



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

**Countywide Evictions and Foreclosures Data
Monthly Report**

September 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:

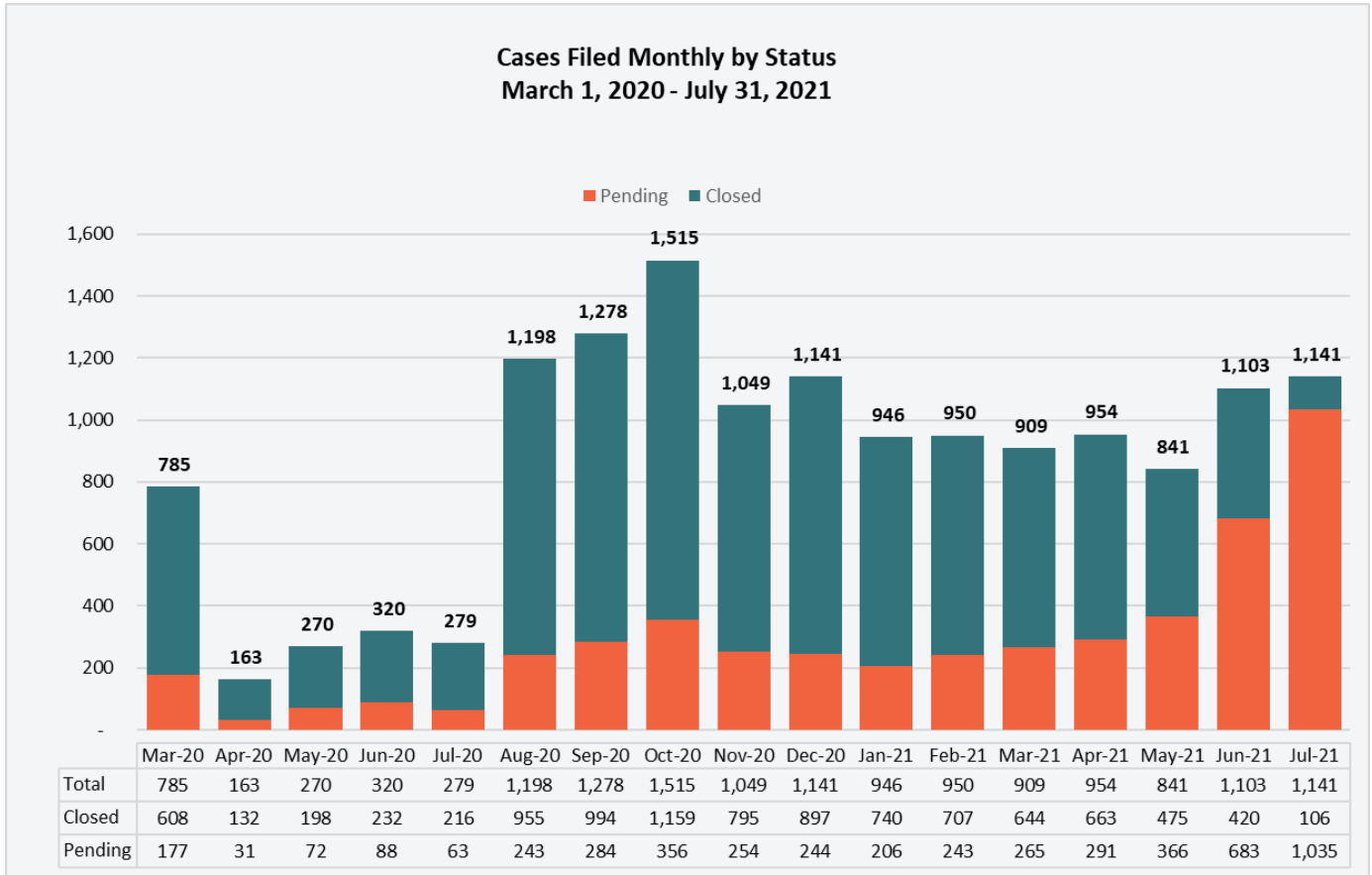
- (a) There are 4,901 pending residential and commercial evictions that were filed on or after March 1, 2020 through July 31, 2021. Pending eviction cases include open eviction cases (i.e., eviction cases without a disposition) and reopened cases (i.e., cases with outstanding post-judgment court action);
- (b) There are 4,723 pending residential and commercial evictions that were filed after April 2, 2020 through July 31, 2021. The number of pending residential evictions that were filed on or after October 1, 2020 through July 31, 2021 is 3,557;
- (c) There were 14,020 residential and commercial evictions filed after April 2, 2020 through July 31, 2021. From October 1, 2020 through July 31, 2021, there were 909 commercial evictions filed;
- (d) There are 592 pending evictions in which declarations were filed with the court in accordance with the court's administrative orders and the CARES Act through July 31, 2021. Of that number, 410 were VACA declarations filed by the Plaintiff-Landlord and 150 were CDC Tenant Declarations filed by the Defendant-Tenant. There were 32 cases in which both types of declarations were filed;
- (e) There were 3,032 pending residential evictions in which declarations were not filed with the court from October 1, 2020 through July 31, 2021. Note that the total number of pending residential evictions in which declarations were not filed with the court from October 1, 2020 through June 30, 2021 stated in the August report is updated to 2,754; and
- (f) There were 4,874 writs of possession issued from the expiration of the Governor's Executive Order No. 20-180 at 12:01am on October 1, 2020 through July 31, 2021. Of that number, 263 were for commercial properties and 3,313 were for residential properties. A total of 1,298 were not classified by property type.

