



**OFFICE OF THE COMMISSION AUDITOR
MIAMI-DADE BOARD OF COUNTY COMMISSIONERS**

**Countywide Evictions and Foreclosures Data
Monthly Report**

October 2021

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Commission Auditor

Office of the Commission Auditor
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I. EVICTIONS

The following is being reported pursuant to Section 4 of Resolution No. R-58-21:

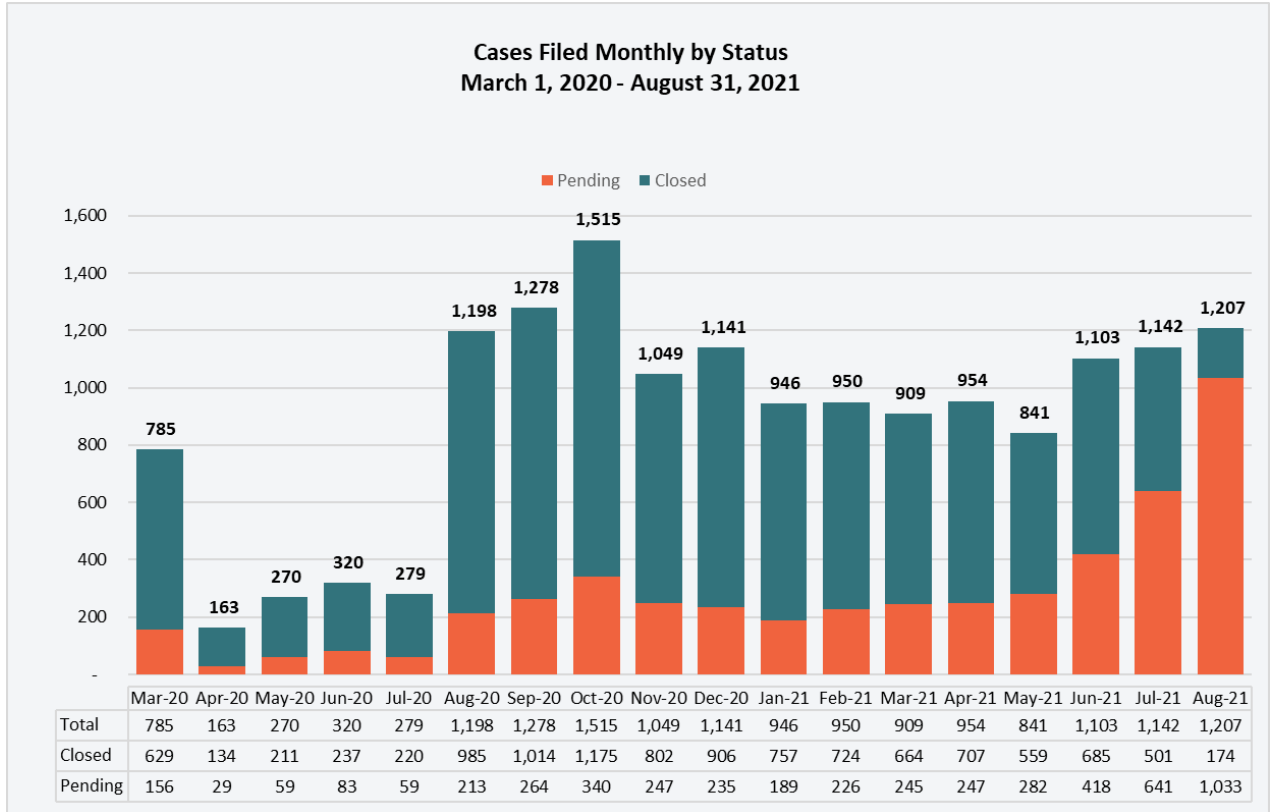
- (a) There are 4,966 pending residential and commercial evictions that were filed on or after March 1, 2020 through August 31, 2021. Pending eviction cases include open eviction cases (i.e., eviction cases without a disposition) and reopened cases (i.e., cases with outstanding post-judgment court action);
- (b) There are 4,809 pending residential and commercial evictions that were filed after April 2, 2020 through August 31, 2021. The number of pending residential evictions that were filed on or after October 1, 2020 through August 31, 2021 is 3,678;
- (c) There were 15,228 residential and commercial evictions filed after April 2, 2020 through August 31, 2021. From October 1, 2020 through August 31, 2021, there were 1,022 commercial evictions filed;
- (d) There are 578 pending evictions in which declarations were filed with the court in accordance with the court's administrative orders and the CARES Act through August 31, 2021. Of that number, 378 were VACA declarations filed by the Plaintiff-Landlord and 168 were CDC Tenant Declarations filed by the Defendant-Tenant. There were 32 cases in which both types of declarations were filed;
- (e) There were 3,167 pending residential evictions in which declarations were not filed with the court from October 1, 2020 through August 31, 2021; and
- (f) There were 5,478 writs of possession issued from the expiration of the Governor's Executive Order No. 20-180 at 12:01 am on October 1, 2020 through August 31, 2021. Of that number, 304 were for commercial properties and 3,846 were for residential properties. A total of 1,328 were not classified by property type.

