



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

**Countywide Evictions and Foreclosures Data
Monthly Report**

August 2021

Yinka Majekodunmi, CPA
Commission Auditor

Office of the Commission Auditor
111 N.W. First Street, Suite 1030
Miami, FL 33128
(305) 375-2524

I. EVICTIONS

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

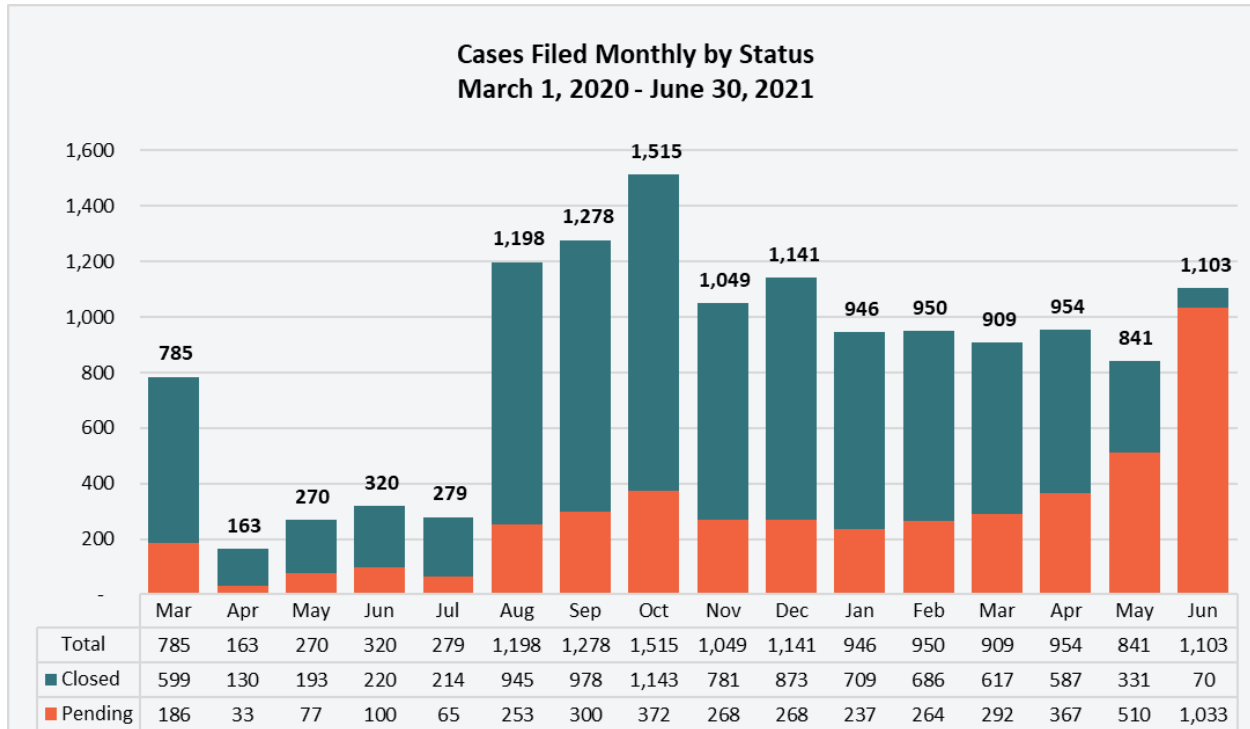
- (a) There are 4,625 pending residential and commercial evictions that were filed on or after March 1, 2020 through June 30, 2021. Pending eviction cases include open eviction cases (i.e., eviction cases without a disposition) and reopened cases (i.e., cases with outstanding post-judgment court action);
- (b) There are 4,437 pending residential and commercial evictions that were filed after April 2, 2020 through June 30, 2021. The number of pending residential evictions that were filed on or after October 1, 2020 through June 30, 2021 is 3,261;
- (c) There were 12,879 residential and commercial evictions filed after April 2, 2020 through June 30, 2021. From October 1, 2020 through June 30, 2021, there were 814 commercial evictions filed;
- (d) There are 562 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, 2021. Of that number, 383 were VACA declarations filed by the Plaintiff-Landlord and 145 were CDC Tenant Declarations filed by the Defendant-Tenant. There were 34 cases in which both types of declarations were filed;
- (e) There were 1,508 pending residential evictions in which declarations were not filed with the court from October 1, 2020 through June 30, 2021; and
- (f) There were 4,337 writs of possession issued from the expiration of the Governor's Executive Order No. 20-180 at 12:01am on October 1, 2020 through June 30, 2021. Of that number, 237 were for commercial properties and 2,815 were for residential properties. A total of 1,285 were not classified by property type.

