survey, 2021 one-year estimates)

Among cities over 1M residents, the City of Dallas was second in renter cost-burden growth from 2019 to 2021.

Renter-Cost Burden Change in Cities Over 1,000,000 Population
U.S. Census Bureau, American Community Survey 1-Year Estimates (2019 and 2021)

AFFORDABILITY | Can a family pay rent and still have enough money leftover for other expenses?

Wages aren't keeping pace with rising housing costs in Dallas:

Bedrooms	Market Asking Rent (Q4 2022)	Income Needed
1	$1,344	$53,760 *$25.85/hour*
2	$1,735	$69,400 *$33.37/hour*
3	$1,874	$74,960 *$36.04/hour*

Sample local wages (per Bureau of Labor Statistics):

Food Prep and Service
$12.88/hour

Cleaning and Maintenance
$15.07

Healthcare Support
$15.32

Office and Admin
$20.83

Sales
$22.64

Construction
$23.22

Educational Instruction and Library
$27.63

Who is Evicted?

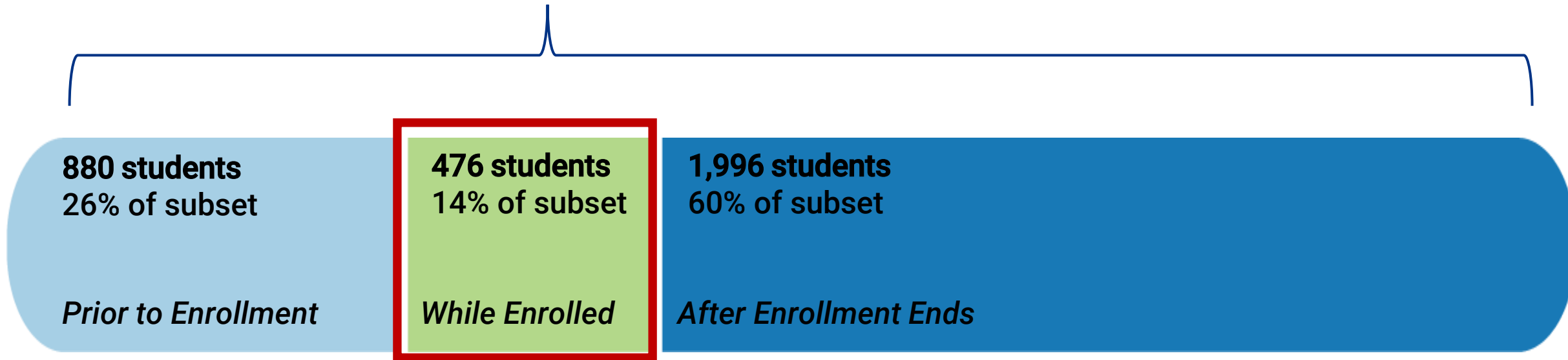## From the [Eviction at Dallas College Impact Report](#)