Additionally, since March 1, 2020 through August 31, 2021, there have been 4,482 writs of possession executed. This total of writs executed includes instances where the tenant vacated the property pursuant to an issued writ of possession as well as those where MDPD enforcement was required to return possession to the landlord. Of the 4,482 writs executed during this time period, 3,099 required enforcement by MDPD, and 1,383 were instances where possession was returned to the landlord without MDPD enforcement being necessary. The total number of writs executed includes those executed for foreclosure cases.

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Figure 1 captures on a monthly basis, from March 1, 2020 through August 31, 2021, the total number of eviction cases filed by case status (pending or closed).

Figure 1

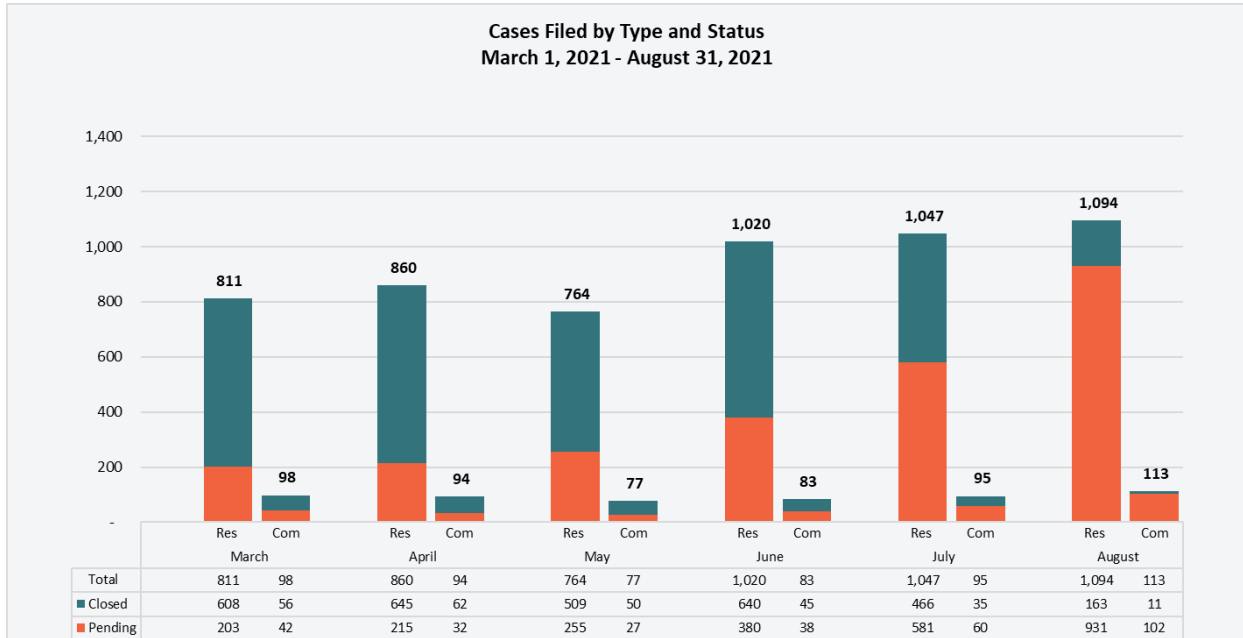


Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 2 captures the total number of evictions filed in each month, from March 1, 2021 to August 31, 2021, classified by property type (residential or commercial) and case status (pending or closed) as of August 31, 2021.

Figure 2

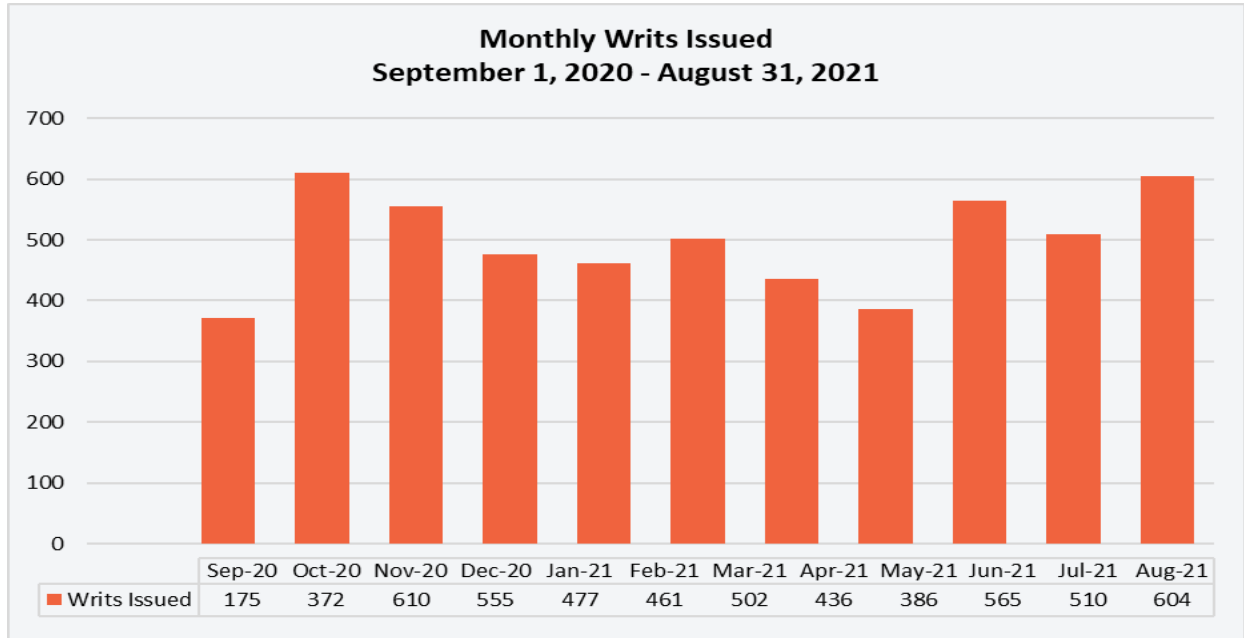


Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 3 depicts eviction case activity by month from September 1, 2020 to August 31, 2021. The total writs issued each month is shown.

Figure 3



Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 4 details the number of writs issued by property type from October 1, 2020 through August 31, 2021, irrespective of file date. Given that the Odyssey Case Manager did not distinguish between commercial and residential evictions prior to October 1, 2020, the “Type Not Listed” category represents cases that have not been classified by property type, as they were filed prior to October 1, 2020.

