



OFFICE OF THE COMMISSION AUDITOR

Countywide Evictions and Foreclosures Quarterly Report

Through March 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 4,916 pending residential and commercial evictions that were filed on or after March 1, 2020 through March 31, 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 4,892 pending residential and commercial evictions that were filed after April 2, 2020 through March 31, 2022. The number of pending residential evictions that were filed on or after October 1, 2020 through March 31, 2022 is 4,304;
- (c) There were 25,389 residential and commercial evictions filed after April 2, 2020 through March 31, 2022. From October 1, 2020 through March 31, 2022, there were 1,738 commercial evictions filed;
- (d) There are 194 pending evictions in which declarations were filed with the court in accordance with the court's administrative orders and the CARES Act through March 31, 2022. Of that number, 129 were VACA declarations filed by the Plaintiff-Landlord and 59 were CDC Tenant Declarations filed by the Defendant-Tenant. There were 6 cases in which both types of declarations were filed;
- (e) There were 4,127 pending residential evictions in which declarations were not filed with the court from October 1, 2020 through March 31, 2022; and
- (f) There were 10,299 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 March 31, 2022. Of that number, 598 were for commercial properties and 8,328 were for residential properties. A total of 1,373 were not classified by property type.








































Additionally, since March 1, 2020 through March 31, 2022, there have been 8,547 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 8,547 writs executed during this time period, 6,420 required enforcement by MDPD, and 2,127 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%	1,355  -1%	950  -30%	1,444  52%
March	1,310	1,300  -1%	785  -40%	909  16%	1,646  81%
April	1,271	1,252  -1%	163  -87%	954  485%	
May	1,475	1,399  -5%	270  -81%	841  211%	
June	1,522	1,435  -6%	320  -78%	1,103  245%	
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%	

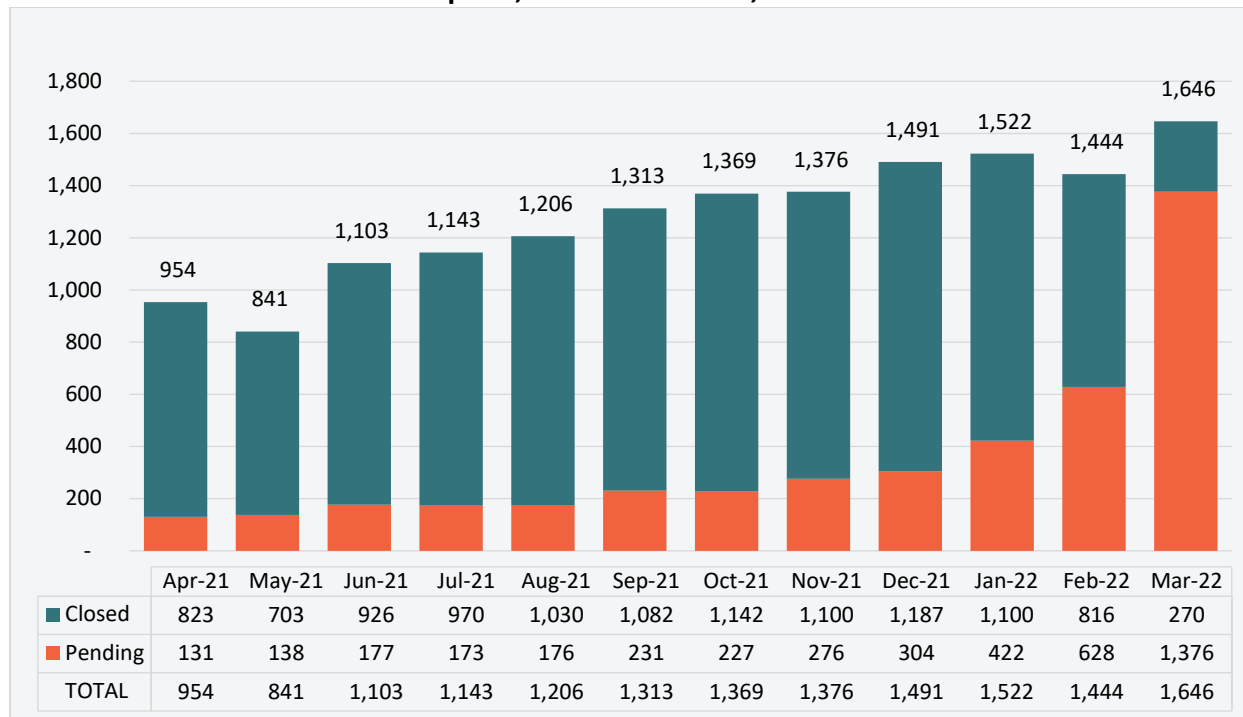
Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 2 captures on a monthly basis, from April 1, 2021 through March 31, 2022, the total number of eviction cases filed by case status (pending or closed).