Additionally, since March 1, 2020 through July 31, 2021, there have been 3,942 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 3,942 writs executed during this time period, 2,659 required enforcement by MDPD, and 1,283 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 July 31, 2021, the total number of eviction cases filed by case status (pending or closed).

Figure 1

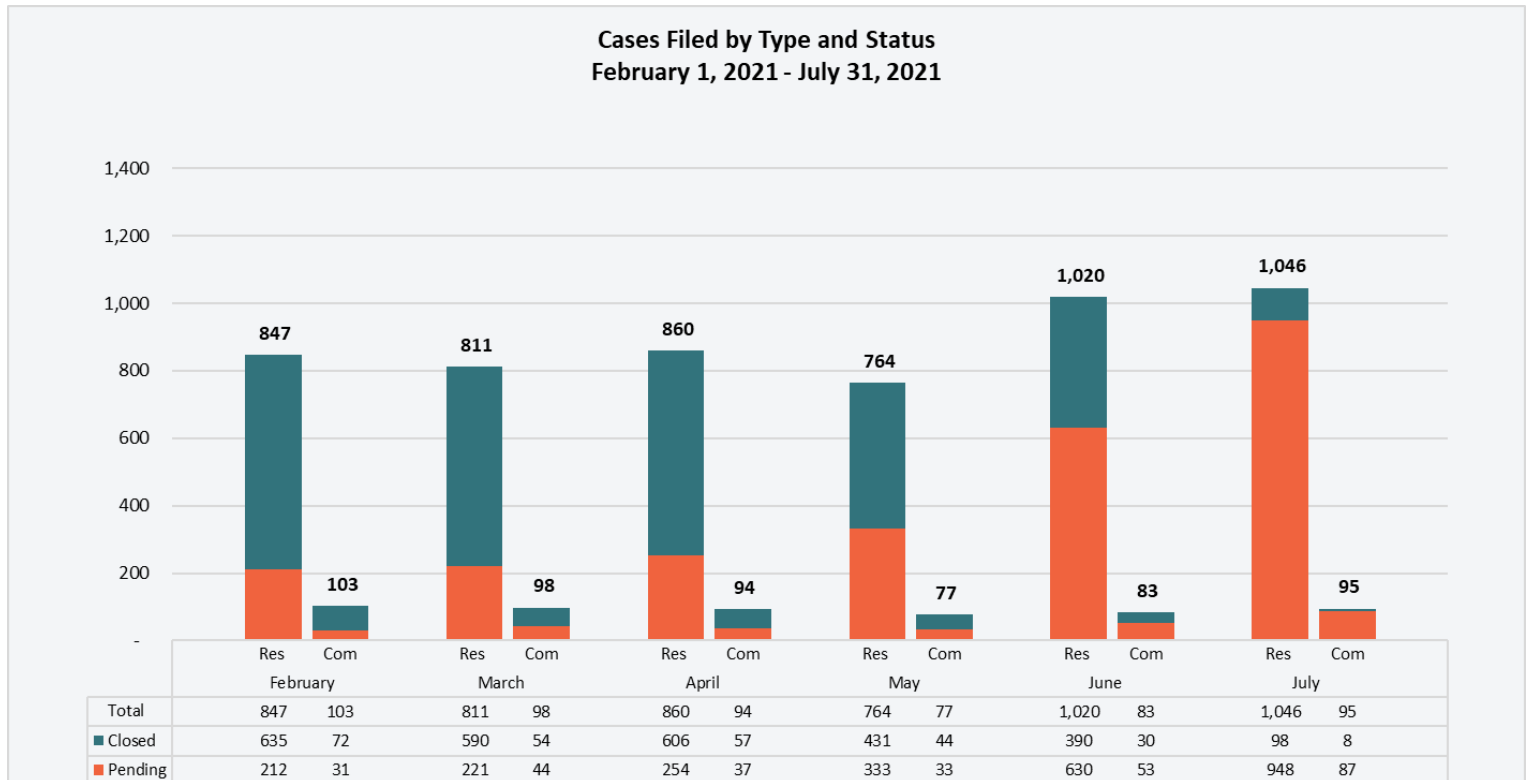