Figure 4

**Writs Issued by Property Type
October 1, 2020 - August 31, 2021**

	October	November	December	January	February	March	April	May	June	July	August	Total
Residential	18	155	330	361	369	404	365	312	513	472	533	3,832
Commercial	1	12	21	23	29	38	31	49	35	24	41	304
Type Not Listed	353	443	204	93	63	60	40	25	17	14	30	1,342
Total	372	610	555	477	461	502	436	386	565	510	604	5,478

Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 5 displays the number of writs of possession executed by MDPD (MDPD Enforced) relative to those where possession was returned to the landlord without MDPD enforcement being necessary (Non-MDPD Enforced) from March 1, 2020 through August 31, 2021. Note that as of March 5, 2021, writs on commercial properties are being executed, and pending writs which do not qualify for the CDC eviction moratorium are being scheduled for service by MDPD, as stated in a March 10, 2021 memorandum from the Mayor to the BCC. The CDC’s eviction moratorium order ended on August 26, 2021.

Figure 5

**Total Number of Writs of Possession Executed
(March 1, 2020 - August 31, 2021)**

	Prior	November	December	January	February	March	April	May	June	July	August	Total
MDPD Enforced	197	87	17	3	1	330	534	583	485	422	440	3,099
Non-MDPD Enforced	152	109	2	7	0	144	265	248	240	116	100	1,383
Total Writs Executed	349	196	19	10	1	474	799	831	725	538	540	4,482

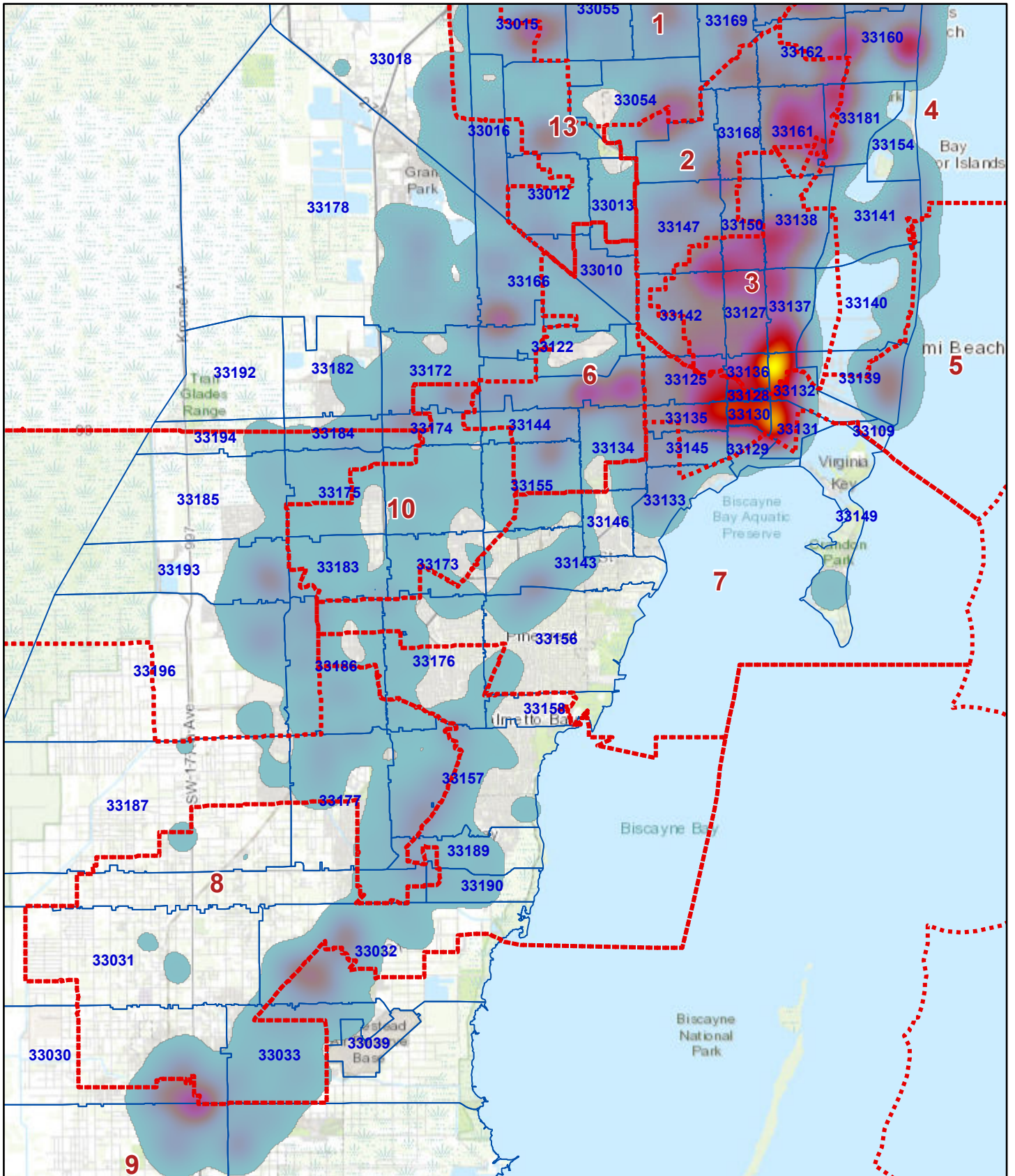
Source: Odyssey Case Manager System (Clerk of Courts)

