



OFFICE OF THE COMMISSION AUDITOR

Countywide Evictions and Foreclosures Quarterly Report

Through June 2022

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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 4,962 pending residential and commercial evictions that were filed on or after March 1, 2020 through June 30, 2022. 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 4,942 pending residential and commercial evictions that were filed after April 2, 2020 through June 30, 2022. The number of pending residential evictions that were filed on or after October 1, 2020 through June 30, 2022 is 4,412;
- (c) There were 29,997 residential and commercial evictions filed after April 2, 2020 through June 30, 2022. From October 1, 2020 through June 30, 2022, there were 2,009 commercial evictions filed;
- (d) There are 136 pending evictions in which declarations were filed with the court in accordance with the court's administrative orders and the CARES Act through June 30, 2022. Of that number, 95 were VACA declarations filed by the Plaintiff-Landlord and 37 were CDC Tenant Declarations filed by the Defendant-Tenant. There were 4 cases in which both types of declarations were filed;
- (e) There were 4,288 pending residential evictions in which declarations were not filed with the court from January 1, 2020 through June 30, 2022; and
- (f) There were 12,399 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 June 30, 2022. Of that number, 709 were for commercial properties and 10,310 were for residential properties. A total of 1,380 were not classified by property type.

Additionally, since March 1, 2020 through June 30, 2022, there have been 10,220 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 10,220 writs executed during this time period, 7,614 required enforcement by MDPD, and 2,606 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.

ATTACHMENTS

Figure 1 below illustrates the year-over-year trend of total monthly filed eviction cases (pending and closed) from 2018 through 2022.

Figure 1

**Year - Over - Year Trend of Total Monthly Filed Cases
2018 - 2022**

Month	2018	2019	2020	2021	2022
January	1,652	1,681 ↑ 2%	1,591 ↓ -5%	946 ↓ -41%	1,522 ↑ 61%
February	1,406	1,362 ↓ -3%	1,356 ↓ 0%	950 ↓ -30%	1,444 ↑ 52%
March	1,310	1,300 ↓ -1%	785 ↓ -40%	909 ↑ 16%	1,657 ↑ 82%
April	1,271	1,252 ↓ -1%	163 ↓ -87%	954 ↑ 485%	1,450 ↑ 52%
May	1,475	1,399 ↓ -5%	270 ↓ -81%	841 ↑ 211%	1,548 ↑ 84%
June	1,522	1,435 ↓ -6%	320 ↓ -78%	1,103 ↑ 245%	1,599 ↑ 45%
July	1,543	1,646 ↑ 7%	279 ↓ -83%	1,143 ↑ 310%	
August	1,679	1,691 ↑ 1%	1,198 ↓ -29%	1,206 ↑ 1%	
September	1,448	1,497 ↑ 3%	1,278 ↓ -15%	1,313 ↑ 3%	
October	1,562	1,651 ↑ 6%	1,515 ↓ -8%	1,369 ↓ -10%	
November	1,399	1,355 ↓ -3%	1,049 ↓ -23%	1,376 ↑ 31%	
December	1,263	1,424 ↑ 13%	1,141 ↓ -20%	1,491 ↑ 31%	

