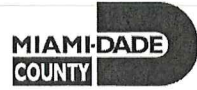


Memorandum



Date: May 12, 2021

To: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor *Daniella Levine Cava*

Subject: Weekly Writs of Possession Totals – As of May 7, 2021

The attached weekly Writs of Possession report is being provided by the Miami-Dade Police Department and the Public Housing and Community Development Department to include a breakdown of the total residential and commercial writs of possession, unlawful detainers and ejectments, and squatter cases, along with information on eviction prevention and case management.

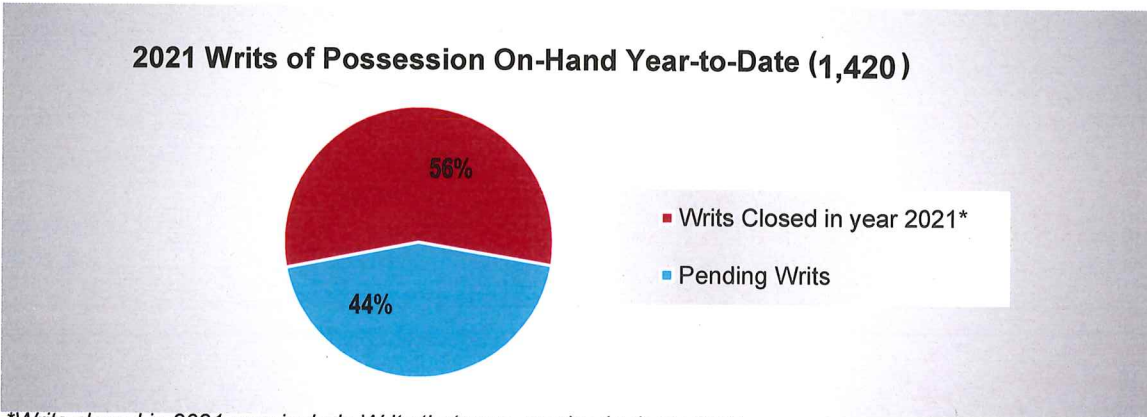
Attachment

c: Geri Bonzon-Keenan, County Attorney
Gerald Sanchez, First Assistant County Attorney
Jess McCarty, Executive Assistant County Attorney
Office of the Mayor Senior Staff
JD Patterson, Chief Public Safety Officer, Office of the Mayor
Morris Copeland, Chief Community Services Officer, Office of the Mayor
Alfredo Ramirez III, Director, Miami-Dade Police Department
Michael Liu, Director, Public Housing and Community Development
Jennifer Moon, Chief, Office of Policy and Budgetary Affairs
Yinka Majekodunmi, Commission Auditor
Melissa Adames, Clerk of the Board

WRITS OF POSSESSION SUMMARY (AS OF MAY 7, 2021)

FIGURE 1: WRITS OF POSSESSION RECEIVED FOR THE YEAR 2021

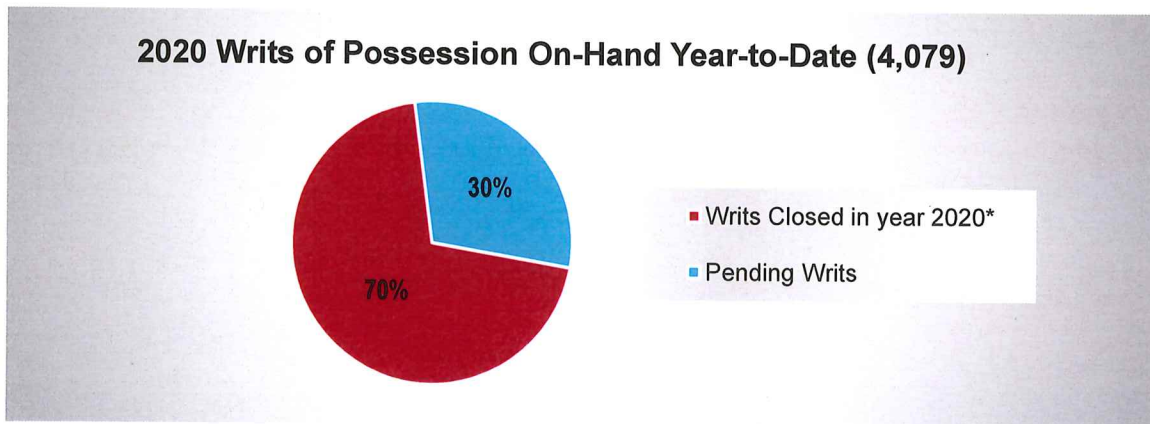
Writs Received from Clerk year 2021	1,992
Writs Carried over from 2020	1,216
Writs Closed in year 2021*	1,788
Pending Writs	1,420



