



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

**Countywide Evictions and Foreclosures Data
Monthly Report**

July 2021

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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:

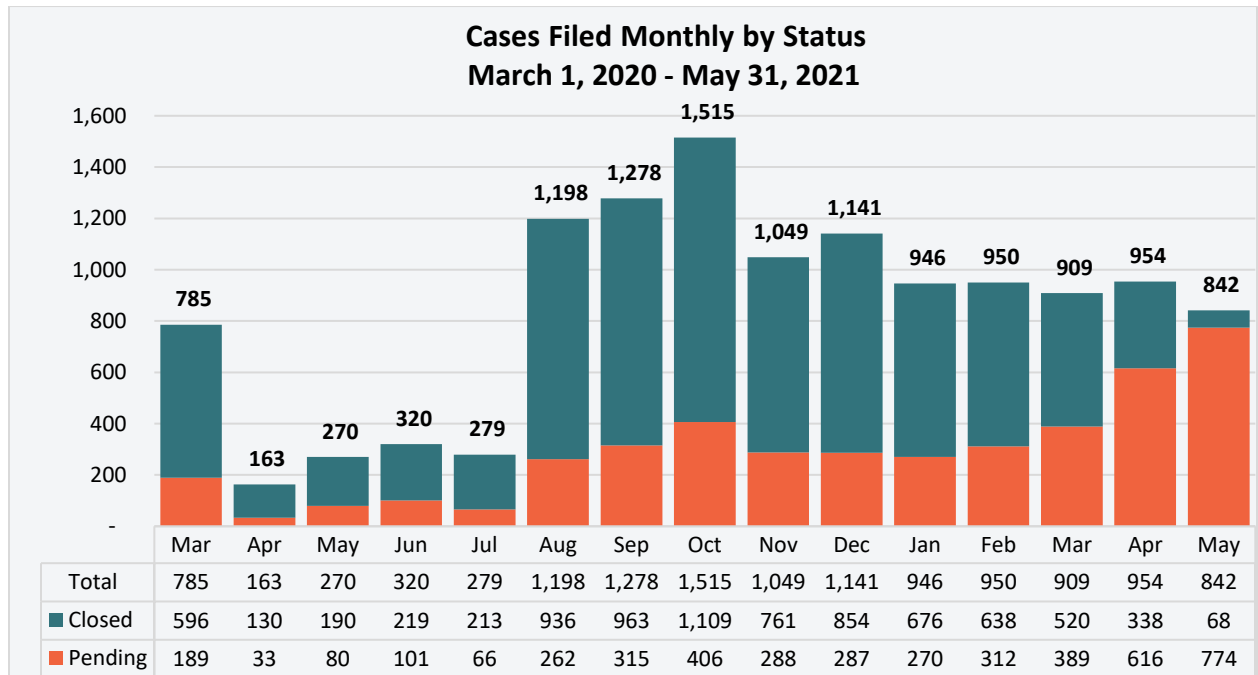
- (a) There are 4,388 pending residential and commercial evictions that were filed on or after March 1, 2020 through May 31, 2021. Pending eviction cases include open eviction cases (i.e., eviction cases without a disposition) and reopened cases (i.e., cases with outstanding post-judgment court action);
- (b) There are 4,197 pending residential and commercial evictions that were filed after April 2, 2020 through May 31, 2021. The number of pending residential evictions that were filed on or after October 1, 2020 through May 31, 2021 is 3,005;
- (c) There were 11,777 residential and commercial evictions filed after April 2, 2020 through May 31, 2021. From October 1, 2020 through May 31, 2021, there were 731 commercial evictions filed;
- (d) There are 537 pending evictions in which declarations were filed with the court in accordance with the court's administrative orders and the CARES Act through May 31, 2021. Of that number, 368 were VACA declarations were filed by the Plaintiff-Landlord and 134 were CDC Tenant Declarations filed by the Defendant-Tenant. There were 35 cases in which both types of declarations were filed;
- (e) There were 1,917 pending residential evictions in which declarations were not filed with the court from October 1, 2020 through May 31, 2021; and
- (f) There were 3,799 writs of possession issued from the expiration of the Governor's Executive Order No. 20-180 at 12:01am on October 1, 2020 through May 31, 2021. Of that number, 204 were for commercial properties and 2,314 for residential. A total of 1,281 were not classified by property type.

