

# Memorandum



CITY OF DALLAS

DATE October 14, 2020

TO Honorable Members of the Ad Hoc Committee on COVID-19 Recovery and Assistance

SUBJECT **Use of CARES Act Coronavirus Relief Funds for the Digital Navigators Program, Eviction Assistance Initiative, and Purchase of UbiDuo Deaf-Hearing Communication Devices**

On October 28, 2020, the Office of Equity and Inclusion will put forth two agenda items funded by CARES Act Coronavirus Relief Funds (CRF) for the City Council's consideration: The Digital Navigators Program and the purchase of UbiDuo deaf-hearing communication devices. The Office of Equity and Inclusion will also enact a CRF-funded Eviction Assistance Initiative through an Administrative Action. The following memorandum explains each of these items.

## **Digital Navigators Program**

On June 24, 2020, the Dallas City Council designated \$10M in CRF for bridging the digital divide. The City of Dallas recognizes that having access to the internet is critical for families and individuals during this time of crisis. While practicing social distancing and dealing with the closures of many businesses and social services, internet access will help families and individuals do a wide range of activities, from schoolwork to job searching to paying bills.

The City is working to ensure everyone can remain connected and that those without internet access get access with the assistance of a digital helpline and community digital navigators. While smartphone apps and other digital tools have the clear potential to increase access to the internet, actual successful implementation remains limited. Challenges often encountered in seeking to connect to and use the internet include selecting affordable plans, safe/effective applications and tools, and increased time spent on troubleshooting technology. The digital navigators can help overcome these barriers through community engagement and assistance through pre-established community trust and relationships.

Digital navigators provide individualized or small group assistance to the community members who need affordable home internet service, affordable internet-capable devices, and/or coaching in introductory digital skills in order to become effective home internet users. This assistance is often provided by telephone but may also include safe and physically distanced in-person visits, email, text, video chat, and other communication methods that work for the learner. In situations where in-person visits may occur, the navigators will maintain social distancing and distribute face coverings. Digital navigators will:

- Discuss with each client their home internet access or need for home internet access, technology experiences, and their devices.
- Assess their clients' access to technology, current digital skill level pertaining to what they need to accomplish the plan, connectivity needs, and internet use priorities.
- Advise clients about free or affordable home internet service options for which they may qualify, assist clients to apply for services they choose and support their efforts to secure service.

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- Advise clients about sources of affordable computers or other internet-connected devices for which they may qualify and support their efforts to acquire appropriate devices and where they can get help for repair.

The purpose of the subrecipient grant is to connect with targeted communities to better understand and alleviate the impact of the public health emergency on students, job seekers, and those in need of health access, evictions help, food access, COVID-19 testing, and other related COVID resources by improving the targeted communities' internet access to those resources.

The Office of Resilience (now integrated into the Office of Equity and Inclusion) developed a Request for Applications (RFA) that sought organizations to serve as subrecipients to administer a Digital Navigators Program within the Dallas city limits to residents who have been impacted by COVID-19 and who are low income, which is defined as at or below 80% Area Median Income under a short-term subrecipient agreement. Organizations should target communities that have been most impacted by COVID-19, including:

1. Families with school-age children and adolescents;
2. Higher-education students;
3. Individuals who have lost employment or are otherwise income insecure;
4. Immigrant and refugee communities;
5. Residents living in zip codes identified in the "Lack of Internet Access Data" (Attachment A); and
6. Residents living in communities of concentrated poverty.

Respondents were requested to develop programming using a racial equity lens, whereby the organization is considering the specific community needs, historical lack of access and resources, language barriers, and specific structural and institutional barriers that may be in place for the target community throughout the planning, development, and implementation of all aspects of programming and seeking to be deliberately inclusive.

**Subrecipient Selection Process:** A three-member panel reviewed and scored the applications representing the below departments:

- Dallas Public Library (1)
- Park and Recreation Department (1)
- Office of Community Care (1)

Applications were evaluated according to the below points allocations. Within the allocations, specific points in the scoring were allocated to the organization's demonstrated capacity to expend funding and deliver services in a timely manner and the organization's demonstrated ability to reach and serve identified target populations.

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Category	Assessment	Score
Organizational Capacity	<ul style="list-style-type: none"><li>- Requested Documents</li><li>- History and Experience</li><li>- Financial Capacity</li><li>- System &amp; Capacity</li><li>- Professional Staff Capacity</li></ul>	40
Program Evaluation	<ul style="list-style-type: none"><li>- Program Activities and Work Plan</li><li>- Outreach to Underserved Clients</li><li>- Strategy</li><li>- Drivers of Poverty</li><li>- Output and Outcome Measurables</li><li>- Evaluation Plan</li><li>- Program Budget</li></ul>	60

Due to the limited timeline for the expenditure of CARES Act funding, the RFA was posted for approximately two weeks. After an initial review of the submissions, it was determined that the submissions were incomplete or non-responsive submission, and the RFA was posted for another week. A total of 8 submissions were received, including resubmissions.

**Recommendation:** Following the application evaluations and follow-up interviews, staff is recommending that the Dallas City Council approve an agreement with LULAC National Educational Service Center (LNESEC) in the amount of \$110,956 and Southern Dallas Progress Community Development in the amount of \$25,000. LNESEC will work with additional community organizations and nonprofits to target service delivery in zip codes identified with the highest need – 75212, 75216, 75241, 75217, 75215, 75243, 75231.

### **Eviction Assistance Program**

As the COVID-19 pandemic has affected our communities in various manners, we have noted a distinct hardship on tenants. Due to COVID-19 financial hardships, tenants have faced the threat of eviction. The Centers for Disease Control and Prevention (CDC) has provided temporary relief for American residents by implementing a temporary eviction moratorium on COVID-19 related evictions until December 31, 2020.

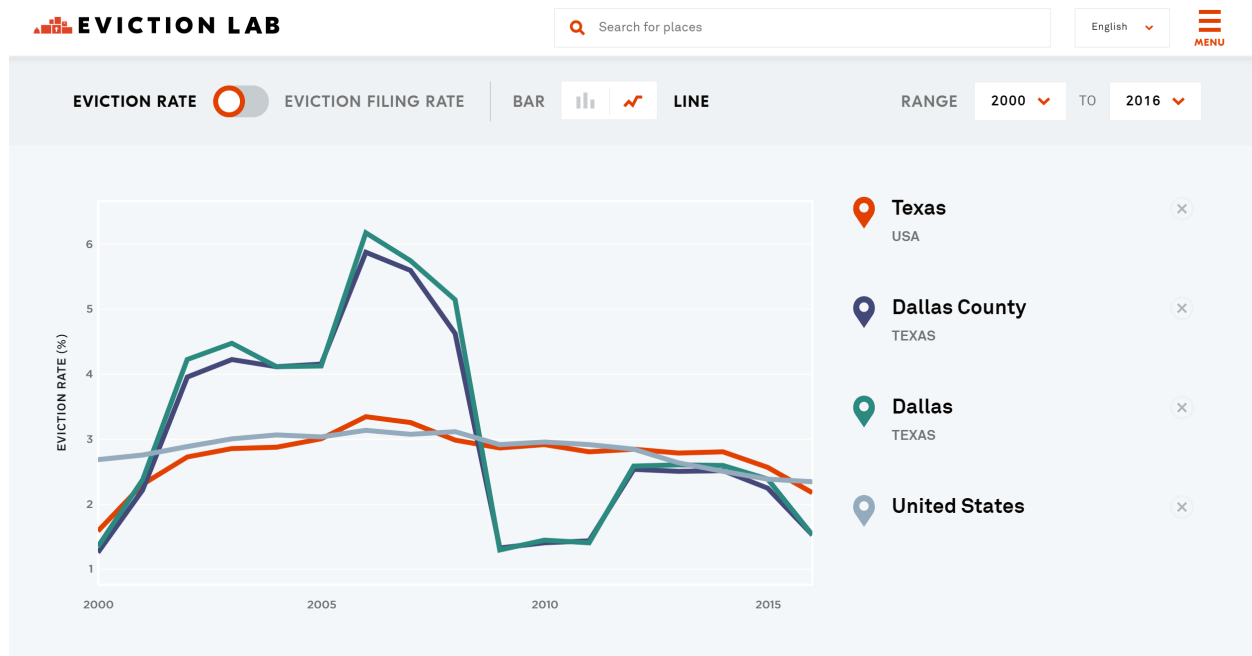
Evictions data has shown drastic fluctuations between 2000 and 2016. The peak of evictions in Dallas is identified in 2006 with an eviction rate of 6.17%. By 2016, the eviction rate had dropped to 1.52%, with a 4.65 point difference within a decade.

Although the eviction data for 2020 is not readily available, it can reasonably be deduced from interactions with residents, the court administrators, and the County that we are experiencing an increase due to COVID-19 financial hardships. Those particularly at high risk include our low-income communities, the disabled, impoverished women, persons of color, domestic violence victims, and families with children. The graph below shows the percentage of eviction rates in Texas, Dallas County, Dallas, and the U.S. Additional data can be found in the “Understanding Eviction in Dallas County” report, which is attached to this memorandum (Attachment B).

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The COVID-19 pandemic has affected the entire country and to alleviate some hardships the CARES Act implemented an eviction moratorium earlier this year. The eviction protections apply to “covered dwellings,” which are rental units in properties that participate in federal assistance programs, are subject to a “federally backed mortgage loan,” or are subject to a “federally backed multifamily mortgage loan”. The Act prohibited landlords of these specified rental “covered dwellings” from initiating eviction proceedings or charging fees, penalties, or other charges against a tenant for the nonpayment of rent. These protections extended for 120 days from enactment on March 27, 2020 and expired on July 24, 2020. The Act also required covered dwellings to issue a 30-day notice to vacate once the eviction moratorium expired. Therefore, landlords of covered dwellings were able to file for evictions beginning August 24, 2020.

In an attempt to continue mitigating evictions in the City of Dallas, the Office of Equity and Inclusion – Fair Housing Division is taking the following steps:

**Eviction Resources:** The information on the [Fair Housing website](#) includes eviction resources such as tenant’s rights and protections under the law. This provides specific tenant protections due to COVID-19.

**Provide webinars/trainings on the COVID Landlord-Tenant Notice Ordinance and Protections under the CARES Act:** Staff has developed materials to conduct trainings on the City Ordinance so that tenants, landlords, attorneys, and court administrators understand the Ordinance in place during the declared disaster.

The Office of Equity and Inclusion’s efforts are now being coupled with the following intervention:

**Launch an Evictions Assistance Initiative:** The initiative provides tenants facing eviction with resources. The hope is to help individuals avoid an eviction judgment and the long terms effects of having an eviction on their record.

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The Evictions Assistance Initiative establishes an evictions program where services will include education & training, counseling & mediation, and direct legal services to Dallas residents. The goal is to mitigate the problem of people finding themselves facing possible eviction or before the eviction courts without the resources to retain legal representation.

There is an immediate need for eviction assistance due to the effects of the COVID-19 pandemic. It is a priority to develop education & training, counseling & mediation, and legal support for evictions utilizing CARES Act funding.

To begin the Evictions Assistance Initiative, the Office of Equity and Inclusion issued a Request for Proposal (RFP) on August 13, 2020 and set it to close on September 3, 2020. It became apparent a time extension would be needed as only one entity had submitted a proposal by the specified deadline. The extension set the new deadline to September 17, 2020 and allotted a final submission of 4 proposals in total.

As the proposal process was underway and to mitigate the avalanche of evictions in the country, on September 4<sup>th</sup>, 2020 the CDC issued a temporary eviction moratorium order. The moratorium covers all tenants who meet the order requirements and present a signed declaration to their landlord consistent with the form provided by the CDC. These protections extend until December 31, 2020

Since the close of the proposal process, the Office of Equity and Inclusion has followed procedure, including proposal scoring, verifying entities, and beginning the agenda process in Legistar. The office has now designated the top applicant as Legal Aid of Northwest Texas (LANWT).

Legal Aid of Northwest Texas is to be awarded \$50,000 in CARES Act funding for the Evictions Assistance Initiative through the administrative action process. LANWT is a non-profit organization that provides civil legal services to low-income residents. They have disclosed and agreed to obtain a conflict waiver from their clients who are adverse to the City. LANWT is also implementing an ethical wall between their staff members who are representing clients adverse to the City and those who are working on the eviction program. They agree not to use City-issued funds toward adverse litigation or clients. LANWT intends to collaborate with several partners including CitySquare, whose subsidiary is a plaintiff in litigation against the City.

The administrative action allots 9 weeks to provide services including education & training, counseling & mediation, and legal representation. This timeframe meets the CARES Act expenditure requirement.

However, the time limitation leads to the conclusion that services will be necessary beyond CARES Act funds to truly impact affected communities. The impact of evictions beyond 2020 is certain as eviction moratorium protections are set to expire on December 31, 2020.

### **Purchase of UbiDuo Deaf-Hearing Communication Devices**

Staff is recommending the purchase of 60 UbiDuo deaf-hearing communication units for an estimated amount of \$134,100 in CRF to allow City employees to maintain social distancing while communicating with persons who are deaf and hard of hearing.

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During COVID-19, UbiDuo deaf-hearing communication devices can enhance the ability to communicate more readily and effectively between City staff and customers who are deaf or hard of hearing by eliminating barriers, and in some instances the need for an interpreter.

The UbiDuo system has been identified as a preferred communication platform by a local deaf and hard of hearing advocacy agency. This purchase would satisfy one of the Department of Justice's Americans with Disabilities Act (ADA) mandates on providing assistive technologies and it also aligns with the City of Dallas ADA Transition Plan, which emphasizes efforts to remove barriers to the City's programs, services, and activities for people with varying disabilities.

The system uses two small computers with a keyboard and a split-screen to enable typed conversations in real-time during an in-person and socially distanced meeting. The devices are wireless, do not require Wi-Fi or wired internet connection, and allow communication within a range of approximately 300 feet.

The UbiDuo devices were procured through a sole source procurement process. sComm, Inc. is the sole manufacture of the product and will provide all necessary updates for the life of the product. If approved by the City Council, the devices will be purchased with a cooperative agreement through the U.S. General Services Administration Advantage cooperative agreement.

The units will be distributed to City departments listed below and will also available for check-out at the Office of Equity and inclusion – Human Rights Division and the Communications, Outreach, and Marketing Department.

