



OFFICE OF THE COMMISSION AUDITOR

MEMORANDUM

TO: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

FROM: Adeyinka Majekodunmi, CPA
Commission Auditor

A handwritten signature in blue ink, appearing to read "Adeyinka Majekodunmi", with a large circular flourish underneath.

DATE: May 10, 2022

SUBJECT: Monthly Report on Countywide Evictions and Foreclosures Data – March 2022

Resolution No. R-58-21, adopted at the January 21, 2021 meeting of the Board of County Commissioners (BCC), directs the Office of the Commission Auditor (OCA) to provide monthly reports to the BCC and the Miami-Dade County Homeless Trust detailing countywide residential and commercial evictions statistics based on data received from the Clerk of the Courts (COC) and the Miami-Dade Police Department (MDPD). Resolution No. R-468-21, adopted at the BCC’s May 4, 2021 meeting, directs OCA to include residential and commercial foreclosures data in its monthly evictions report. Accordingly, OCA has collaborated with both the COC and MDPD to retrieve, review, analyze and report on both evictions and foreclosures data.

In Section I of the report, OCA presents countywide residential and commercial evictions data from March 1, 2020 to January 31, 2022 depicting trends on the quantity of cases filed and their case status, as well as the number of writs of possession issued and executed during the COVID-19 pandemic. The data also reviews the quantity of COVID-related eviction declarations filed with the Eleventh Judicial Circuit of Florida in accordance with the court’s administrative orders as well as the CARES Act. As stated in OCA’s initial report on evictions, the Odyssey Case Manager, the COC’s case management system, did not distinguish between commercial and residential evictions prior to October 1, 2020. Therefore, OCA reports on evictions data by property type only from October 1, 2020 and onward.

In Section II of the report, OCA presents countywide residential and commercial foreclosures data during the same timeframe—March 1, 2020 to January 31, 2022—providing information on cases filed by case status and property type, as well as final judgments issued and foreclosure sales imposed during the COVID-19 pandemic. As stated in OCA’s initial report on foreclosures, the Odyssey Case Manager does not capture the address of the property subject to foreclosure; therefore this report does not include data on the location by zip code of each residential and commercial property that is or was subject to a foreclosure action.

This report will be placed in the next available BCC meeting agenda per Ordinance No. 14-65, as the report was prepared at the BCC's request. Should you have any questions or need additional information, please contact me at (305) 375-4354.

cc: Honorable Mayor Daniella Levine Cava
Geri Bonzon-Keenan, County Attorney
Gerald K. Sanchez, First Assistant County Attorney
Jess McCarty, Executive Assistant County Attorney
Basia Pruna, Director, Clerk of the Board
Victoria Mallette, Executive Director, Homeless Trust
Jennifer Moon, Chief, Office of Policy and Budgetary Affairs
Eugene Love, Agenda Coordinator



OFFICE OF THE COMMISSION AUDITOR

Countywide Evictions and Foreclosures Data Monthly Report

March 2022

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 5,144 pending residential and commercial evictions that were filed on or after March 1, 2020 through January 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 5,113 pending residential and commercial evictions that were filed after April 2, 2020 through January 31, 2022. The number of pending residential evictions that were filed on or after October 1, 2020 through January 31, 2022 is 4,443;
- (c) There were 22,297 residential and commercial evictions filed after April 2, 2020 through January 31, 2022. From October 1, 2020 through January 31, 2022, there were 1,531 commercial evictions filed;
- (d) There are 251 pending evictions in which declarations were filed with the court in accordance with the court's administrative orders and the CARES Act through January 31, 2022. Of that number, 196 were VACA declarations filed by the Plaintiff-Landlord and 85 were CDC Tenant Declarations filed by the Defendant-Tenant. There were 13 cases in which both types of declarations were filed;
- (e) There were 4,216 pending residential evictions in which declarations were not filed with the court from October 1, 2020 through January 31, 2022; and
- (f) There were 8,722 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 January 31, 2022. Of that number, 509 were for commercial properties and 6,834 were for residential properties. A total of 1,379 were not classified by property type.