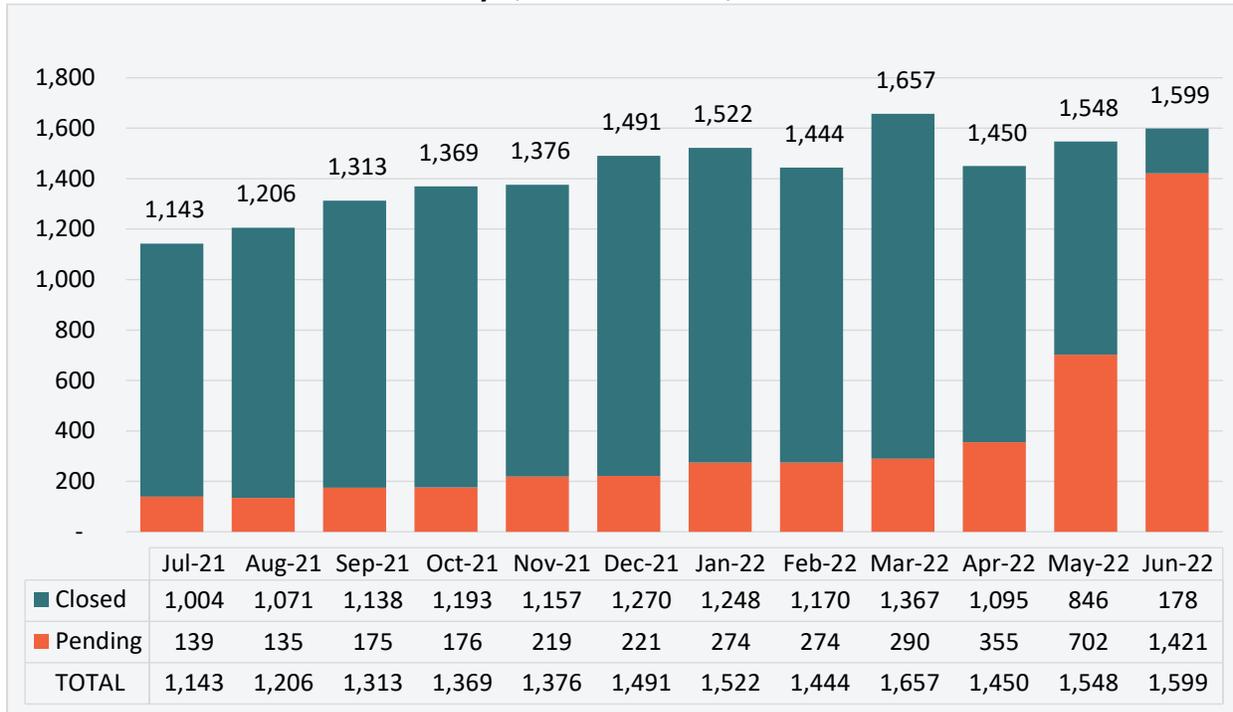
Source: Odyssey Case Manager System (Clerk of Courts)

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Note that the total number of cases filed for a previously reported month may change due to additional cases filed being identified that were not present in the previous data received from the Clerk of Courts due to the monthly cutoff date.

Figure 2 captures on a monthly basis, from July 1, 2021 through June 30, 2022, the total number of eviction cases filed by case status (pending or closed).

Figure 2
Cases Filed Monthly by Status
July 1, 2021 – June 30, 2022



Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 3 captures the total number of evictions filed in each month, from January 1, 2022 to June 30, 2022, classified by property type (residential or commercial) and case status (pending or closed) as of June 30, 2022.