- Dallas Public library
- Dallas Fire & Rescue Department
- Park and Recreation
- Dallas Police Department
- Office of Equity & Inclusion
- Public Affairs & Outreach
- Building Services
- City Secretary's Office
- Code Compliance Services
- Convention and Event Services
- Court and Detention Services
- Dallas Animal Services
- Dallas Zoo
- Fair Park Management and Operation
- Human Resources
- Judiciary
- Office of Cultural Affairs
- Public Works

Please do not hesitate to reach out to me at [liz.cedillopereira@dallascityhall.com](mailto:liz.cedillopereira@dallascityhall.com) should you have any questions about these items.

  
M. Elizabeth (Liz) Cedillo-Pereira  
Chief of Equity and Inclusion

**[Attachments]**

c: Honorable Mayor and City Council Members  
T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager  
Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services  
M. Elizabeth Reich, Chief Financial Officer  
Directors and Assistant Directors

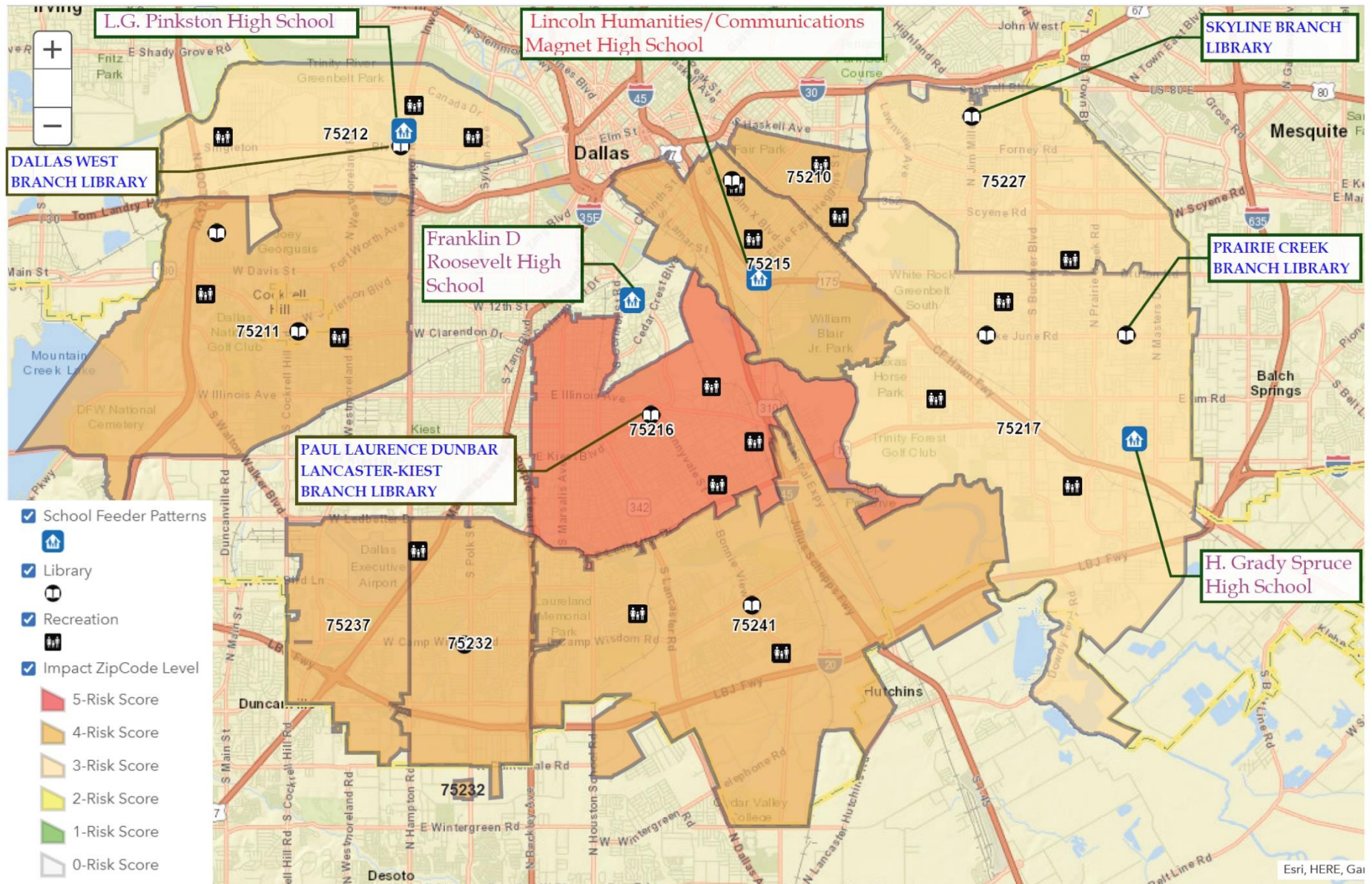
Attachment A

## Data Related to Internet Needs

Zip	% of households with no internet access	Recreation Center	Library	HS Feeder Pattern
75216	53.96	CUMMINGS	PAUL LAURENCE DUNBAR LANCASTER-KIEST BRANCH LIBRARY	Franklin D Roosevelt High School
		FRUITDALE		South Oak Cliff High School
		JOHN C PHELPS		
75241	47.71	TOMMIE M ALLEN	HIGHLAND HILLS BRANCH LIBRARY	South Oak Cliff High School
		SINGING HILLS		Wilmer-Hutchins High School
75210	48.39	J J CRAFT		James Madison High School
		LARRY JOHNSON		Lincoln Humanities/Communications Magnet High Sch
75215	44.12	MARTIN LUTHER KING JR	MARTIN LUTHER KING JR LIBRARY/LEARNING CENTER	James Madison High School
		EXLINE		Lincoln Humanities/Communications Magnet High Sch
75237	44.12			David W Carter High School
75217	42.85	UMPHRESS	PLEASANT GROVE BRANCH LIBRARY	H Grady Spruce High School
		JANIE C TURNER	PRAIRIE CREEK BRANCH LIBRARY	Seagoville High School
		FIRESIDE		W W Samuell High School
75232	41.28	THURGOOD MARSHALL	POLK-WISDOM BRANCH LIBRARY	David W Carter High School
75212	39.34	ANITA MARTINEZ	DALLAS WEST BRANCH LIBRARY	L G Pinkston High School
		NASH DAVIS		
		JAYCEE ZARAGOZA		
75211	37.61	MARTIN WEISS	ARCADIA PARK BRANCH LIBRARY	Justin F Kimball High School
		ARCADIA	COCKRELL HILL PUBLIC LIBRARY	L G Pinkston High School
				Moises E Molina High School
				Sunset High School
75227	34.05	PLEASANT OAKS	SKYLINE BRANCH LIBRARY	Skyline High School
				W W Samuell High School



## Libraries & Recreation Centers in zip codes having low Internet access





UNDERSTANDING EVICTION IN

**TEXAS**

**DALLAS COUNTY, TEXAS**

**DALLAS, TEXAS**

A presentation generated by The Eviction Lab at Princeton University

Data extracted on 2020-07-09

For further information, visit [evictionlab.org](https://evictionlab.org)



EViction RATE



EViction FILING RATE

BAR



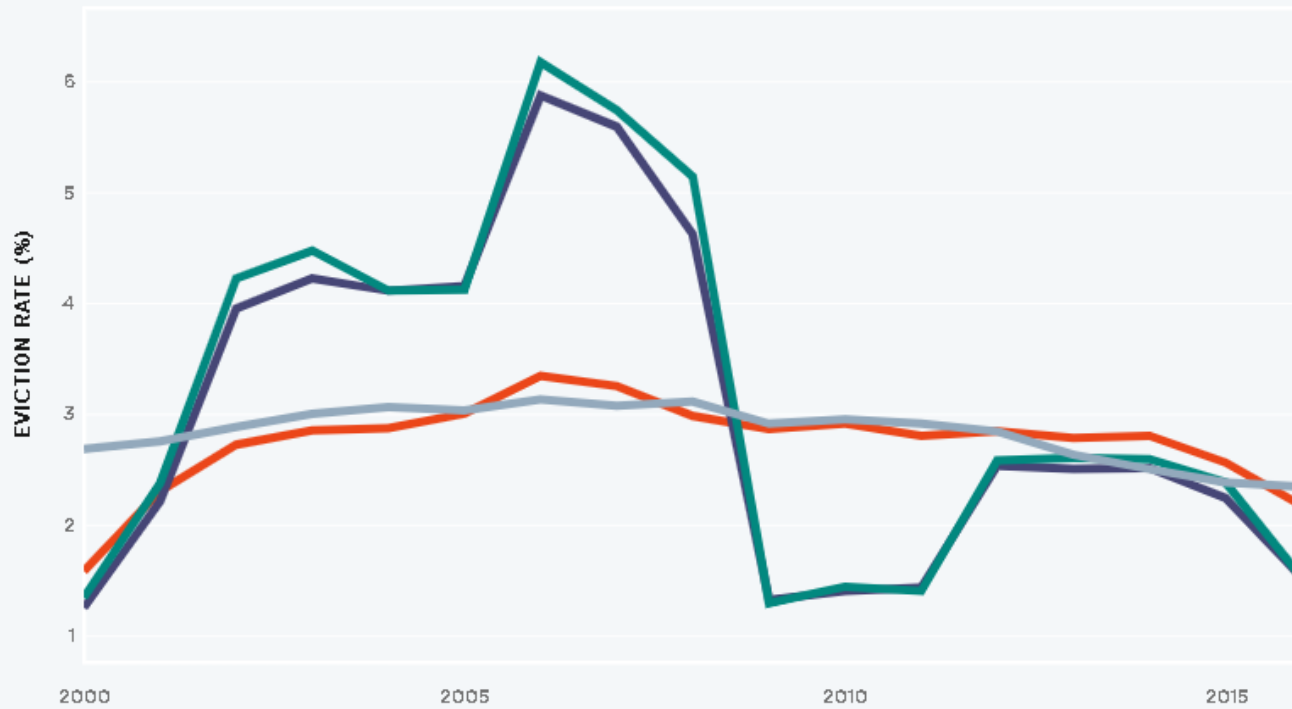
LINE

RANGE

2000

TO

2016



**Texas**

USA



**Dallas County**

TEXAS



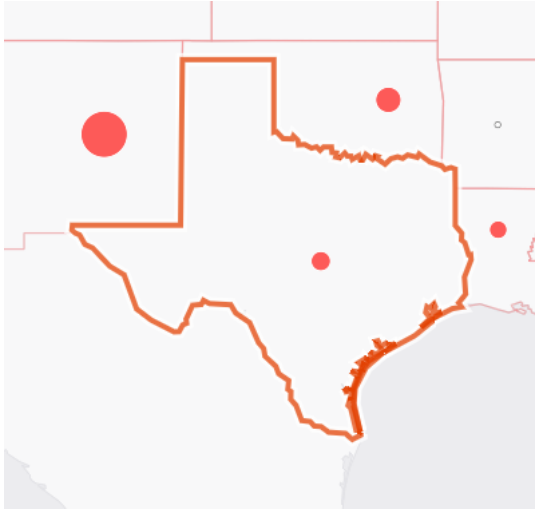
**Dallas**

TEXAS




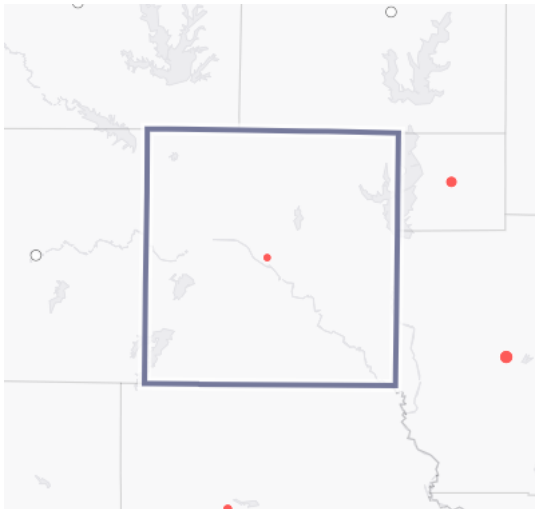
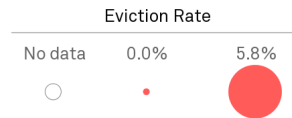
**United States**





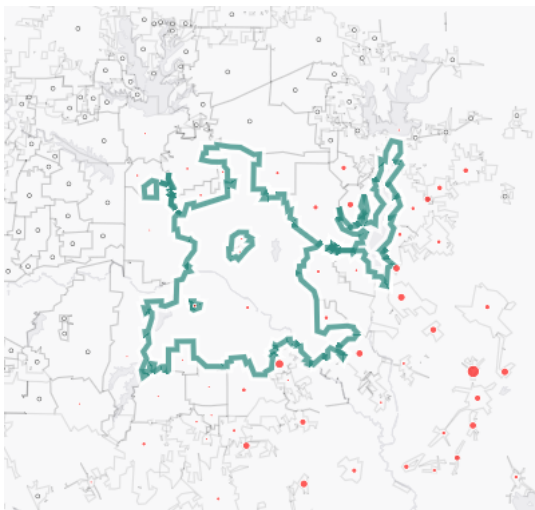
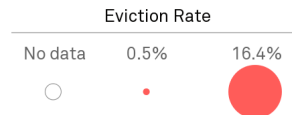
## TEXAS EXPERIENCED 17,661 EVICTIONS IN 2000

- Number of evictions per day: **48.25**
- Eviction Rate: **1.58%** 



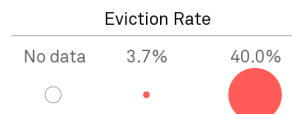
## DALLAS COUNTY EXPERIENCED 4,802 EVICTIONS IN 2000

