

House Bill 797
**State Court Administrator - Warrants of Restitution and Writs of Possession -
Data Collection and Reporting**

Hearing before the House Environment and Transportation Committee, February 19, 2020

Position: SUPPORT

We, the undersigned, are researchers at the Johns Hopkins University Schools of Public Health and Medicine with expertise in the ways in which housing conditions impact human health. The views expressed here are our own and do not necessarily reflect the policies or positions of Johns Hopkins University or Johns Hopkins Health System. **We urge the Committee's favorable report on HB 797.**

Forty-seven percent of renters in Maryland spend over thirty percent of their household's income on rent and 25% spend over half of their income on rent.¹ This cost burden means that little money remains for other household necessities, among them food and healthcare. It also means that any unanticipated shock to family finances can put a family at risk of eviction.

Public health practitioners have known for centuries that a person's housing conditions are an important driver of health, but the affordable housing crisis and subsequent mass displacement of families via eviction has given us unique and troubling insight into the extent to which housing insecurity impacts population health. Forced moves expose families to a tremendous amount of stress and material scarcity, while also disrupting their physical and social environments.

A growing body of research has linked eviction to mortality, adverse mental health and substance use-related outcomes (e.g., overdose), healthcare utilization, and infectious disease

¹ https://www.jchs.harvard.edu/ARH_2017_cost_burdens_by_state_total

outcomes in adults.^{2,3,4,5,6,7,8,9,10,11} Evictions have also been documented to undermine future economic mobility of households, and disproportionately impact communities of color. In particular, the consequences of eviction for black women have been likened to the destabilizing impacts of incarceration on the health and wellbeing of black men.¹²

We are only beginning to understand the ways in which eviction affects children. A recent study estimated that 15% of children in US cities experience an eviction by age 15.¹³ Work from our group and others suggests that eviction may contribute to adverse birth outcomes such as low birth weight and preterm birth, food insecurity, and lead poisoning among children.^{14,15,16} Experiencing these kinds of health issues early in life has a lasting impact on children's health, development, and future prospects.

As researchers, we need state-wide data on evictions to identify the determinants of evictions and measure the impact that evictions may be having on the health of Maryland children and

² Vasquez-Vera H, Palencia L, Magna I, Mena C, Neira J, Borrell C. The threat of home eviction and its effects on health through the equity lens: a systematic review. *Soc Sci Med.* 2017;175:199–208.

³ Desmond M, Kimbro RT. Eviction's fallout: housing, hardship, and health. *Social Forces.* 2015;94(1):295–324.

⁴ Bradford, AC, Bradford, WD. The effect of evictions on accidental drug and alcohol mortality. *Health Serv Res.* 2020; 55: 9– 17.

⁵ Niccolai L, Blankenship K, Keene D. Eviction from Renter-Occupied Households and Rates of Sexually Transmitted Infections: A County-Level Ecological Analysis. *Sex Transm Dis.* 2018.

⁶ Damon W, McNeil R, Milloy M-J, Nosova E, Kerr T, Hayashi K. Residential eviction predicts initiation of or relapse into crystal methamphetamine use among people who inject drugs: a prospective cohort study. *J Public Health (Bangkok).* 2018. doi:10.1093/pubmed/fox187.

⁷ Kennedy MC, Kerr T, McNeil R, et al. Residential Eviction and Risk of Detectable Plasma HIV-1 RNA Viral Load Among HIV-Positive People Who Use Drugs. *AIDS Behav.* 2017. doi:10.1007/s10461-016-1315-z.

⁸ Kennedy MC, McNeil R, Milloy MJ, Dong H, Kerr T, Hayashi K. Residential eviction and exposure to violence among people who inject drugs in Vancouver, Canada. *Int J Drug Policy.* 2017. doi:10.1016/j.drugpo.2016.12.017.

⁹ Pilarinos A, Kennedy MC, McNeil R, Dong H, Kerr T, DeBeck K. The association between residential eviction and syringe sharing among a prospective cohort of street-involved youth. *Harm Reduct J.* 2017. doi:10.1186/s12954-017-0150-5.

¹⁰ Rojas Y, Stenberg S-Å. Evictions and suicide: a follow-up study of almost 22,000 Swedish households in the wake of the global financial crisis. *J Epidemiol Community Health.* 2016;70(4):409-413. doi:10.1136/jech-2015-206419.

¹¹ Rojas Y. Evictions and short-term all-cause mortality: a 3-year follow-up study of a middle-aged Swedish population. *Int J Public Health.* 2017. doi:10.1007/s00038-016-0931-8.

¹² Desmond M. Poor Black Women Are Evicted at Alarming Rates, Setting Off a Chain of Hardship. MacArthur Foundation, 2014.

¹³ Lundberg I, Donnelly L. A Research Note on the Prevalence of Housing Eviction Among Children Born in American Cities. *Demography.*

¹⁴ Leifheit KM, Schwartz GL, Pollack CE, Black MM, Edin KJ, Althoff KN, Jennings JM. Eviction in early childhood and neighborhood poverty, food security, and obesity in later childhood and adolescence: Evidence from a longitudinal birth cohort. Under Review.

