



UC Center Sacramento

“More than Shelter: The Effects of Rental Eviction Moratoria on Household Well-being”

Wednesday, January 12th

12:00 - 1:00pm

In light of the community concerns regarding COVID-19, this talk will be given as a webinar. The link will be provided on January 11th to those that have registered by 5:00 pm on Monday, January 10th at uccs.ucdavis.edu.

We investigate the impact of 2020 COVID-19 rental eviction moratoria on household well-being. 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.



Dr. Stuart A. Gabriel is a Distinguished Professor of Finance and Arden Realty Chair at UCLA Anderson School of Management. He is also the director of the UCLA Ziman Center for Real Estate. His research focuses on topics of real estate finance and economics, housing and mortgage markets, urban and regional economics, and macroeconomics.

Professor Gabriel previously served on the economics staff of the Federal Reserve Board in Washington, D.C., and as a visiting scholar at the Federal Reserve Bank of San Francisco. He has published more than 80 articles in economics and finance journals and serves on the editorial boards of seven academic journals.

His recent research has focused on issues of rental eviction moratoria and COVID-19, housing, and the global financial crisis, encompassing such topics as: assessment of foreclosure moratoria; integration and contagion in housing, equity and fixed-income markets; Google search behavior as an indicator of housing distress; GSE crowd-out in secondary mortgage markets; and the effects of CDO market implosion on mortgage pricing.

Dr. Gabriel is the recipient of a number of research awards, and in 2021 he received the Quigley Medal from the American Real Estate and Urban Economics Association. He has testified before the U.S. Congress and the California State Legislature and has provided policy advice to elected officials at the local, state and federal levels. Professor Gabriel is a past president of the American Real Estate and Urban Economics Association and a fellow of the Homer Hoyt Institute for Advanced Real Estate Studies. In 2021, he received Neidorf “Decade” Teaching Award from the UCLA Anderson School of Management. He serves on the boards of directors of KB Home and the KBS REITs and is a consultant to numerous corporate and governmental entities. He holds a Ph.D. in economics from the University of California, Berkeley.



Speaker introduction: Assemblymember Jesse Gabriel was first elected to the California State Assembly in June 2018. He represents the 45th Assembly District, which includes much of the west San Fernando Valley. Gabriel currently serves on five standing committees, and serves as the Chair of the Assembly Committee on Privacy and Consumer Protection as well as Chair of the Select Committee on Jobs and Innovation in the San Fernando Valley. In his time in the Legislature, Assemblymember Gabriel has championed efforts to address California’s housing and homelessness crisis, strengthen public education, fight climate change, pass commonsense gun safety measures, and protect vulnerable communities.

For questions contact Brooke Miller-Jacobs at uccs-talks@ucdavis.edu

The views and opinions expressed during this lecture are those of the speaker and do not necessarily represent the views of UCCS.