Additionally, since March 1, 2020 through June 30, 2021, there have been 3,404 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 3,404 writs executed during this time period, 2,237 required enforcement by MDPD, and 1,167 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 June 30, 2021, the total number of eviction cases filed by case status (pending or closed).

Figure 1

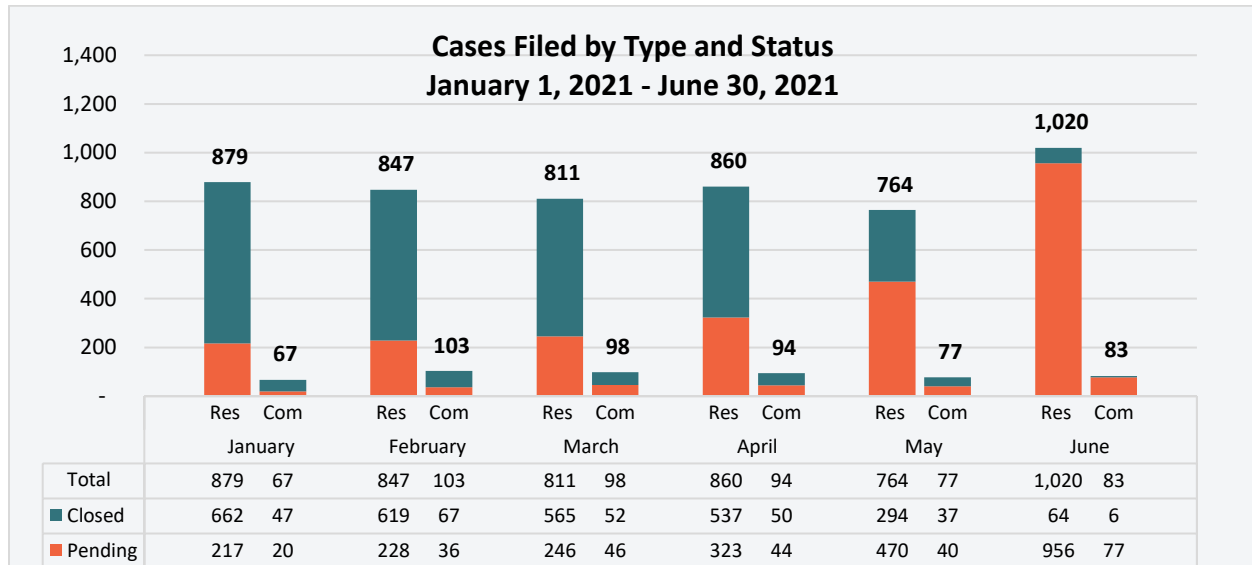


Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 2 captures the total number of evictions filed in each month, from January 1, 2020 to June 30, 2021, classified by property type (residential or commercial) and case status (pending or closed) as of June 30, 2021.