**Writs closed in 2021 may include Writs that were received prior to 2021*

FIGURE 2: WRITS OF POSSESSION RECEIVED FOR THE YEAR 2020

Writs Received from Clerk year 2020	4,079
Writs Closed in year 2020*	2,863
Pending Writs	1,216

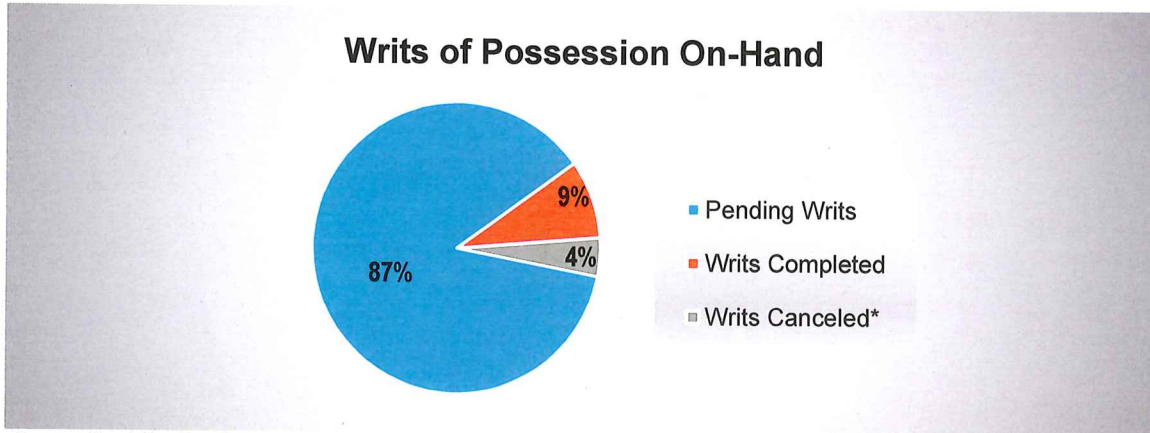


**Writs closed in 2020 may include Writs that were received prior to 2020*

Source: Court Services Bureau

FIGURE 3: WRITS OF POSSESSION AS OF MAY 7, 2021

Writs Pending Previous Week	1,570
New Writs Received from Clerk	62
Writs Completed	142
Writs Canceled*	70
WEEK TOTAL	1,420

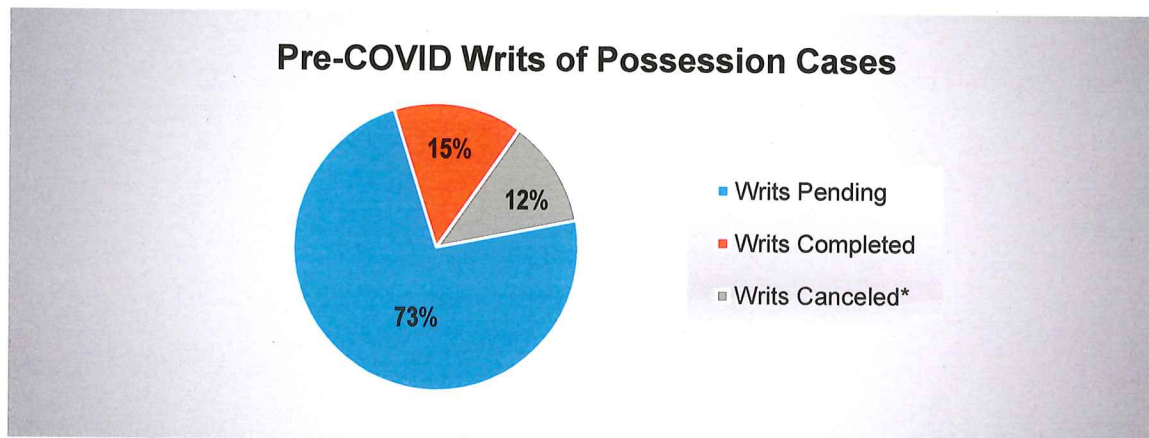


Source: Court Services Bureau

FIGURE 4: WRITS OF POSSESSION BY FILING PERIOD AND TYPE AS OF MAY 7, 2021

Pre-COVID Writs (filed on or before March 12, 2020)