- Number of evictions per day: **13.12**
- Eviction Rate: **1.25%**



## DALLAS EXPERIENCED 3,416 EVICTIONS IN 2000

- Number of evictions per day: **9.33**
- Eviction Rate: **1.34%**



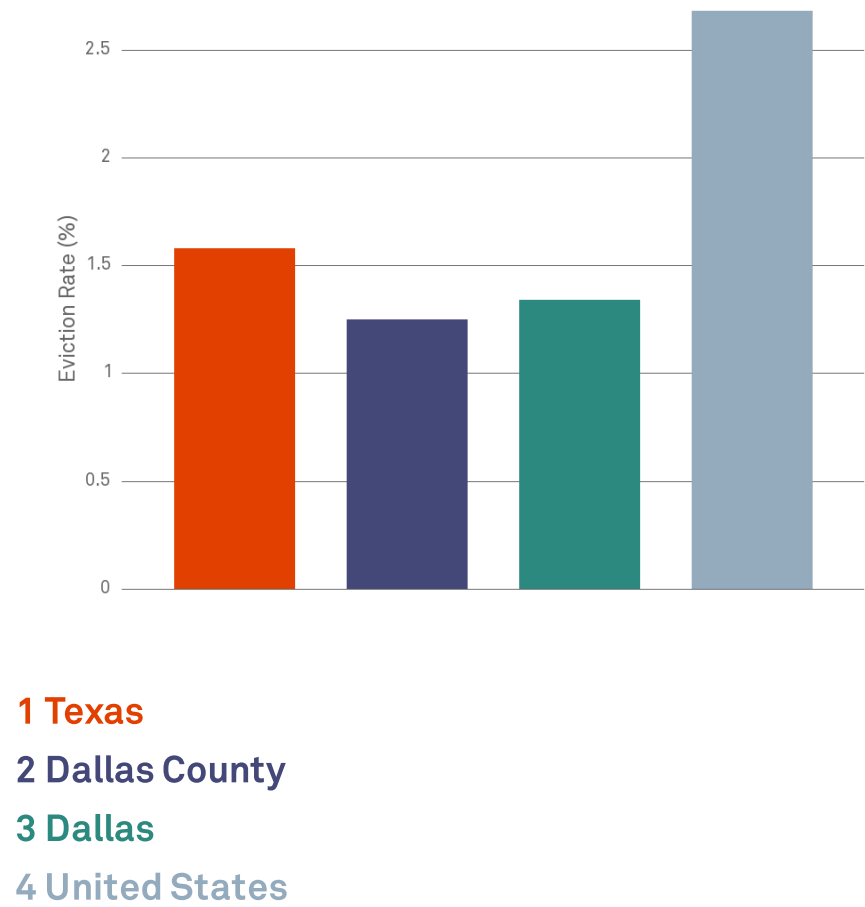
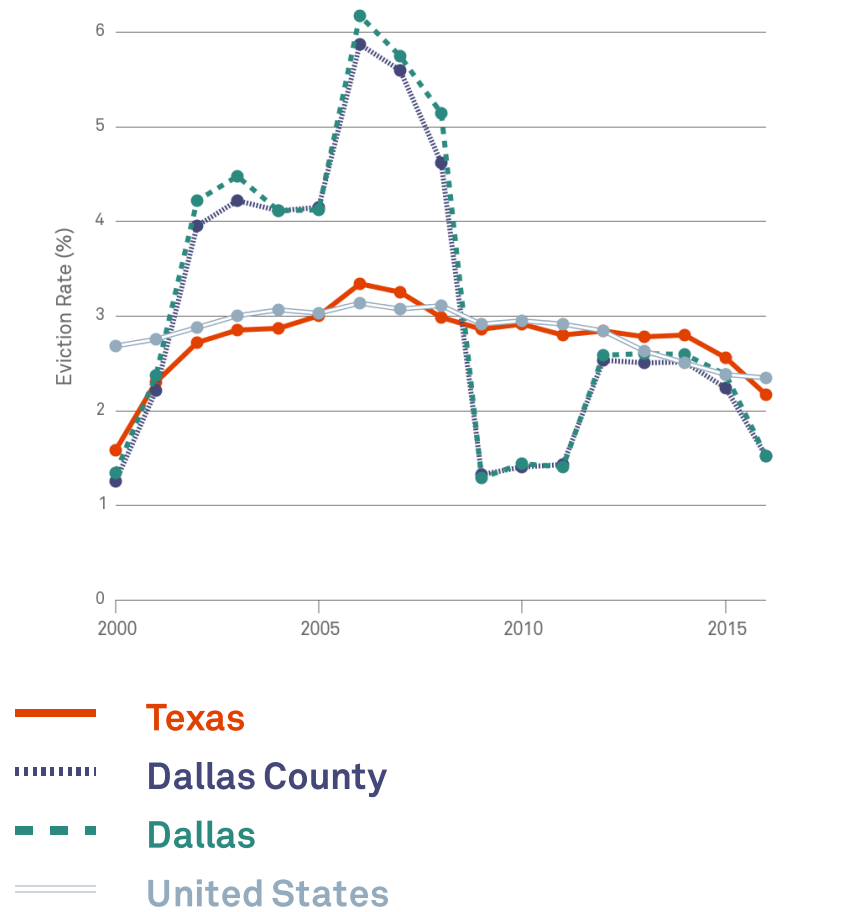
\* An eviction rate is the number of evictions per 100 renter-occupied households

 Eviction/filing rate is too low.

 Eviction/filing rate in the top 1%.

Please see our FAQ section to better understand these issues <https://evictionlab.org/help-faq/>

# COMPARISON OF EVICTION RATES OVER TIME




## Texas

2000

**48.25**  
Evictions per Day

**1.58%**  
Eviction Rate 

Evictions 17,661

Eviction Filing Rate  4.46%

Eviction Filings 49,721

### Census Demographics

Population 20,851,820

% Renter-Occupied Ho... 36.2%

Poverty Rate 15.37%

Median Gross Rent \$574

Median Household Inco... \$39,927

Median Property Value \$82,500

Rent Burden 24.4%

Black 11.34%

White 52.43%

Hispanic/Latinx 31.99%

Asian 2.66%

American Indian/Alaska... 0.33%

Native Hawaiian/Pacifi... 0.05%

Multiple Races 1.11%

Other Races 0.1%

## Dallas County

2000

**13.12**  
Evictions per Day

**1.25%**  
Eviction Rate

Evictions 4,802

Eviction Filing Rate 9.06%

Eviction Filings 34,687

### Census Demographics

Population 2,218,899

% Renter-Occupied Ho... 47.4%

Poverty Rate 13.43%

Median Gross Rent \$647

Median Household Inco... \$43,324

Median Property Value \$92,700

Rent Burden 24%

Black 20.09%

White 44.32%

Hispanic/Latinx 29.87%

Asian 3.94%

American Indian/Alaska... 0.37%

Native Hawaiian/Pacifi... 0.04%

Multiple Races 1.27%

Other Races 0.11%

## Dallas

2000

**9.33**  
Evictions per Day

**1.34%**  
Eviction Rate

Evictions 3,416

Eviction Filing Rate 8.99%

Eviction Filings 22,969

### Census Demographics

Population 1,188,580

% Renter-Occupied Ho... 56.77%

Poverty Rate 17.78%

Median Gross Rent \$623

Median Household Inco... \$37,628

Median Property Value \$89,800

Rent Burden 24.4%

Black 25.65%

White 34.56%

Hispanic/Latinx 35.55%

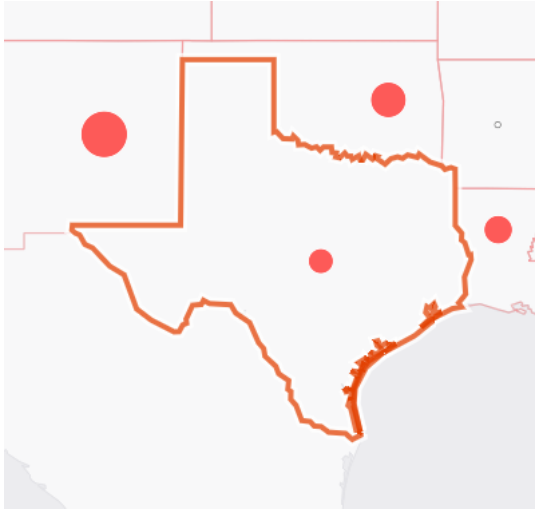
Asian 2.66%

American Indian/Alaska... 0.31%

Native Hawaiian/Pacifi... 0.03%

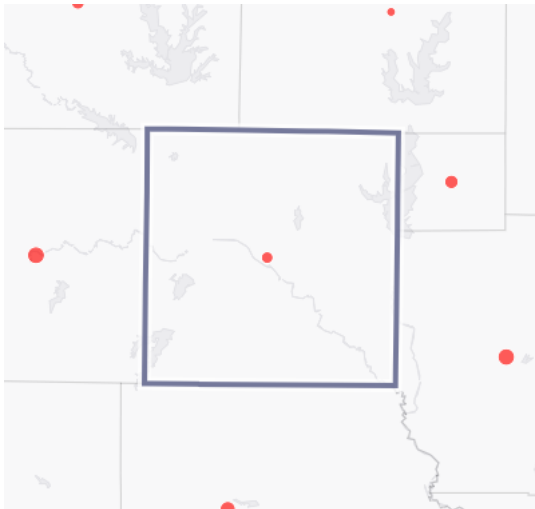
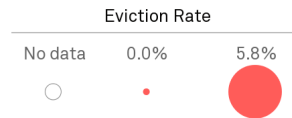
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Other Races 0.11%



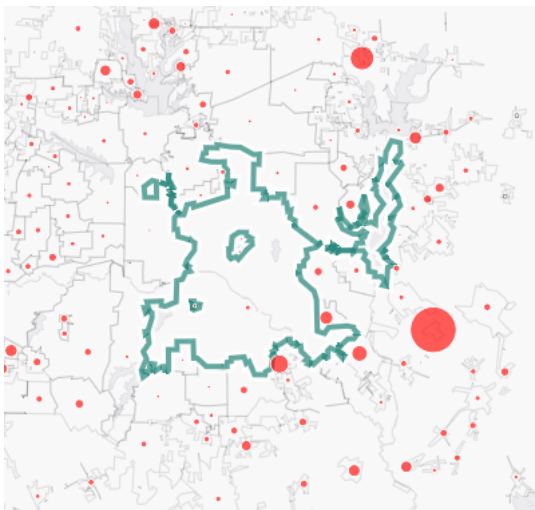
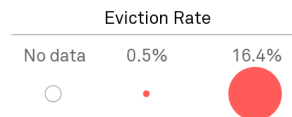
## TEXAS EXPERIENCED 56,760 EVICTIONS IN 2001

- Number of evictions per day: **155.51**
- Eviction Rate: **2.3%** i



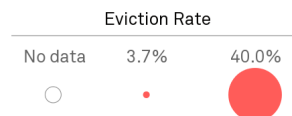
## DALLAS COUNTY EXPERIENCED 8,496 EVICTIONS IN 2001

- Number of evictions per day: **23.28**
- Eviction Rate: **2.21%**



## DALLAS EXPERIENCED 6,052 EVICTIONS IN 2001

- Number of evictions per day: **16.58**
- Eviction Rate: **2.37%**



\* An eviction rate is the number of evictions per 100 renter-occupied households

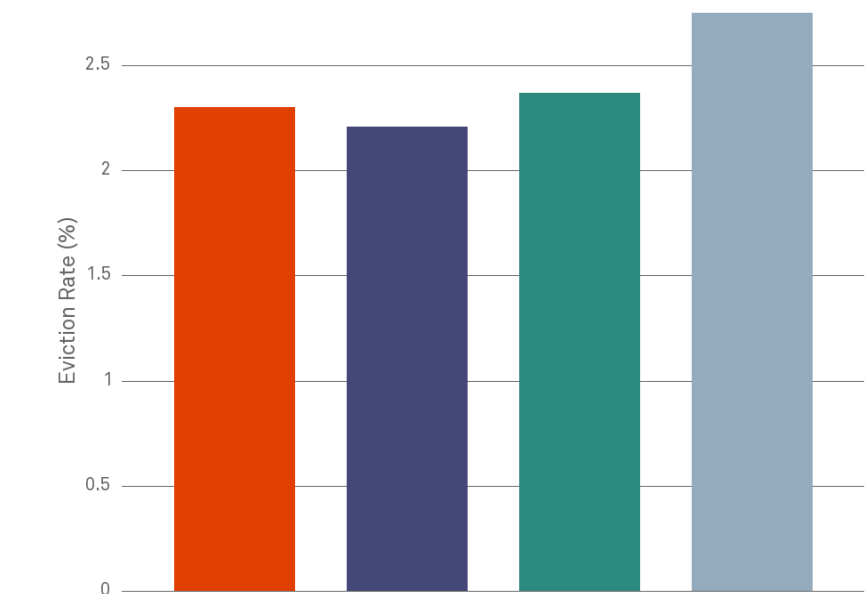
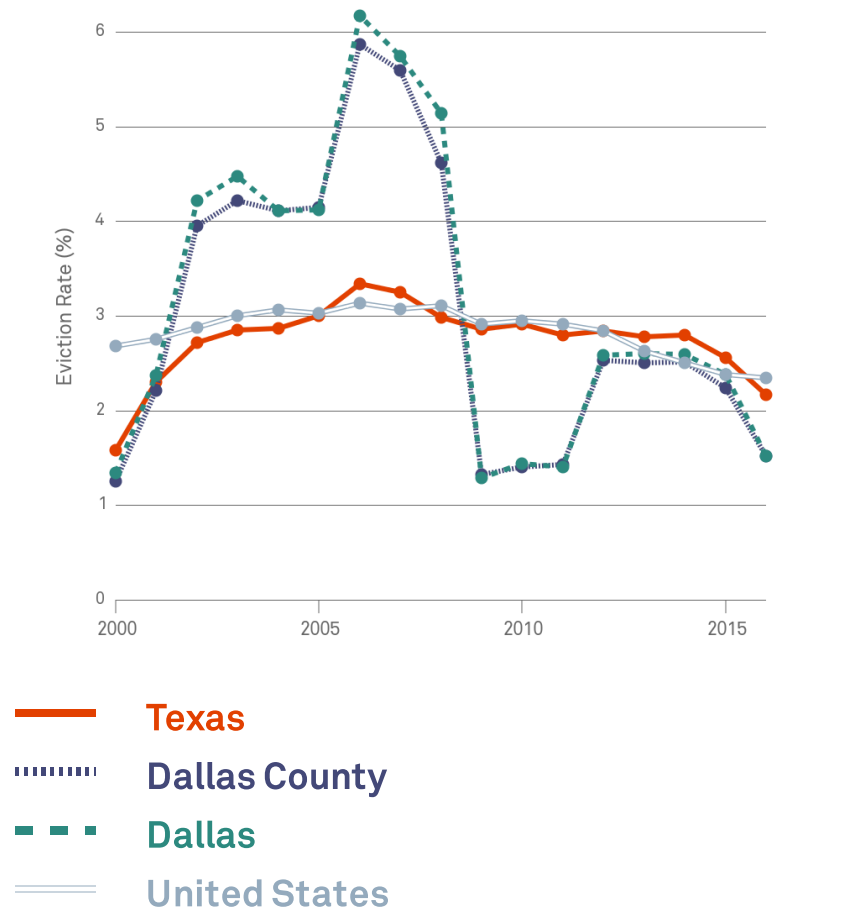
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i Eviction/filing rate in the top 1%.