Sarah

Sarah enrolled in Dallas College immediately after her graduation from a Richardson ISD high school. She was poised to make a difference in her community as a substance abuse counselor. After completing her associate's degree in 2021 with a near 4.0 GPA, Sarah re-enrolled in Dallas College to take additional classes that would prepare her to transfer to UNTD, UTD, or another Bachelor-degree granting institution. Sarah lived in the same apartment throughout her time at Dallas College and spent approximately $40,000 in aggregate rent. But in spring 2022, Sarah's landlord filed an eviction against her, and she was evicted. She was unable to complete her coursework that term, failing her first class in her Dallas College career and withdrawing from another. She has not re-enrolled at Dallas College since the eviction and has not shown up in transfer reports. When Sarah moved in, she was likely renting a condo from an individual owner, but in 2019, all the units in her building were purchased and consolidated. At the time of her eviction, her landlord was an LLC owned by a private equity firm based in New York City. Prior to this acquisition, no evictions were filed at the property. Within two years, at least eight evictions had been filed.
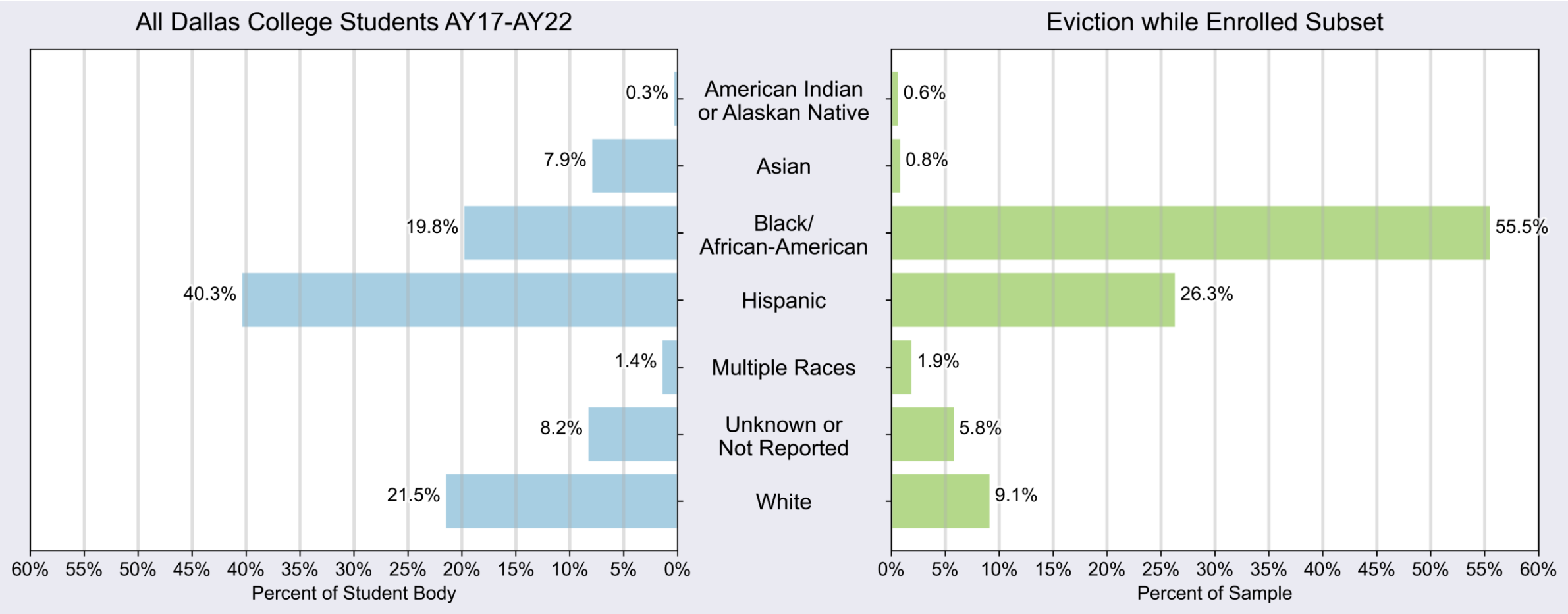
Relative to Time of Enrollment

3,352 students with 4,114 eviction filings
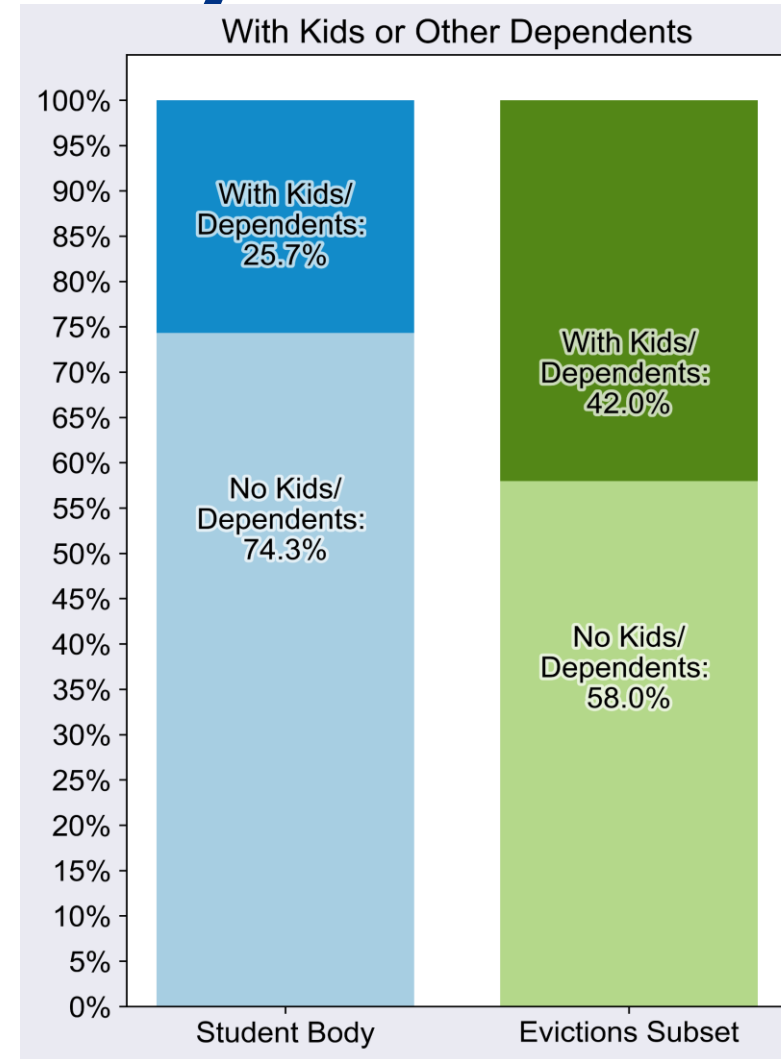0.7% of all enrolled students AY2017-AY2022