Additionally, since March 1, 2020 through January 31, 2022, there have been 7,155 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 7,155 writs executed during this time period, 5,300 required enforcement by MDPD, and 1,855 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 month-over-month trend of total filed eviction cases (pending and closed) on a yearly basis from 2018 through 2022.

Figure 1

**Month - Over - Month Trend of Total Filed Cases
2018 - 2022**

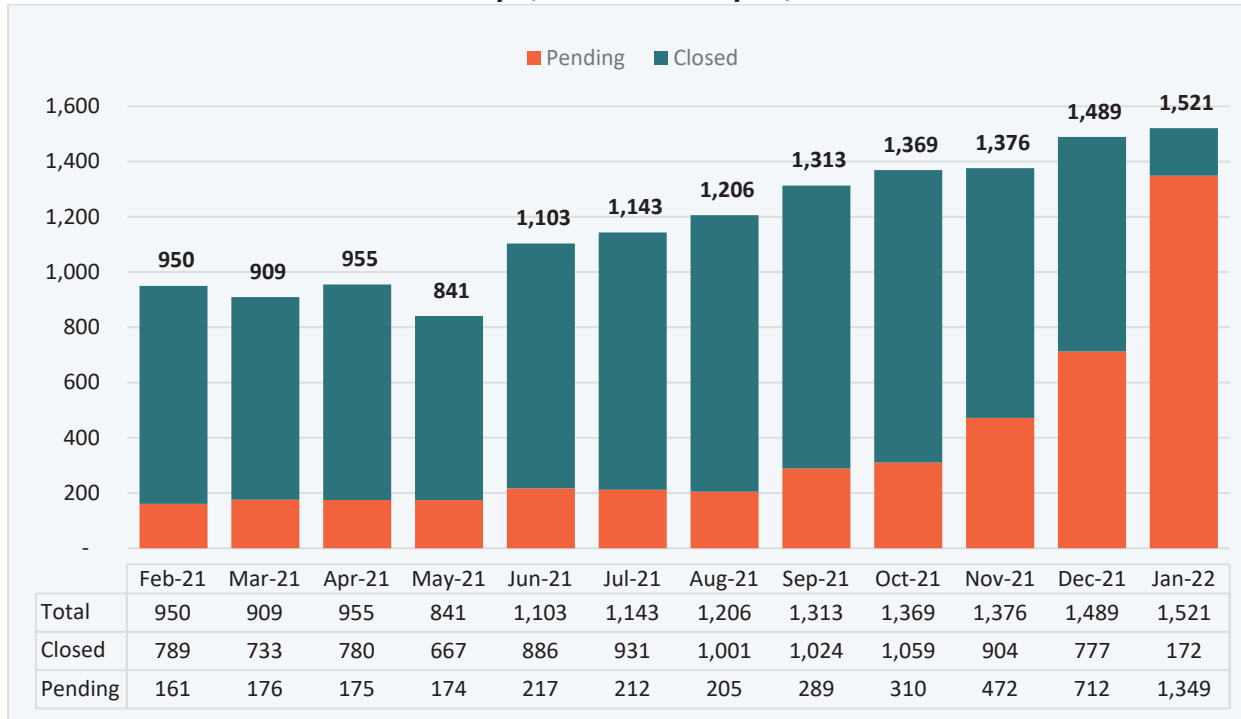
Month	2018	2019	2020	2021	2022
January	1,652	1,681 ↑ 2%	1,591 ↓ -5%	946 ↓ -41%	1,521 ↑ 61%
February	1,406	1,362 ↓ -3%	1,356 ↓ 0%	950 ↓ -30%	
March	1,310	1,300 ↓ -1%	785 ↓ -40%	909 ↑ 16%	
April	1,271	1,252 ↓ -1%	163 ↓ -87%	955 ↑ 486%	
May	1,475	1,399 ↓ -5%	270 ↓ -81%	841 ↑ 211%	
June	1,522	1,435 ↓ -6%	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%	1,489 ↑ 30%	

Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

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

Figure 2
Cases Filed Monthly by Status
February 1, 2021 – January 31, 2022



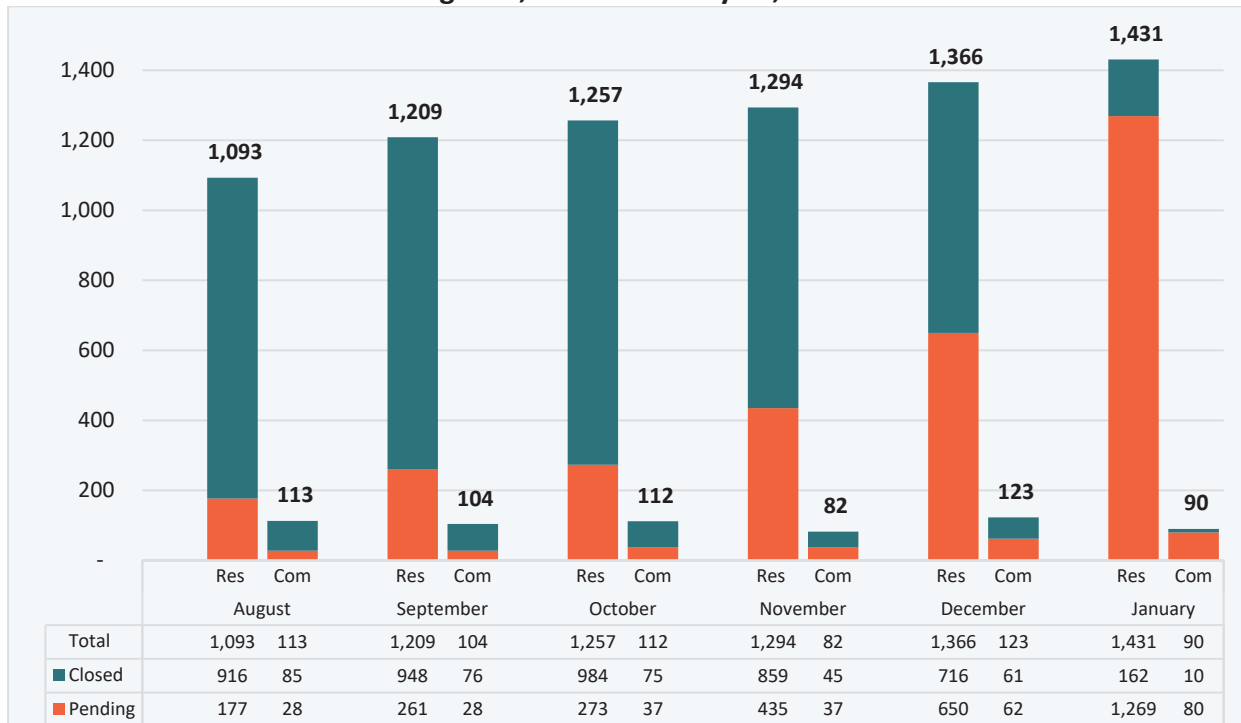
Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

