

# Strengthening Housing Stability with Data

## *The Eviction Data Response Network*



Millions of U.S. households face eviction each year. This profoundly destabilizing experience can lead to displacement, homelessness, job loss, adverse [health](#) and [educational](#) impacts, and downward economic mobility—and [disproportionately affects](#) Black and Latino families and families with young children.

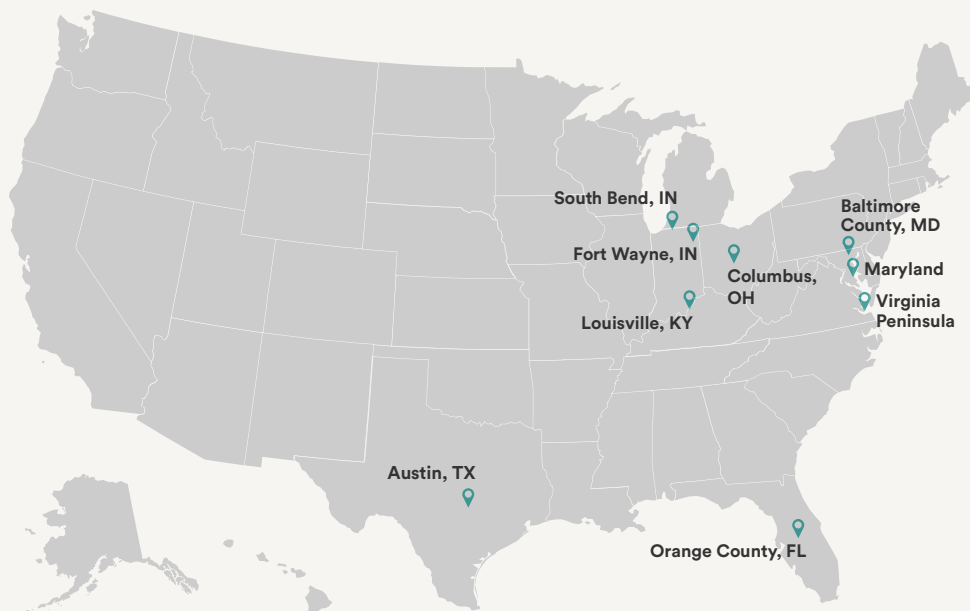
Yet most state and local decision-makers don't grasp the true scope of eviction in their communities. The National League of Cities [found](#) that nearly 40 percent of rural officials and nearly a quarter of urban officials did not know whether evictions had increased or decreased in the prior year—to say nothing of where within their cities evictions were most acute, how rates changed over the course of the year, or who was most at risk. This lack of understanding impedes their ability to target housing resources, pass data-driven policies, and intervene to keep families stably housed.

To help fill this critical information gap, New America's Future of Land and Housing program (FLH) launched the **Eviction Data Response Network (EDRN)**—a 12-month peer-to-peer learning network. Drawing on FLH's research and firsthand experience accessing eviction data, EDRN helps state and local leaders build capacity to collect and analyze evictions in ongoing and sustainable ways. This support equips partners to reduce evictions through data-driven, responsive policy and programs over time.

The inaugural EDRN cohort included nine partners from local and state government, nonprofit, and university sectors working to better understand evictions in their communities. This brief shares the goals of EDRN and details the progress achieved by the partners in the first EDRN cohort.

# Eviction Data Response Network Partners: 2024–2025 Cohort

New America's inaugural EDRN cohort includes government, nonprofit, and university partners from the following communities.