¹⁵ Leifheit KM, Schwartz GL, Pollack CE, Black MM, Edin KJ, Althoff KN, Jennings JM. Severe housing insecurity in pregnancy: Association with adverse birth outcomes and poor infant health. In preparation.

¹⁶ Schwartz GL, Leifheit KM, Berkman L, Arcaya M, Chen J. Is eviction poisonous? A survival analysis of eviction & lead poisoning in a national urban birth cohort. In Preparation

families. Such information will inform the development of interventions that prevent eviction and ameliorate the negative consequences of evictions. Without high quality, up-to-date, and *open* data on evictions (i.e. downloadable online, but stripped of tenant names and case numbers), we cannot gauge the magnitude of the problem in Maryland in absolute terms or relative to other states. Lack of data also limits our ability to track change over time in eviction rates, monitor where evictions are occurring, and identify communities that are disproportionately affected by evictions. Fellow health researchers have used data from Princeton's Eviction Lab and other sources to map evictions, identify modifiable determinants of eviction (e.g., housing code violations, unaffordable housing, inequitable development),^{17,18} and demonstrate that eviction rates, above and beyond population social and demographic factors, are able to explain geographic patterns and disparities in disease.⁵ Conducting these types of analyses with Maryland data might produce compelling evidence to support using social policies to reduce evictions and improve health equity across the state.

We support SB544 / HB797 because we know that evictions are taking a toll on Maryland families and their health. We see an urgent need to quantify the problem of evictions in our state so that we can work hand-in-hand with policymakers to prevent evictions, improve health, and promote social justice.

Signed,

Kathryn M. Leifheit, MSPH

PhD Candidate
Department of Epidemiology
Johns Hopkins Bloomberg School of Public Health
615 N. Wolfe St, Room W6604
Baltimore, MD 21205

Sabriya L. Linton, PhD, MPH

Assistant Professor
Department of Mental Health
Johns Hopkins Bloomberg School of Public Health
624 N. Broadway, Room 882
Baltimore, MD 21205

Jacky M Jennings, PhD, MPH

Associate Professor
Department of Pediatrics
Johns Hopkins School of Medicine

¹⁷ Antony Chum (2015) The impact of gentrification on residential evictions, *Urban Geography*, 36:7, 1083-1098

¹⁸ Desmond M. *Evicted: poverty and profit in the American city* 2016.

JHBMC 5200 Eastern Ave, MFL Center Tower, Ste 4200
Baltimore, MD 21224

Alene Kennedy-Hendricks, PhD

Assistant Scientist
Department of Health Policy and Management
Johns Hopkins Bloomberg School of Public Health
624 N. Broadway, Room 488
Baltimore, MD 21205

Joshua M. Sharfstein, M.D.

Professor of the Practice in Health Policy and Management
Johns Hopkins Bloomberg School of Public Health

Ju Nyeong Park, PhD MHS

Assistant Scientist
Department of Health, Behavior and Society
Johns Hopkins Bloomberg School of Public Health
624 N. Broadway, Room 186
Baltimore, MD 21205

Sarah Murray, PhD

Assistant Professor
Department of Mental Health
Johns Hopkins Bloomberg School of Public Health
624 N. Broadway, Room 863
Baltimore, MD 21205

Sachini Bandara, PhD

Assistant Scientist
Department of Health Policy and Management
Johns Hopkins Bloomberg School of Public Health
624 N. Broadway, Room 357
Baltimore, MD 21205

Sophia Zweig, BS

ScM Candidate
Department of Epidemiology
Johns Hopkins Bloomberg School of Public Health
615 N. Wolfe St, Room W6604
Baltimore, MD 21205

Carolyn Sufrin, MD, PhD

Assistant Professor

Department of Gyn/Ob
Johns Hopkins School of Medicine
JHBMC 4940 Eastern Ave, A121
Baltimore, MD 21224

Krystle McConnell, MPH
Research Program Manager
Center for Addiction and Pregnancy
JHBMC 5200 Eastern Ave. D5
Baltimore, MD 21224

Sarah Flessa, MHS
Research Assistant
Department of Pediatrics
Johns Hopkins School of Medicine
200 N. Wolfe St
Baltimore, MD 21287

Carla Tilchin, MSPH
Senior Research Data Manager
Department of Pediatrics
Johns Hopkins School of Medicine
JHBMC 5200 Eastern Ave, MFL Center Tower, Ste 4200
Baltimore, MD 21224

Colleen Christmas, MD
Associate Professor of Medicine
Director, Primary Care Leadership Track
Johns Hopkins School of Medicine
JHBMC 5200 Eastern Ave, MFL Center Tower, Room 209
Baltimore, MD 21224