Figure 3

**Cases Filed by Type and Status
January 1, 2022 – June 30, 2022**



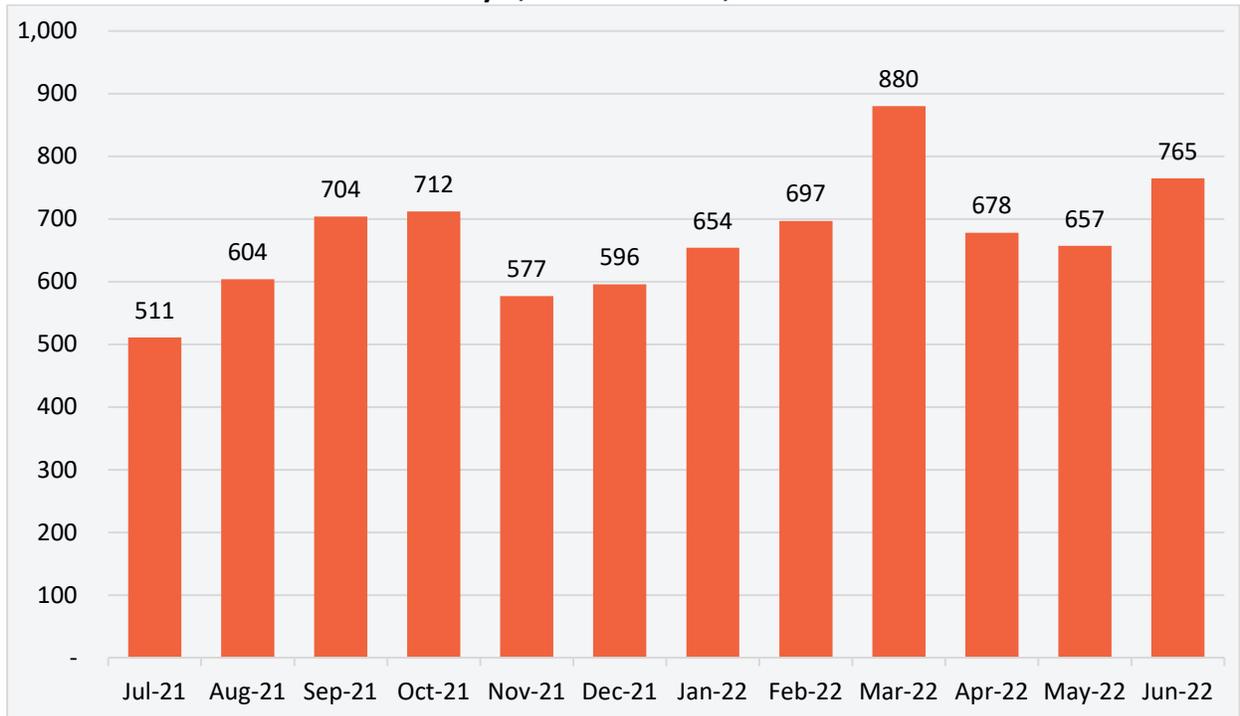
Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 4 depicts eviction case activity by month from July 1, 2021 to June 30, 2022. The total writs issued each month is shown.

Figure 4

**Monthly Writs Issued
July 1, 2021 - June 30, 2022**



Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 5 details the number of writs issued by property type from July 1, 2021 through June 30, 2022, 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 5

**Writs Issued by Property Type
July 1, 2021 – June 30, 2022**

Property Type	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Total
Residential	473	533	648	645	540	559	605	645	835	639	625	718	7,465
Commercial	24	41	40	54	32	33	45	47	42	38	29	44	469
Type Not Listed	14	30	16	13	5	4	4	5	3	1	3	3	101
Total	511	604	704	712	577	596	654	697	880	678	657	765	8035

Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 6 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 June 30, 2022. 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 6

**Total Number of Writs of Possession Executed
March 1, 2020 – June 30, 2022**

Enforcement Type	Prior	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Total
MDPD Enforced	2237	422	440	440	513	408	385	455	478	642	422	356	416	7,614
Non-MDPD Enforced	1167	116	100	88	100	84	73	127	119	153	135	180	164	2,606
Total	3404	538	540	528	613	492	458	582	597	795	557	536	580	10,220