Figure 2

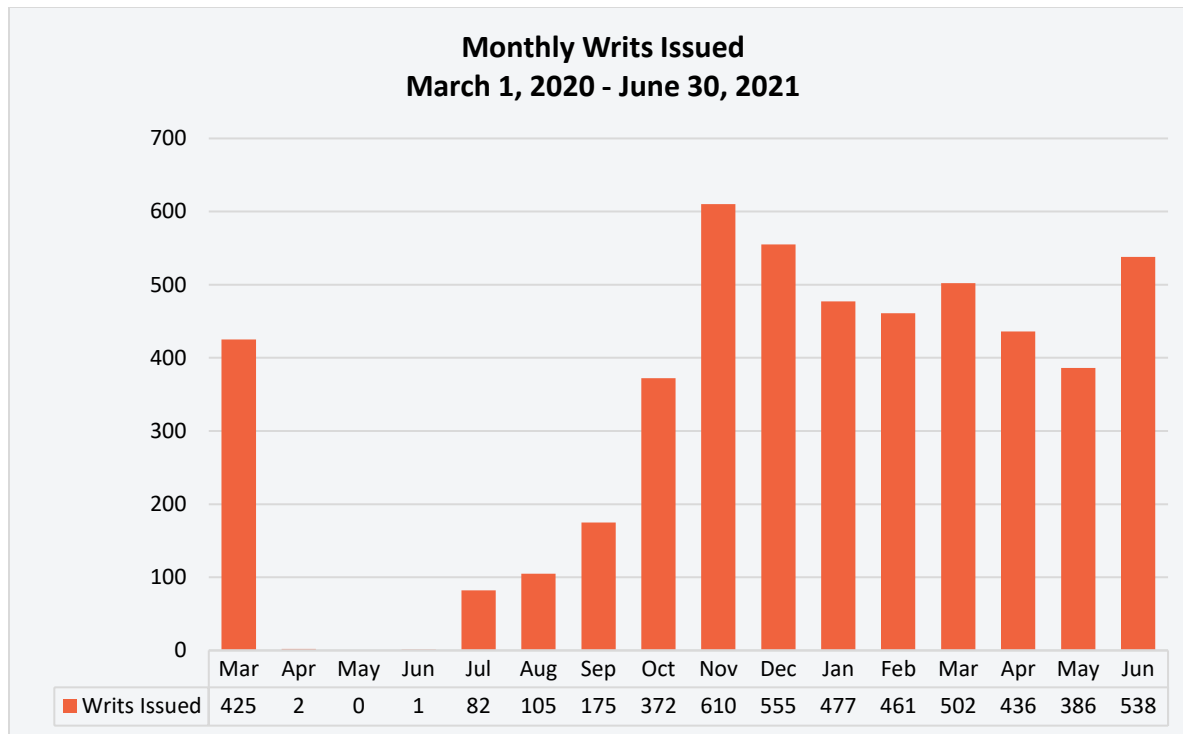


Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 3 depicts eviction case activity by month from March 1, 2020 to June 30, 2021. The total writs issued each month are 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 June 30, 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 - June 30, 2021

	October	November	December	January	February	March	April	May	June	Total
Residential	18	155	330	361	369	404	365	312	488	2,802
Commercial	1	12	21	23	29	38	31	49	33	237
Type Not Listed	353	443	204	93	63	60	40	25	17	1,298
Total	372	610	555	477	461	502	436	386	538	4,337

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 June 30, 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.

Figure 5

**Total Number of Writs of Possession Executed
(March 1, 2020 - June 30, 2021)**

	Prior	July	August	September	October	November	December	January	February	March	April	May	June	Total
MDPD Enforced	197	0	0	0	0	87	17	3	1	330	534	583	485	2,237
Non-MDPD Enforced	147	5	0	0	0	109	2	7	0	144	265	248	237	1,164
Total														
Writs Executed	344	5	0	0	0	196	19	10	1	474	799	831	722	3,401