Source: Odyssey Case Manager System (Clerk of Courts)

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

Figure 2

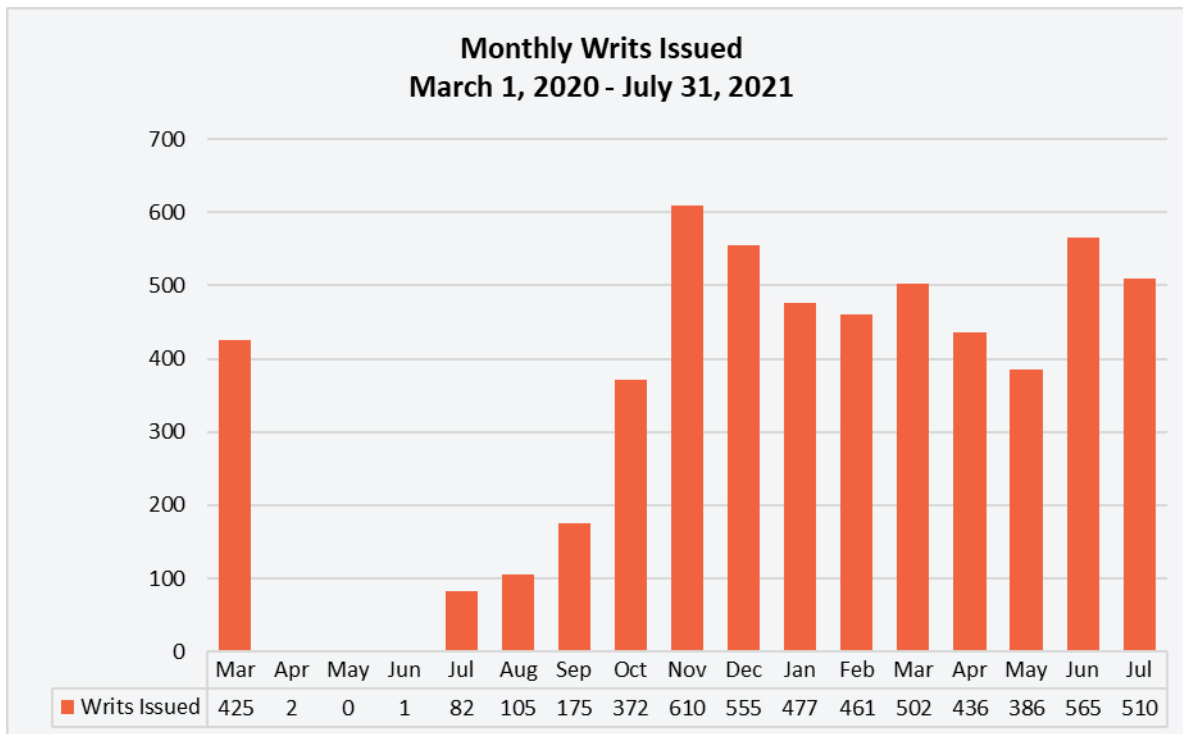


Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 3 depicts eviction case activity by month from March 1, 2020 to July 31, 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 July 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 - July 31, 2021