Figure 2

**Cases Filed Monthly by Status
April 1, 2021 – March 31, 2022**



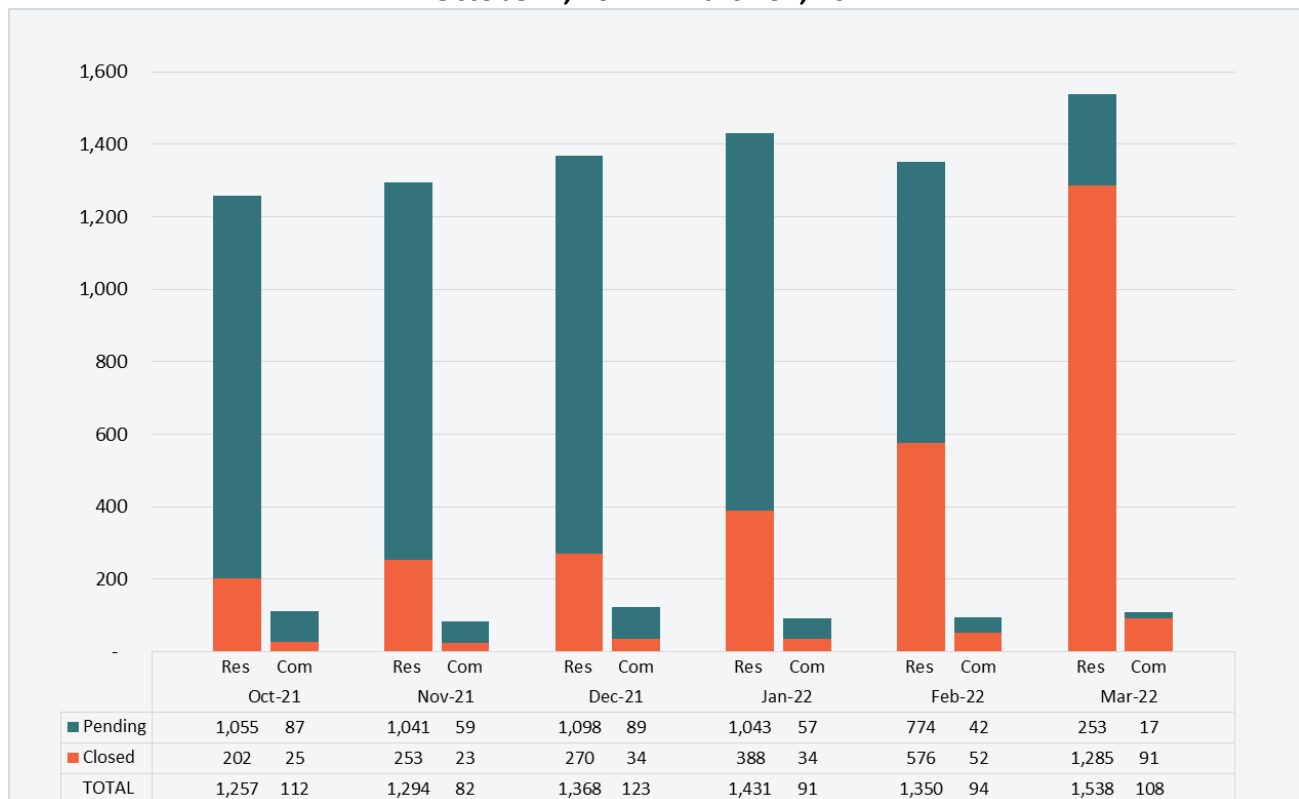
Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 3 captures the total number of evictions filed in each month, from October 1, 2021 to March 31, 2022, classified by property type (residential or commercial) and case status (pending or closed) as of March 31, 2022.

