

Memphis COVID-19 Socioeconomic Vulnerability Maps
Summary of Key Findings | 05.01.2020

1. Neighborhoods Outside the 240 Loop Most Vulnerable

- The following “outside the loop” neighborhoods have both (a) high concentration of socioeconomic vulnerability and (b) history of high eviction rates.
 - Frayser
 - Raleigh
 - Whitehaven
 - Hickory Hill

2. Center City’s Predominantly Black Neighborhoods Vulnerable

- The following “inside the loop” neighborhoods have both (a) high concentration of socioeconomic vulnerability and (b) history of moderately concentrated eviction rates.
 - South Memphis
 - Orange Mound
 - North Memphis
 - Glenview
 - Binghampton
 - The Heights

3. Foreclosures are on the rise

- The COVID-19 outbreak began to impact employment in mid-to-late March.
- With foreclosure action requiring 30 days of payment delinquency, the first foreclosures from missed payment were expected mid-to-late April.
- Since April 21st, foreclosures have risen nearly 20%, which could impact both low-to-moderate income homeowners and renters.

4. Further Housing Market Destabilization Likely

- The housing market ripple effect from non-payment is expected but may take some time to realize. For perspective, one month where more than 20% of Memphians are unable to pay rent or mortgage could have a \$69.43M impact on the local housing economy; the impact after three months is estimated at \$208.3M*.
- The first rounds of Federal Stimulus may have helped certain low-to-moderate income households pay their bills up to this point, but with further rounds of relief uncertain, there could be further market disruption for landlords, tenants, and homeowners beginning in June and July.
- Over the last four years of tracking eviction filings in Memphis, there are typically 2500-3000 evictions filed each month. If we see high amount of nonpayment of rent, this number could grow even higher relatively quickly. Innovate Memphis and its partners will continue monitoring foreclosures and evictions in the months to come. If you want to join us in this effort, please review the methodology and send any feedback or ideas to info@innovatememphis.com

**calculated using 2018 IPUMS ACS Median Housing Cost in Shelby County plus 20% non-payment, which is likely a conservative estimate*