Additionally, since March 1, 2020 through May 31, 2021, there have been 2,679 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 2,679 writs executed during this time period, 1,752 required enforcement by MDPD, and 927 were instances where possession was returned to the landlord without MDPD enforcement being necessary.

The report includes the following attachments:

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

Figure 1

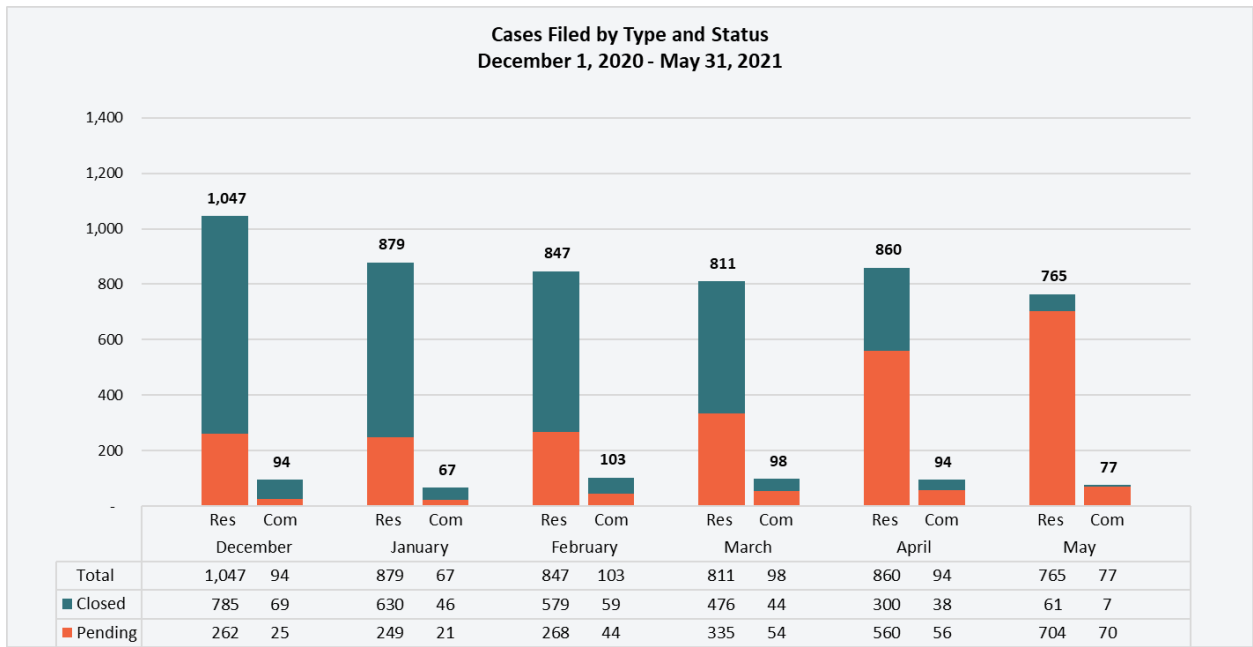


Source: Odyssey Case Manager System (Clerk of Courts)

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- Figure 2 captures the total number of evictions filed in each month, from December 1, 2020 to May 31, 2021, classified by property type (residential or commercial) and case status (pending or closed) as of May 31, 2021.