Figure 3

**Cases Filed by Type and Status
October 1, 2021 – March 31, 2022**



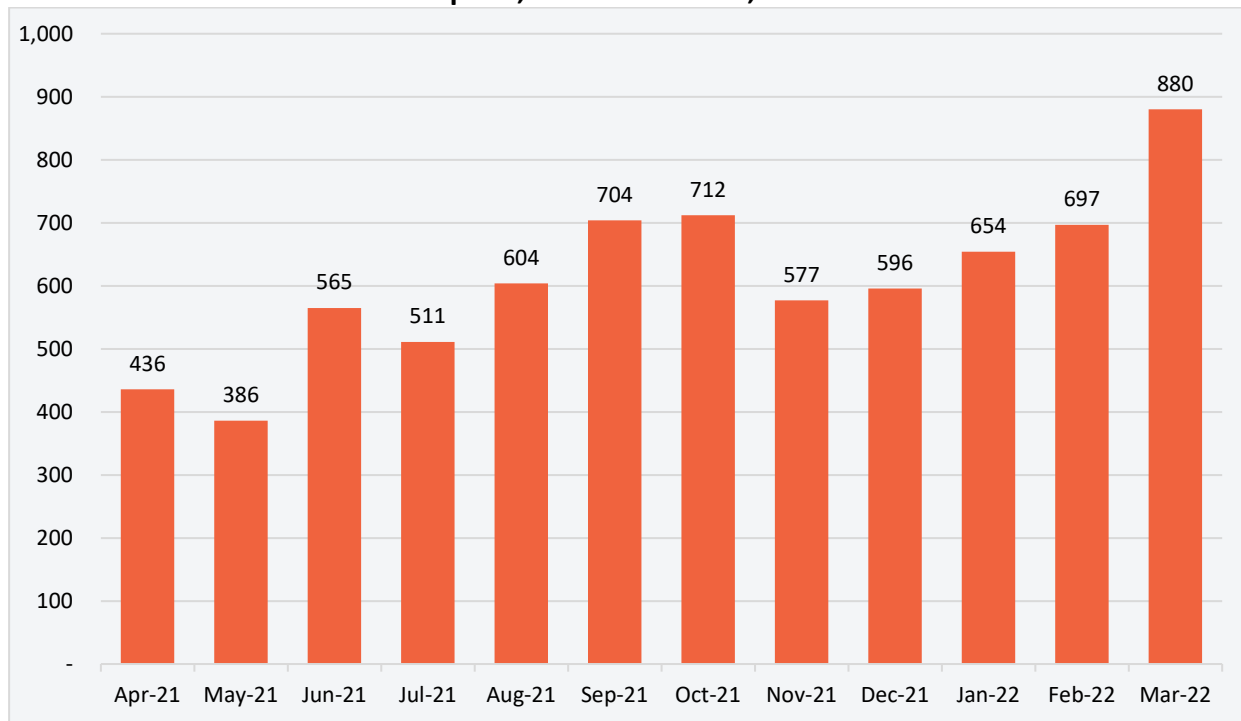
Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 4 depicts eviction case activity by month from April 1, 2021 to March 31, 2022. The total writs issued each month is shown.