880 students
26% of subset

Prior to Enrollment

476 students
14% of subset

While Enrolled

1,996 students
60% of subset

After Enrollment Ends

Race and Ethnicity

All Dallas College Students AY17-AY22 | Eviction while Enrolled Subset

Race/Ethnicity	Percent of Student Body	Percent of Sample
American Indian or Alaskan Native	0.3%	0.6%
Asian	7.9%	0.8%
Black/African-American	19.8%	55.5%
Hispanic	40.3%	26.3%
Multiple Races	1.4%	1.9%
Unknown or Not Reported	8.2%	5.8%
White	21.5%	9.1%

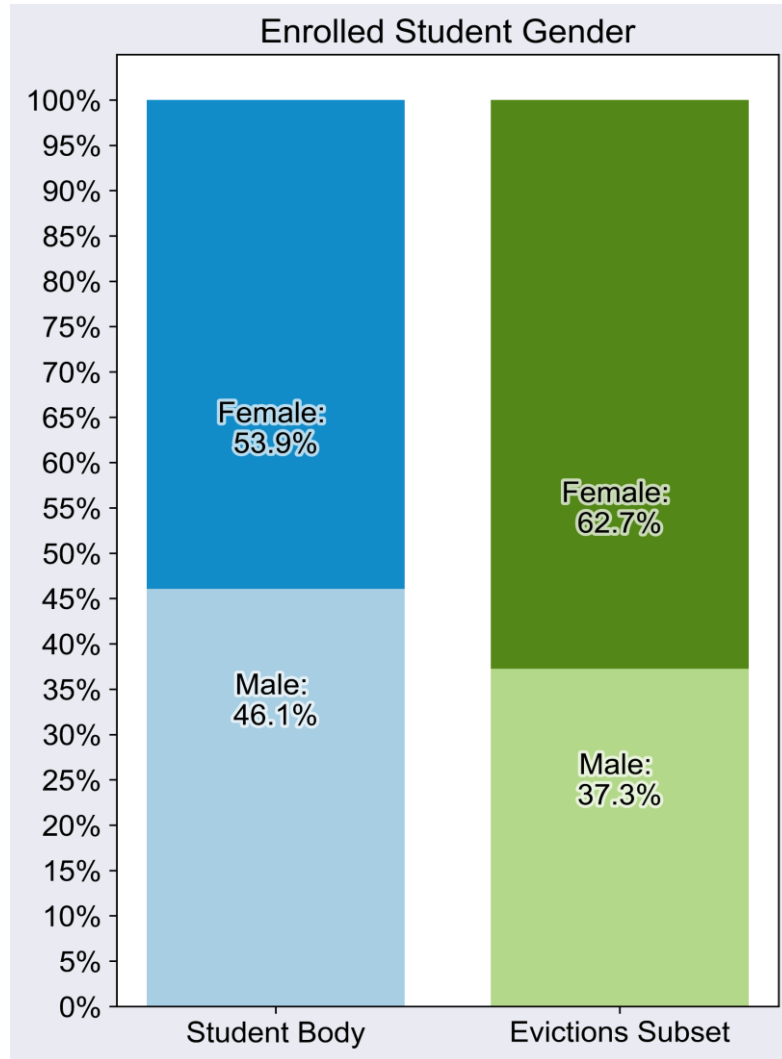**2.8x** more likely to identify as Black or African-American
2.0x more likely to identify as American Indian or Alaskan Native

Gender and Family Status

Enrolled Student Gender

- Student Body
  - Female: 53.9%
  - Male: 46.1%
- Evictions Subset
  - Female: 62.7%
  - Male: 37.3%

With Kids or Other Dependents

- Student Body
  - With Kids/Dependents: 25.7%
  - No Kids/Dependents: 74.3%
- Evictions Subset
  - With Kids/Dependents: 42.0%
  - No Kids/Dependents: 58.0%

1.2x more likely to identify as Female, and

1.6x more likely to report having children or other dependents than the general student body

