

CHARLOTTE-MECKLENBURG EVICTIONS

Housing Instability and Homelessness Report Series

Housing Instability in Charlotte-Mecklenburg

2015

Prepared by "508" Charlotte Housing Institute in partnership with the Housing Research Center of the Center for Urban and Community Development at the University of North Carolina at Charlotte. Cover image courtesy of the City of Charlotte.

CHARLOTTE-MECKLENBURG STRATEGIES FOR AFFORDABLE HOUSING DEVELOPMENT



September 2016

CHARLOTTE-MECKLENBURG EVICTIONS

Part 1:
An Introduction to
Evictions in Charlotte-
Mecklenburg

Released September 2017

CHARLOTTE-MECKLENBURG EVICTIONS

Part 2:
Mapping Evictions

Released 2018

CHARLOTTE-MECKLENBURG EVICTIONS

Part 3:
One-month snapshot
of eviction court records

Released 2018

EVICTION

An action to force a tenant with a written or oral lease to move from the premises where they reside.

Formal eviction

Legal process

Informal eviction

Outside of legal process

Housing assistance non-profits

Landlord

Legal Aid

Apartment association

Sheriff's Office

Government

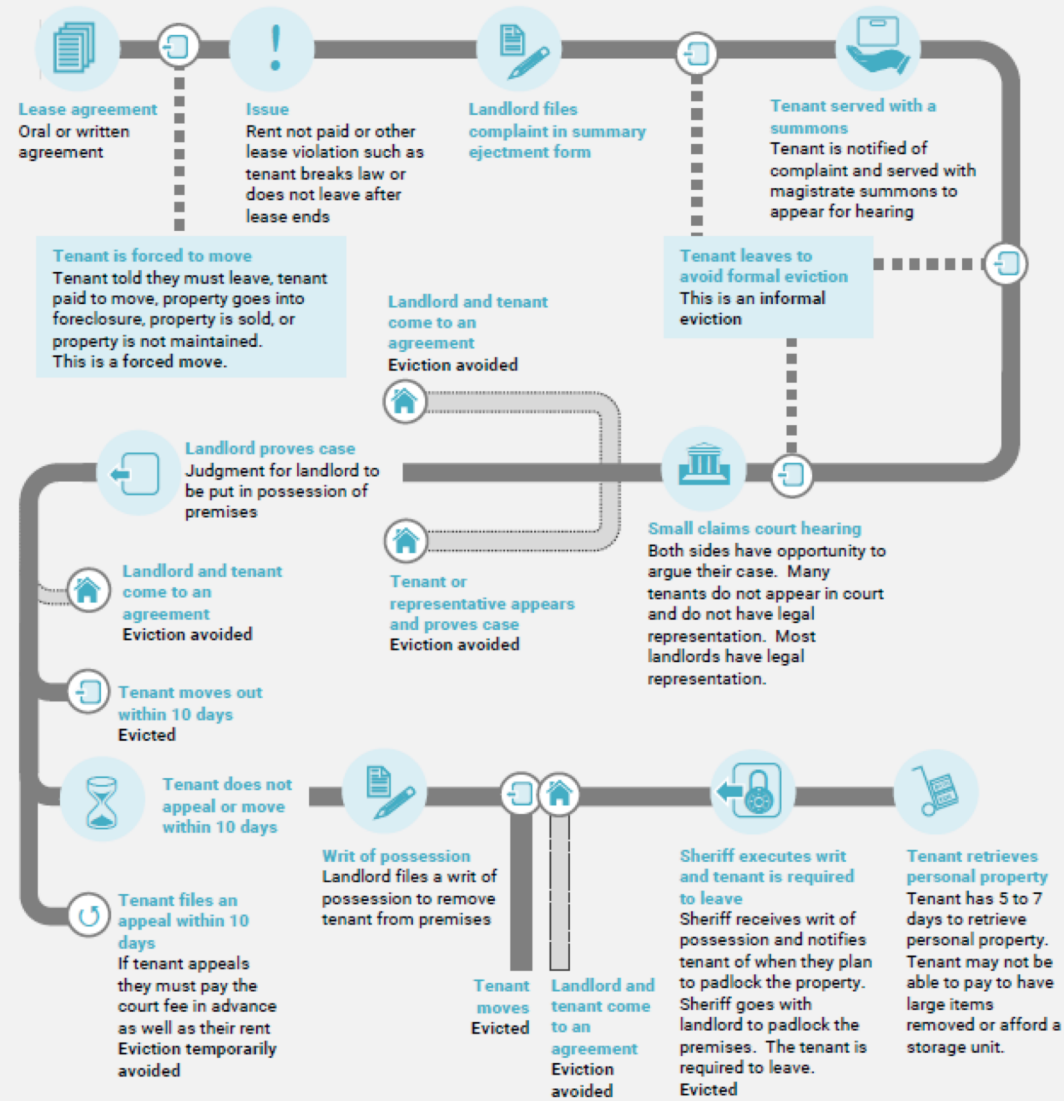


1

Create a resource with an
introduction to evictions

LOCAL CONTEXT

Diagram 1. Eviction Process in Mecklenburg County



- ☒ CITIZENS
- ☐ COURTS
- ☐ EMPLOYEES

CITIZENS

[...](#) / [...](#) / [Statistics](#) / [Case Activity Reports](#) / 2016-2017

Case Activity Reports - Fiscal Year 2016 - 2017