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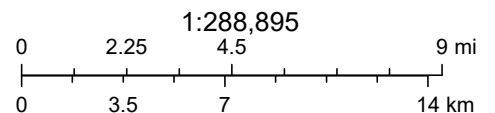
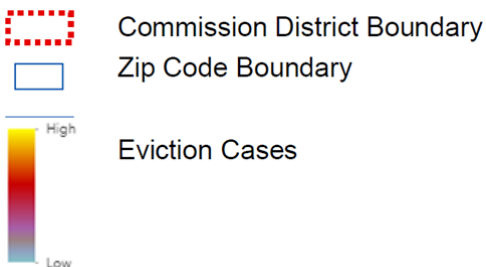
Figure 6 is a heatmap highlighting by zip code and Commission District pending countywide evictions filed between March 1, 2020 and August 31, 2021.

Figure 6

Number of Pending Eviction Cases (Filed March 1, 2020 - August 31, 2021)



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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Figure 7 is a table denoting the total number of pending eviction cases filed in each County zip code from March 1, 2020 through August 31, 2021.

Figure 7

Number of Pending Eviction Cases by Zip Code (Filed March 1, 2020 - August 31, 2021)

Zip Code	Pending Eviction Cases	Zip Code	Pending Eviction Cases
33010	69	33147	146
33012	48	33148	1
33013	24	33149	5
33014	57	33150	117
33015	99	33152	1
33016	57	33154	8
33018	40	33155	54
33023	1	33156	23
33030	51	33157	91
33031	8	33158	1
33032	109	33160	148
33033	61	33161	236
33034	32	33162	126
33035	29	33165	23
33054	120	33166	90
33055	52	33167	41
33056	71	33168	60
33064	1	33169	126
33122	18	33170	18
33125	159	33172	54
33126	145	33173	10
33127	120	33174	31
33128	28	33175	26
33129	19	33176	34
33130	150	33177	36
33131	114	33178	71
33132	190	33179	128
33133	30	33180	52
33134	39	33181	98
33135	140	33182	6
33136	129	33183	16
33137	153	33184	18
33138	121	33185	12
33139	55	33186	58
33140	15	33187	16
33141	52	33189	15
33142	167	33190	14
33143	28	33193	38
33144	34	33194	4
33145	34	33196	38
33146	7		

TOTAL PENDING EVICTION CASES - 4,966

Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 8 is a table denoting the total number of pending eviction cases filed in each Commission District from March 1, 2020 through August 31, 2021.