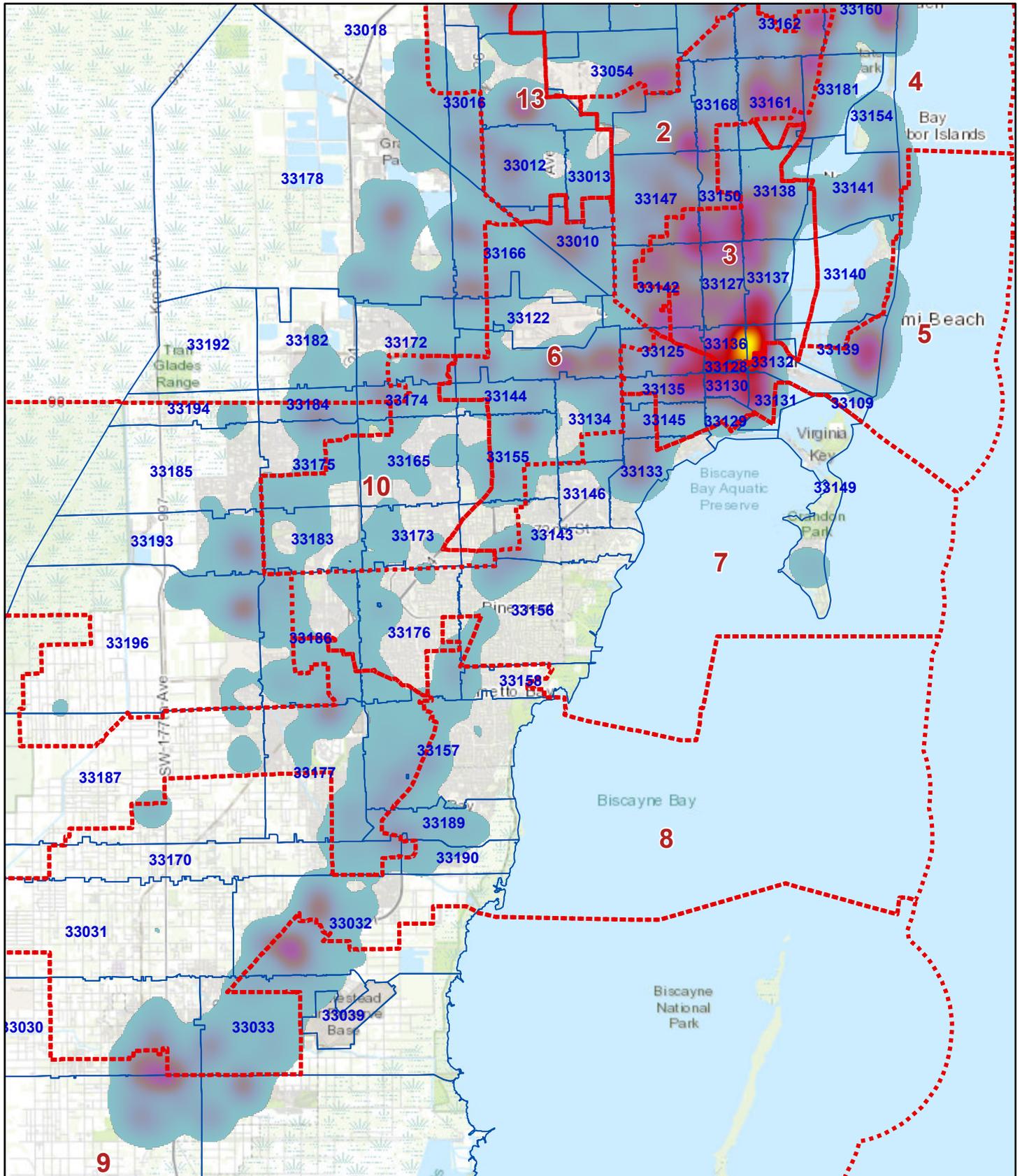
Source: Odyssey Case Manager System (Clerk of Courts)

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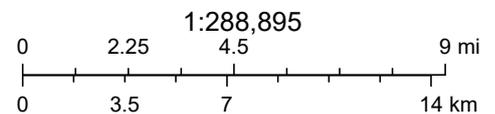
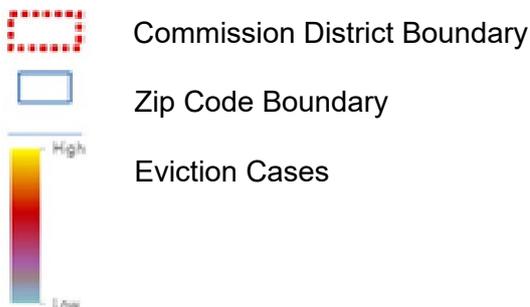
Figure 7 is a heatmap highlighting by zip code and Commission District pending countywide evictions filed between March 1, 2020 and June 30, 2022.

Figure 7

Number of Pending Eviction Cases
March 1, 2020 - June 30, 2022



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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 8 is a table denoting the total number of pending eviction cases filed in each County zip code from March 1, 2020 through June 30, 2022.