• Civil Case Processing System (VCAP) Load Activity Reports

- [Caseload Activity Report](#) (district, superior, small claims, estates, special proceedings)
- [District Domestic Aging Analysis Report](#) (Support Not IV-D, Dom Rel-No Child Support)
- [Superior Court Civil Aging Analysis Report](#)
- [VCAP Issue Filings/Order Results](#)

• Criminal/Infractions Case Processing System (ACIS) Load Activity Reports

- [Civil License Revocation Activity Report](#)
- [Criminal/Infraction Case Activity Report by County](#)
- [Criminal/Infraction Case Activity Report by Prosecutorial District](#)
- [Felony Case Activity Report](#)
- [Infraction Case Activity Report](#)
- [Misdemeanor Motor Vehicle Case Activity Report](#)
- [Misdemeanor Non-Motor Vehicle Case Activity Report](#)
- [Public Defender Case Disposition Activity Report](#)

- ❖ [About](#)
- ❖ [Adjudicatory Hearings for Juvenile Matters](#)
- ❖ [Court Caseload Statistics](#)
- ❖ [Domestic Relations Cases not involving Child Support \(Non-IVD\)](#)
- ❖ [Domestic Violence](#)
- ❖ [Felony Convictions](#)
- ❖ [Foreclosure Filings \(calendar year\)](#)
- ❖ [Impaired Driving Charges](#)
- ❖ [Matters Alleged in Juvenile Petitions](#)
- ❖ [NC Courts Offense Codes](#)
- ❖ [NC Judicial Branch Annual Report](#)
- ❖ [payNCTicket Activity](#)
- ❖ [Quick Facts](#)
- ❖ [Statistical and Operational Summary](#)