Figure 4

**Monthly Writs Issued
April 1, 2021 - March 31, 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 April 1, 2021 through March 31, 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
April 1, 2021 – March 31, 2022**

Property Type	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Total
Residential	365	312	513	473	533	648	645	540	559	605	645	835	6,673
Commercial	31	49	35	24	41	40	54	32	33	45	47	42	473
Type Not Listed	40	25	17	14	30	16	13	5	4	4	5	3	176
Total	436	386	565	511	604	704	712	577	596	654	697	880	7322

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 March 31, 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 – March 31, 2022**

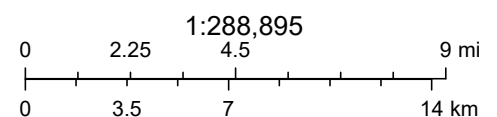
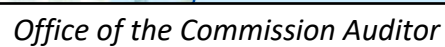
Enforcement Type	Prior	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Total
MDPD Enforced	635	534	583	485	422	440	440	513	408	385	455	478	642	6,420
Non-MDPD Enforced	414	265	248	240	116	100	88	100	84	73	127	119	153	2,127
Total	1049	799	831	725	538	540	528	613	492	458	582	597	795	8,547

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 March 31, 2022.

Number of Pending Eviction Cases March 1, 2020 - March 31, 2022



Miami-Dade County, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

Figure 8 is a table denoting the total number of pending eviction cases filed in each County zip code from March 1, 2020 through March 31, 2022.

Figure 8

**Number of Pending Eviction Cases by Zip Code
March 1, 2020 – March 31, 2022**

Zip Code	Pending Eviction Cases	Zip Code	Pending Eviction Cases
33010	78	33146	6
33012	59	33147	156
33013	30	33149	5
33014	76	33150	122
33015	76	33152	1
33016	44	33154	12
33017	1	33155	44
33018	37	33156	21
33025	2	33157	81
33030	61	33158	1
33031	7	33160	115
33032	99	33161	208
33033	61	33162	123
33034	35	33165	12
33035	36	33166	97
33050	1	33167	57
33054	133	33168	63
33055	33	33169	130
33056	67	33170	14
33109	1	33172	42
33122	12	33173	8
33125	150	33174	42
33126	141	33175	28
33127	124	33176	35
33128	52	33177	42
33129	13	33178	128
33130	120	33179	153
33131	73	33180	51
33132	207	33181	75
33133	37	33182	10
33134	25	33183	13
33135	108	33184	20
33136	133	33185	6
33137	126	33186	54
33138	103	33187	12
33139	97	33189	17
33140	12	33190	14
33141	75	33193	26
33142	212	33194	3
33143	22	33195	1
33144	24	33196	32
33145	32	33269	1

TOTAL PENDING EVICTION CASES - 4,916

Source: Odyssey Case Manager System (Clerk of Courts) Office of the Commission Auditor

Figure 9 is a table denoting the total number of pending eviction cases filed in each Commission District from March 1, 2020 through March 31, 2022.

Figure 9

**Number of Pending Eviction Cases by District
March 1, 2020 – March 31, 2022**

District Number	Commissioner Name	Pending Eviction Cases: Count	Pending Eviction Cases: Percent to Total
1	Oliver Gilbert	456	9%
2	Jean Monestime	690	14%
3	Keon Hardemon	1,019	21%
4	Sally A. Heyman	361	7%
5	Eileen Higgins	549	11%
6	Rebeca Sosa	347	7%
7	Raquel Regalado	146	3%
8	Danielle Cohen Higgins	207	4%
9	Kionne McGhee	361	7%
10	Sen. Javier D. Souto	73	1%
11	Joe A. Martinez	142	3%
12	Jose "Pepe" Diaz	349	7%
13	René García	216	4%

TOTAL PENDING EVICTION CASES - 4,916

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 4,132 residential and commercial foreclosures filed on or after March 1, 2020 through March 31, 2022. Of these, 1,983 are pending (open and reopened, including inactive) cases;
- (b) There were 3,480 residential foreclosures filed after April 2, 2020 through March 31, 2022. Of these, 1,722 are pending cases;
- (c) The number of commercial foreclosures filed after April 2, 2020 through March 31, 2022 is 297, of which 130 are pending cases;
- (d) There were 1,104 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 March 31, 2022;
- (e) There were 1,110 foreclosure sales of residential and commercial properties pursuant to final judgments issued by the court from March 1, 2020 through March 31, 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 2,067 residential foreclosure cases filed from March 1, 2020 to March 31, 2022 where the subject property was homestead exempt;
- (g) There were 1,759 residential foreclosure cases filed from March 1, 2020 to March 31, 2022 where the subject property was not homestead exempt;
- (h) There were 340 foreclosure cases filed in county court, and 3,792 foreclosure cases filed in circuit court from March 1, 2020 to March 31, 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 5,006 foreclosure actions or judgments between \$0.00 to \$50,000, 424 between \$50,000 and \$250,000, and 745 over \$250,000 from March 1, 2020 through March 31, 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 5,006 foreclosure cases where the judgment amount was in the \$0.00 to \$50,000 range, 4,907 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 March 31, 2022, there were 1,061 foreclosure sales where the bid amount was \$0.00 due to the foreclosure sale not being completed. There were 285 foreclosure sales where the bid amount was in the \$0.01 to \$175,000 range, and 571 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%	
May	624	497  -20%	38  -92%	118  211%	
June	668	384  -43%	50  -87%	150  200%	
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%	