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# COMPARISON OF EVICTION RATES OVER TIME



- 1 Texas
- 2 Dallas County
- 3 Dallas
- 4 United States


## Texas

2001

**155.51**  
Evictions per Day

**2.3%**  
Eviction Rate 

Evictions 56,760

Eviction Filing Rate  4.56%

Eviction Filings 112,368

### Census Demographics

Population 20,851,820

% Renter-Occupied Ho... 36.2%

Poverty Rate 15.37%

Median Gross Rent \$574

Median Household Inco... \$39,927

Median Property Value \$82,500

Rent Burden 24.4%

Black 11.34%

White 52.43%

Hispanic/Latinx 31.99%

Asian 2.66%

American Indian/Alaska... 0.33%

Native Hawaiian/Pacifi... 0.05%

Multiple Races 1.11%

Other Races 0.1%

## Dallas County

2001

**23.28**  
Evictions per Day

**2.21%**  
Eviction Rate

Evictions 8,496

Eviction Filing Rate 10.1%

Eviction Filings 38,818

### Census Demographics

Population 2,218,899

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Multiple Races 1.27%

Other Races 0.11%

## Dallas

2001

**16.58**  
Evictions per Day

**2.37%**  
Eviction Rate

Evictions 6,052

Eviction Filing Rate 10.2%

Eviction Filings 26,063

### Census Demographics

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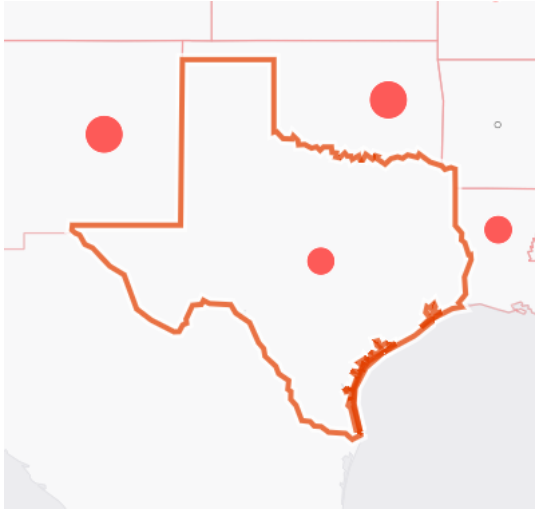
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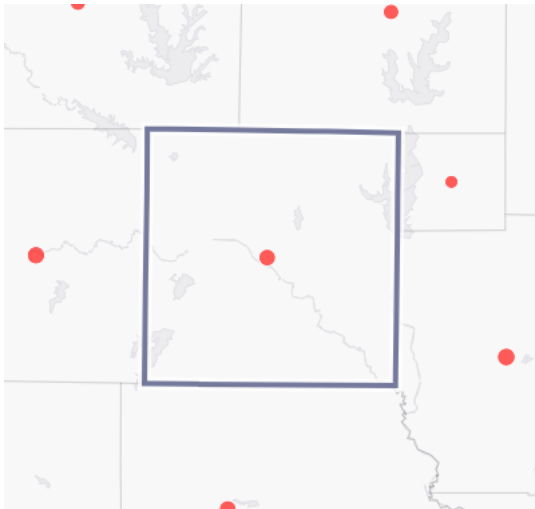
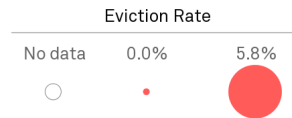
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Other Races 0.11%



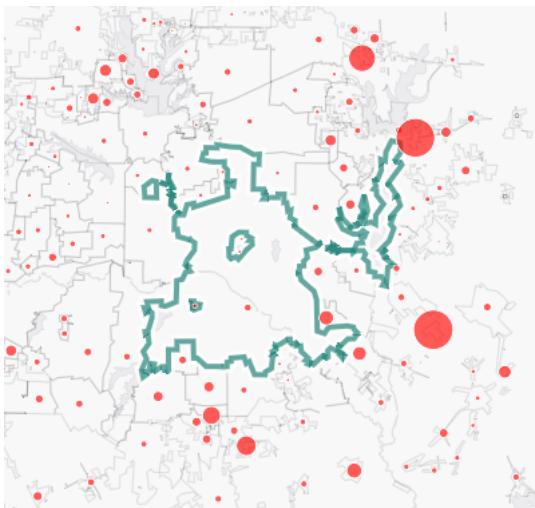
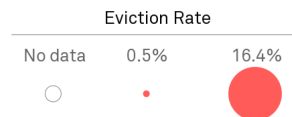
## TEXAS EXPERIENCED 68,911 EVICTIONS IN 2002

- Number of evictions per day: **188.8**
- Eviction Rate: **2.72%** ⓘ



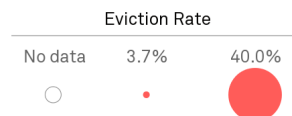
## DALLAS COUNTY EXPERIENCED 15,272 EVICTIONS IN 2002

- Number of evictions per day: **41.84**
- Eviction Rate: **3.95%**



## DALLAS EXPERIENCED 10,776 EVICTIONS IN 2002

- Number of evictions per day: **29.52**
- Eviction Rate: **4.22%**



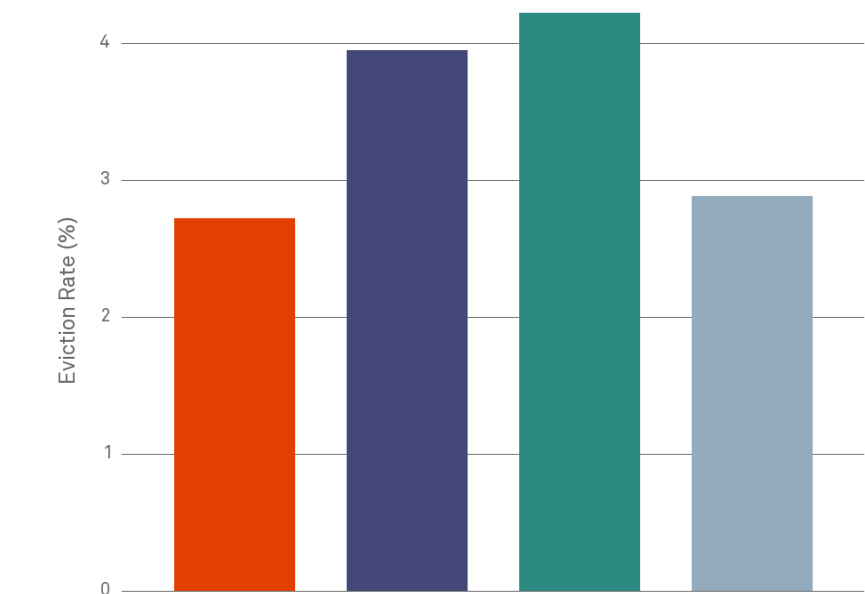
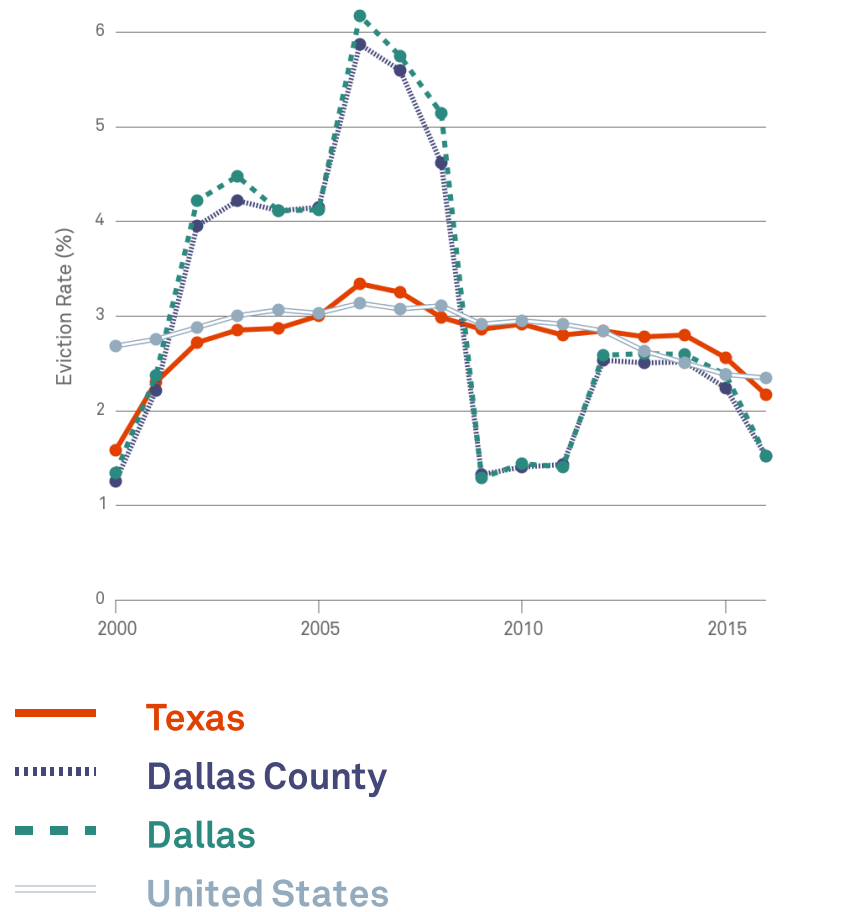
\* An eviction rate is the number of evictions per 100 renter-occupied households

ⓘ Eviction/filing rate is too low.

ⓘ Eviction/filing rate in the top 1%.

Please see our FAQ section to better understand these issues <https://evictionlab.org/help-faq/>

# COMPARISON OF EVICTION RATES OVER TIME



- 1 Texas
- 2 Dallas County
- 3 Dallas
- 4 United States


## Texas

2002

**188.8**  
Evictions per Day

**2.72%**  
Eviction Rate 

Evictions 68,911

Eviction Filing Rate  5.3%

Eviction Filings 134,427

### Census Demographics

Population 20,851,820

% Renter-Occupied Ho... 36.2%

Poverty Rate 15.37%

Median Gross Rent \$574

Median Household Inco... \$39,927

Median Property Value \$82,500

Rent Burden 24.4%

Black 11.34%

White 52.43%

Hispanic/Latinx 31.99%

Asian 2.66%

American Indian/Alaska... 0.33%

Native Hawaiian/Pacifi... 0.05%

Multiple Races 1.11%

Other Races 0.1%

## Dallas County

2002

**41.84**  
Evictions per Day

**3.95%**  
Eviction Rate

Evictions 15,272

Eviction Filing Rate 12.84%

Eviction Filings 49,600

### Census Demographics

Population 2,218,899

% Renter-Occupied Ho... 47.4%

Poverty Rate 13.43%

Median Gross Rent \$647

Median Household Inco... \$43,324

Median Property Value \$92,700

Rent Burden 24%

Black 20.09%

White 44.32%

Hispanic/Latinx 29.87%

Asian 3.94%

American Indian/Alaska... 0.37%

Native Hawaiian/Pacifi... 0.04%

Multiple Races 1.27%

Other Races 0.11%

## Dallas

2002

**29.52**  
Evictions per Day

**4.22%**  
Eviction Rate

Evictions 10,776

Eviction Filing Rate 12.92%

Eviction Filings 33,011

### Census Demographics

Population 1,188,580

% Renter-Occupied Ho... 56.77%

Poverty Rate 17.78%

Median Gross Rent \$623

Median Household Inco... \$37,628

Median Property Value \$89,800

Rent Burden 24.4%

Black 25.65%

White 34.56%

Hispanic/Latinx 35.55%

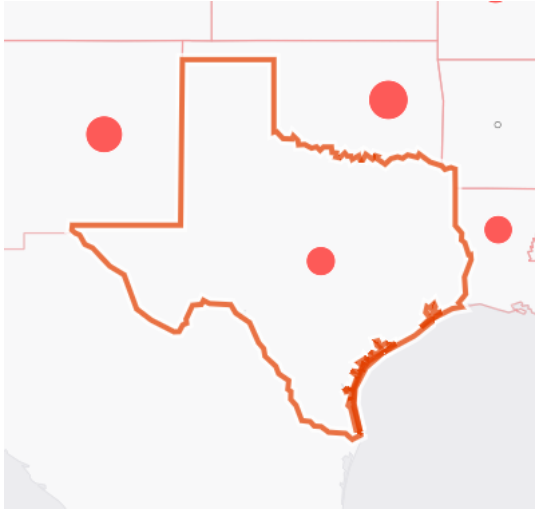
Asian 2.66%

American Indian/Alaska... 0.31%

Native Hawaiian/Pacifi... 0.03%

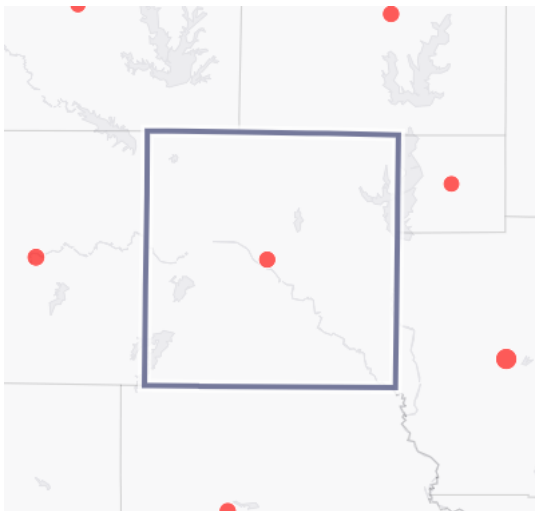
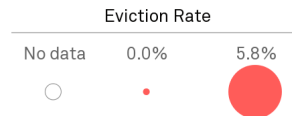
Multiple Races 1.13%

Other Races 0.11%



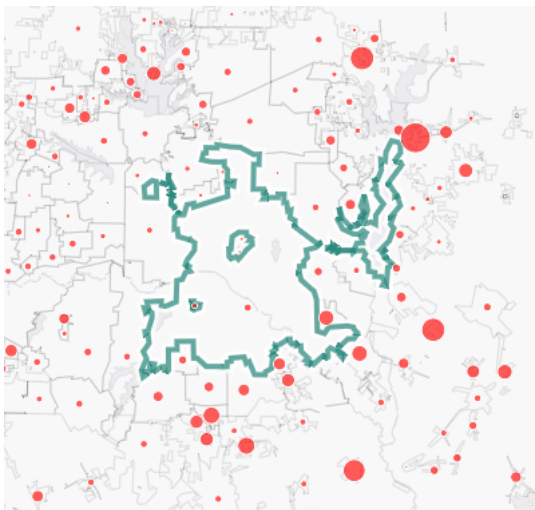
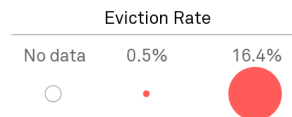
## TEXAS EXPERIENCED 74,525 EVICTIONS IN 2003