Source: Teleosoft CountySuite

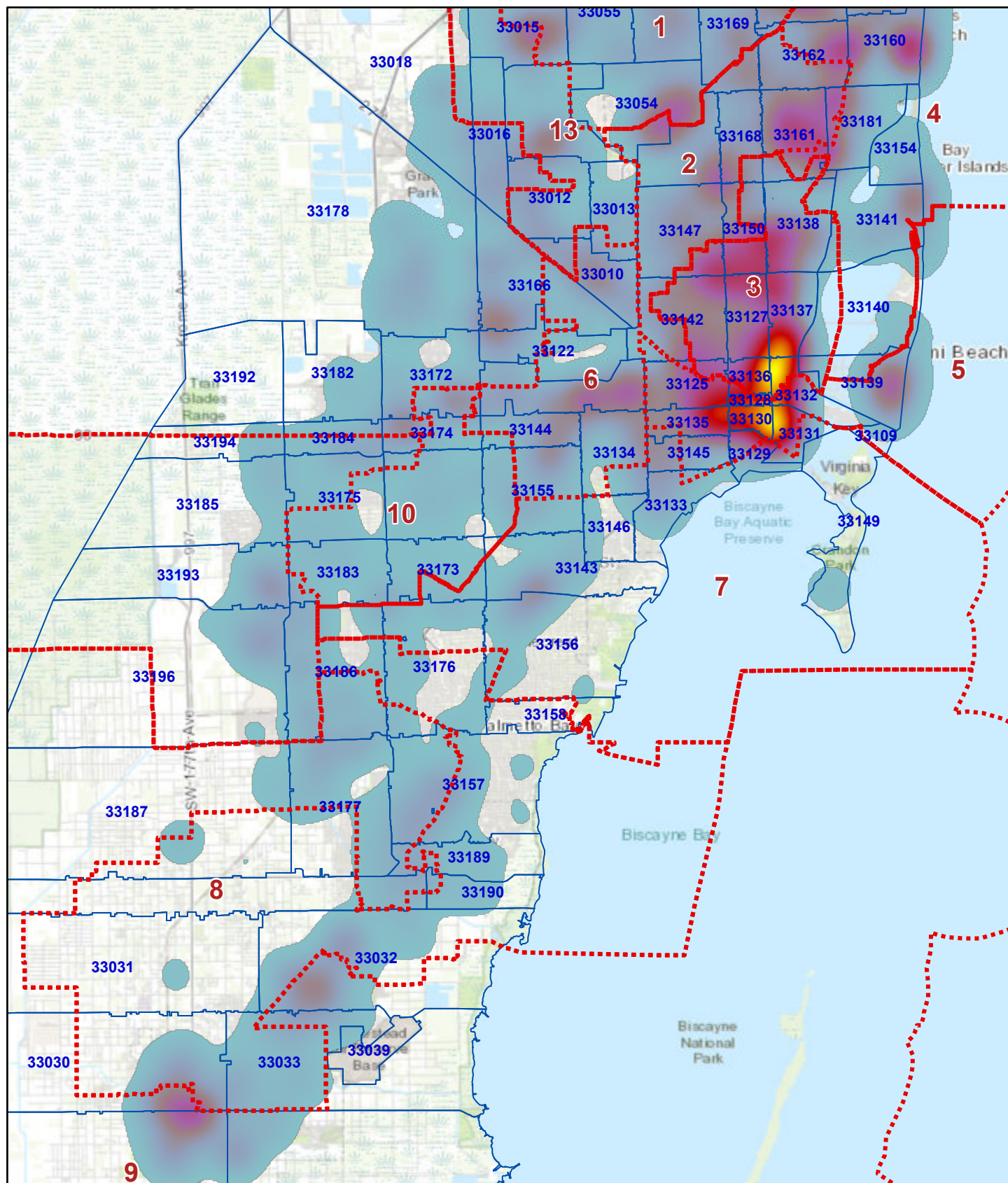
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(Miami-Dade County Police Department)

Figure 6 is a heatmap highlighting by zip code and Commission District pending countywide evictions filed between March 1, 2020 and June 30, 2021.

Figure 6

Number of Pending Eviction Cases (Filed March 1, 2020 - June 30, 2021)



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Commission District Boundary
Zip Code Boundary

Eviction Cases
High
Low

1:288,895
0 2.25 4.5 9 mi
0 3.5 7 14 km

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 June 30, 2021.