Figure 8

**Number of Pending Eviction Cases by Zip Code
Filed March 1, 2020 - June 30, 2022**

Zip Code	Pending Eviction Cases	Zip Code	Pending Eviction Cases
33010	83	33146	8
33012	66	33147	171
33013	29	33149	7
33014	67	33150	124
33015	58	33154	12
33016	42	33155	47
33018	29	33156	24
33025	2	33157	78
33030	63	33158	1
33031	4	33160	104
33032	128	33161	193
33033	71	33162	124
33034	60	33165	15
33035	43	33166	91
33050	1	33167	69
33054	129	33168	52
33055	34	33169	145
33056	71	33170	20
33109	1	33172	44
33122	11	33173	7
33125	155	33174	35
33126	124	33175	39
33127	129	33176	31
33128	54	33177	46
33129	11	33178	96
33130	92	33179	129
33131	63	33180	44
33132	189	33181	79
33133	46	33182	10
33134	26	33183	13
33135	96	33184	17
33136	159	33185	4
33137	126	33186	59
33138	128	33187	17
33139	102	33189	23
33140	14	33190	13
33141	89	33193	32
33142	218	33194	4
33143	22	33195	1
33144	20	33196	48
33145	30	91107	1

TOTAL PENDING EVICTION CASES - 4,962

Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 9 is a table denoting the total number of pending eviction cases filed in each Commission District from March 1, 2020 through June 30, 2022.

Figure 9

**Number of Pending Eviction Cases by District
Filed March 1, 2020 - June 30, 2022**

District Number	Commissioner Name	Pending Eviction Cases: Count	Pending Eviction Cases: Percent to Total
1	Oliver Gilbert	449	9%
2	Jean Monestime	726	15%
3	Keon Hardemon	1,049	21%
4	Sally A. Heyman	335	7%
5	Eileen Higgins	522	11%
6	Rebeca Sosa	350	7%
7	Raquel Regalado	151	3%
8	Danielle Cohen Higgins	245	5%
9	Kionne McGhee	404	8%
10	Sen. Javier D. Souto	91	2%
11	Vacant	165	3%
12	Jose "Pepe" Diaz	282	6%
13	René García	193	4%

TOTAL PENDING EVICTION CASES - 4,962

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 4,937 residential and commercial foreclosures filed on or after March 1, 2020 through June 30, 2022. Of these, 2,213 are pending (open and reopened, including inactive) cases;
- (b) There were 4,258 residential foreclosures filed after April 2, 2020 through June 30, 2022. Of these, 2,017 are pending cases;
- (c) The number of commercial foreclosures filed after April 2, 2020 through June 30, 2022 is 324, of which 122 are pending cases;
- (d) There were 1,261 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 June 30, 2022;
- (e) There were 1,300 foreclosure sales of residential and commercial properties pursuant to final judgments issued by the court from March 1, 2020 through June 30, 2022. 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 2,544 residential foreclosure cases filed from March 1, 2020 to June 30, 2022 where the subject property was homestead exempt;
- (g) There were 2,060 residential foreclosure cases filed from March 1, 2020 to June 30, 2022, where the subject property was not homestead exempt;
- (h) There were 391 foreclosure cases filed in county court, and 4,546 foreclosure cases filed in circuit court from March 1, 2020 to June 30, 2022;
- (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 5,803 foreclosure actions or judgments between \$0.00 to \$50,000, 477 between \$50,000 and \$250,000, and 819 over \$250,000 from March 1, 2020 through June 30, 2022. 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 5,803 foreclosure cases where the judgment amount was in the \$0.00 to \$50,000 range, 5,689 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 June 30, 2022, there were 1,211 foreclosure sales where the bid amount was \$0.00 due to the foreclosure sale not being completed. There were 325 foreclosure sales where the bid amount was in the \$0.01 to \$175,000 range, and 723 where the bid amount was above \$175,000.

ATTACHMENTS

Figure 1 below illustrates the year-over-year trend of total monthly filed foreclosure cases (pending and closed) from 2018 through 2022.

Figure 1
Year - Over - Year Trend of Total Monthly Filed Cases
2018 - 2022

Month	2018	2019	2020	2021	2022
January	260	476 ↑ 83%	393 ↓ -17%	142 ↓ -64%	225 ↑ 58%
February	308	545 ↑ 77%	359 ↓ -34%	143 ↓ -60%	168 ↑ 17%
March	450	479 ↑ 6%	342 ↓ -29%	188 ↓ -45%	298 ↑ 59%
April	479	483 ↑ 1%	53 ↓ -89%	137 ↑ 158%	244 ↑ 78%
May	624	497 ↓ -20%	38 ↓ -92%	118 ↑ 211%	245 ↑ 108%
June	668	384 ↓ -43%	50 ↓ -87%	150 ↑ 200%	316 ↑ 111%
July	411	402 ↓ -2%	63 ↓ -84%	127 ↑ 102%	
August	540	425 ↓ -21%	221 ↓ -48%	271 ↑ 23%	
September	457	338 ↓ -26%	140 ↓ -59%	279 ↑ 99%	
October	485	424 ↓ -13%	144 ↓ -66%	216 ↑ 50%	
November	444	407 ↓ -8%	126 ↓ -69%	189 ↑ 50%	
December	439	364 ↓ -17%	154 ↓ -58%	150 ↓ -3%	

