



Alrov Institute for Real Estate Research  
Collier School of Management  
Tel Aviv University



## "More Than Shelter: The Effects of Rental Eviction Moratoria on Household Well-Being"

Joint work by [Stuart A. Gabriel](#), UCLA Anderson School of Management; UCLA Ziman Center for Real Estate; and [Nitzan Tzur-Ilan](#), Kellogg School of Management, Northwestern University.

**Thursday, May 20, 2021**

**8:00AM Pacific Time/11:00AM Eastern Time (US & Canada)**

**(INVITATION-ONLY ONLINE ACADEMIC SERIES)**



**Xudong An**

**Assistant Vice President**

**Supervision, Regulation, and Credit**

**Federal Reserve Bank of Philadelphia**

We investigate the impact of 2020 COVID-19 rental eviction moratoria on household wellbeing. Analysis of new panel data indicates that eviction moratoria reduced evictions and resulted in redirection of scarce household financial resources to immediate consumption needs, notably including food and grocery spending. We also find that eviction moratoria reduced household food insecurity and mental stress, with larger effects evidenced among African American households. Findings suggest broad salutary effects of eviction moratoria during a period of widespread virus and economic distress. Download the working paper [here](#).

*The Alrov Institute for Real Estate Research at Tel Aviv University, ESCP Business School, and UCLA Ziman Center for Real Estate are pleased to partner on a series of Zoom-based winter and spring 2021 research seminars with a focus on issues of housing and public policy.*