Figure 8

Number of Pending Eviction Cases by District

Filed March 1, 2020 - August 31, 2021

District Number	Commissioner	Pending Eviction Cases
1	Oliver Gilbert	415
2	Jean Monestime	633
3	Keon Hardemon	961
4	Sally A. Heyman	449
5	Eileen Higgins	657
6	Rebeca Sosa	302
7	Raquel Regalado	168
8	Danielle Cohen Higgins	216
9	Kionne McGhee	379
10	Sen. Javier D. Souto	96
11	Joe A. Martinez	159
12	Jose "Pepe" Diaz	330
13	René García	201

TOTAL PENDING EVICTION CASES - 4,966

Source: Odyssey Case Manager System (Clerk of Courts)

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II. FORECLOSURES

The following is being reported pursuant to Section 3 of Resolution No. R-468-21.

- (a) There were 2,604 residential and commercial foreclosures filed on or after March 1, 2020 through August 31, 2021. Of these, 1,454 are pending (open and reopened, including inactive)cases;
- (b) There were 2,020 residential foreclosures filed after April 2, 2020 through August 31, 2021. Of these, 1,201 are pending cases;
- (c) The number of commercial foreclosures filed after April 2, 2020 through August 31, 2021 is 229, of which 128 are pending cases;
- (d) There were 595 final judgments issued in residential and commercial foreclosure cases from the expiration of the Governor's Executive Order No. 20-180 at 12:01am on October 1, 2020 through August 31, 2021;
- (e) There were 686 foreclosure sales of residential and commercial properties pursuant to final judgments issued by the court from March 1, 2020 through August 31, 2021. Note that the Odyssey Case Manager System reflects a foreclosure sale on a case when there is an effective sale date and does not account for instances when the sale was prevented after the sale date was set due to actions on the case, e.g., settlement or bankruptcy filing;
- (f) There were 1,107 residential foreclosure cases filed from March 1, 2020 to August 31, 2021 where the subject property was homestead exempt;
- (g) There were 1,259 residential foreclosure cases filed from March 1, 2020 to August 31, 2021 where the subject property was not homestead exempt;
- (h) There were 227 foreclosure cases filed in county court, and 2,377 foreclosure cases filed in circuit court from March 1, 2020 to August 31, 2021;
- (i) OCA is unable to report on the location by zip code of each residential and commercial property that is or was subject to a foreclosure action due to limitations of the Odyssey Case Manager System. Specifically, the system does not capture the address of the property subject to foreclosure;
- (j) There were 3,489 foreclosure actions or judgments between \$0.00 to \$50,000, 256 between \$50,000 and \$250,000, and 472 over \$250,000 from March 1, 2020 through August 31, 2021. Note that entry of the judgment amount was not a requirement until October 1, 2020; provision of this information was optional prior to this date, according to the Clerk of the Courts. Therefore, the Odyssey Case Manager reflects an entry of \$0.00 in numerous