## Austin, Texas

City of Austin Housing Department



## Baltimore County, Maryland

Department of Housing and Community Development



## Columbus, Ohio

Ohio State University Center for Urban and Regional Analysis and Ohio State University JusticeTech



## Fort Wayne, Indiana

Just Neighbors Interfaith Homeless Network and the United Way of Allen County



## Louisville, Kentucky

University of Louisville and Louisville Metro Government Office of Housing and Community Development



## Orange County, Florida

Bright Community Trust



## South Bend, Indiana

City of South Bend Department of Innovation and Technology



## State of Maryland

Department of Housing and Community Development



## Virginia Peninsula

United Way of the Virginia Peninsula



# By the Numbers

9

EDRN partners

3

in-person,  
multi-day  
site visits

55

1-on-1 partner  
meetings

80

external  
collaborators  
participating in  
EDRN

## The Need for an Eviction Data Response Network

Despite the known harm, preventing eviction or lessening its impact is [not straightforward](#). For one, there is no single entity responsible for overseeing eviction prevention in most places. As a result, state and local efforts to ensure families are stably housed are commonly underfunded relative to the scope of the challenge, uncoordinated, and often ad hoc. Effectively preventing eviction in this context requires state and local actors to work in lockstep to activate a patchwork of policies, programs, and intervention strategies. However, resources are almost always insufficient.

Given the lack of mandate (and investment) in eviction prevention at the state and local level, most places face two foundational challenges blocking the development of a robust eviction prevention system:

**Eviction data**—primarily generated by local court—is **often inaccessible to the public, and varies widely in quality.**



This leads to insufficient knowledge about the state of evictions and sustainable access to useable data on who is being evicted, when, where, and why.

Most state and local governments **lack the human and technical resources needed to build sustainable eviction data infrastructure.**



As a result, there is insufficient or limited capacity to coordinate the range of state- and local-level governmental and non-governmental actors involved in meaningfully driving down evictions, and eviction-prevention systems tend to be ad hoc or informal—and often do not exist at all.



# Benefits of the Eviction Data Response Network

Local leaders and organizations are often under-supported and disconnected from others who are also working to prevent evictions in their communities. EDRN provides this connective support to partners through:

## One-on-one guidance and technical assistance

to map out current eviction data access. This includes strategizing how to fill data collection and quality gaps, establish key stakeholder relationships with court and other housing leaders, and conduct meaningful analysis that addresses urgent questions. This included multi-day in-person site visits with partners in Columbus, Ohio; Louisville, Kentucky; and Fort Wayne, Indiana.

## Peer-to-peer learning

facilitated through cross-partner collaboration at quarterly partner meetings, creating an opportunity to share challenges, lessons learned, and innovations with peers grappling with similar challenges. This included a two-day capstone in-person convening in Washington, DC, to celebrate progress and mark the end of the first cohort.



## EDRN PARTNERS ON ANNUAL IN-PERSON CONVENING

“

“The cohort experience was **incredibly valuable** and well thought out. I appreciated how EDRN brought together a diverse group of participants from different sectors and roles.”



“

“Hearing from people who approach eviction and housing data from different angles gave me **new insights and sparked several ideas** I’d like to explore further.”

## Connections to eviction data technical and subject matter experts

through FLH's network of current and past partners and collaborators. From developing tools to collect detailed court data to connecting housing advocates with geospatial data analysts to map eviction hotspots, these touchpoints were provided by experts from:

- Eviction Lab (Princeton University)
- RVA Eviction Lab (Virginia Commonwealth University)
- The Pew Charitable Trusts
- National Center for State Courts
- January Advisors
- City of Alexandria, VA
- Georgetown University Law Center
- Maryland House of Delegates
- National League of Cities



## Eviction data tools and resources to address common challenges navigated by EDRN partners



A [Talking points](#) on the importance of eviction data



A [detailed flowchart](#) for deciding the best source to access eviction data



A [template for requesting data](#) from a local or state court



A [step-by-step guide](#) to answering research questions using court data



The [Foreclosure and Eviction Analysis Tool](#) to analyze existing data



A comprehensive set of [eviction court data standards](#)



# EDRN Partner Goals

Each partner [co-created goals](#) with FLH to guide their EDRN participation. While goals varied based on the context in which partners operated, the goals reflected several common priorities:

## → Improving access to comprehensive, high-quality eviction data

Establish more timely, complete, and automated data collection, including a better understanding of the “full picture” of eviction, from the time it is filed in court to post-filing events that are part of the court process, including hearings, judgments, and outcomes.