Summary Ejectments FY2016



28,471
Year



2,373
Per month



103
Per day

Summary Ejectments FY2016



28,471
Year



2,373
Per month



103
Per day



17,640 (61%)
granted in whole or part

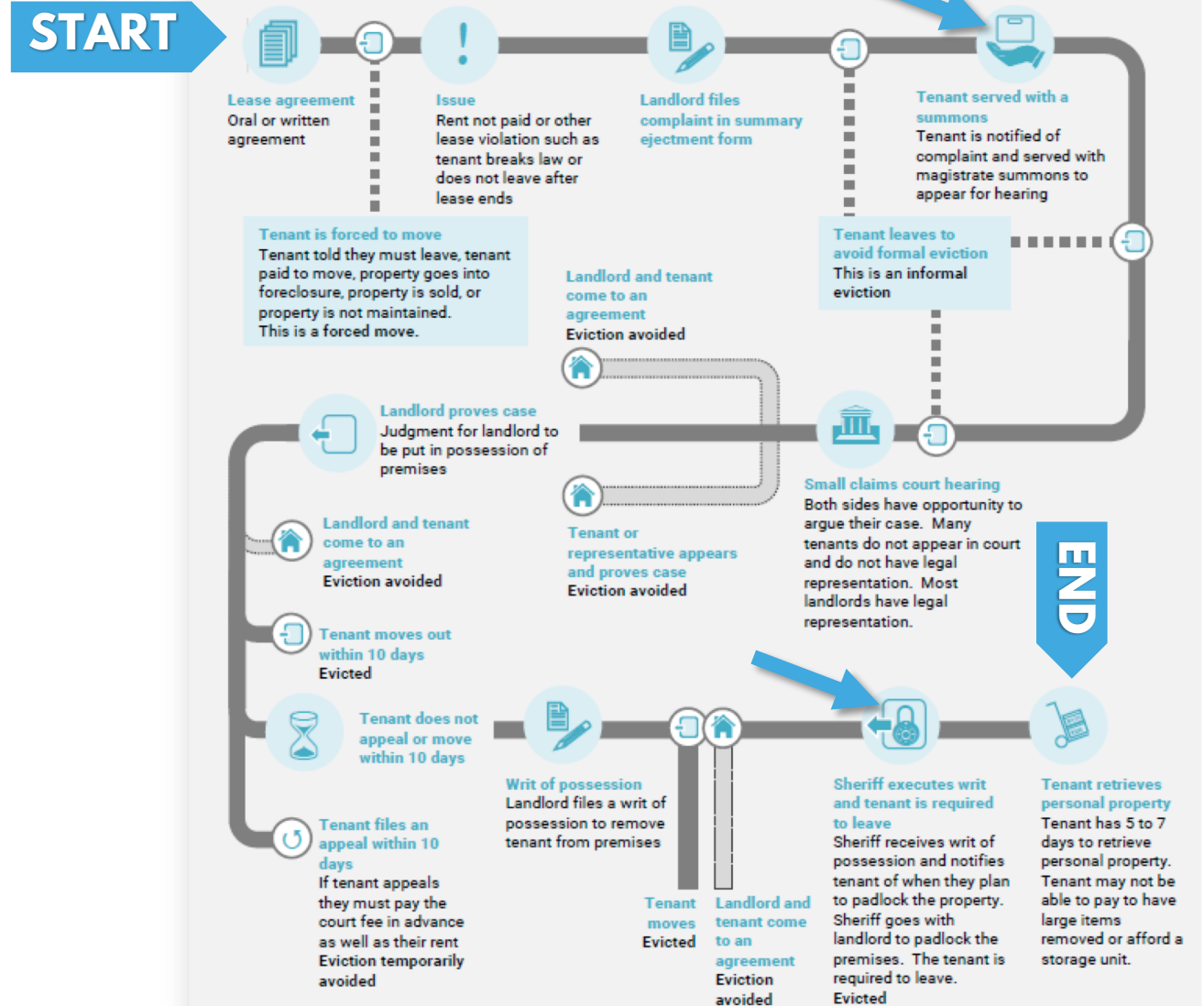
2

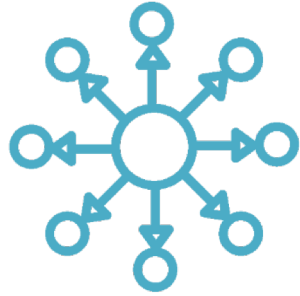
Show where evictions are taking place



FY2003 – FY2015

Diagram 1. Eviction Process in Mecklenburg County

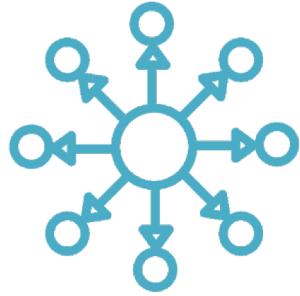




From FY2003 to FY2015,
the number of areas
where evictions
concentrated increased
and gradually shifted
outward toward the
edges of the county.

Complaints in summary ejectment

FY2003 – FY2015



From FY2003 to FY2015,
the number of areas
where evictions
concentrated increased
and gradually shifted
outward toward the
edges of the county.