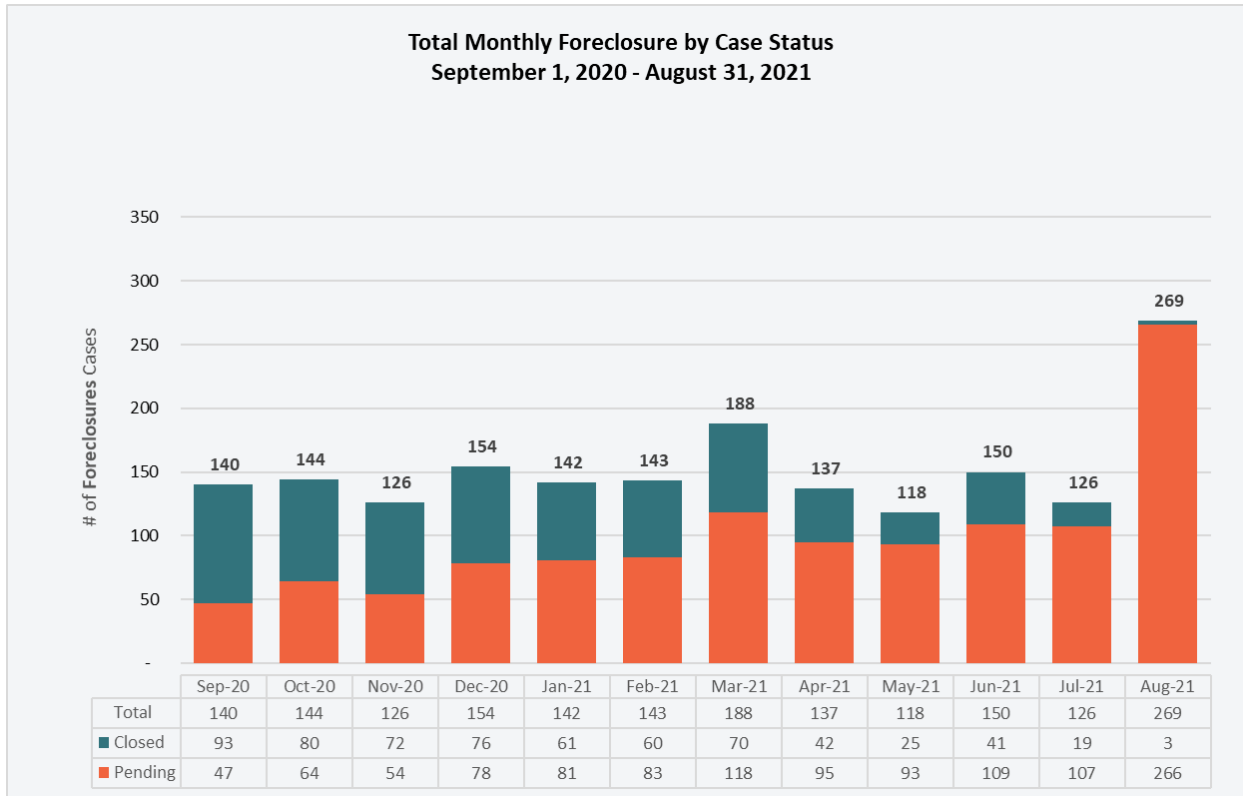
instances where this information was not provided. Of the 3,489 foreclosure cases where the judgment amount was in the \$0.00 to \$50,000 range, 3,436 were foreclosure cases where the judgment amount was reported as \$0.00, either due to nonreporting, or due to the case having been dismissed; and

- (k) For foreclosure cases where a final judgment was entered on or after March 1, 2020 through August 31, 2021, there were 706 foreclosure sales where the bid amount was \$0.00 due to the foreclosure sale not being completed. There were 183 foreclosure sales where the bid amount was in the \$0.01 to \$175,000 range, and 305 where the bid amount was above \$175,000.

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Figure 1 depicts totals of foreclosure cases by case status (pending or closed) for each month from September 2020 through August 2021.