	October	November	December	January	February	March	April	May	June	July	Total
Residential	18	155	330	361	369	404	365	312	513	472	3,299
Commercial	1	12	21	23	29	38	31	49	35	24	263
Type Not Listed	353	443	204	93	63	60	40	25	17	14	1,312
Total	372	610	555	477	461	502	436	386	565	510	4,874

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 July 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.

Figure 5

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

	Prior	August	September	October	November	December	January	February	March	April	May	June	July	Total
MDPD Enforced	197	0	0	0	87	17	3	1	330	534	583	485	422	2,659
Non-MDPD Enforced	152	0	0	0	109	2	7	0	144	265	248	240	116	1,283
Total Writs Executed	349	0	0	0	196	19	10	1	474	799	831	725	538	3,942

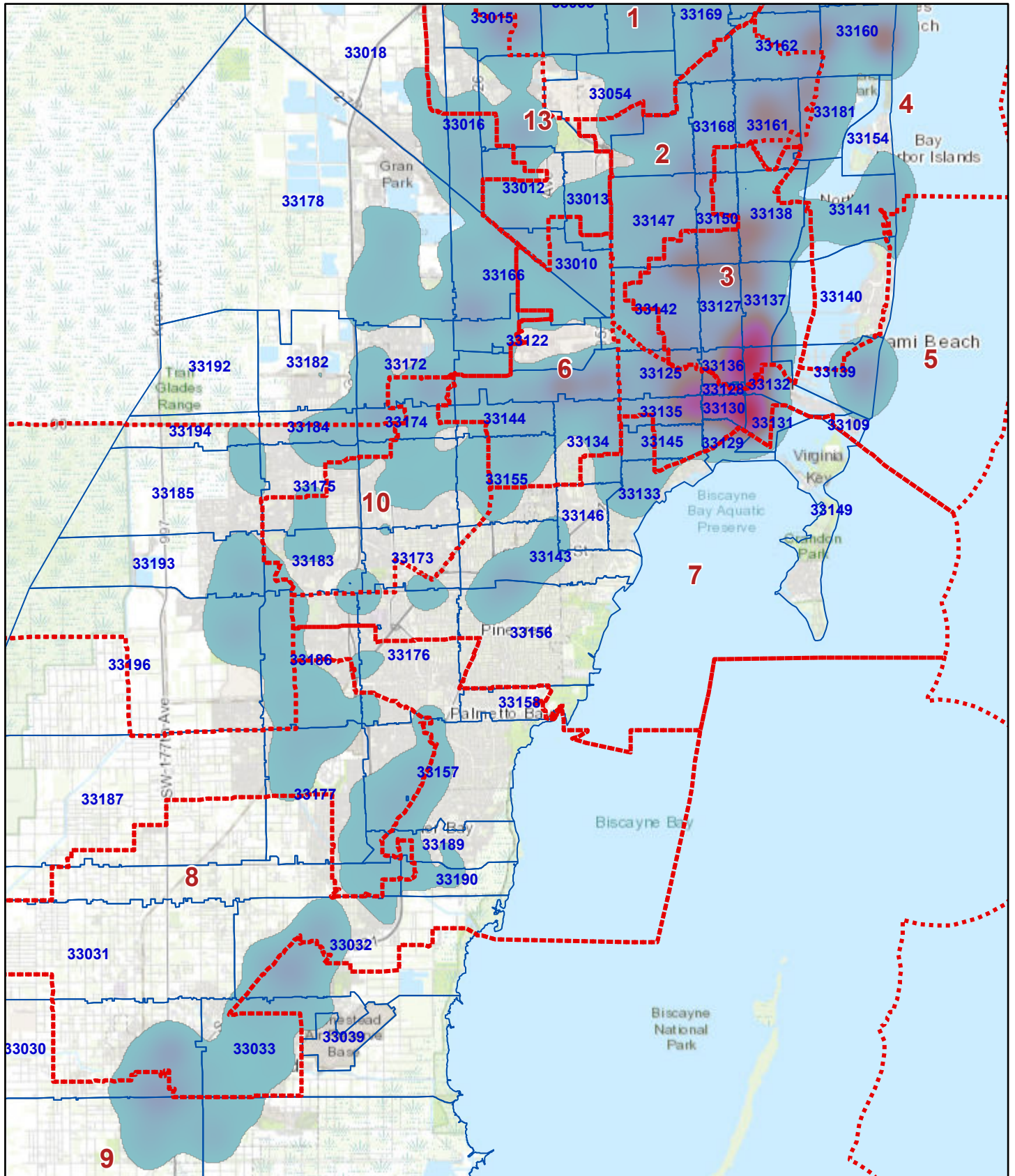
Source: Teleosoft CountySuite (Miami-Dade County Police Department)