Figure 2

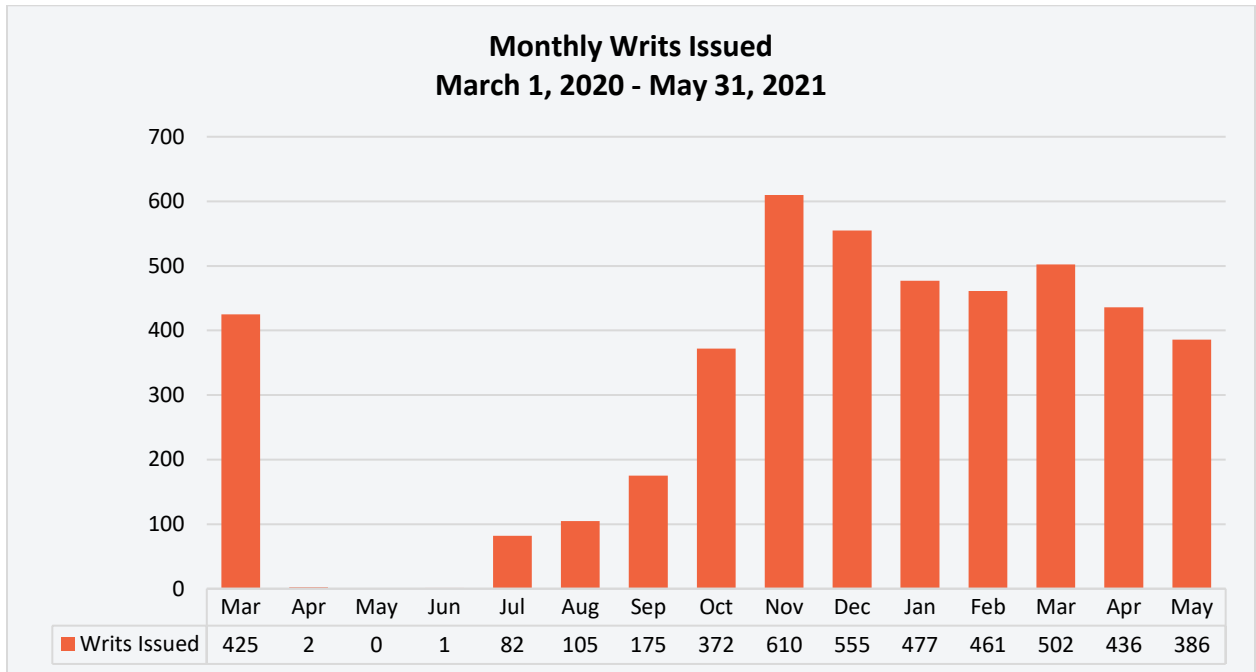


Source: Odyssey Case Manager System (Clerk of Courts)

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- Figure 3 depicts eviction case activity by month from March 1, 2020 to May 31, 2021. The total cases filed and writs issued each month are shown.

Figure 3



Source: Odyssey Case Manager System (Clerk of Courts)

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- Figure 4 depicts the number of writs issued by property type from October 1, 2020 through May 31, 2021.

Figure 4

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

	October	November	December	January	February	March	April	May	Total
Residential	18	155	330	361	369	404	365	312	2,314
Commercial	1	12	21	23	29	38	31	49	204
Type Not Listed	353	443	204	93	63	60	40	25	1281
Total	372	610	555	477	461	502	436	386	3,799

Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 4 captures writs issued after October 1, 2020 irrespective of the case filing date. The Odyssey Case Manager System did not distinguish between commercial and residential evictions prior to October 1, 2020. Accordingly, 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 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 May 31, 2021.

Figure 5

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

	Prior	June	July	August	September	October	November	December	January	February	March	April	May	Total
MDPD Enforced	197	0	0	0	0	0	87	17	3	1	330	534	583	1,752
Non-MDPD Enforced	68	79	5	0	0	0	109	2	7	0	144	265	248	927
Total Writs Executed	265	79	5	0	0	0	196	19	10	1	474	799	831	2,679

Source: Teleosoft CountySuite

(Miami-Dade County Police Department)