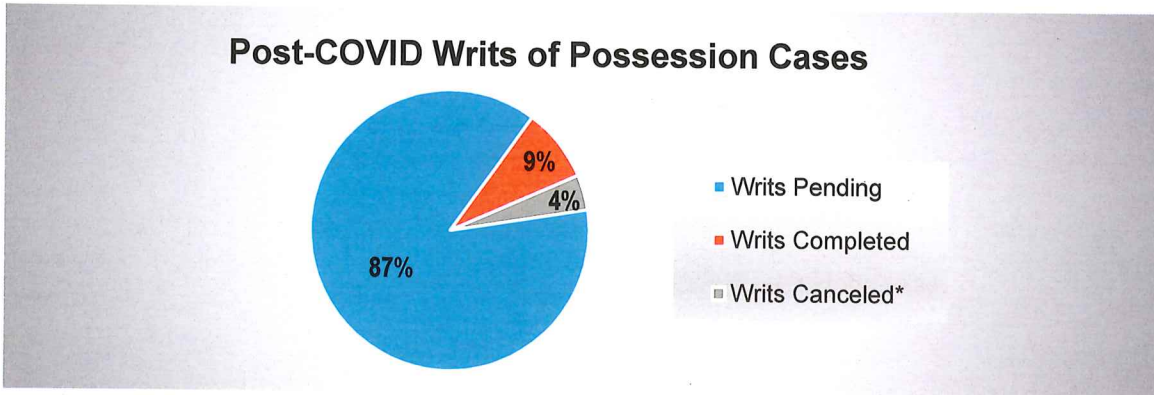
	Total	Residential	Commercial	Civil Residential**	Civil Commercial**
Pending Writs Previous Week	30	30	0	0	0
New Writs Received from Clerk	0	0	0	0	0
Writs Completed	6	6	0	0	0
Writs Canceled*	5	5	0	0	0
WEEK TOTAL	19	19	0	0	0



Source: Court Services Bureau

Post-COVID Writs (filed after March 13, 2020)

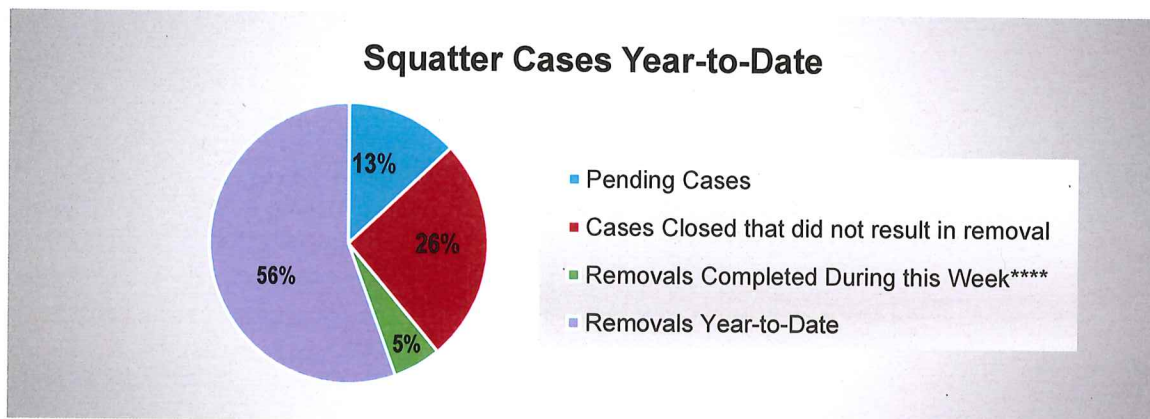
	Total	Residential	Commercial	Civil Residential**	Civil Commercial**
Pending Writs Previous Week	1,540	1,530	0	10	0
New Writs Received from Clerk	62	49	10	3	0
Writs Completed	136	128	8	0	0
Writs Canceled*	65	63	2	0	0
WEEK TOTAL	1,401	1,388	0	13	0