## → Conducting analysis to understand eviction trends and drivers

Use enhanced datasets to identify who is affected, where, and why; pinpoint high-filing landlords and properties; and generate more granular, actionable insights.

## → Informing and strengthening eviction prevention and housing stability policies and programs

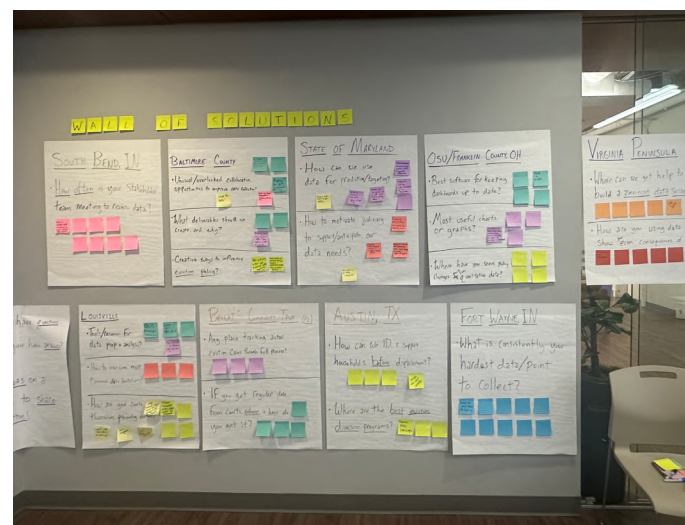
Use data to guide program design, evaluate interventions, target upstream supports, and build a stronger case for funding rental assistance and eviction prevention.

## → Supporting advocacy, narrative change, and community engagement

Share key insights with advocates, local policymakers, service providers, and residents to shift narratives around where and why evictions occur.

## → Building and strengthening partnerships across housing ecosystems

Collaborate with courts, service providers, community organizations, tenants, landlords, and policymakers to improve data use, align strategies, and promote housing stability.



# Partner Progress Through the Eviction Data Response Network

Leveraging eviction data for housing stability can be a slow process, given the significant barriers to accessing and using this data—not to mention the slow pace of policy change. Nonetheless, EDRN partners made meaningful progress, building connective tissue across their local housing and eviction prevention landscape and accessing crucial data, often for the first time.

The critical milestones for EDRN progress, and examples of how partners accomplished them, are included below.



## Building a cross-sector table of stakeholders

Bringing together government agencies, service providers, researchers, and legal aid providers around improving eviction data is critical for breaking down silos in the eviction and housing space, building robust data infrastructure over the long term, and translating eviction data access into eviction prevention.

In Fort Wayne, Indiana, Just Neighbors Interfaith Homeless Network and the United Way of Allen County convened **over 25 local housing and homelessness stakeholders** around eviction data and prevention during a one-day workshop in partnership with FLH. This was the first time this group had assembled to discuss this issue together, allowing them to identify shared data needs and set a common agenda to support a stronger eviction prevention ecosystem locally.

In South Bend, the city's Department of Innovation and Technology had been tracking local evictions but was only sharing findings with a small audience. Through EDRN, the department strengthened its partnership with the city's Resident Success Team to tap into their **outreach to residents who may be at risk of eviction**, illustrating the power of eviction data when in the hands of the right people to act on it.

The Center for Urban and Regional Analysis and JusticeTech at Ohio State University met with 20 key stakeholders in the eviction prevention community, including housing service providers, legal aid attorneys, city housing staff, key court and city council staff, and nonprofit leaders—all of whose work supports the lower-income and housing-insecure tenants. These discussions resulted in a **comprehensive set of research questions** to guide OSU's analysis to reflect the lived experience of tenants facing eviction. The conversations also surfaced innovative ways eviction data can be used to advance advocacy and policy change.



