



MECKLENBURG COUNTY Community Support Services

May 23, 2018

Enclosed is a copy of the report, **Charlotte-Mecklenburg Evictions Part 3: One-month Snapshot of Eviction Court Records**. This report is the third in a series of reports on evictions in Charlotte-Mecklenburg. The series is part of the [Housing Instability & Homelessness Report Series](#), which is designed to better equip our community to make data-driven decisions around housing instability and homelessness.

[Mecklenburg County Community Support Services](#) provides funding for the report series.

The [UNC Charlotte Urban Institute](#) prepared the report. The [Housing Advisory Board of Charlotte-Mecklenburg](#), a volunteer board appointed by the Mecklenburg Board of County Commissioners and the Charlotte City Council, initiated the report series in 2014.

An eviction is defined as an action to force a tenant with a written or oral lease to move from the premises where they reside and can be formal (through the court system) or informal. This report provides unique details of eviction cases in small claims court trials that occurred during the month of July 2016. Currently, there is no electronically available individual case level data on local evictions. To obtain data for this report, a team of researchers and trained volunteers manually scanned and entered data from court records. **This report marks the *first time* local eviction data from court records have been analyzed and reported.**

Some findings from the report include:

- There were 1,940 eviction cases filed in Mecklenburg County during July 2016. 95% of all rental agreements were conventional leases (private landlords).
- In 82% of the eviction cases filed, the plaintiff (landlord) had legal representation.
- 61% of all eviction cases filed (1,191) received a judgment to evict. In 84% of those cases, the tenant was not present at the small claims court trial. Most attempts to evict the tenant were due to failure to pay rent, with a median amount of \$850 owed.

According to the first report in the series, there were 28,471 households who faced formal eviction in Mecklenburg County in FY15-16. The report also shows that evictions can have ripple effects beyond housing, impacting the overall health and long-term well-being of families as well as the stability of neighborhoods. The second report, which maps evictions in Mecklenburg County, reveals a geospatial pattern of evictions resembling the 'crescent' and 'wedge' and underscores the reality that not all Mecklenburg County residents have access to the same opportunities for housing stability.

The third report provides more information on how and why tenants are being evicted and the cost of evictions for landlords and tenants. We know that the cost of evictions to families, neighborhoods and our community is much higher than what occurs at court. It is vital that we use the information from this report series to reduce the number of evictions, support tenants and landlords, and increase housing stability for everyone in our community.

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