Source: Court Services Bureau

FIGURE 5: SQUATTER CASES IN UNINCORPORATED MIAMI-DADE COUNTY AS OF MAY 7, 2021

Squatter Cases Year-to-Date	51
Pending Cases	7
Cases Closed that did not result in removal	14
Removals Completed During this Week****	3
Removals Year-to-Date	30



Source: Court Services Bureau

*Writs are Canceled or 'No-Serviced' for various reasons, including: stipulations between plaintiff and tenant; plaintiff received full payment; tenant moved and vacated said property; errors found on writ discovered e.g. (address does not match original, discovery of other undocumented dwellings); and upon arrival unable to contact nor locate agent at property.

**Civil: Residential and Civil: Commercial refers to Unlawful Detainers and Ejectments when there is no lease or landlord/tenant relationship.

***The MDPD continues to receive and execute Pre-COVID eviction cases (filed on or before March 12, 2020). As of May 7, 2021, there are 19 Pre-COVID eviction cases that are on hold for reasons such as bankruptcy, the tenant resides in County-owned property, on hold by the plaintiff, Third Party Affidavit, court ordered "stay," and CDC affidavit.

**** This number is included in the year-to-date removals totals.

EVICTION PREVENTION AND CASE MANAGEMENT

FIGURE 1: MANAGEMENT AND REVIEW OF WRIT OF POSSESSION CASES BY THE DEPARTMENT OF PUBLIC HOUSING AND COMMUNITY DEVELOPMENT (PHCD) AS OF MAY 7, 2021

Week ending April 30, 2021

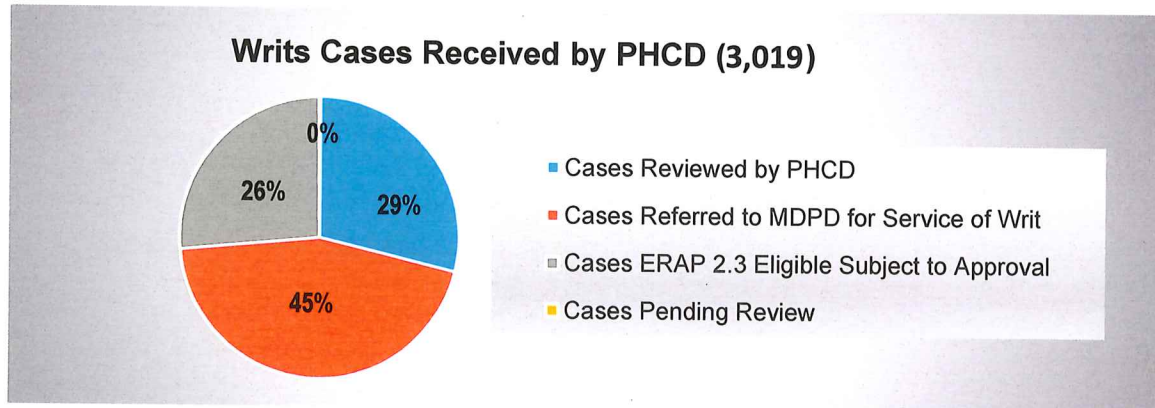
Cases Received by PHCD	0
Cases Reviewed by PHCD	239
Cases Referred to MDPD for Service of Writ	127
Cases ERAP 2.3 Eligible Subject to Approval	3
Cases Pending Review	188

Week ending May 7, 2021

Cases Received by PHCD	0
Cases Reviewed by PHCD	103
Cases Referred to MDPD for Service of Writ	0
Cases ERAP 2.3 Eligible Subject to Approval	20
Cases Pending Review	5

Total Year-to-Date as of May 7, 2021

Cases Received by PHCD	3,019
Cases Reviewed by PHCD	869
Cases Referred to MDPD for Service of Writ	1,353
Cases ERAP 2.3 Eligible Subject to Approval	792
Cases Pending Review	5



Source: Public Housing and Community Development