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

Figure 3

**Cases Filed by Type and Status
August 1, 2021 – January 31, 2022**



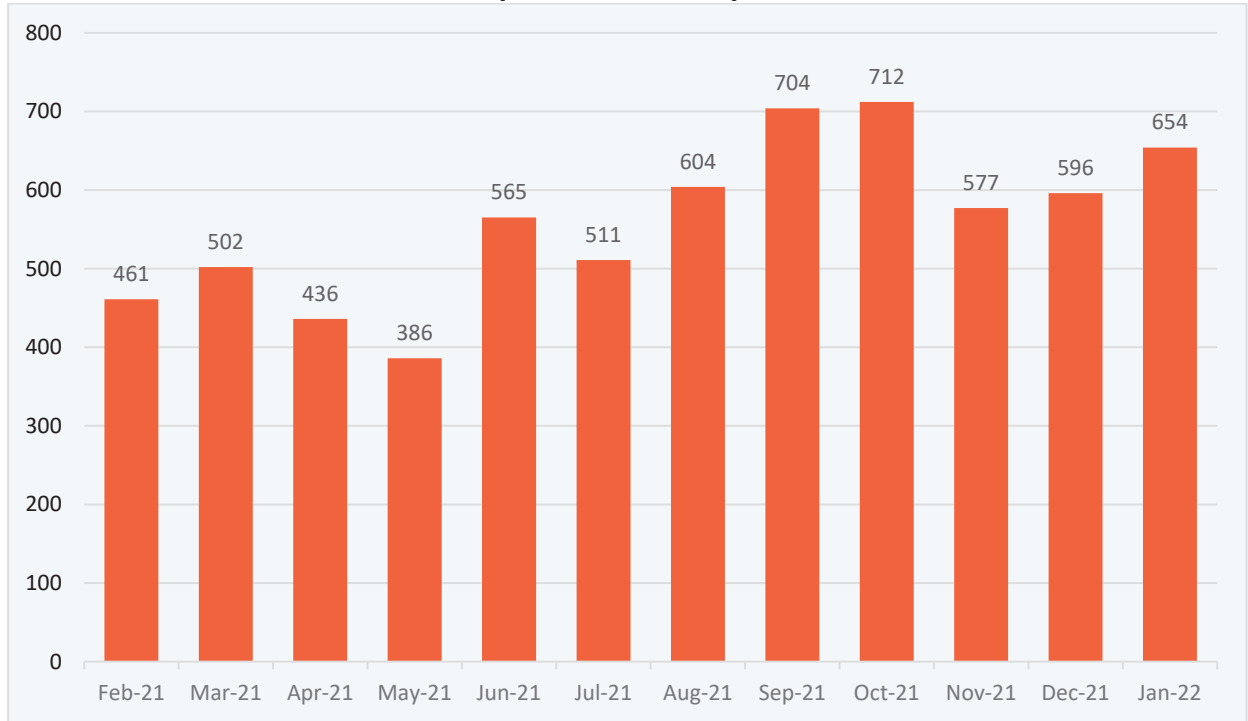
Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

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

Figure 4

**Monthly Writs Issued
February 1, 2021 - January 31, 2022**



Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

Figure 5 details the number of writs issued by property type from February 1, 2021 through January 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
February 1, 2021 – January 31, 2022**

Property Type	February	March	April	May	June	July	August	September	October	November	December	January	Total
Residential	369	404	365	312	513	473	533	648	645	540	559	605	5,966
Commercial	29	38	31	49	35	24	41	40	54	32	33	45	451
Type Not Listed	63	60	40	25	17	14	30	16	13	5	4	4	291
Total	461	502	436	386	565	511	604	704	712	577	596	654	6,708

Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

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 January 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 – January 31, 2022**

Writs Executed	Prior	February	March	April	May	June	July	August	September	October	November	December	January	Total
MDPD Enforced	304	1	330	534	583	485	422	440	440	513	408	385	455	5,300
Non-MDPD Enforced	270	0	144	265	248	240	116	100	88	100	84	73	127	1,855
Total	574	1	474	799	831	725	538	540	528	613	492	458	582	7,155