Lost Lifetime Income by ZIP Code

$63.4 million of lost potential lifetime income collectively

$5,500 per student per year

Workforce impacts

Students who faced eviction filings were unable to complete their programs, leading to:

- **87** fewer nurses,
- **65** fewer computer engineers and support specialists,
- **39** fewer allied health professionals,
- **37** fewer accountants,
- **30** fewer early childhood instructors, and
- **16** fewer paralegals

Effectiveness of Strategies

Volume and Filing Amount of Evictions Against Dallas College Students, SP2017-SP2022
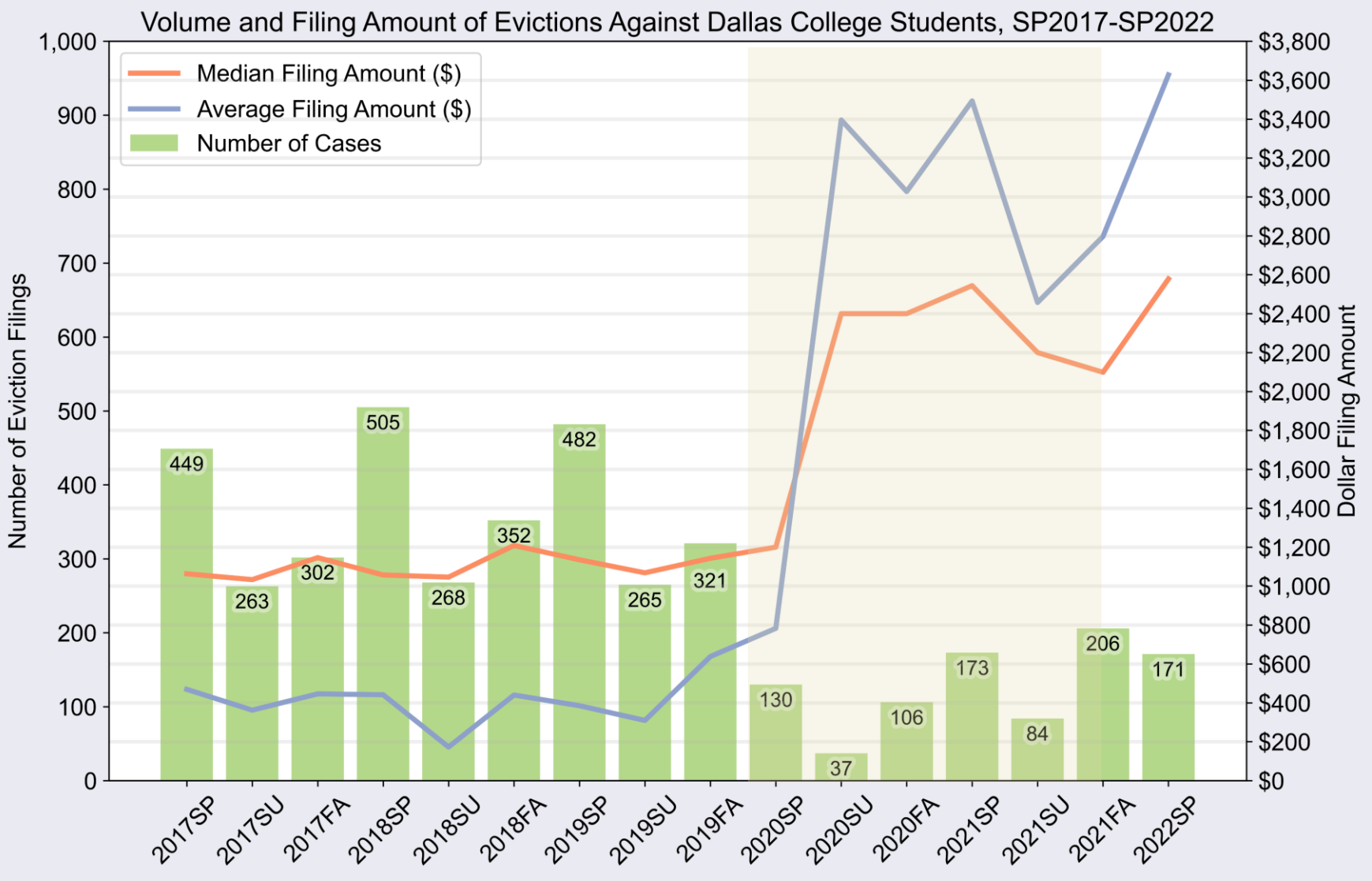
Landlords filed **~70% fewer evictions** against Dallas College students during the window of enhanced **tenant protections** and **rent relief** during the COVID-19 pandemic.