Writs of possession

FY2003 – FY2015

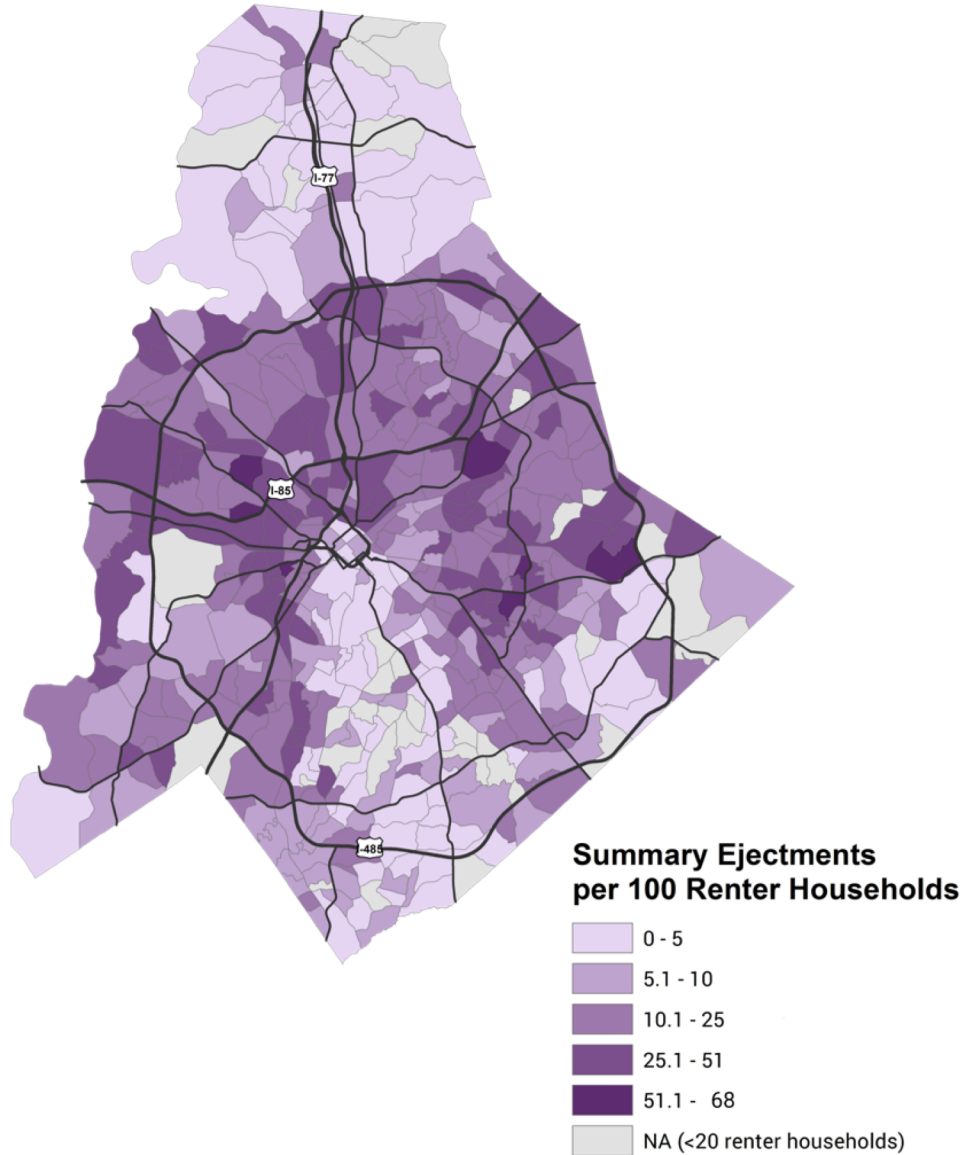


Charlotte/Mecklenburg

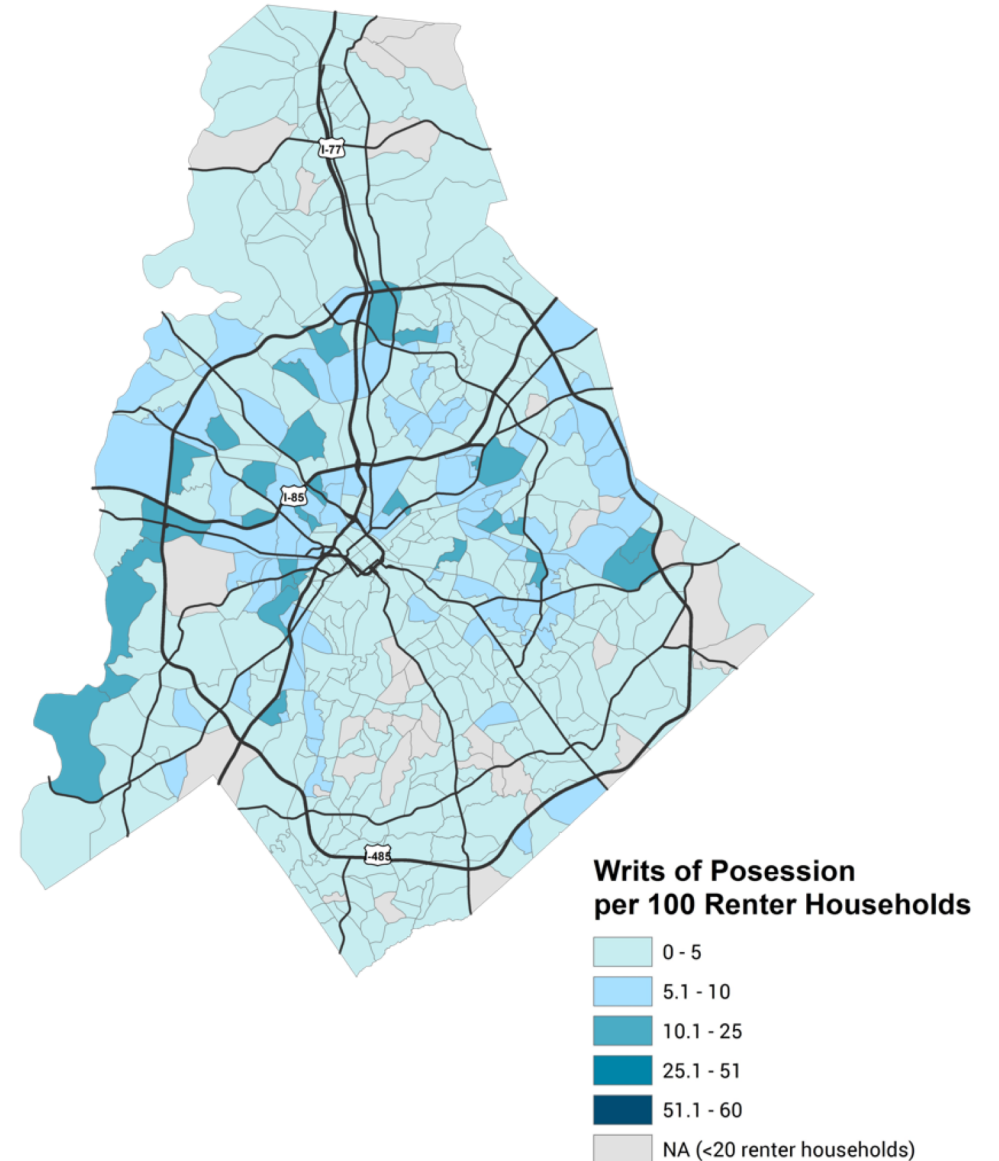
Quality of Life Explorer



Complaint in Summary Ejectments, FY2015

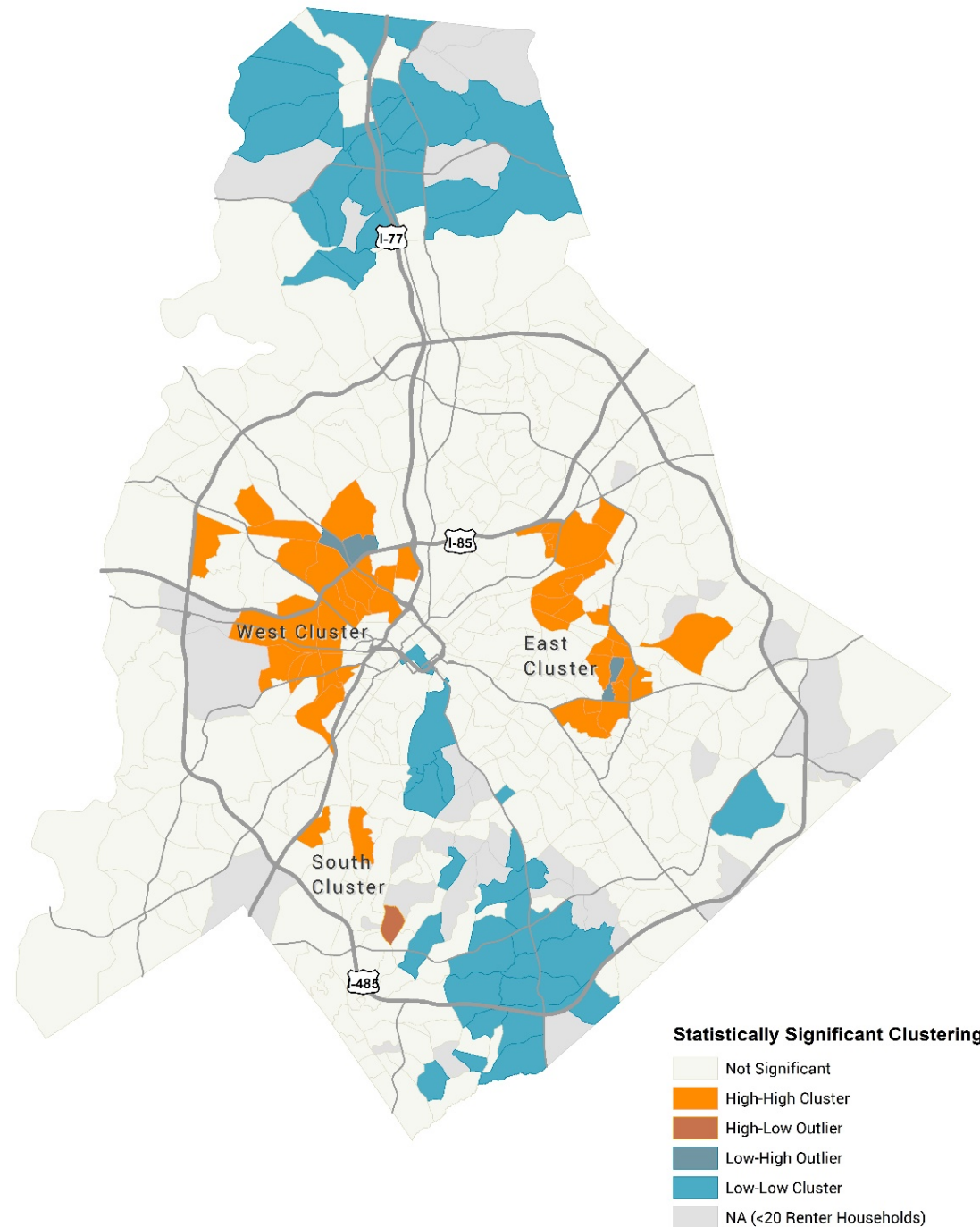


Writs of Possession Served, FY2015



Clusters of Summary Ejectments

FY2015



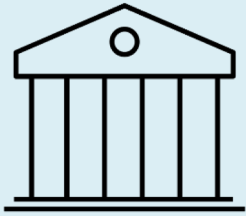


- ☒ Our model found that this has an impact (statistically significant)
- ☐ Our model found that this did not have an impact (not statistically significant)

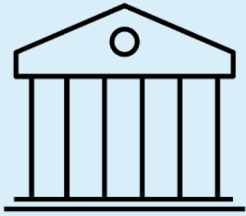
	Does this have an impact?	Is it associated with a higher or lower rate?
Black/African-American (2010)	<input checked="" type="checkbox"/>	↑
Public Nutrition Assistance (2015)	<input checked="" type="checkbox"/>	↑
Population under 18 (2015)	<input checked="" type="checkbox"/>	↑