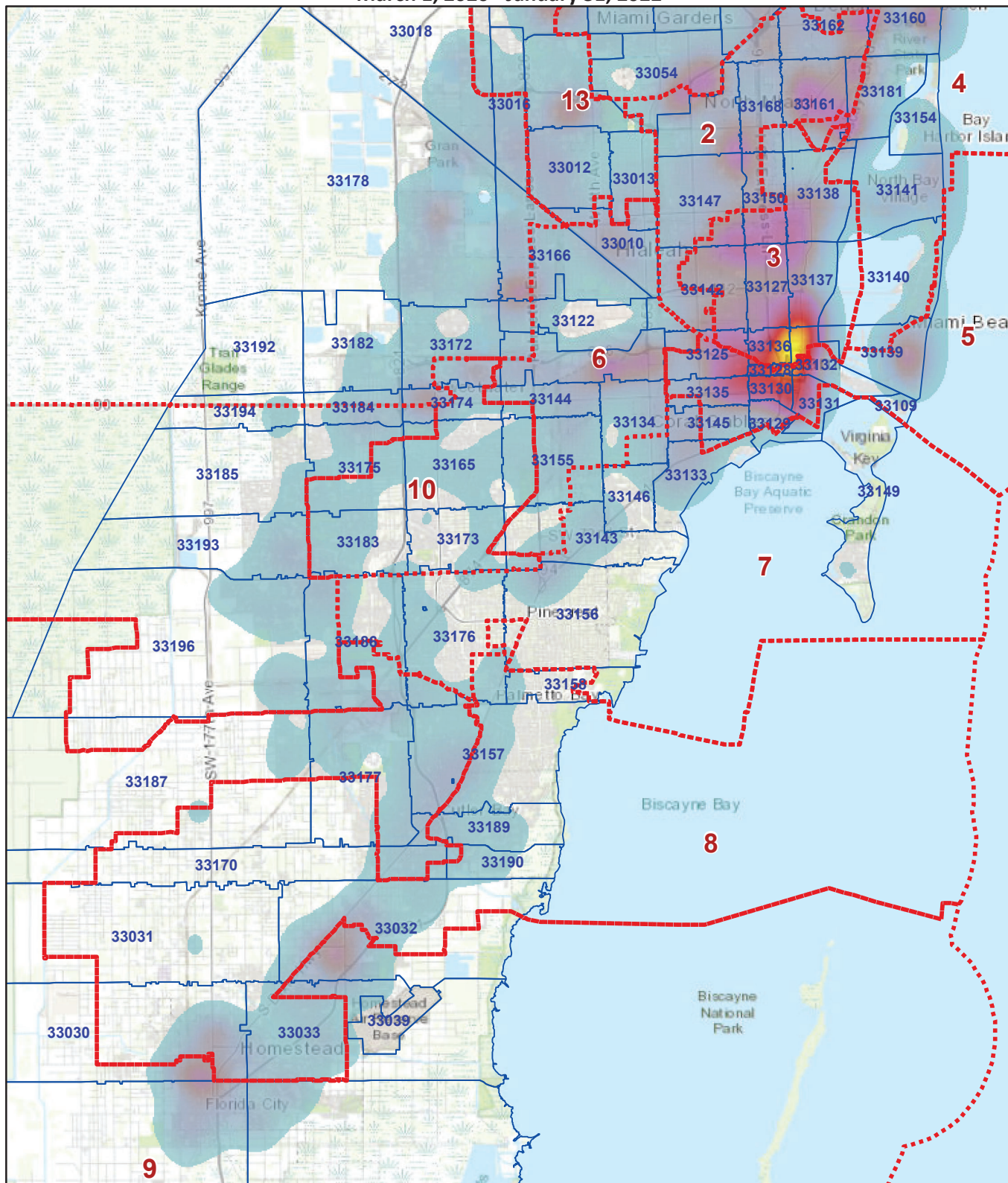
Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

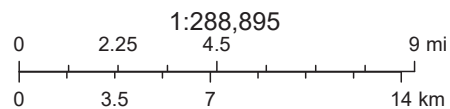
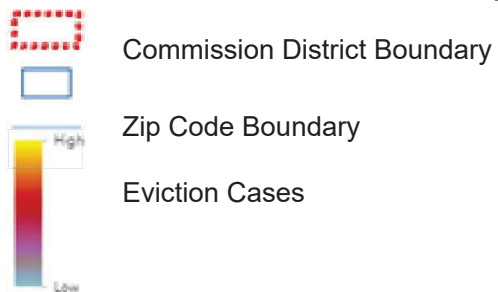
Figure 7 is a heatmap highlighting by zip code and Commission District pending countywide evictions filed between March 1, 2020 and January 31, 2022.