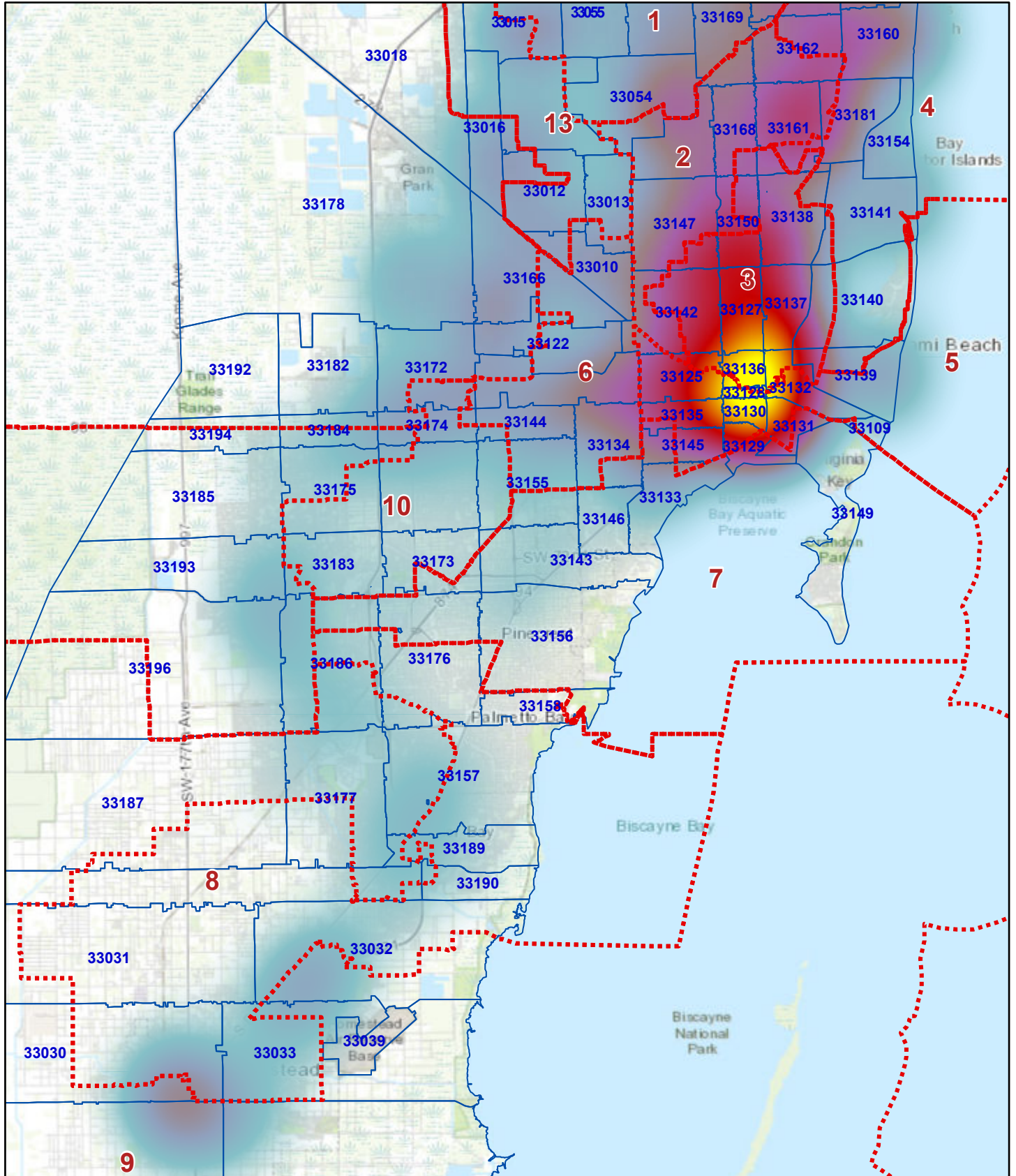
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As of March 5, 2021, writs on commercial properties are being executed, and pending writs which do not qualify for the CDC eviction moratorium are being scheduled for service by MDPD, as stated in a March 10, 2021 memorandum from the Mayor to the BCC. The total number of writs executed includes those executed for foreclosure cases.

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

Figure 6

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



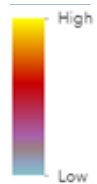
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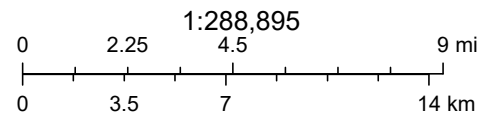
Commission District Boundary



Zip Code Boundary



Eviction Cases



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 May 31, 2021.

Figure 7

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

Zip Code	Pending Eviction Cases	Zip Code	Pending Eviction Cases
33010	65	33149	7
33012	44	33150	98
33013	20	33154	14
33014	49	33155	36
33015	85	33156	23
33016	53	33157	60
33018	17	33160	109
33030	29	33161	185
33031	6	33162	93
33032	74	33165	22
33033	52	33166	78
33034	31	33167	35
33035	26	33168	49
33054	128	33169	115
33055	38	33170	15
33056	61	33172	62
33122	22	33173	11
33125	140	33174	38
33126	126	33175	25
33127	101	33176	32
33128	28	33177	31
33129	19	33178	81
33130	154	33179	114
33131	116	33180	42
33132	164	33181	66
33133	28	33182	6
33134	42	33183	17
33135	117	33184	21
33136	94	33185	14
33137	183	33186	54
33138	88	33187	17
33139	60	33189	12
33140	12	33190	10
33141	64	33193	25
33142	165	33194	5
33143	20	33196	34
33144	35	33152	1
33145	34	33023	1
33146	6	33148	1
33147	132	33158	1

TOTAL PENDING EVICTION CASES - 4,388

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 May 31, 2021.