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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 July 31, 2021.

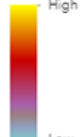
Figure 6

Number of Pending Eviction Cases (Filed March 1, 2020 - July 31, 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 July 31, 2021.

Figure 7
Number of Pending Eviction Cases by Zip Code (Filed March 1, 2020 - July 31, 2021)

Zip Code	Pending Eviction Cases	Zip Code	Pending Eviction Cases
33010	76	33147	142
33012	44	33148	1
33013	25	33149	5
33014	54	33150	115
33015	102	33152	1
33016	51	33154	7
33018	26	33155	45
33023	1	33156	29
33030	53	33157	76
33031	8	33158	1
33032	103	33160	138
33033	62	33161	224
33034	40	33162	114
33035	26	33165	31
33054	118	33166	83
33055	52	33167	43
33056	70	33168	50
33109	1	33169	120
33122	23	33170	15
33125	152	33172	59
33126	149	33173	9
33127	110	33174	35
33128	30	33175	28
33129	20	33176	34
33130	161	33177	48
33131	122	33178	77
33132	174	33179	129
33133	23	33180	48
33134	38	33181	82
33135	134	33182	7
33136	125	33183	18
33137	170	33184	21
33138	120	33185	12
33139	61	33186	53
33140	10	33187	18
33141	60	33189	17
33142	165	33190	11
33143	36	33193	31
33144	37	33194	4
33145	38	33196	43
33146	7		

TOTAL PENDING EVICTION CASES - 4,901

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 July 31, 2021.

Figure 8
Number of Pending Eviction Cases by District
Filed March 1, 2020 - July 31, 2021

District Number	Commissioner	Pending Eviction Cases
1	Oliver Gilbert	413
2	Jean Monestime	599
3	Keon Hardemon	945
4	Sally A. Heyman	420
5	Eileen Higgins	670
6	Rebeca Sosa	305
7	Raquel Regalado	178
8	Danielle Cohen Higgins	221
9	Kionne McGhee	364
10	Sen. Javier D. Souto	110
11	Joe A. Martinez	156
12	Jose "Pepe" Diaz	322
13	René García	198

TOTAL PENDING EVICTION CASES - 4,901

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 2,335 residential and commercial foreclosures filed on or after March 1, 2020 through July 31, 2021. Of these, 1,308 are pending (open and reopened, including inactive) cases;
- (b) There were 1,767 residential foreclosures filed after April 2, 2020 through July 31, 2021. Of these, 1,051 are pending cases;
- (c) The number of commercial foreclosures filed after April 2, 2020 through July 31, 2021 is 213, of which 126 are pending;
- (d) There were 570 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 July 31, 2021;
- (e) There were 661 foreclosure sales of residential and commercial properties pursuant to final judgments issued by the court from March 1, 2020 through July 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 936 residential foreclosure cases filed from March 1, 2020 to July 31, 2021 where the subject property was homestead exempt;
- (g) There were 1,177 residential foreclosure cases filed from March 1, 2020 to July 31, 2021 where the subject property was not homestead exempt;
- (h) There were 212 foreclosure cases filed in county court, and 2,123 foreclosure cases filed in circuit court from March 1, 2020 to July 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 3,307 foreclosure actions or judgments between \$0.00 to \$50,000, 255 between \$50,000 and \$250,000, and 444 over \$250,000 from March 1, 2020 through July 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