Figure 7

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



Office of the Commission Auditor



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 January 31, 2022.

Figure 8

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

Zip Code	Pending Eviction Cases	Zip Code	Pending Eviction Cases
33010	87	33146	6
33012	59	33147	147
33013	29	33149	3
33014	81	33150	110
33015	90	33152	1
33016	53	33154	10
33018	36	33155	45
33025	1	33156	24
33030	62	33157	82
33031	5	33158	1
33032	131	33160	121
33033	58	33161	203
33034	57	33162	118
33035	31	33165	12
33050	1	33166	100
33054	144	33167	62
33055	38	33168	56
33056	65	33169	155
33122	14	33170	18
33123	1	33172	57
33125	152	33173	10
33126	159	33174	43
33127	121	33175	32
33128	46	33176	32
33129	12	33177	44
33130	132	33178	132
33131	82	33179	153
33132	236	33180	44
33133	40	33181	89
33134	28	33182	9
33135	110	33183	12
33136	156	33184	17
33137	149	33185	7
33138	112	33186	59
33139	78	33187	14
33140	13	33189	20
33141	72	33190	12
33142	178	33193	26
33143	27	33194	5
33144	36	33195	1
33145	33	33196	37

TOTAL PENDING EVICTION CASES - 5,144

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 January 31, 2022.

Figure 9

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

District Number	Commissioner Name	Pending Eviction Cases: Count	Pending Eviction Cases: Percent to Total
1	Oliver Gilbert	492	10%
2	Jean Monestime	693	13%
3	Keon Hardemon	1,024	20%
4	Sally A. Heyman	363	7%
5	Eileen Higgins	557	11%
6	Rebeca Sosa	382	7%
7	Raquel Regalado	163	3%
8	Danielle Cohen Higgins	218	4%
9	Kionne McGhee	422	8%
10	Sen. Javier D. Souto	92	2%
11	Joe A. Martinez	143	3%
12	Jose "Pepe" Diaz	367	7%
13	René García	228	4%

TOTAL PENDING EVICTION CASES - 5,144

Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

II. FORECLOSURES

The following is being reported pursuant to Section 3 of Resolution No. R-468-21.

- (a) There were 3,666 residential and commercial foreclosures filed on or after March 1, 2020 through January 31, 2022. Of these, 1,832 are pending (open and reopened, including inactive) cases;
- (b) There were 3,043 residential foreclosures filed after April 2, 2020 through January 31, 2022. Of these, 1,624 are pending cases;
- (c) The number of commercial foreclosures filed after April 2, 2020 through January 31, 2022 is 268, of which 120 are pending cases;
- (d) There were 940 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 January 31, 2022;
- (e) There were 971 foreclosure sales of residential and commercial properties pursuant to final judgments issued by the court from March 1, 2020 through January 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 1,797 residential foreclosure cases filed from March 1, 2020 to January 31, 2022 where the subject property was homestead exempt;
- (g) There were 1,592 residential foreclosure cases filed from March 1, 2020 to January 31, 2022 where the subject property was not homestead exempt;
- (h) There were 320 foreclosure cases filed in county court, and 3,346 foreclosure cases filed in circuit court from March 1, 2020 to January 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 4,511 foreclosure actions or judgments between \$0.00 to \$50,000, 375 between \$50,000 and \$250,000, and 653 over \$250,000 from March 1, 2020 through January 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 4,511 foreclosure cases where the judgment amount was in the \$0.00 to \$50,000 range, 4,427 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 January 31, 2022, there were 930 foreclosure sales where the bid amount was \$0.00 due to the foreclosure sale not being completed. There were 262 foreclosure sales where the bid amount was in the \$0.01 to \$175,000 range, and 492 where the bid amount was above \$175,000.