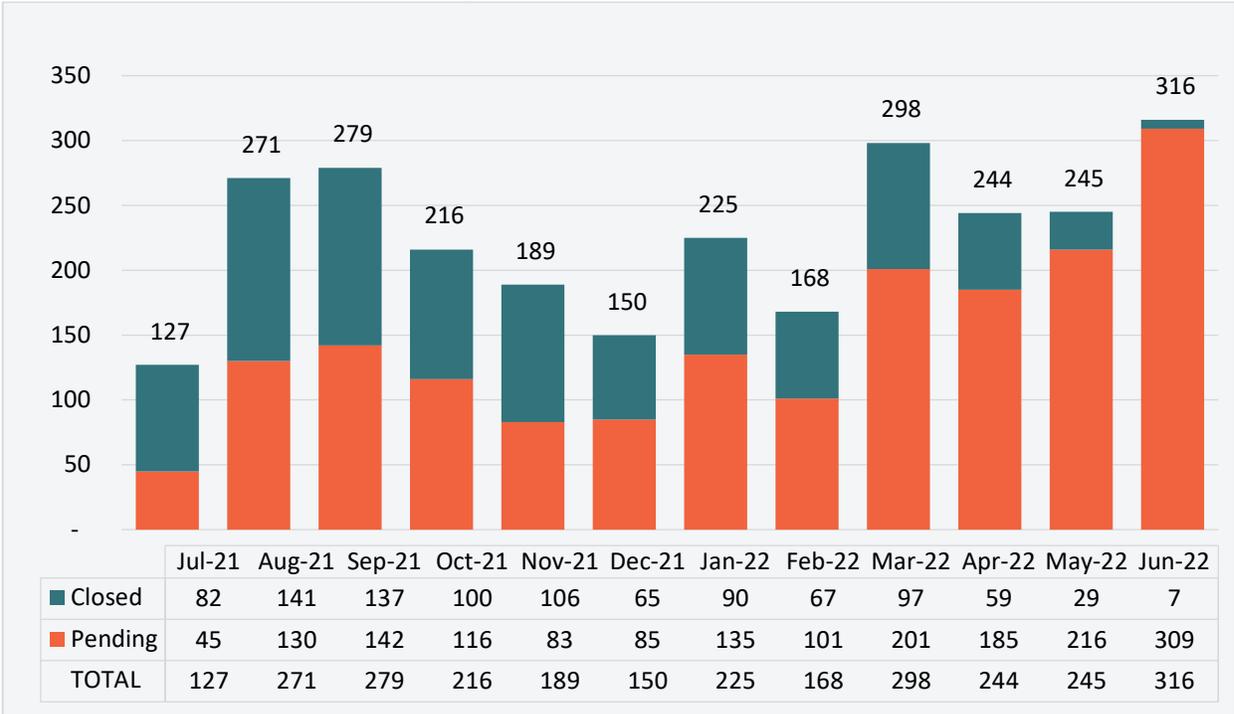
Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 2 depicts totals of foreclosure cases by case status (pending or closed) for each month from July 1, 2021 through June 30, 2022.