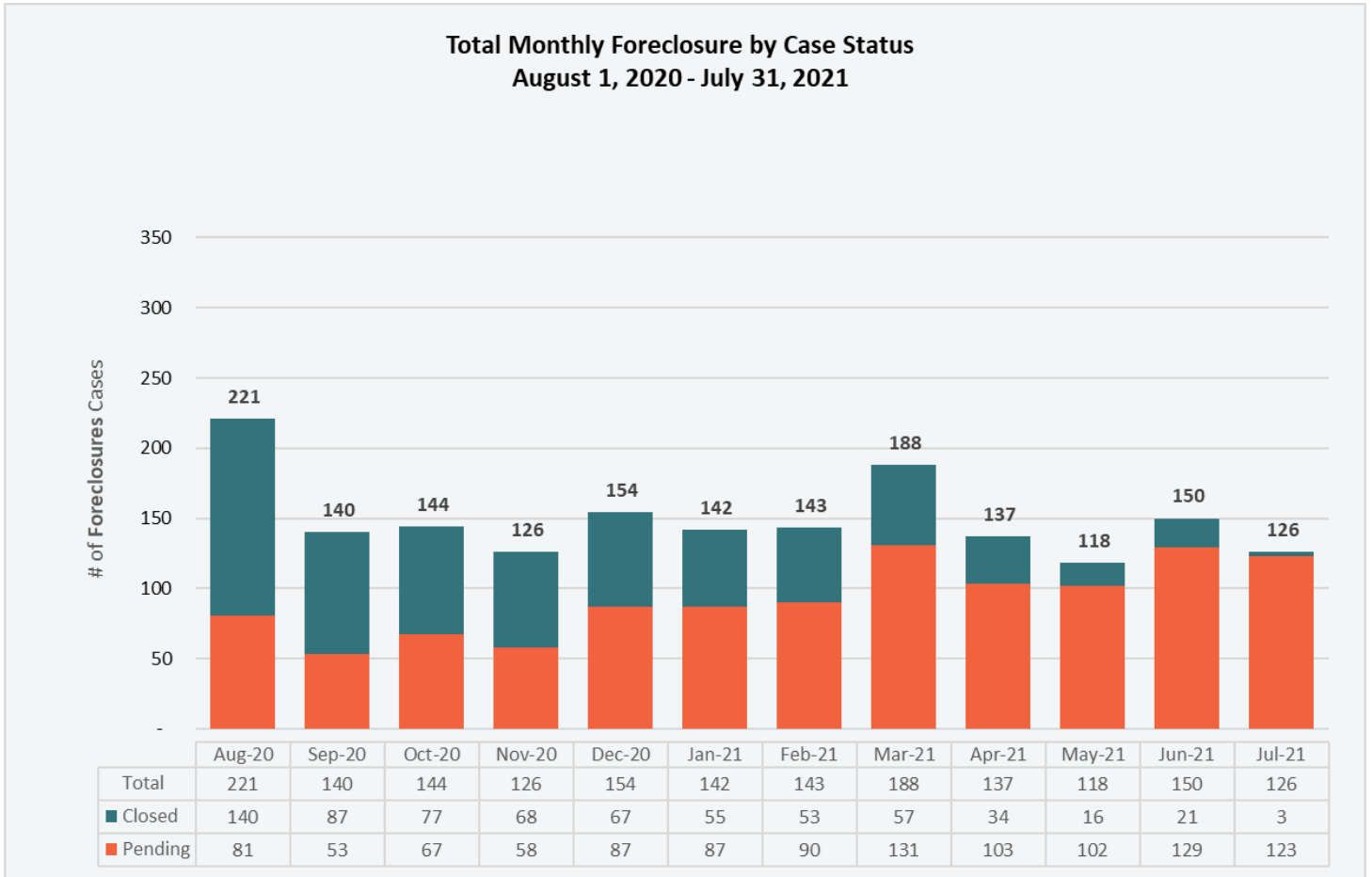
instances where this information was not provided. Of the 3,307 foreclosure cases where the judgment amount was in the \$0.00 to \$50,000.00 range, 3,250 were foreclosure cases where the judgment amount was reported as \$0.00, either due to nonreporting, or due to the case having been dismissed; and

- (k) For foreclosure cases where a final judgment was entered on or after March 1, 2020 through July 31, 2021, there were 683 foreclosure sales where the bid amount was \$0.00 due to the foreclosure sale not being completed. There were 168 foreclosure sales where the bid amount was in the \$0.01 to \$175,000 range, and 277 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 August 2020 through July 2021.