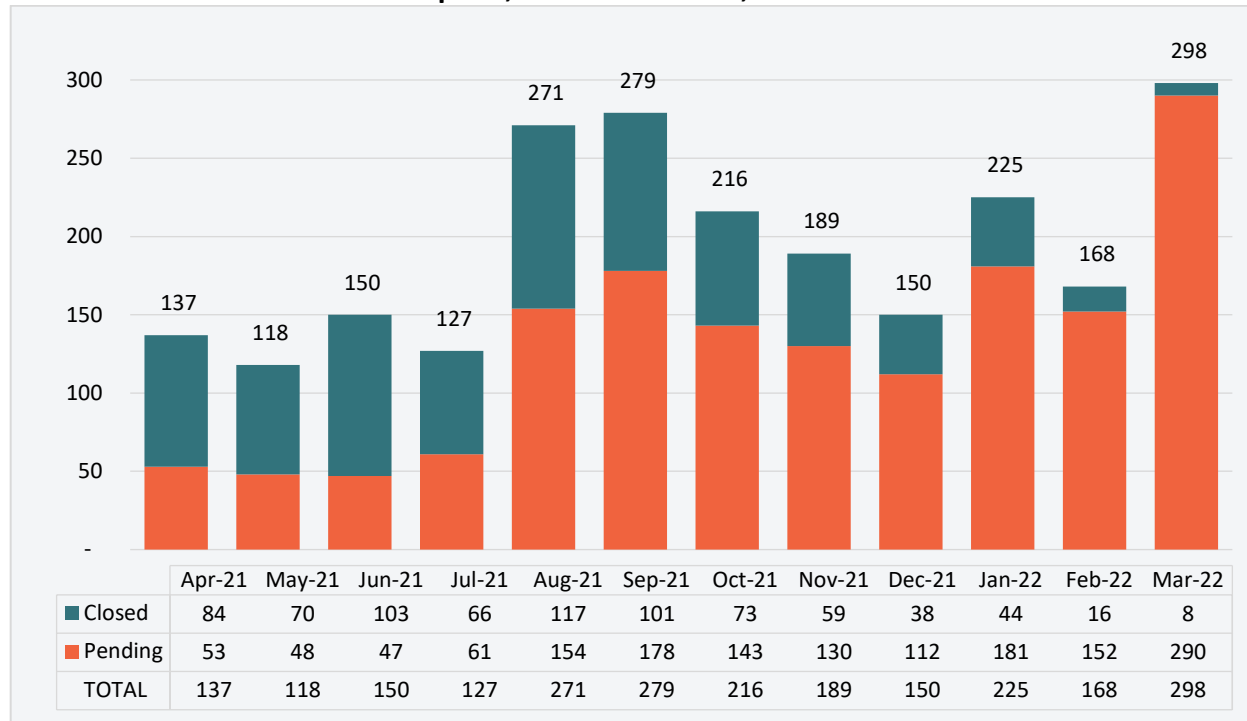
Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 2 depicts totals of foreclosure cases by case status (pending or closed) for each month from April 1, 2021 through March 31, 2022.

