

Memorandum



Date: May 20, 2021

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Weekly Writs of Possession Totals – As of May 14, 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.

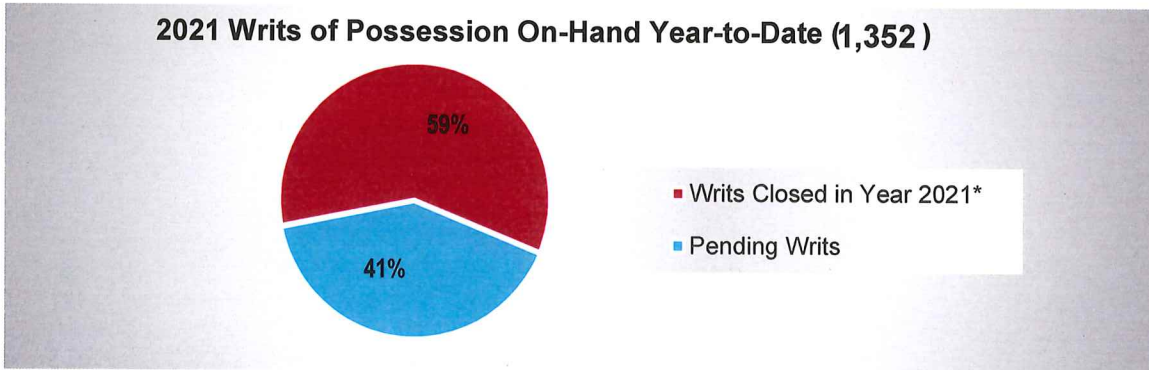
Attachment

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 14, 2021)

FIGURE 1: WRITS OF POSSESSION RECEIVED FOR THE YEAR 2021

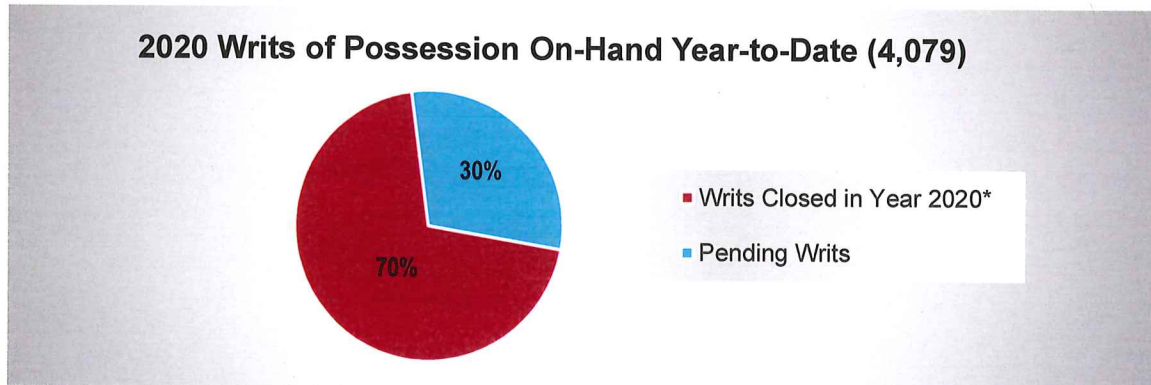
Writs Received from Clerk Year 2021	2,103
Writs Carried over from 2020	1,216
Writs Closed in Year 2021*	1,967
Pending Writs	1,352