Figure 1

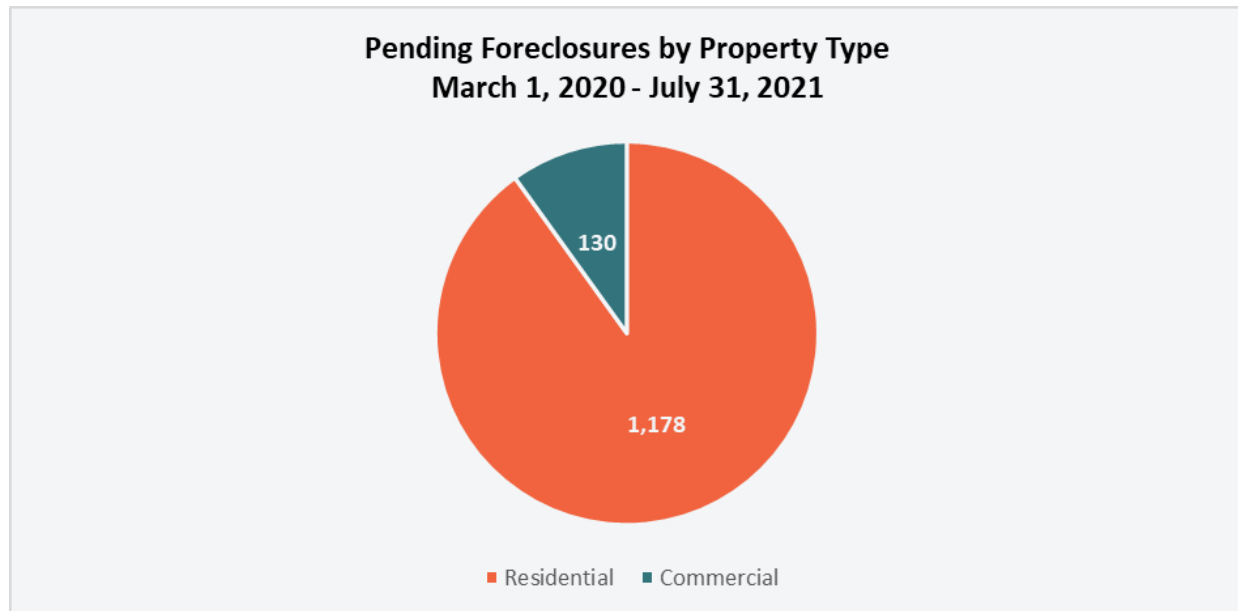


Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 2 illustrates the total of pending foreclosure cases (filed on or after March 1, 2020 through July 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 July 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 - July 31, 2021**

Category	Prior		February		March		April		May		June		July		Total	
	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM
Final Judgment	221	14	46	1	55	7	52	3	53	2	46	5	60	5	533	37
Sales	214	13	43	1	51	5	48	3	47	2	31	3	26	3	460	30

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 July 31, 2021.

Figure 4

Foreclosure Cases by Foreclosure Judgment Amount March 1, 2020 - July 31, 2021	
Judgment Range	Total
\$0.00 - \$50,000	3,307
\$50,001 - \$250,000	255
> \$250,000	444
Total	4,006

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 July 31, 2021.

Figure 5

Foreclosure Cases by Bid Amount Range March 1, 2020 - July 31, 2021	
Bid Range	Total
\$0.00	683
\$0.01 - \$25,000	35
\$25,001 - \$75,000	27
\$75,001 - \$175,000	106
\$175,001 - \$375,000	190
\$375,001 - \$750,000	63
> \$750,000	24
Total	1,128

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).