## Collecting more robust, granular eviction data

The data journey at the core of EDRN involves taking many steps toward accessing usable, timely, and comprehensive data. We considered unlocking each new data “dimension”—a new field, more frequent updates, a shift from aggregate to case-level data, additional years, or expanded geographies—to be a meaningful win. Some partners went even further, securing complete datasets for the first time.

Through a connection with the City of Alexandria, Virginia, established at an EDRN quarterly meeting, the United Way of the Virginia Peninsula (UWVP) built a data tool that, for the first time, **provides access to eviction court data** for all nine cities and counties on the Peninsula. This major step forward in unlocking court data is complemented by UWVP’s efforts to strengthen ties with local Sheriff’s Offices and explore ways to improve their data sharing on completed evictions. During the course of EDRN, UWVP also hired new staff to collect information on post-eviction outcomes.

The Baltimore County Department of Housing and Community Development (DHCD) and the State of Maryland DHCD—both EDRN partners—**shared data for the first time through EDRN**. Our partners in [Baltimore County](#) are now able to access detailed datasets from the State of Maryland that allow for automated searching, spatial analysis, and visualization.

EDRN partners at Ohio State University [developed a web scraper](#) to automate collection of all civil court records in Franklin County, including eviction filings, judgments, and executed evictions, dating back to 2022. This marks the first time a detailed historical dataset of evictions in Franklin County has existed. Our partners **used this data to develop a neighborhood-level map of eviction filings** in Columbus. This information will be assessed alongside Census Bureau racial and ethnic demographics at the neighborhood level to better understand the disproportionate impact of filings on Black and Latino families across the city.



## Analyzing the data to better inform eviction prevention

Analyzing eviction data is a critical component of state and local strategies for eviction prevention and housing stability, yet producing this analysis is resource-intensive and complex. Our partners unlocked new, data-driven insights about evictions in their communities, which will inform local decision-makers’ efforts to stabilize renters.

The City of South Bend, Indiana, are expanding their existing eviction data work by incorporating critical context into their analyses, such as the distribution of eviction filings by city council district and the frequency of evictions by renter households. Adding these components to their eviction data reports—soon to be available in a public dashboard for the first time—will **facilitate a more meaningful understanding of eviction distribution and risk** as compared to total eviction counts.

The Louisville Metro Government’s Office of Housing and Community Development and the University of Louisville used New America’s Foreclosure and Eviction Analysis Tool (FEAT) to **analyze, visualize, and make sense of thousands of eviction records** they receive from a state administrative office. Our partners [mapped the neighborhoods](#) with the highest rates of eviction judgments and analyzed which local populations have the highest eviction risk, finding that census tracts with lower property values and higher vacancy rates are more likely to experience evictions. The goal of this analysis is to equip advocates, elected officials, and nonprofit service providers with data-driven insights on evictions in the Louisville area, enabling them to evaluate, target, and expand landlord-tenant mediation and other eviction prevention programs.



# Scaling the Eviction Data Response Network

The partners in the Eviction Data Response Network's inaugural cohort made incredible progress towards improving their eviction data and prevention environments, and we are eager to build on that momentum. Between 2026 to 2028 we will support 10 state-level partners in:

- Building state-level eviction data infrastructure via a pipeline of reliable, comprehensive, and centralized eviction data;
- Assembling an Eviction Data Problem-Solving Team composed of local- and state-level actors who will work collectively around a shared goal of data-driven eviction prevention; and
- Leveraging eviction data analysis and communications to develop programs and policies that drive down evictions and keep families stably housed.

## Learn more and apply to participate

[newamerica.org/future-land-housing/eviction-data-response-network](https://newamerica.org/future-land-housing/eviction-data-response-network)

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