*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

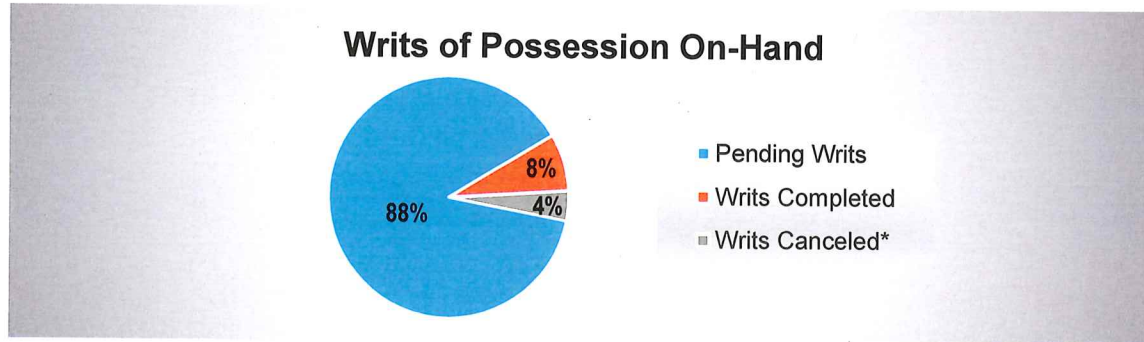


*Writs closed in 2020 may include Writs that were received prior to 2020

Source: Court Services Bureau

FIGURE 3: WRITS OF POSSESSION AS OF MAY 14, 2021

Writs Pending Previous Week	1,420
New Writs Received from Clerk	111
Writs Completed	117
Writs Canceled*	62
WEEK TOTAL	1,352

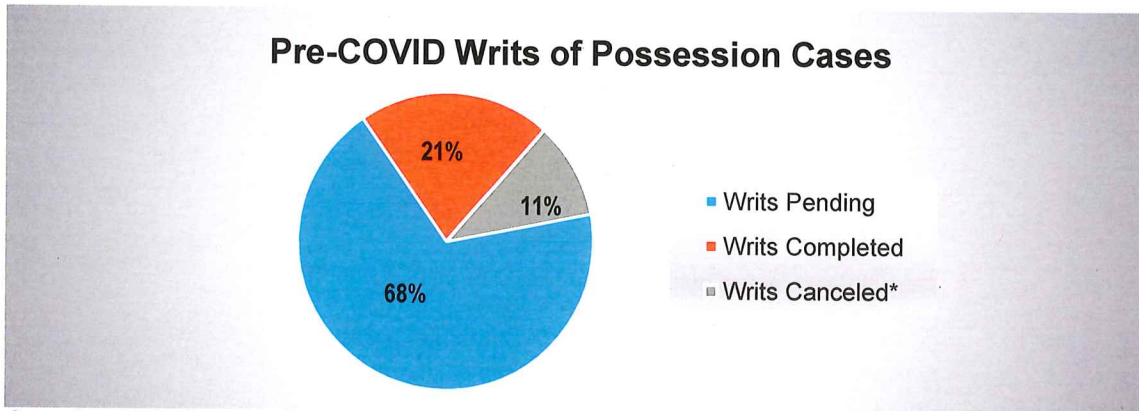


Source: Court Services Bureau

FIGURE 4: WRITS OF POSSESSION BY FILING PERIOD AND TYPE AS OF MAY 14, 2021

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

	Total	Residential	Commercial	Civil Residential**	Civil Commercial**
Pending Writs Previous Week	19	19	0	0	0
New Writs Received from Clerk	0	0	0	0	0
Writs Completed	4	4	0	0	0
Writs Canceled*	2	2	0	0	0
WEEK TOTAL	13	13	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	1,401	1,388	0	13	0
New Writs Received from Clerk	111	97	10	4	0
Writs Completed	113	106	7	0	0
Writs Canceled*	60	57	3	0	0
WEEK TOTAL	1,339	1,322	0	17	0