Figure 7
Number of Pending Eviction Cases by Zip Code (Filed March 1, 2020 - June 30, 2021)

Zip Code	Pending Eviction Cases	Zip Code	Pending Eviction Cases
33010	77	33146	3
33012	51	33147	128
33013	19	33148	1
33014	59	33149	5
33015	87	33150	113
33016	44	33152	1
33018	29	33154	9
33023	1	33155	53
33030	39	33156	26
33031	6	33157	69
33032	89	33160	126
33033	55	33161	197
33034	39	33162	101
33035	27	33165	26
33054	117	33166	74
33055	44	33167	41
33056	62	33168	49
33109	1	33169	118
33122	23	33170	17
33125	147	33172	50
33126	130	33173	12
33127	113	33174	34
33128	31	33175	25
33129	17	33176	35
33130	160	33177	41
33131	120	33178	70
33132	172	33179	127
33133	23	33180	50
33134	37	33181	69
33135	124	33182	8
33136	112	33183	19
33137	182	33184	21
33138	101	33185	14
33139	66	33186	54
33140	10	33187	19
33141	60	33189	14
33142	151	33190	12
33143	32	33193	29
33144	36	33194	4
33145	32	33196	36

TOTAL PENDING EVICTION CASES - 4,625

Figure 8 is a table denoting the total number of pending eviction cases filed in each Commission District from March 1, 2020 through June 30, 2021.

Figure 8

Number of Pending Eviction Cases by District
Filed March 1, 2020 - June 30, 2021

District Number	Commissioner	Pending Eviction Cases
1	Oliver Gilbert	394
2	Jean Monestime	540
3	Keon Hardemon	902
4	Sally A. Heyman	396
5	Eileen Higgins	645
6	Rebeca Sosa	292
7	Raquel Regalado	169
8	Danielle Cohen Higgins	177
9	Kionne McGhee	369
10	Sen. Javier D. Souto	98
11	Joe A. Martinez	150
12	Jose "Pepe" Diaz	302
13	René García	191

TOTAL PENDING EVICTION CASES - 4,625

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 2,208 residential and commercial foreclosures filed on or after March 1, 2020 through June 30, 2021. Of these, 1,289 are pending (open and reopened, including inactive) cases;
- (b) There were 1,646 residential foreclosures filed after April 2, 2020 through June 30, 2021. Of these, 1,014 are pending cases;
- (c) The number of commercial foreclosures filed after April 2, 2020 through June 30, 2021 is 207 of which 131 are pending;
- (d) There were 527 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, 2021;
- (e) There were 611 foreclosure sales of properties pursuant to final judgments issued by the court from March 1, 2020 through June 30, 2021. Of these foreclosure sales, 567 were of foreclosed residential properties and 44 were of foreclosed commercial properties. 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 881 residential foreclosure cases filed from March 1, 2020 to June 30, 2021 where the subject property was homestead exempt;
- (g) There were 1,111 residential foreclosure cases filed from March 1, 2020 to June 30, 2021 where the subject property was not homestead exempt;
- (h) There were 185 foreclosure cases filed in county court, and 2,023 foreclosure cases filed in circuit court from March 1, 2020 to June 30, 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 3,112 foreclosure actions or judgments between \$0.00 to \$50,000, 245 between \$50,000 and \$250,000, and 416 over \$250,000 from March 1, 2020 through June 30, 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