Nicole Thornton, MSPH
Senior Research Program Coordinator
Department of Pediatrics
Johns Hopkins School of Medicine
200 N Wolfe St
Baltimore, MD 21287

Suzanne Pollard, PhD
Assistant Professor of Medicine and International Health
Johns Hopkins School of Medicine
1830 E Monument St 556

Baltimore, MD 21205

Daniel J. Hindman, MD MPH

Fellow, General Internal Medicine
Department of Medicine
Johns Hopkins University School of Medicine
2024 E. Monument Street, 2-600
Baltimore, MD 21287

Harold Lehmann MD PhD

Professor and Director
Health Science Informatics
Johns Hopkins School of Medicine
2024 E. Monument Street, 1-201
Baltimore, MD 21287

Khalil Ghanem, MD, PhD

Associate Professor of Medicine
Johns Hopkins University school of Medicine

Barry Solomon, MD, MPH

Professor of Pediatrics
Director, Division of General Pediatrics and Adolescent Medicine
Assistant Dean of Medical Student Affairs
Johns Hopkins University School of Medicine
200 North Wolfe Street, #2055
Baltimore, MD 21287

Haneefa Saleem, PhD, MPH

Assistant Professor
Department of International Health
Johns Hopkins Bloomberg School of Public Health
615 North Wolfe Street, E5033
Baltimore, MD 21205

John W. Jackson, Sc.D.

Assistant Professor
Departments of Epidemiology and Mental Health
Johns Hopkins Bloomberg School of Public Health
615 N. Wolfe Street, E6543
Baltimore, MD 21205

Candice M. Nalley, MD

Director, Priority Access Primary Care Program

Johns Hopkins Community Physicians
East Baltimore Medical Center
1000 E. Eager St.
Baltimore, MD 21202

Charvonne N. Holliday, PhD, MPH

Assistant Professor, Department of Population, Family & Reproductive Health
Johns Hopkins Bloomberg School of Public Health
615 N. Wolfe Street, E4636
Baltimore, MD 21205

Helen K. Hughes, MD MPH

Assistant Professor of Pediatrics
Division of General Pediatrics and Adolescent Medicine
Associate Program Director, Pediatric Residency Training
Johns Hopkins University School of Medicine
200 North Wolfe Street, #2053
Baltimore, MD 21287

Ravi Gupta, MD

Resident, Urban Health Internal Medicine
Department of Medicine
Johns Hopkins University School of Medicine
600 North Wolfe Street
Baltimore, MD 21287

Simone Sawyer, MSPH

Case Manager, Cloud-based Data Science Plus Program
Department of Biostatistics
Johns Hopkins Bloomberg School of Public Health
615 N Wolfe Street
Baltimore, MD 21205

Amelia Brandt, MSW, MPH

Senior Research Program Manager II
Centro SOL, Centro for Salud and Opportunity for Latinos
Johns Hopkins Medicine
Department of Pediatrics
5200 Eastern Avenue
Mason F. Lord Center Tower, Suite 4200
Baltimore, MD 21224

Julius Ho, MD MPH

Resident, Urban Health Internal Medicine

Department of Medicine
Johns Hopkins University School of Medicine
600 North Wolfe Street
Baltimore, MD 21287

Danielle German, PhD, MPH

Associate Professor
Department of Health, Behavior and Society
Johns Hopkins Bloomberg School of Public Health

Kevon-Mark P. Jackman, DrPH, MPH

Postdoctoral Fellow
Department of Mental Health
Johns Hopkins Bloomberg School of Public Health
624 N. Broadway, Room 888
Baltimore, MD 21205

Sarah Polk MD, ScM

Co-Director, Center for Health/Salud and Opportunity for Latinos
Assistant Professor of Pediatrics
Department of Pediatrics
5200 Eastern Avenue
Mason F. Lord Center Tower, Suite 4200
Baltimore, MD 21224

Benjamin Paulo Leme Meza, MD, MS, MHS

Fellow, General Internal Medicine
Department of Medicine
Johns Hopkins University School of Medicine
2024 E. Monument Street, 2-600
Baltimore, MD 21287

Lorraine T. Dean, ScD

Assistant Professor
Department of Epidemiology
Johns Hopkins Bloomberg School of Public Health
615 N. Wolfe St, Room E6650
Baltimore, MD 21205

Katherine Shaw, MD

Instructor, General Internal Medicine and Pediatrics
Assistant Program Director, Internal Medicine and Pediatrics Training Program
Johns Hopkins Community Physicians
East Baltimore Medical Center
1000 E Eager St.
Baltimore, MD 21202

Monica Guerrero Vazquez, MPH, MS

Executive Director, Center for Health and Opportunities for Latinos (Centro SOL)
5200 Eastern Ave. Mason F. Lord Center Tower
Baltimore, MD 21224

Kechna Cadet, MPH

Predoctoral Student
Department of Mental Health
Johns Hopkins Bloomberg School of Public Health
624 N. Broadway, Room 892
Baltimore, MD 21205