

## Eviction Filings by Housing Authorities 2019

	Durham	Greensboro	Charlotte	Raleigh
January	134	19	0	0
February	156	6	6	4
March	58	14	0	5
April	34	4	8	2
May	58	21	5	0
June	103	0	0	1
July	116	16	0	3
August	14	2	6	2
September	0	19	0	3
October	126*	3	7	3
November	46	14	0	0
December	1	0	9	1
<b>Total</b>	<b>846</b>	<b>118</b>	<b>41</b>	<b>24</b>

\*81 of these filings were delayed filings from September, filed October 3 2019

The Durham Housing Authority has filed 7 times more summary ejectment cases than Greensboro's Housing Authority; 20 times more than Charlotte's Housing Authority in 2019; and **35 times more than Raleigh's Housing Authority** in 2019.

These numbers cannot be explained away by the number of households in each Authority's jurisdiction - see below.

## Eviction Filings as Percent of Public Housing Households in 2019

	Durham	Greensboro	Charlotte	Raleigh
Number of Filings in 2019	846	118	41	24
Number of Units	1,409 <sup>1</sup>	2,213 <sup>2</sup>	3,454 <sup>3</sup>	1,444 <sup>4</sup>
Number of Repeat Filings (Multiple Filings, Same Household)	285			
Number of Households Who Received Filings	(846 total - 285 repeat) = 561			
<b>% of PH Households HA has attempted to evict in 2019</b>	<b>40%</b>	<b>≤ 5%</b>	<b>≤ 1.2%</b>	<b>≤ 1.7%</b>

The Durham Housing Authority has **attempted to evict 40% of its households** so far in 2019, compared to at most 5% of households in Greensboro, 1.2% of households in Charlotte, and 1.7% of households in Raleigh.<sup>5</sup> This is almost twice as many evictions as DHA filed in 2016, 440<sup>6</sup>, still more than the other three cities combined.

For comparison, the Richmond Housing Authority issued a moratorium on evictions in November 2019 after attempting to evict ≤ 36.5% of its households (1,460 filings/4,000 units).<sup>7</sup>

<sup>1</sup> The Housing Authority of the City of Durham, “Annual PHA Plan Revisions,” Annual Plan (Durham Housing Authority, September 2019.), <https://www.durhamhousingauthority.org/public/uploads/Annual-PHA-Plan-FY2020-Revisions-Document-082019---Public-Comment.pdf>, 3. Calculation is 1,379 for 2020 plus 30 Laurel Oaks units that existed in 2019.

<sup>2</sup> Greensboro Housing Authority, “Investing in Families, Investing in Communities,” Annual Report (Greensboro Housing Authority, June 2018), 3.

<sup>3</sup> Charlotte Housing Authority, “CHA Fiscal Year 2019 Annual Operating Budget,” Annual Operating Budget, November 2018, <http://manage.cha-nc.org/public/content/resources/FY19%20BdgBk%202018-10-31%20FINAL%20DRAFT%20for%20FA%20Committee.pdf>, 48.

<sup>4</sup> Housing Authority of the City of Raleigh, “Streamlined Annual PHA Plan,” August 2018, [https://www.rhaonline.com/wp-content/uploads/2018/08/2018\\_amendment.pdf](https://www.rhaonline.com/wp-content/uploads/2018/08/2018_amendment.pdf), 2.

<sup>5</sup> We have comprehensive data for evictions filed in Durham, but do not have data on each case in Greensboro, Raleigh, or Charlotte. These percentages may actually be lower if any of these housing authorities filed on the same tenants multiple times, as happened in Durham. The Durham % accounts for the same family receiving multiple eviction notices.

<sup>6</sup> DHA’s Anthony Scott, November 2017.

<sup>7</sup> Mark Robinson, “Under Pressure from Tenant Advocates, RRHA Announces Eviction Freeze,” *Richmond Times-Dispatch*, November 8, 2019, [https://www.richmond.com/news/local/updated-under-pressure-from-tenant-advocates-rrha-announces-eviction-freeze/article\\_ec2a5121-f1f7-5eb6-858b-5dd1a45f3337.html](https://www.richmond.com/news/local/updated-under-pressure-from-tenant-advocates-rrha-announces-eviction-freeze/article_ec2a5121-f1f7-5eb6-858b-5dd1a45f3337.html). We also are unable to disaggregate this data to tell if the actual number is smaller due to multiple filings on the same household.

## What is the public cost of eviction?

In November 2017, DHA's Executive Director, Anthony Scott, stated that the 440 Eviction Cases DHA filed in 2016 cost them about \$160,000, which works out to \$363.00 per eviction. Given that Durham has filed 846 cases in 2019, the Housing Authority has spent approximately \$307,098 in 2019 so far evicting its tenants. This does not include the costs to the court system or sheriff's department, much less the cost to tenants' families.

## How does this data compare to previous years in Durham?

### Eviction Filings by the Durham Housing Authority 2017-2019

2019	Filings	2018	Filings	2017	Filings
January 2019	134	January 2018	67	January 2017	67
February 2019	156	February 2018	75	February 2017	75
March 2019	58	March 2018	31	March 2017	75
April 2019	34	April 2018	42	April 2017	2
May 2019	58	May 2018	56	May 2017	67
June 2019	103	June 2018	87	June 2017	0
July 2019	116	July 2018	65	July 2017	94
August 2019	14	August 2018	103	August 2017	41
September 2019	0	September 2018	0	September 2017	77
October 2019	126	October 2018	0	October 2017	55
November 2019	46	November 2018	29	November 2017	76
December 2019	1	December 2018	58	December 2017	90
<b>Total</b>	<b>846</b>		<b>613</b>		<b>719</b>

Durham has filed 38% more evictions in 2019 than in 2018, and 17.6% more evictions in 2019 than in 2017. Although eviction filings decreased after DHA announced reforms in August, **the Housing Authority still filed nearly double the number of filings from August-December of 2019 than they did August-December of 2018** - with eviction filings for December 2019 still incomplete.

## How many people face eviction in the coming months?

Winter Eviction Filings by the Durham Housing Authority, December 2017-December 2019

	Eviction Filings by DHA
December 2017 - February 2018	232
December 2018 - February 2019	348

The Durham Housing Authority files more than one quarter of all of its eviction filings for the year between December and February - also the coldest months in our city.

*All data is current as of December 17, 2019.*

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