Figure 8

**Number of Pending Eviction Cases by District
Filed March 1, 2020 - May 31, 2021**

District Number	Commissioner	Pending Eviction Cases
1	Oliver Gilbert	386
2	Jean Monestime	514
3	Keon Hardemon	855
4	Sally A. Heyman	376
5	Eileen Higgins	618
6	Rebeca Sosa	281
7	Raquel Regalado	160
8	Danielle Cohen Higgins	157
9	Kionne McGhee	319
10	Sen. Javier D. Souto	97
11	Joe A. Martinez	145
12	Jose "Pepe" Diaz	308
13	René García	172

TOTAL PENDING EVICTION CASES - 4,388

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 2,057 residential and commercial foreclosures filed on or after March 1, 2020 through May 31, 2021. Of these, 1,241 are pending (open and reopened, including inactive) cases;
- (b) There were 1,504 residential foreclosures filed after April 2, 2020 through May 31, 2021. Of these, 960 are pending cases;
- (c) The number of commercial foreclosures filed after April 2, 2020 through May 31, 2021 is 198, of which 133 are pending;
- (d) There were 505 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 May 31, 2021;
- (e) There were 575 foreclosure sales of properties pursuant to final judgments issued by the court from March 1, 2020 through May 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 817 residential foreclosure cases filed from March 1, 2020 to May 31, 2021 where the subject property was homestead exempt;
- (g) There were 1,033 residential foreclosure cases filed from March 1, 2020 to May 31, 2021 where the subject property was not homestead exempt;
- (h) There were 149 foreclosure cases filed in county court, and 1,908 foreclosure cases filed in circuit court from March 1, 2020 to May 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 2,878 foreclosure actions or judgments between \$0.00 to \$50,000, 245 between \$50,000 and \$250,000, and 400 over \$250,000 from March 1, 2020 through May 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

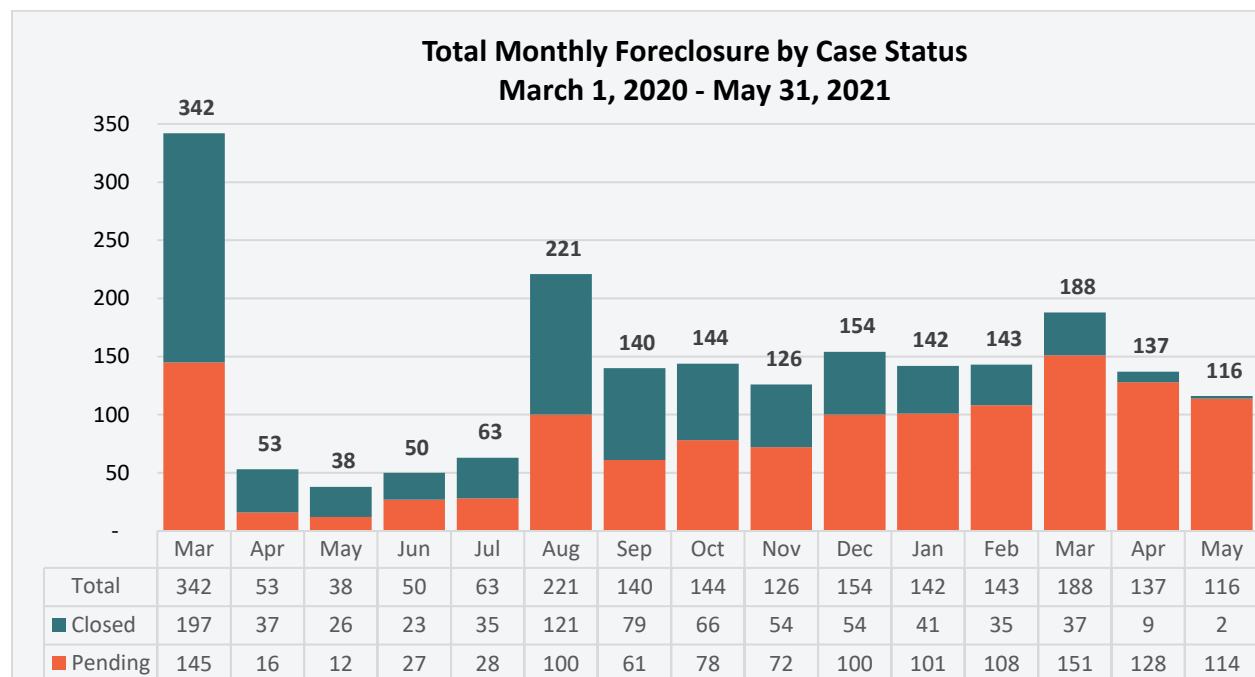
instances where this information was not provided. Of the 2,878 foreclosure cases where the judgment amount was in the \$0.00 to \$50,000.00 range, 2,824 were foreclosure cases where the judgment amount was reported as \$0.00, either due to nonreporting, or due to the case having been dismissed or settled; and