- Number of evictions per day: **204.18**
- Eviction Rate: **2.85%** ⓘ



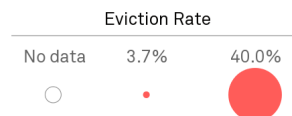
## DALLAS COUNTY EXPERIENCED 16,385 EVICTIONS IN 2003

- Number of evictions per day: **44.89**
- Eviction Rate: **4.22%**



## DALLAS EXPERIENCED 11,410 EVICTIONS IN 2003

- Number of evictions per day: **31.26**
- Eviction Rate: **4.47%**



\* An eviction rate is the number of evictions per 100 renter-occupied households

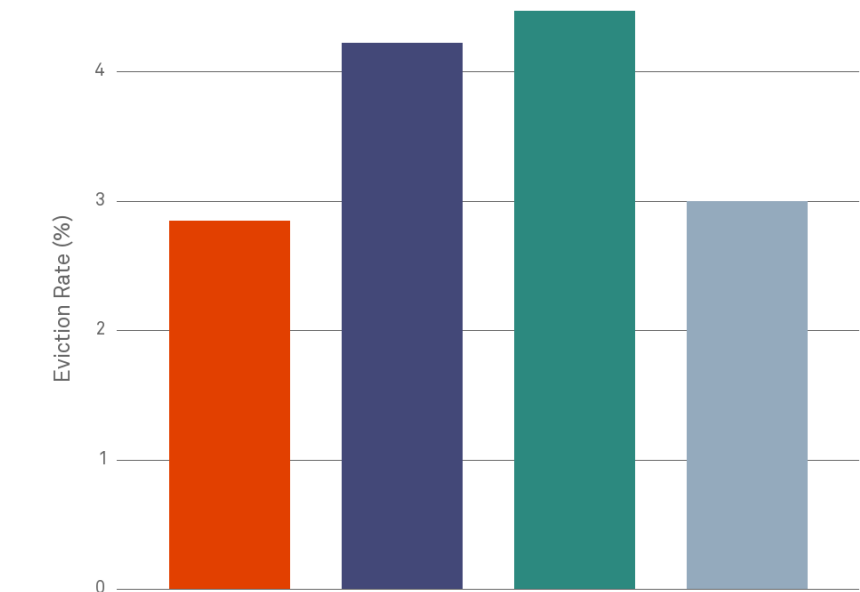
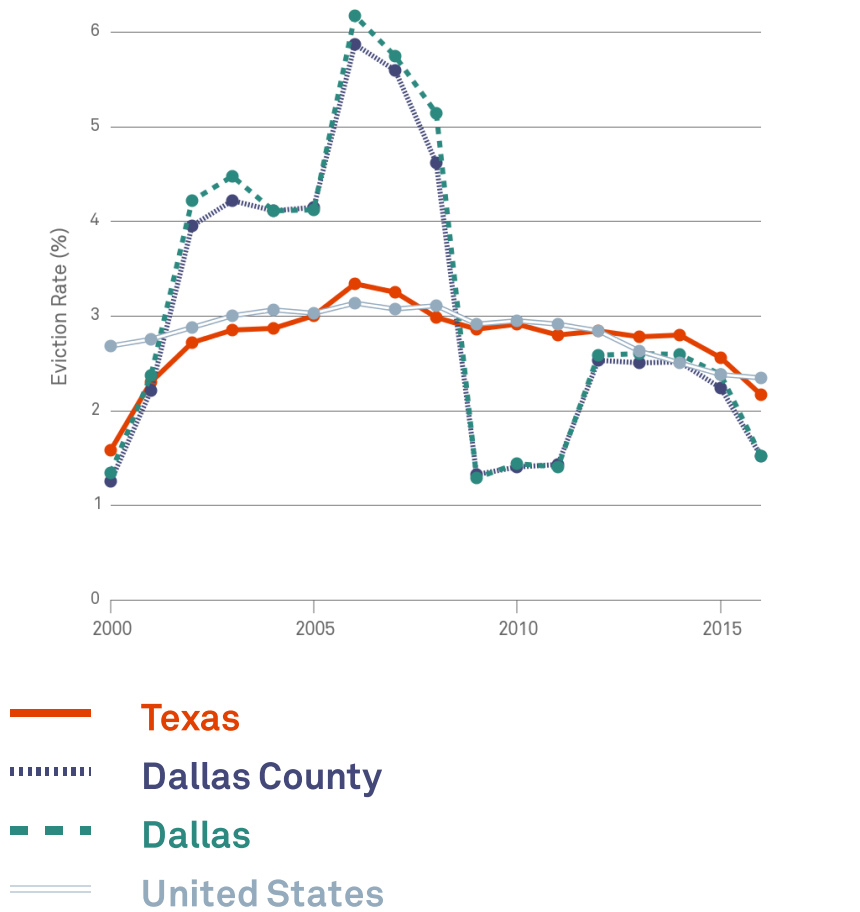
ⓘ Eviction/filing rate is too low.

ⓘ Eviction/filing rate in the top 1%.

Please see our FAQ section to better understand these issues <https://evictionlab.org/help-faq/>



# COMPARISON OF EVICTION RATES OVER TIME




- 1 Texas
- 2 Dallas County
- 3 Dallas
- 4 United States


## Texas

2003

**204.18**  
Evictions per Day

**2.85%**  
Eviction Rate 

Evictions 74,525

Eviction Filing Rate  5.58%

Eviction Filings 146,145

### Census Demographics

Population 20,851,820

% Renter-Occupied Ho... 36.2%

Poverty Rate 15.37%

Median Gross Rent \$574

Median Household Inco... \$39,927

Median Property Value \$82,500

Rent Burden 24.4%

Black 11.34%

White 52.43%

Hispanic/Latinx 31.99%

Asian 2.66%

American Indian/Alaska... 0.33%

Native Hawaiian/Pacifi... 0.05%

Multiple Races 1.11%

Other Races 0.1%

## Dallas County

2003

**44.89**  
Evictions per Day

**4.22%**  
Eviction Rate

Evictions 16,385

Eviction Filing Rate 13.46%

Eviction Filings 52,234

### Census Demographics

Population 2,218,899

% Renter-Occupied Ho... 47.4%

Poverty Rate 13.43%

Median Gross Rent \$647

Median Household Inco... \$43,324

Median Property Value \$92,700

Rent Burden 24%

Black 20.09%

White 44.32%

Hispanic/Latinx 29.87%

Asian 3.94%

American Indian/Alaska... 0.37%

Native Hawaiian/Pacifi... 0.04%

Multiple Races 1.27%

Other Races 0.11%

## Dallas

2003

**31.26**  
Evictions per Day

**4.47%**  
Eviction Rate

Evictions 11,410

Eviction Filing Rate 13.5%

Eviction Filings 34,494

### Census Demographics

Population 1,188,580

% Renter-Occupied Ho... 56.77%

Poverty Rate 17.78%

Median Gross Rent \$623

Median Household Inco... \$37,628

Median Property Value \$89,800

Rent Burden 24.4%

Black 25.65%

White 34.56%

Hispanic/Latinx 35.55%

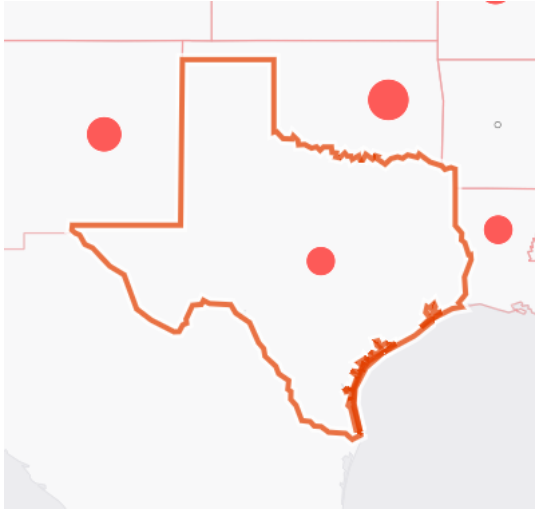
Asian 2.66%

American Indian/Alaska... 0.31%

Native Hawaiian/Pacifi... 0.03%

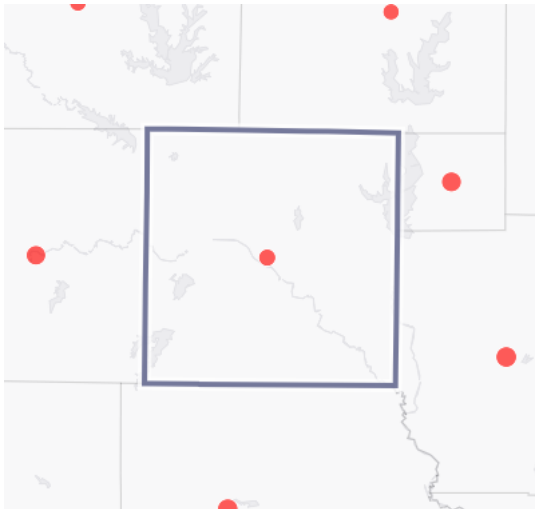
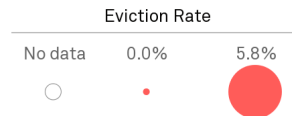
Multiple Races 1.13%

Other Races 0.11%



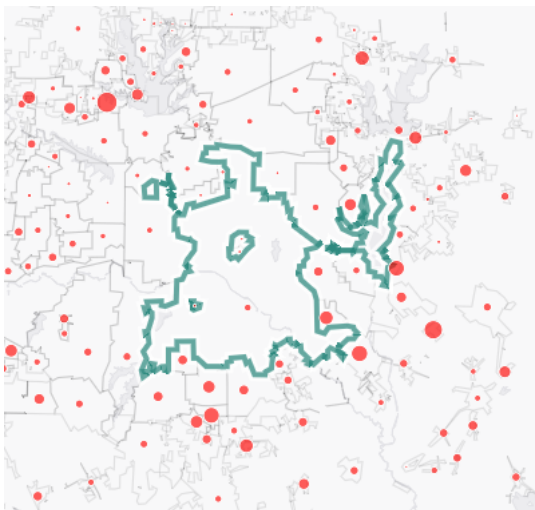
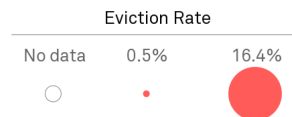
## TEXAS EXPERIENCED 77,650 EVICTIONS IN 2004

- Number of evictions per day: **212.16**
- Eviction Rate: **2.87%** ⓘ



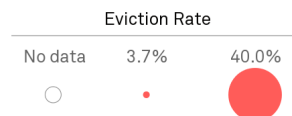
## DALLAS COUNTY EXPERIENCED 16,012 EVICTIONS IN 2004

- Number of evictions per day: **43.75**
- Eviction Rate: **4.11%**



## DALLAS EXPERIENCED 10,510 EVICTIONS IN 2004

- Number of evictions per day: **28.72**
- Eviction Rate: **4.11%**



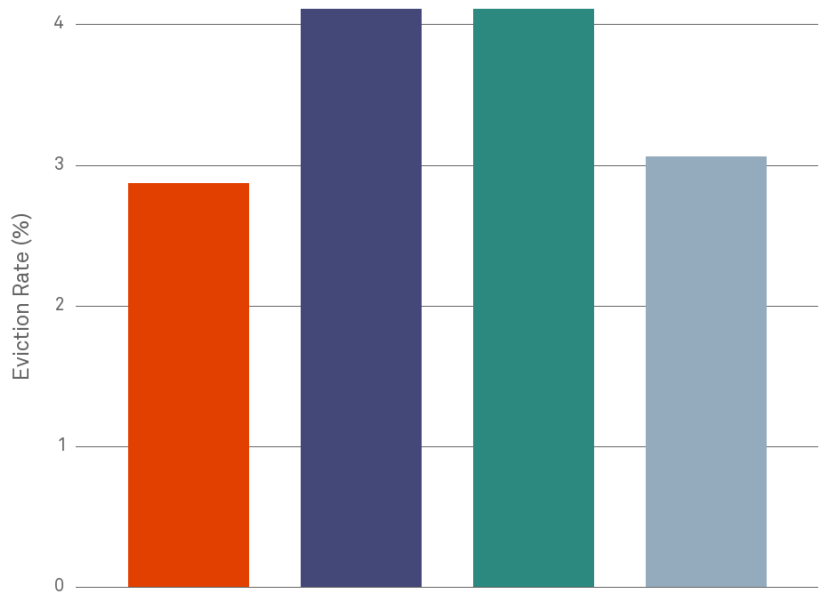
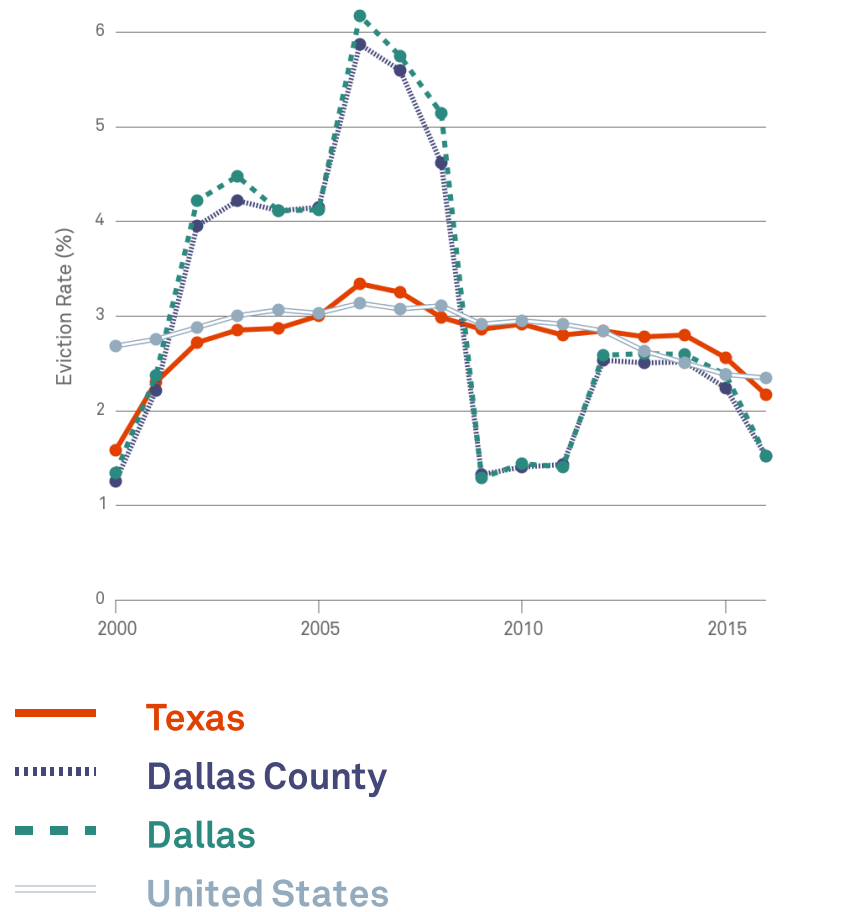
\* An eviction rate is the number of evictions per 100 renter-occupied households

ⓘ Eviction/filing rate is too low.