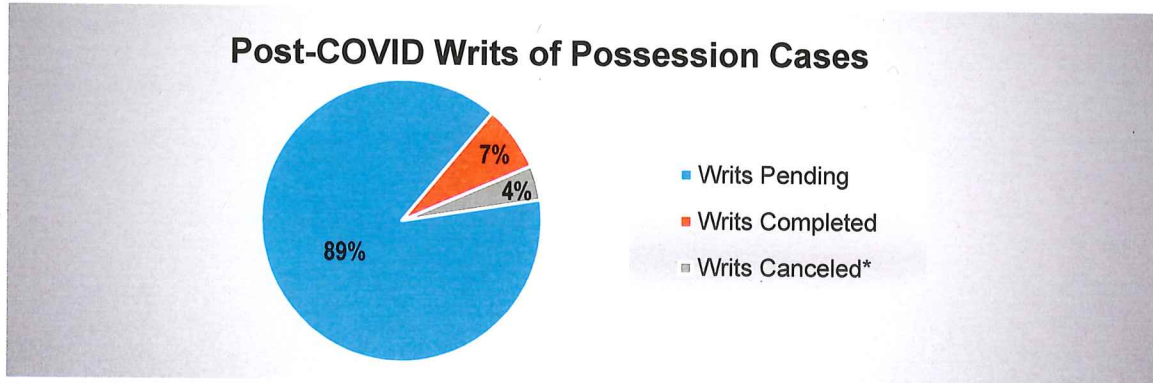
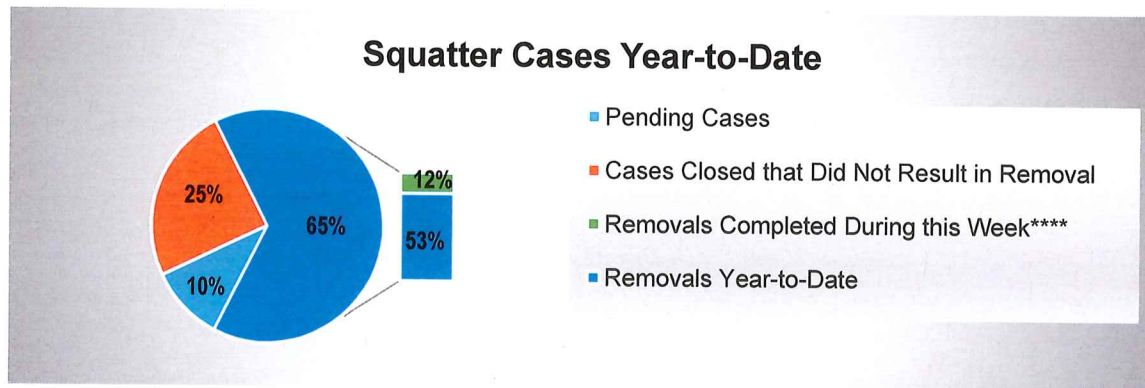


FIGURE 5: SQUATTER CASES IN UNINCORPORATED MIAMI-DADE COUNTY AS OF MAY 14, 2021

Squatter Cases Year-To-Date	57
Pending Cases	6
Cases Closed that Did Not Result in Removal	14
Removals Completed During this Week****	7
Removals Year-To-Date	37



*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 14, 2021, there are 13 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.

EVICTIION 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 14, 2021

Week ending May 7, 2021

Cases Received by PHCD	0
Cases Reviewed by PHCD	89
Cases Referred to MDPD for Service of Writ	104
Cases ERAP 2.3 Eligible Subject to Approval	32
Cases Pending Review	5

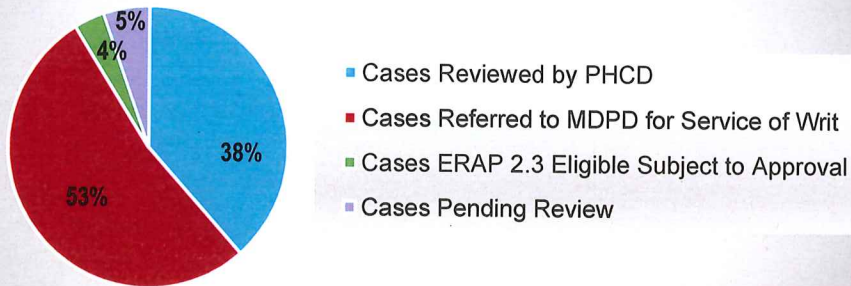
Week ending May 14, 2021

Cases Received by PHCD	106
Cases Reviewed by PHCD	475
Cases Referred to MDPD for Service of Writ	288
Cases ERAP 2.3 Eligible Subject to Approval	699
Cases Pending Review	42

Total Year-to-Date as of May 14, 2021

Cases Received by PHCD	3,125
Cases Reviewed by PHCD	1,201
Cases Referred to MDPD for Service of Writ	1,648
Cases ERAP 2.3 Eligible Subject to Approval	109
Cases Pending Review	167

Writs Cases Received by PHCD (3,125)



Source: Public Housing and Community Development