ATTACHMENTS

Figure 1 below illustrates the month-over-month trend of total filed foreclosure cases (pending and closed) on a yearly basis from 2018 through 2022.

Figure 1

**Month - Over - Month Trend of Total 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%	
March	450	479 ↑ 6%	342 ↓ -29%	188 ↓ -45%	
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%	

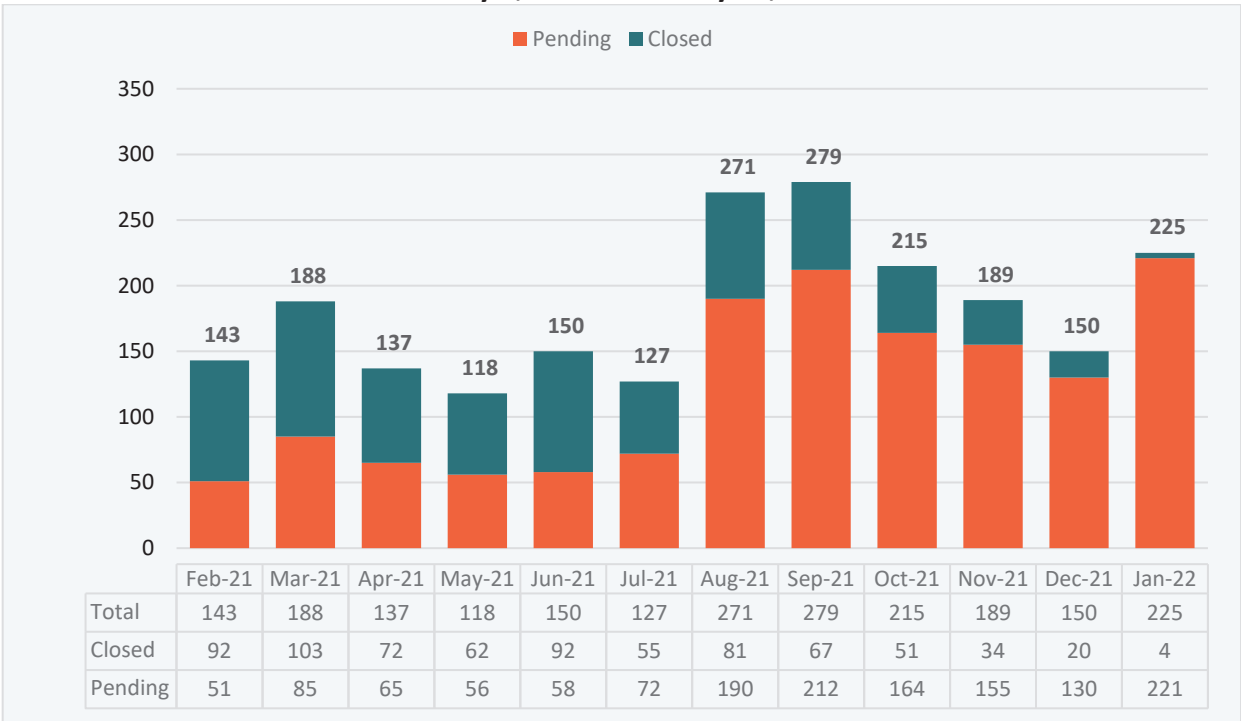
Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