ⓘ Eviction/filing rate in the top 1%.

Please see our FAQ section to better understand these issues <https://evictionlab.org/help-faq/>

# COMPARISON OF EVICTION RATES OVER TIME



- 1 Texas
- 2 Dallas County
- 3 Dallas
- 4 United States


## Texas

2004

**212.16**  
Evictions per Day

**2.87%**  
Eviction Rate 

Evictions 77,650

Eviction Filing Rate  5.67%

Eviction Filings 153,449

### Census Demographics

Population 20,851,820

% Renter-Occupied Ho... 36.2%

Poverty Rate 15.37%

Median Gross Rent \$574

Median Household Inco... \$39,927

Median Property Value \$82,500

Rent Burden 24.4%

Black 11.34%

White 52.43%

Hispanic/Latinx 31.99%

Asian 2.66%

American Indian/Alaska... 0.33%

Native Hawaiian/Pacifi... 0.05%

Multiple Races 1.11%

Other Races 0.1%

## Dallas County

2004

**43.75**  
Evictions per Day

**4.11%**  
Eviction Rate

Evictions 16,012

Eviction Filing Rate 13.67%

Eviction Filings 53,265

### Census Demographics

Population 2,218,899

% Renter-Occupied Ho... 47.4%

Poverty Rate 13.43%

Median Gross Rent \$647

Median Household Inco... \$43,324

Median Property Value \$92,700

Rent Burden 24%

Black 20.09%

White 44.32%

Hispanic/Latinx 29.87%

Asian 3.94%

American Indian/Alaska... 0.37%

Native Hawaiian/Pacifi... 0.04%

Multiple Races 1.27%

Other Races 0.11%

## Dallas

2004

**28.72**  
Evictions per Day

**4.11%**  
Eviction Rate

Evictions 10,510

Eviction Filing Rate 13.28%

Eviction Filings 33,941

### Census Demographics

Population 1,188,580

% Renter-Occupied Ho... 56.77%

Poverty Rate 17.78%

Median Gross Rent \$623

Median Household Inco... \$37,628

Median Property Value \$89,800

Rent Burden 24.4%

Black 25.65%

White 34.56%

Hispanic/Latinx 35.55%

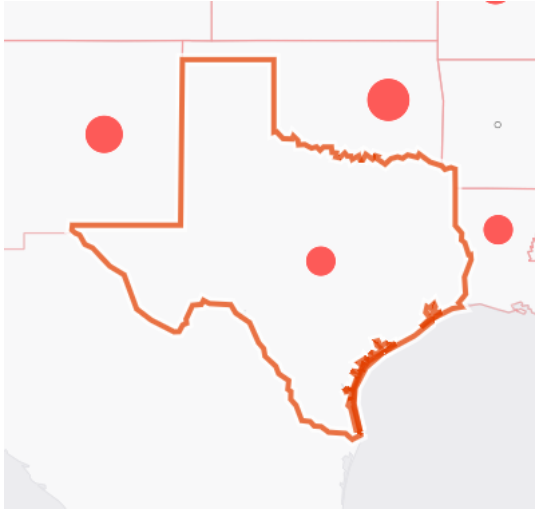
Asian 2.66%

American Indian/Alaska... 0.31%

Native Hawaiian/Pacifi... 0.03%

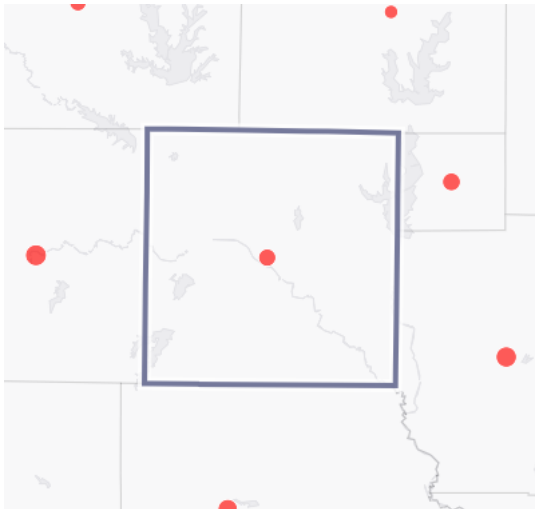
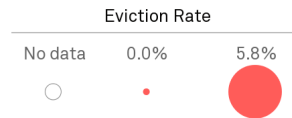
Multiple Races 1.13%

Other Races 0.11%



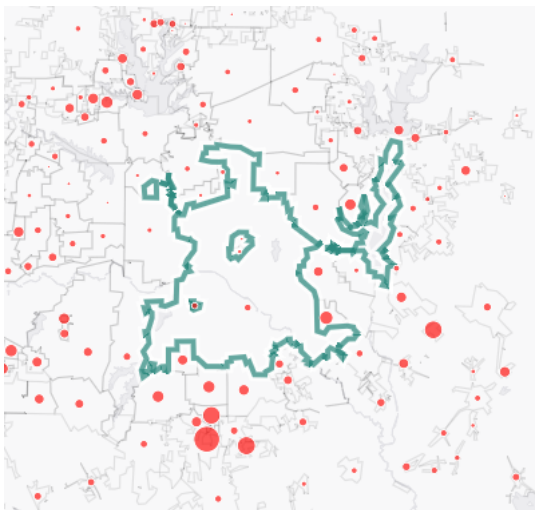
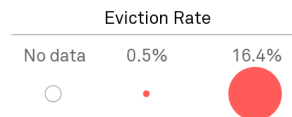
## TEXAS EXPERIENCED 81,922 EVICTIONS IN 2005

- Number of evictions per day: **224.44**
- Eviction Rate: **3%** ⓘ



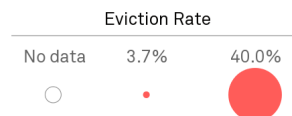
## DALLAS COUNTY EXPERIENCED 16,246 EVICTIONS IN 2005

- Number of evictions per day: **44.51**
- Eviction Rate: **4.15%**



## DALLAS EXPERIENCED 10,548 EVICTIONS IN 2005

- Number of evictions per day: **28.9**
- Eviction Rate: **4.12%**



\* An eviction rate is the number of evictions per 100 renter-occupied households

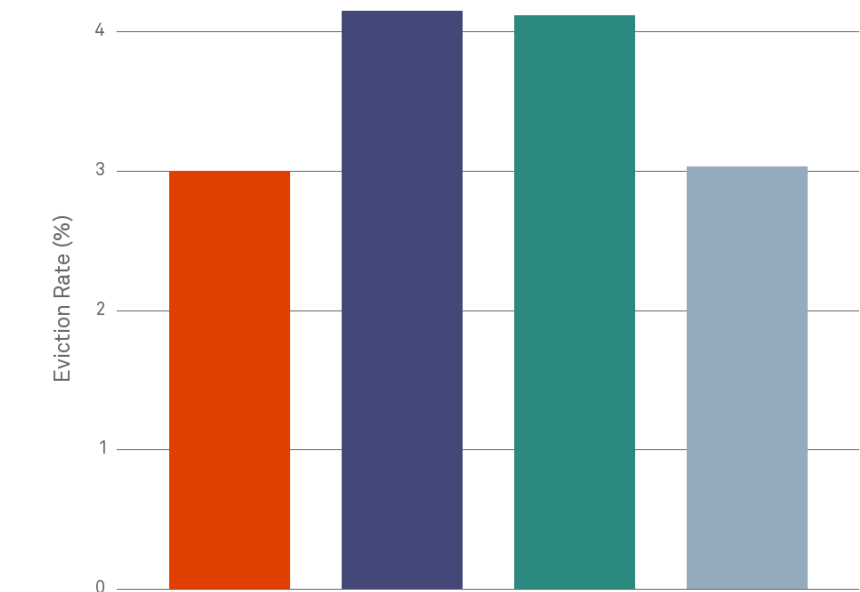
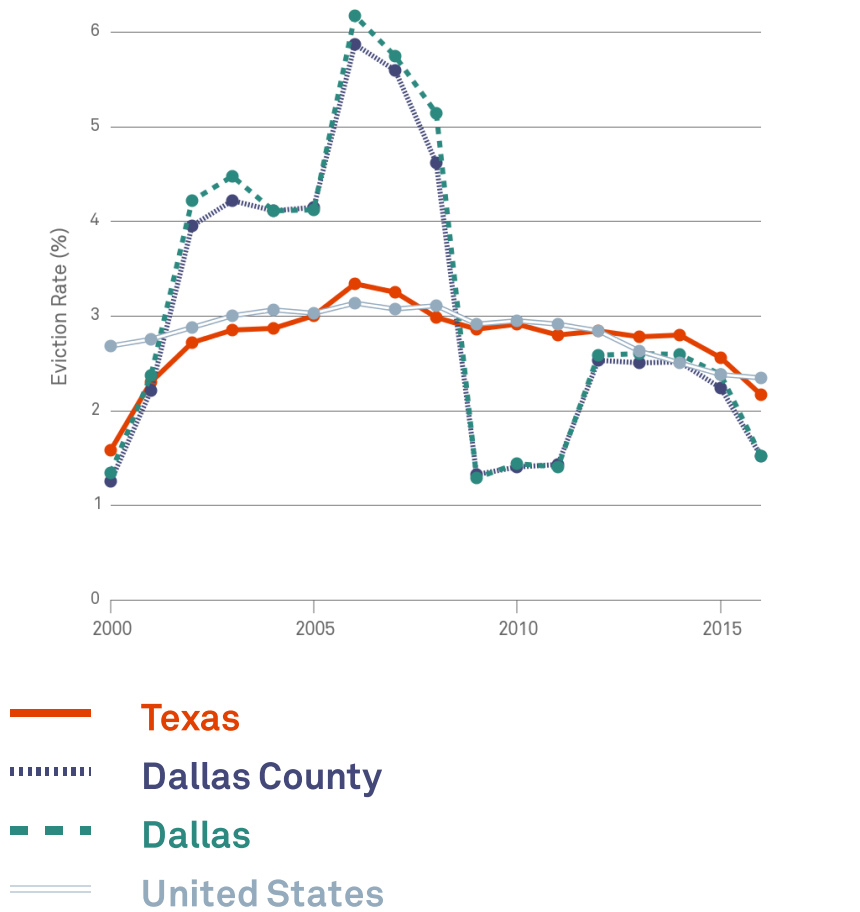
ⓘ Eviction/filing rate is too low.

ⓘ Eviction/filing rate in the top 1%.

Please see our FAQ section to better understand these issues <https://evictionlab.org/help-faq/>



# COMPARISON OF EVICTION RATES OVER TIME



- 1 Texas
- 2 Dallas County
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- 4 United States


## Texas

2005

**224.44**  
Evictions per Day

**3%**  
Eviction Rate 

Evictions 81,922

Eviction Filing Rate  5.82%

Eviction Filings 159,046

### Census Demographics

Population 23,819,042

% Renter-Occupied Ho... 35.3%

Poverty Rate 13.17%

Median Gross Rent \$761

Median Household Inco... \$48,199

Median Property Value \$118,900

Rent Burden 29.4%

Black 11.3%

White 47.77%

Hispanic/Latinx 35.92%

Asian 3.36%

American Indian/Alaska... 0.31%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.08%

Other Races 0.2%

## Dallas County

2005

**44.51**  
Evictions per Day

**4.15%**  
Eviction Rate

Evictions 16,246

Eviction Filing Rate 13.28%

Eviction Filings 52,001

### Census Demographics

Population 2,383,126

% Renter-Occupied Ho... 45.22%

Poverty Rate 14.21%

Median Gross Rent \$809

Median Household Inco... \$47,059

Median Property Value \$128,800

Rent Burden 29.6%

Black 19.97%

White 36.06%

Hispanic/Latinx 37.71%

Asian 4.48%

American Indian/Alaska... 0.25%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.2%

Other Races 0.26%

## Dallas

2005

**28.9**  
Evictions per Day

**4.12%**  
Eviction Rate

Evictions 10,548

Eviction Filing Rate 12.77%

Eviction Filings 32,670

### Census Demographics

Population 1,269,204

% Renter-Occupied Ho... 53.92%

Poverty Rate 18.8%

Median Gross Rent \$773

Median Household Inco... \$41,266

Median Property Value \$129,500

Rent Burden 29.5%

Black 22.78%

White 30.95%

Hispanic/Latinx 42.35%

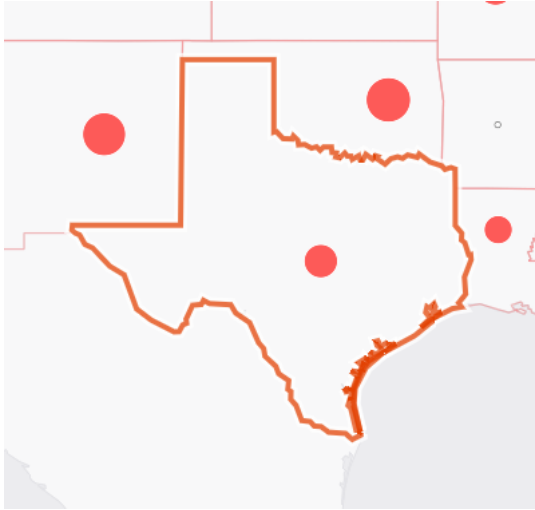
Asian 2.51%

American Indian/Alaska... 0.2%

Native Hawaiian/Pacifi... 0.05%

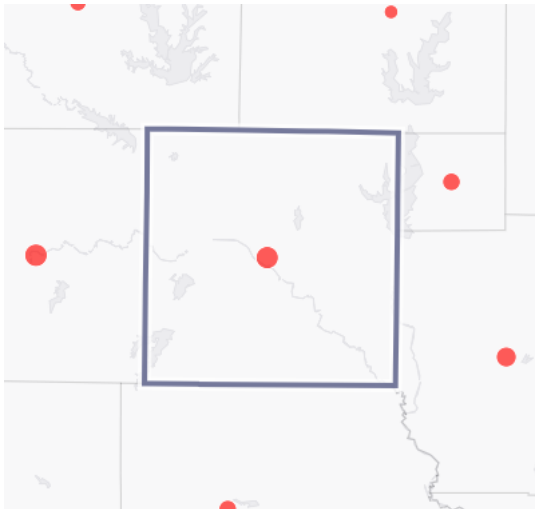
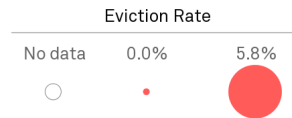
Multiple Races 0.89%