Figure 1

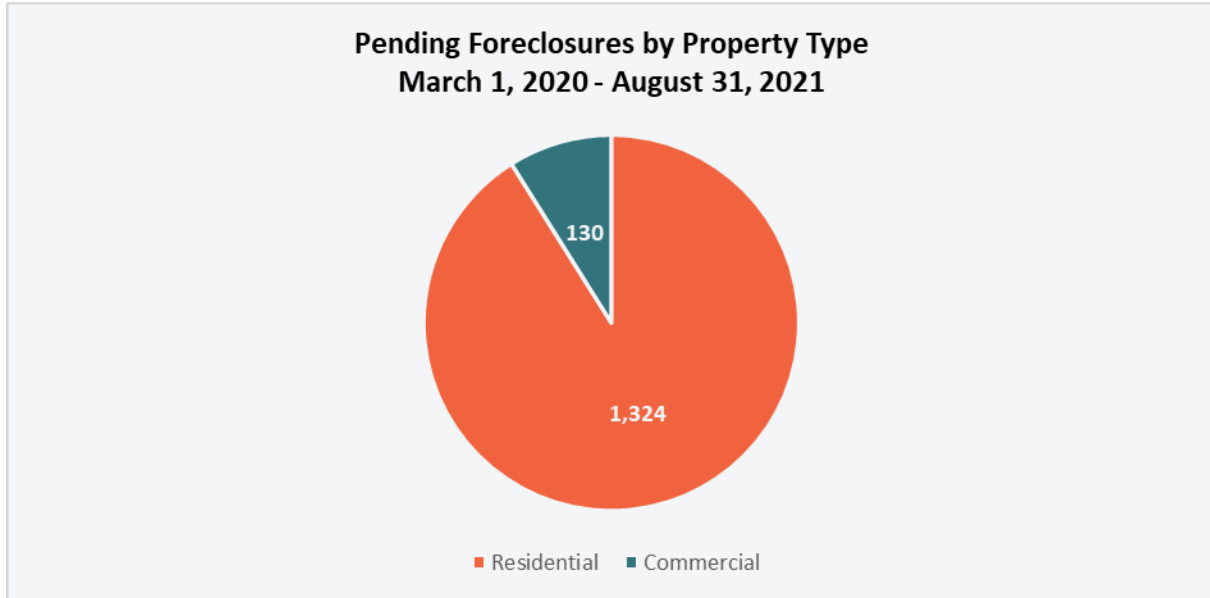


Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 2 illustrates the total of pending foreclosure cases (filed on or after March 1, 2020 through August 31, 2021) by property type.

Figure 2



Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 3 depicts the number of foreclosure cases (filed from October 1, 2020 to August 31, 2021) resulting in final judgment, and the number of cases during this period where the Odyssey Case Manager reports a foreclosure sale, by month and property type.

Figure 3

**Foreclosure Sales after Final Judgment
October 1, 2020 - August 31, 2021**

Category	Prior		March		April		May		June		July		August		Total	
	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM
Final Judgment	257	15	51	7	48	3	52	2	43	5	51	5	53	3	555	40
Sales	250	14	48	5	46	3	50	2	33	4	34	3	21	2	482	33

Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 4 details totals of foreclosure cases by foreclosure judgment amount (i.e., \$0.00 to \$50,000, \$50,000 to \$250,000, and over \$250,000) for cases where a disposition was entered on or after March 1, 2021 through August 31, 2021.

Figure 4

Foreclosure Cases by Foreclosure Judgment Amount	
March 1, 2020 - August 31, 2021	
Judgement Range	Total
\$0.00 - \$50,000	3,489
\$50,001 - \$250,000	256
> \$250,000	472
Total	4,217

Source: Odyssey Case Manager (COC) Office of the Commission Auditor

Figure 5 provides information on the bid amounts for foreclosed properties based on foreclosure cases where a final judgment was issued on or after March 1, 2020 through August 31, 2021.

Figure 5

Foreclosure Cases by Bid Amount Range	
March 1, 2020 - August 31, 2021	
Bid Range	Total
\$0.00	706
\$0.01 - \$25,000	37
\$25,001 - \$75,000	28
\$75,001 - \$175,000	118
\$175,001 - \$375,000	208
\$375,001 - \$750,000	72
> \$750,000	25
Total	1,194

Source: Odyssey Case Manager (COC) Office of the Commission Auditor

Report produced by the Office of the Commission Auditor

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The Office of the Commission Auditor, Miami-Dade Board of County Commissioners

The Office of the Commission Auditor (OCA) was established in September 2002 by Ordinance 03-2 to provide support and professional analysis of the policy, service, budgetary and operational issues before the Miami-Dade Board of County Commissioners. The Commission Auditor's duties include reporting to the Board of County Commissioners on the fiscal operations of County departments, as well as whether the fiscal and legislative policy directions of the Commission are being efficiently and effectively implemented

This report, prepared in collaboration with the Miami-Dade County departments as subject matter experts, is substantially less detailed in scope than an audit in accordance with the Generally Accepted Auditing Standards (GAAS). The OCA plans and performs the review to obtain sufficient, appropriate evidence to provide a reasonable basis for its findings and conclusions based on its objectives; accordingly, the OCA does not express an opinion on the data gathered by the subject matter expert(s).