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

Figure 2

**Total Monthly Foreclosures by Case Status
February 1, 2021 – January 31, 2022**



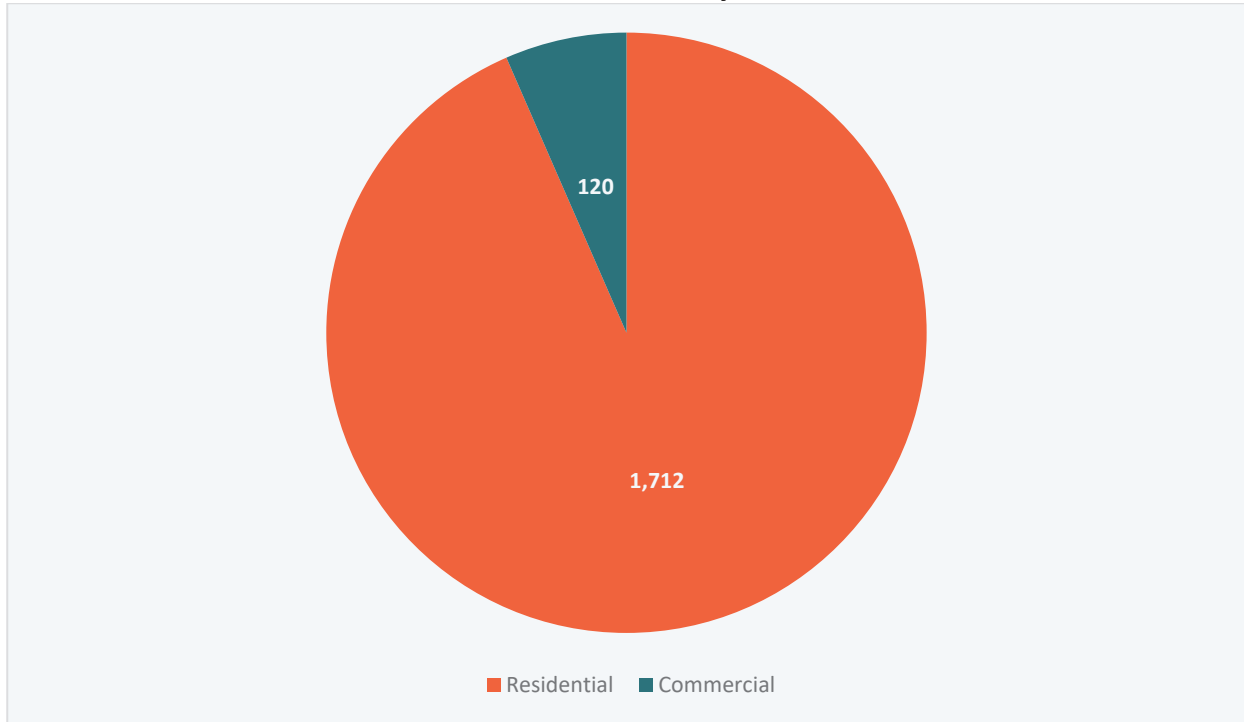
Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

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

Figure 3

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



Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

Figure 4 depicts the number of foreclosure cases (filed from October 1, 2020 to January 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 – January 31, 2022**

Category	Prior		August		September		October		November		December		January		Total	
	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM
Final Judgement	441	33	45	2	62	5	77	3	74	4	83	2	106	3	888	52
Sales	428	28	44	2	60	4	70	3	54	4	53	0	47	2	756	43

Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

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 January 31, 2022.

Figure 5

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

Judgment Range	Total
\$0.00 - \$50,000	4,511
\$50,001 - \$250,000	375
> \$250,000	653
Total	5,539

Source: Odyssey Case Manager (COC)

Office of the Commission Auditor

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 January 31, 2022.

Figure 6

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

Bid Range	Total
\$0.00	930
\$0.01 - \$25,000	47
\$25,001 - \$75,000	37
\$75,001 - \$175,000	178
\$175,001 - \$375,000	334
\$375,001 - \$750,000	117
> \$750,000	41
Total	1,684

Source: Odyssey Case Manager (COC)

Office of the Commission Auditor

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, Interim Financial Manager
Casey Simpkins, CPA, Financial Analyst II
Elena Shamina, MSF, Financial Analyst III

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).