Other Races 0.27%



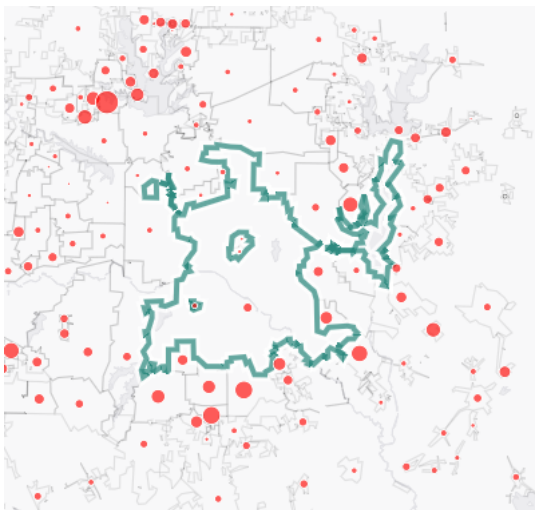
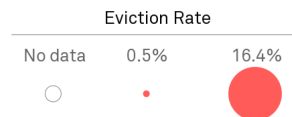
## TEXAS EXPERIENCED 94,278 EVICTIONS IN 2006

- Number of evictions per day: **258.3**
- Eviction Rate: **3.34%** ⓘ



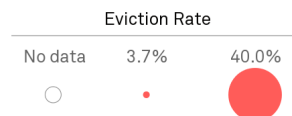
## DALLAS COUNTY EXPERIENCED 23,100 EVICTIONS IN 2006

- Number of evictions per day: **63.29**
- Eviction Rate: **5.87%**



## DALLAS EXPERIENCED 15,779 EVICTIONS IN 2006

- Number of evictions per day: **43.23**
- Eviction Rate: **6.17%**



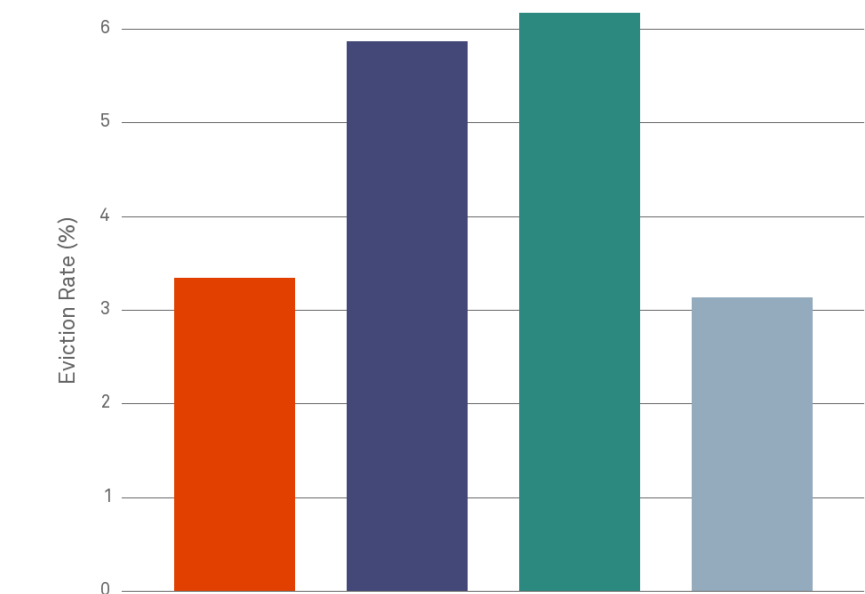
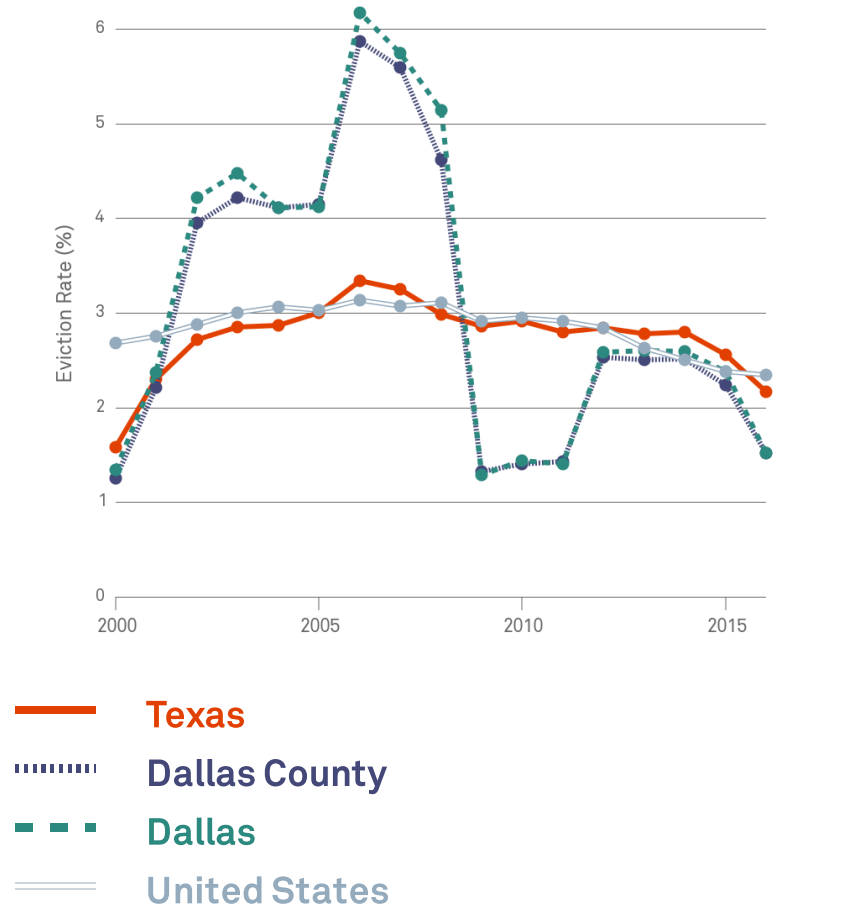
\* An eviction rate is the number of evictions per 100 renter-occupied households

ⓘ Eviction/filing rate is too low.

ⓘ Eviction/filing rate in the top 1%.

Please see our FAQ section to better understand these issues <https://evictionlab.org/help-faq/>

# COMPARISON OF EVICTION RATES OVER TIME



- 1 Texas
- 2 Dallas County
- 3 Dallas
- 4 United States


## Texas

2006

**258.3**  
Evictions per Day

**3.34%**  
Eviction Rate 

Evictions 94,278

Eviction Filing Rate  6.41%

Eviction Filings 180,575

### Census Demographics

Population 23,819,042

% Renter-Occupied Ho... 35.3%

Poverty Rate 13.17%

Median Gross Rent \$761

Median Household Inco... \$48,199

Median Property Value \$118,900

Rent Burden 29.4%

Black 11.3%

White 47.77%

Hispanic/Latinx 35.92%

Asian 3.36%

American Indian/Alaska... 0.31%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.08%

Other Races 0.2%

## Dallas County

2006

**63.29**  
Evictions per Day

**5.87%**  
Eviction Rate

Evictions 23,100

Eviction Filing Rate 16.23%

Eviction Filings 63,835

### Census Demographics

Population 2,383,126

% Renter-Occupied Ho... 45.22%

Poverty Rate 14.21%

Median Gross Rent \$809

Median Household Inco... \$47,059

Median Property Value \$128,800

Rent Burden 29.6%

Black 19.97%

White 36.06%

Hispanic/Latinx 37.71%

Asian 4.48%

American Indian/Alaska... 0.25%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.2%

Other Races 0.26%

## Dallas

2006

**43.23**  
Evictions per Day

**6.17%**  
Eviction Rate

Evictions 15,779

Eviction Filing Rate 16.35%

Eviction Filings 41,804

### Census Demographics

Population 1,269,204

% Renter-Occupied Ho... 53.92%

Poverty Rate 18.8%

Median Gross Rent \$773

Median Household Inco... \$41,266

Median Property Value \$129,500

Rent Burden 29.5%

Black 22.78%

White 30.95%

Hispanic/Latinx 42.35%

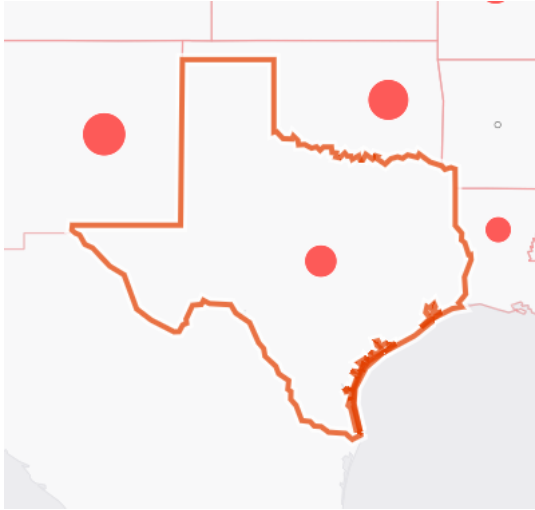
Asian 2.51%

American Indian/Alaska... 0.2%

Native Hawaiian/Pacifi... 0.05%

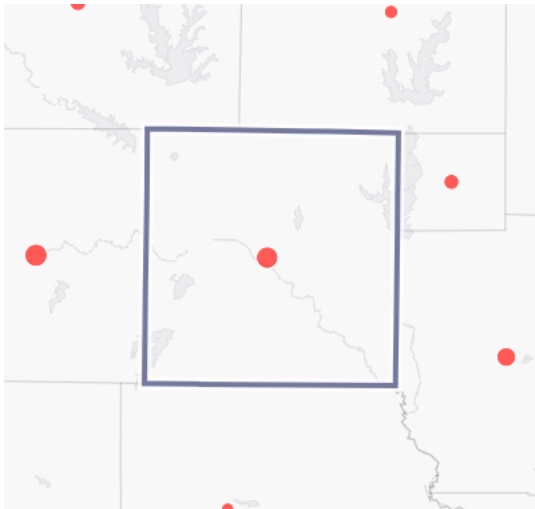
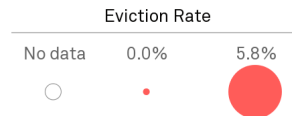
Multiple Races 0.89%

Other Races 0.27%



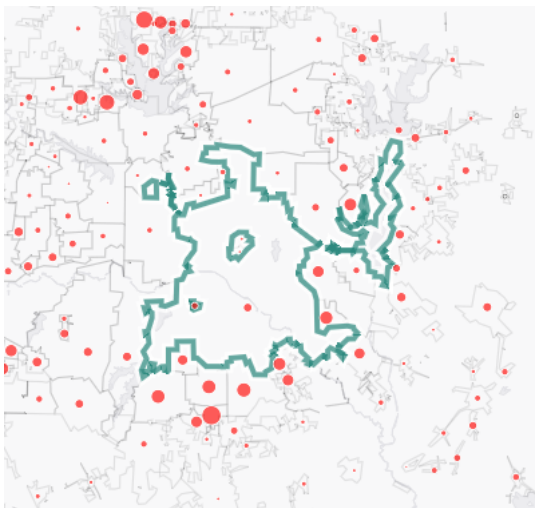
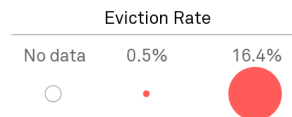
## TEXAS EXPERIENCED 93,341 EVICTIONS IN 2007

- Number of evictions per day: **255.73**
- Eviction Rate: **3.25%** ⓘ



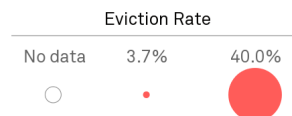
## DALLAS COUNTY EXPERIENCED 22,098 EVICTIONS IN 2007

- Number of evictions per day: **60.54**
- Eviction Rate: **5.59%**



## DALLAS EXPERIENCED 14,671 EVICTIONS IN 2007

- Number of evictions per day: **40.19**
- Eviction Rate: **5.74%**



\* An eviction rate is the number of evictions per 100 renter-occupied households