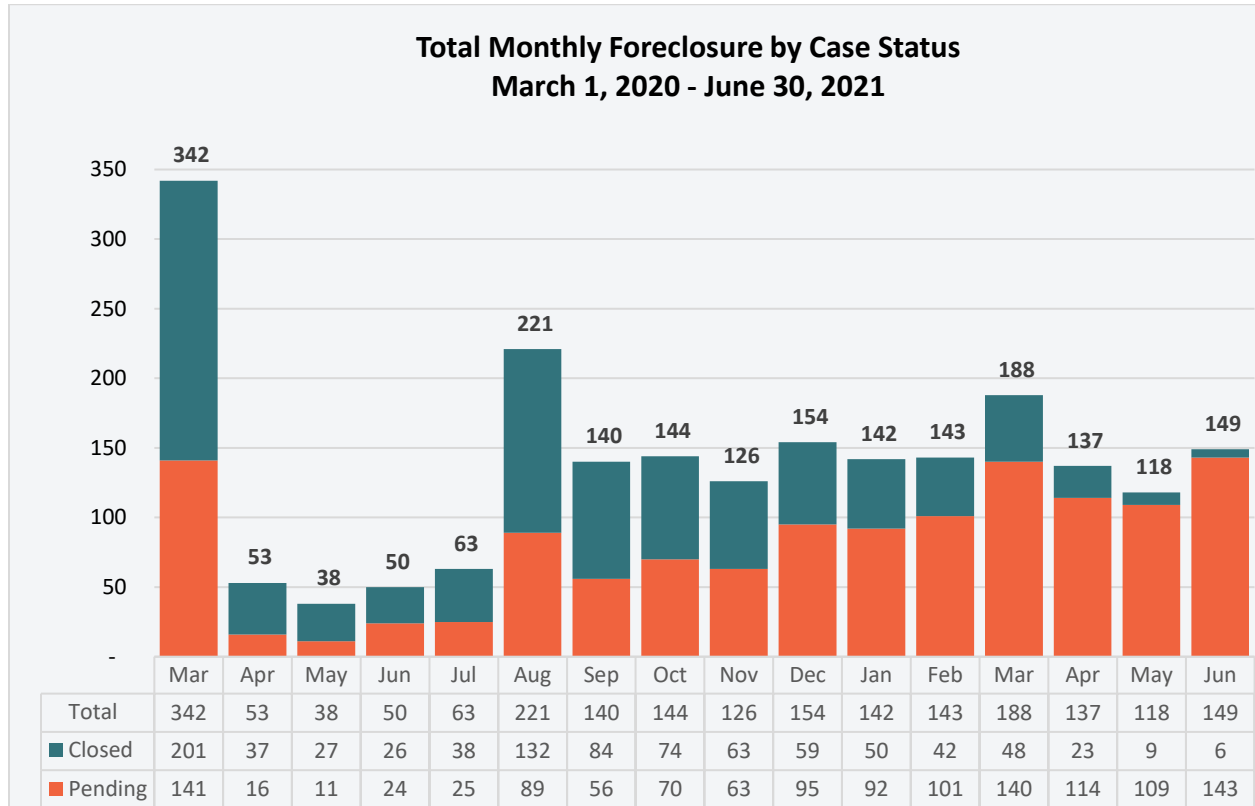
instances where this information was not provided. Of the 3,112 foreclosure cases where the judgment amount was in the \$0.00 to \$50,000.00 range, 3,058 were foreclosure cases where the judgment amount was reported as \$0.00, either due to nonreporting, or due to the case having been dismissed; and

- (k) For foreclosure cases where a final judgment was entered on or after March 1, 2020 through June 30, 2021, there were 641 foreclosure sales where the bid amount was \$0.00 due to the foreclosure sale not being completed. There were 150 foreclosure sales where the bid amount was in the \$0.01 to \$175,000 range, and 249 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 March 2020 through June 2021.