Percent Single Family Housing (2016)	<input checked="" type="checkbox"/>	↓
Residential Renovations (2015)	<input checked="" type="checkbox"/>	↓
Subsidized Housing (2015)	<input checked="" type="checkbox"/>	↓
Foreclosures (2016)	<input type="checkbox"/>	N/A
Housing Violations (2015)	<input type="checkbox"/>	N/A

3

Provide a one-month snapshot
of eviction case details



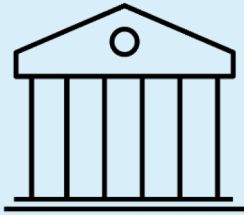
Access case
files



Access case
files



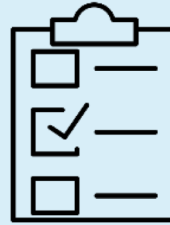
Scan



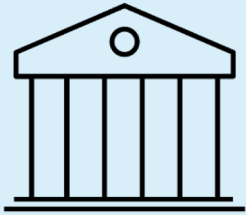
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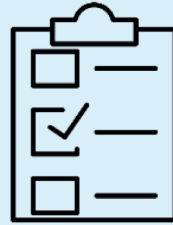
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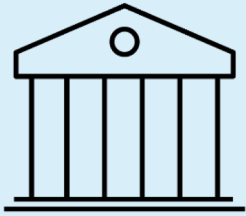
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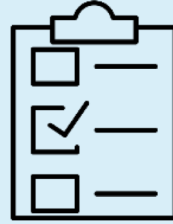
Clean data



Access case
files



Scan



Enter
data



Clean data



Analyze



1,940
eviction cases in July 2016

534
plaintiffs submitted 1,940
complaints

The majority of rentals were conventional



N=1884

Failure to pay rent

#1 reason why a tenant was being evicted

In 82% of cases,
the plaintiff had legal
representation

In 84% of cases,
the defendant was not
present

Impact

- Increased funding to aid households facing eviction
- Increased legal assistance from agencies to assist with legal representation of tenants at risk of eviction.
- Fact sheet with tenant rights included with every summary ejectment complaint served
- Corporate businesses and community groups increased awareness and engagement.
- Citywide working group on evictions planned

THANK YOU

Amy Hawn Nelson