- (k) For foreclosure cases where a final judgment was entered on or after March 1, 2020 through May 31, 2021, there were 595 foreclosure sales where the bid amount was \$0.00 due to the foreclosure sale not being completed. There were 134 foreclosure sales where the bid amount was in the \$0.01 to \$175,000 range, and 233 where the bid amount was above \$175,000.

The report includes the following attachments:

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

Figure 1

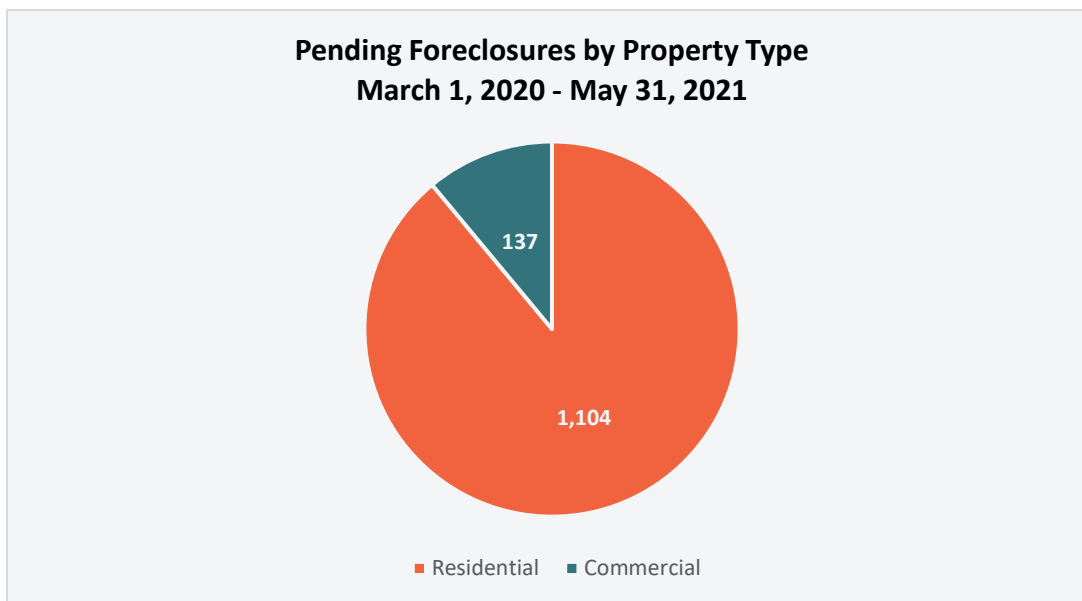


Source: Odyssey Case Manager System (Clerk of Courts)

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

Figure 2



Source: Odyssey Case Manager System (COC)

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- Figure 3 depicts the number of foreclosure cases (filed from October 1, 2020 to May 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

**Property Sales after Final Judgement
October 1, 2020 - May 31, 2021**

Category	October		November		December		January		February		March		April		May		Total	
	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM
Final Judgement	73	1	52	3	57	6	55	4	49	1	65	7	64	3	61	4	476	29
Sales	68	1	48	3	54	5	52	4	44	1	45	5	40	3	24	3	375	25

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 May 31, 2021.

Figure 4

Foreclosure Cases by Foreclosure Judgement Amount March 1, 2020 - May 31, 2021	
Judgement Range	Total
\$0.00 - \$50,000	2,878
\$50,001 - \$250,000	245
> \$250,000	400
Total	3,523

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 May 31, 2021.

Figure 5

Foreclosure Cases by Bid Amount Range March 1, 2020 - May 31, 2021	
Bid Range	Total
\$0.00	595
\$0.01 - \$25,000	28
\$25,001 - \$75,000	22
\$75,001 - \$175,000	84
\$175,001 - \$375,000	163
\$375,001 - \$750,000	51
> \$750,000	19
Total	962

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, 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).