Figure 1

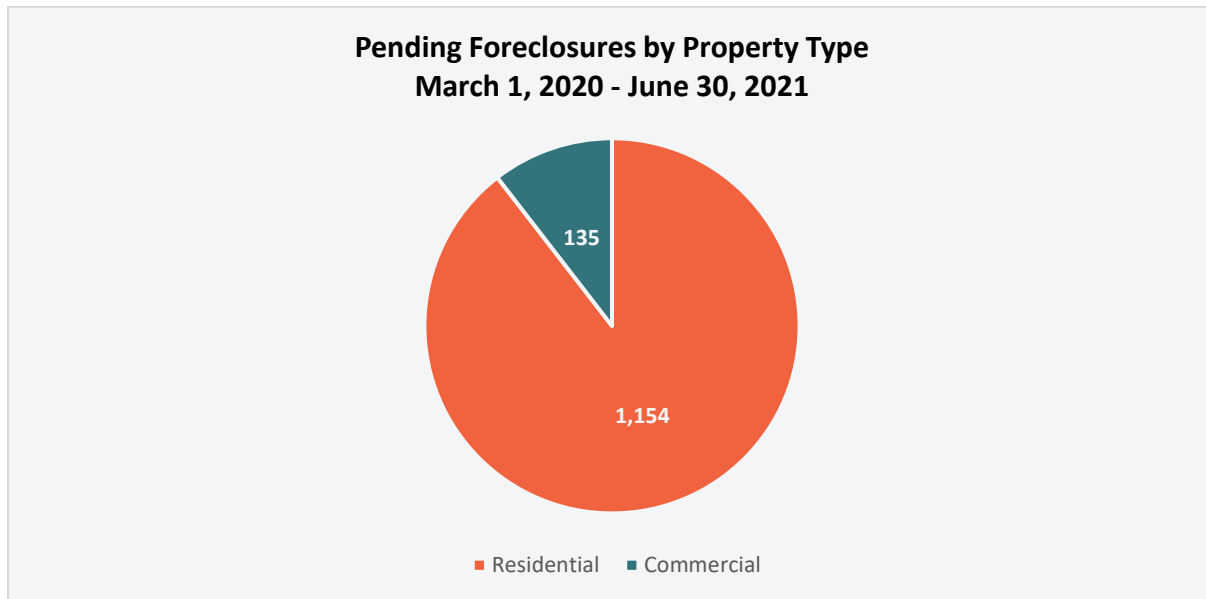


Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 2 illustrates the total of pending foreclosure cases (filed on or after March 1, 2020 through June 30, 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 June 30, 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

**Property Sales after Final Judgment
October 1, 2020 - June 30, 2021**

Category	October		November		December		January		February		March		April		May		June		Total	
	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM
Final Judgment	73	1	47	3	54	6	54	4	47	1	59	7	56	3	57	2	48	5	495	32
Sales	69	1	46	3	54	5	51	4	44	1	49	5	44	3	40	2	15	2	412	26

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 \$50,000.00, \$50,000.00 to \$250,000.00, and over \$250,000.00) for cases where a disposition was entered on or after March 1, 2021 through June 30, 2021.

Figure 4

Foreclosure Cases by Foreclosure Judgment Amount March 1, 2020 - June 30, 2021	
Judgment Range	Total
\$0.00 - \$50,000	3,112
\$50,001 - \$250,000	245
> \$250,000	416
Total	3,773

Source: Odyssey Case Manager (COC)

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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 June 30, 2021.

Figure 5

Foreclosure Cases by Bid Amount Range March 1, 2020 - June 30, 2021	
Bid Range	Total
\$0.00	641
\$0.01 - \$25,000	31
\$25,001 - \$75,000	24
\$75,001 - \$175,000	95
\$175,001 - \$375,000	174
\$375,001 - \$750,000	56
> \$750,000	19
Total	1,040

Source: Odyssey Case Manager (COC)

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Report produced by the Office of the Commission Auditor

Yinka Majekodunmi, CPA
Commission Auditor
Office of the Commission Auditor
111 N.W. First Street, Suite 1030
Miami, FL 33128
(305) 375-4354

CONTRIBUTORS

Pierre Chammas, MBA, Senior Financial Analyst
Phillip George Edwards, Esq., Research Manager
Jacqueline N. Fernandez, J.D., Research Analyst
Casey Simpkins, CPA, Financial Analyst
Victor van der Weerden, MSc, Associate Research Analyst

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).