Figure 2

**Total Monthly Foreclosures by Case Status
April 1, 2021 – March 31, 2022**



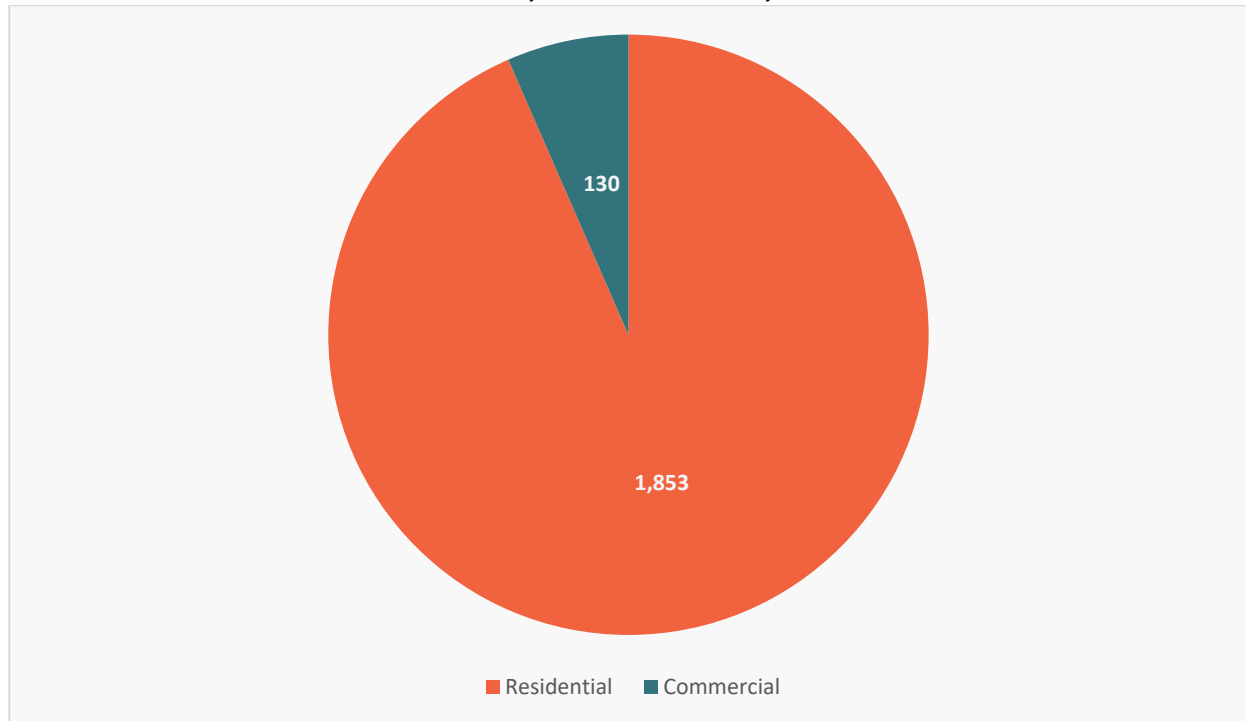
Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 3 illustrates the total of pending foreclosure cases (filed on or after March 1, 2020 through March 31, 2022) by property type.

Figure 3

**Pending Foreclosures by Property Type
March 1, 2020 – March 31, 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 March 31, 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
October 1, 2020 – March 31, 2022**

Category	Prior		Oct-21		Nov-21		Dec-21		Jan-22		Feb-22		Mar-22		Total	
	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM
Judgement	528	40	72	3	63	3	75	2	91	2	88	3	131	3	1,048	56
Sales	515	34	69	3	58	3	69	2	76	2	66	2	39	0	892	46

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 March 31, 2022.

Figure 5

**Foreclosure Cases by Foreclosure Judgment Amount
March 1, 2020 – March 31, 2022**

Judgment Range	Total
\$0 - \$50,000	5,006
\$50,001 - \$250,000	424
> \$250,000	745
Total	6,175

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 March 31, 2022.

Figure 6

**Foreclosure Cases by Bid Amount Range
March 1, 2020 – March 31, 2022**

Bid Range	Total
\$0.00	1,061
\$0.01 - \$25,000	48
\$25,001 - \$75,000	41
\$75,001 - \$175,000	196
\$175,001 - \$375,000	390
\$375,001 - \$750,000	138
> \$750,000	43
Total	1,917

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).