Figure 2

**Total Monthly Foreclosures by Case Status
July 1, 2021 – June 30, 2022**



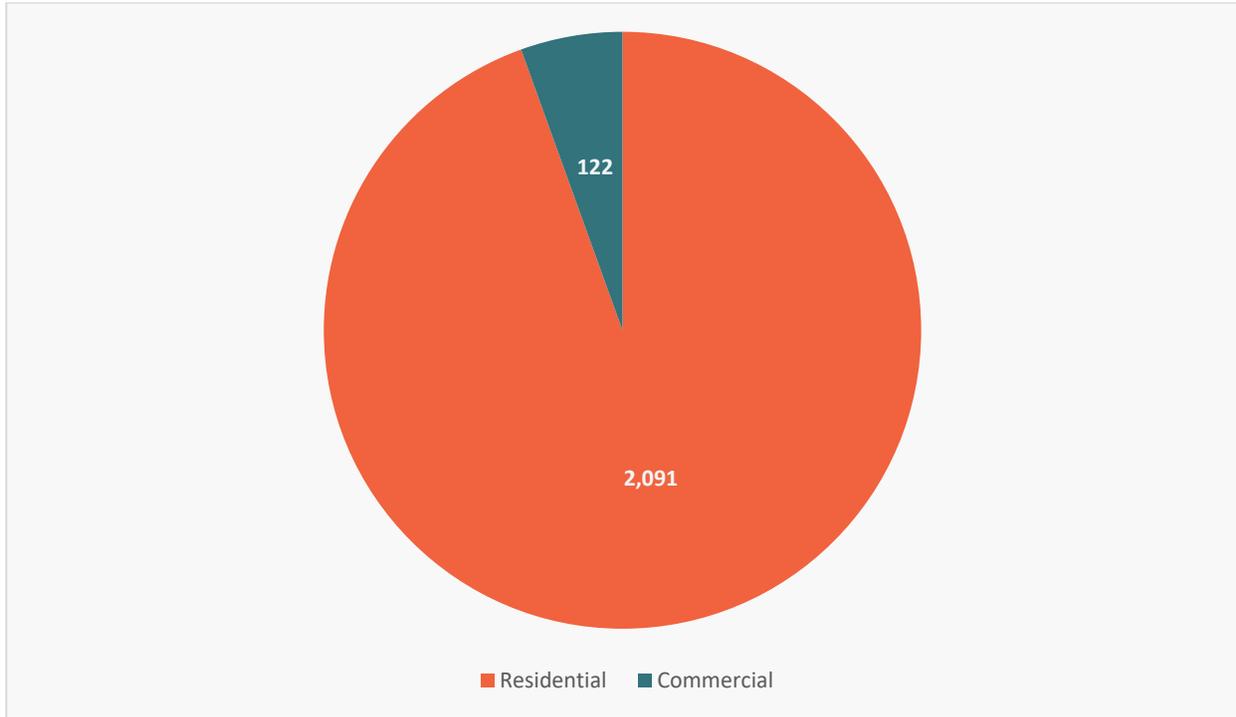
Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 3 illustrates the total of pending foreclosure cases (filed on or after March 1, 2020 through June 30, 2022) by property type.

Figure 3

**Pending Foreclosures by Property Type
March 1, 2020 – June 30, 2022**



Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 4 depicts the number of foreclosure cases (filed from October 1, 2020 to June 30, 2022) 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 4

**Foreclosure Sales After Final Judgment
January 1, 2020 – June 30, 2022**

Category	Prior		Jan-22		Feb-22		Mar-22		Apr-22		May-22		Jun-22		Total	
	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM
Judgement	693	45	77	1	69	3	107	3	80	10	85	4	79	5	1,190	71
Sales	676	41	77	1	67	3	100	3	62	9	64	4	24	2	1,070	63

Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 5 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, 2020 through June 30, 2022.

Figure 5

**Foreclosure Cases by Foreclosure Judgment Amount
March 1, 2020 – June 30, 2022**

Judgment Range	Total
\$0 - \$50,000	5,803
\$50,001 - \$250,000	477
> \$250,000	819
Total	7,099

Source: Odyssey Case Manager (COC)

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Figure 6 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 June 30, 2022.

Figure 6

**Foreclosure Cases by Bid Amount Range
March 1, 2020 – June 30, 2022**

Bid Range	Total
\$0.00	1,211
\$0.01 - \$25,000	55
\$25,001 - \$75,000	45
\$75,001 - \$175,000	225
\$175,001 - \$375,000	471
\$375,001 - \$750,000	196
> \$750,000	56
Total	2,259

Source: Odyssey Case Manager (COC)

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Report produced by the Office of the Commission Auditor

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The Office of the Commission Auditor

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).