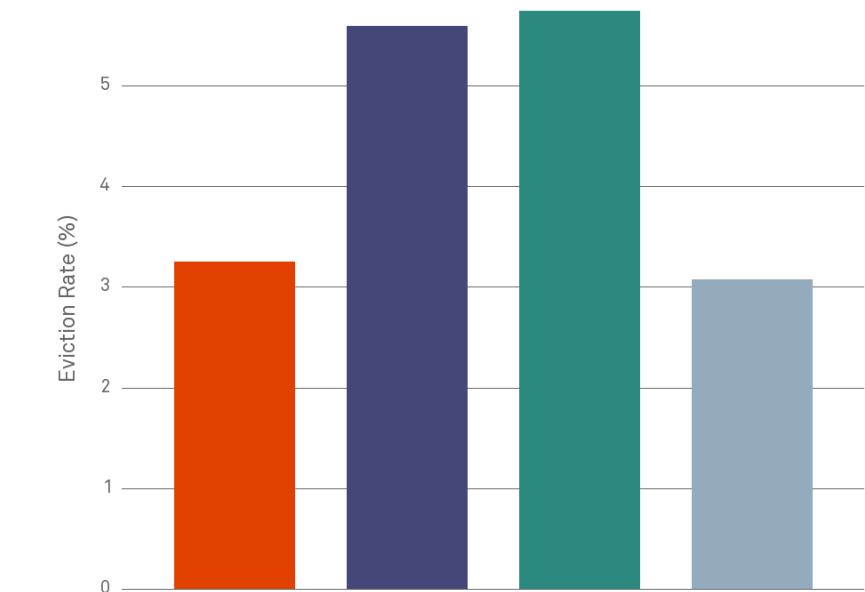
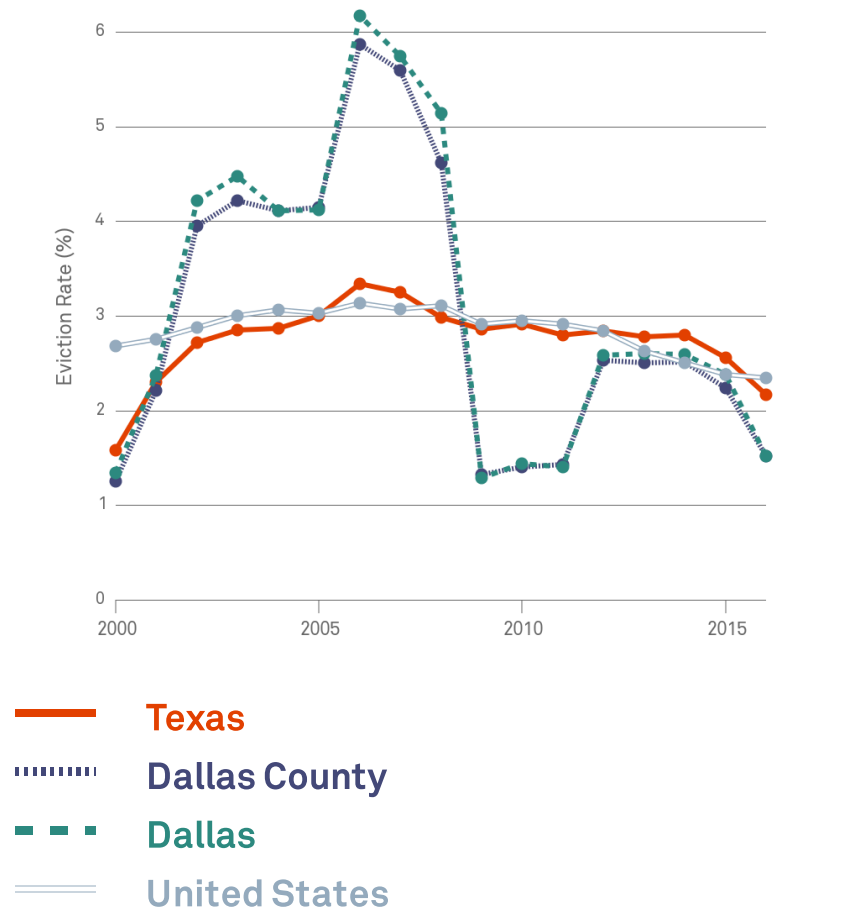
ⓘ Eviction/filing rate is too low.

ⓘ Eviction/filing rate in the top 1%.

Please see our FAQ section to better understand these issues <https://evictionlab.org/help-faq/>



# COMPARISON OF EVICTION RATES OVER TIME



- 1 Texas
- 2 Dallas County
- 3 Dallas
- 4 United States


## Texas

2007

**255.73**  
Evictions per Day

**3.25%**  
Eviction Rate 

Evictions 93,341

Eviction Filing Rate  6.05%

Eviction Filings 173,673

### Census Demographics

Population 23,819,042

% Renter-Occupied Ho... 35.3%

Poverty Rate 13.17%

Median Gross Rent \$761

Median Household Inco... \$48,199

Median Property Value \$118,900

Rent Burden 29.4%

Black 11.3%

White 47.77%

Hispanic/Latinx 35.92%

Asian 3.36%

American Indian/Alaska... 0.31%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.08%

Other Races 0.2%

## Dallas County

2007

**60.54**  
Evictions per Day

**5.59%**  
Eviction Rate

Evictions 22,098

Eviction Filing Rate 13.84%

Eviction Filings 54,663

### Census Demographics

Population 2,383,126

% Renter-Occupied Ho... 45.22%

Poverty Rate 14.21%

Median Gross Rent \$809

Median Household Inco... \$47,059

Median Property Value \$128,800

Rent Burden 29.6%

Black 19.97%

White 36.06%

Hispanic/Latinx 37.71%

Asian 4.48%

American Indian/Alaska... 0.25%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.2%

Other Races 0.26%

## Dallas

2007

**40.19**  
Evictions per Day

**5.74%**  
Eviction Rate

Evictions 14,671

Eviction Filing Rate 13.89%

Eviction Filings 35,508

### Census Demographics

Population 1,269,204

% Renter-Occupied Ho... 53.92%

Poverty Rate 18.8%

Median Gross Rent \$773

Median Household Inco... \$41,266

Median Property Value \$129,500

Rent Burden 29.5%

Black 22.78%

White 30.95%

Hispanic/Latinx 42.35%

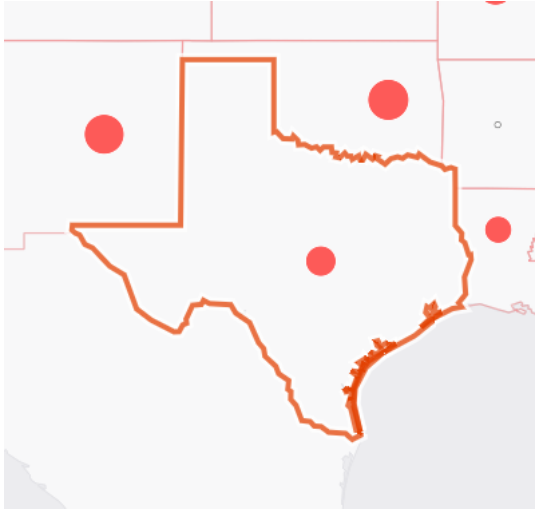
Asian 2.51%

American Indian/Alaska... 0.2%

Native Hawaiian/Pacifi... 0.05%

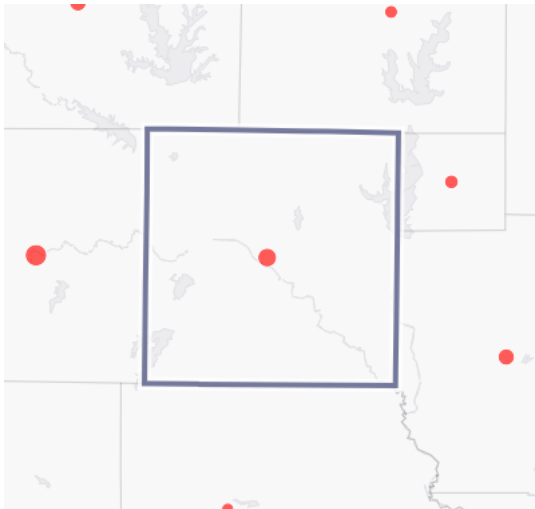
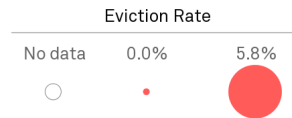
Multiple Races 0.89%

Other Races 0.27%



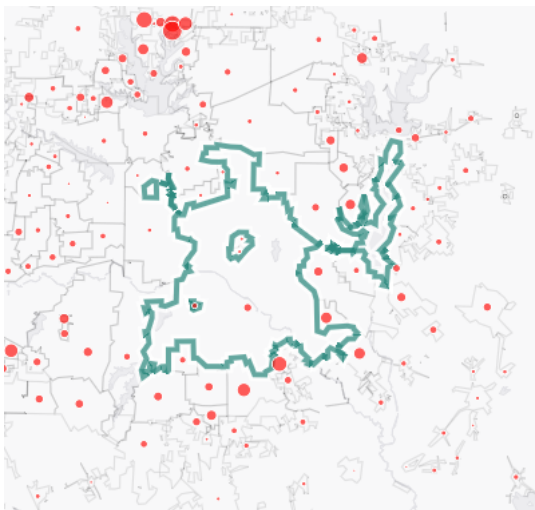
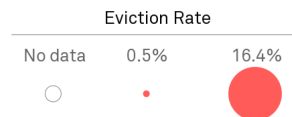
## TEXAS EXPERIENCED 86,756 EVICTIONS IN 2008

- Number of evictions per day: **237.04**
- Eviction Rate: **2.98%** ⓘ



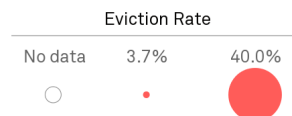
## DALLAS COUNTY EXPERIENCED 18,320 EVICTIONS IN 2008

- Number of evictions per day: **50.05**
- Eviction Rate: **4.62%**



## DALLAS EXPERIENCED 13,153 EVICTIONS IN 2008

- Number of evictions per day: **35.94**
- Eviction Rate: **5.14%**



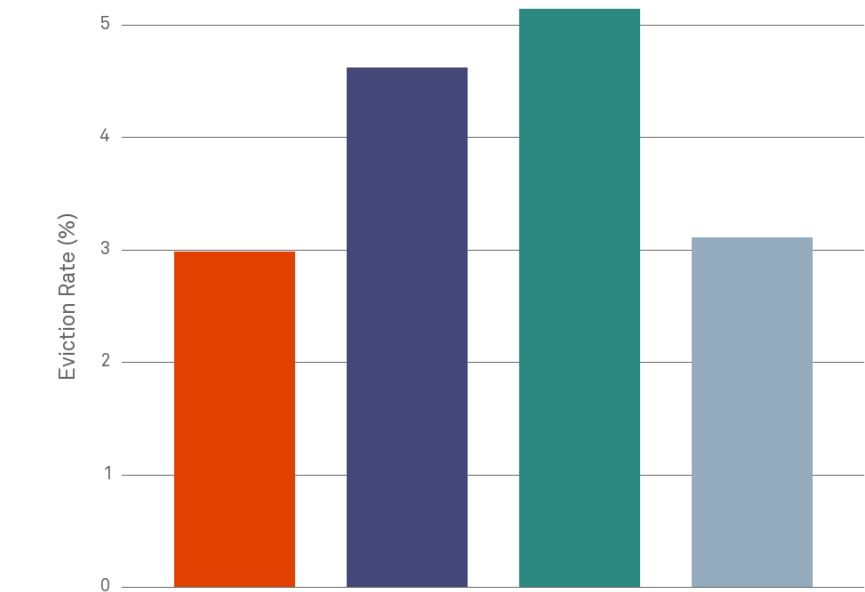
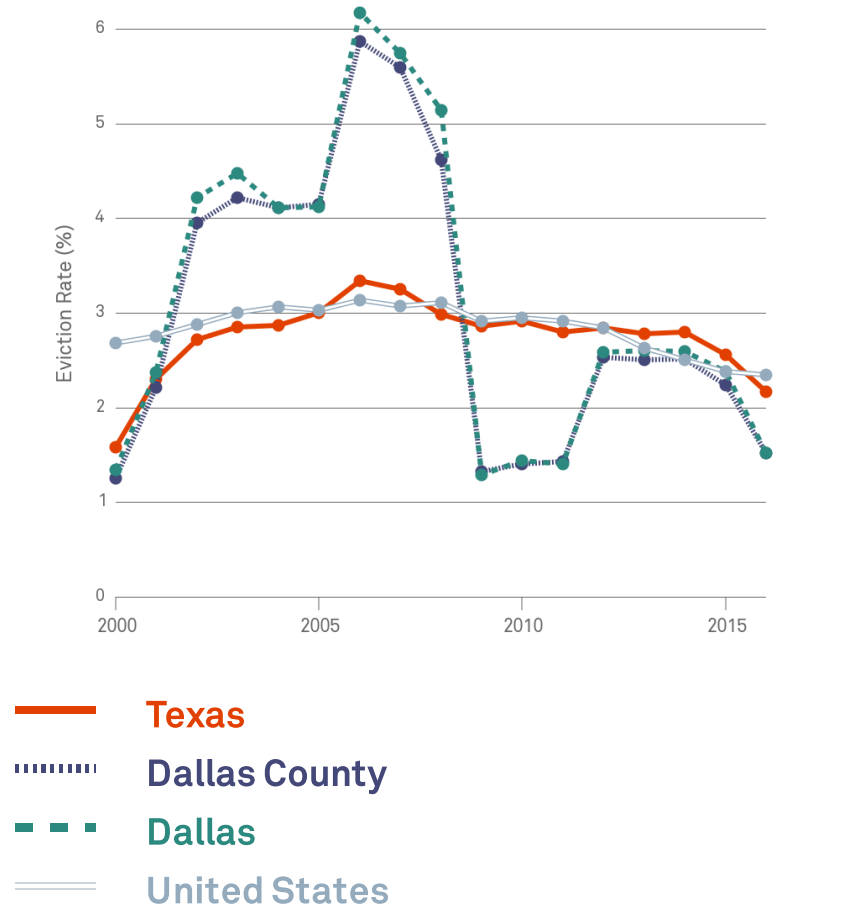
\* An eviction rate is the number of evictions per 100 renter-occupied households

ⓘ Eviction/filing rate is too low.

ⓘ Eviction/filing rate in the top 1%.

Please see our FAQ section to better understand these issues <https://evictionlab.org/help-faq/>

# COMPARISON OF EVICTION RATES OVER TIME



- 1 Texas
- 2 Dallas County
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## Texas

2008

**237.04**  
Evictions per Day

**2.98%**  
Eviction Rate 

Evictions 86,756

Eviction Filing Rate  5.97%

Eviction Filings 173,786

### Census Demographics

Population 23,819,042

% Renter-Occupied Ho... 35.3%

Poverty Rate 13.17%

Median Gross Rent \$761

Median Household Inco... \$48,199

Median Property Value \$118,900

Rent Burden 29.4%

Black 11.3%

White 47.77%

Hispanic/Latinx 35.92%

Asian 3.36%

American Indian/Alaska... 0.31%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.08%

Other Races 0.2%

## Dallas County

2008

**50.05**  
Evictions per Day

**4.62%**  
Eviction Rate

Evictions 18,320

Eviction Filing Rate 13.91%

Eviction Filings 55,179

### Census Demographics

Population 2,383,126

% Renter-Occupied Ho... 45.22%

Poverty Rate 14.21%

Median Gross Rent \$809

Median Household Inco... \$47,059

Median Property Value \$128,800

Rent Burden 29.6%

Black 19.97%

White 36.06%

Hispanic/Latinx 37.71%

Asian 4.48%

American Indian/Alaska... 0.25%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.2%

Other Races 0.26%

## Dallas

2008

**35.94**  
Evictions per Day

**5.14%**  
Eviction Rate

Evictions 13,153

Eviction Filing Rate 14.07%

Eviction Filings 35,980

### Census Demographics

Population 1,269,204

% Renter-Occupied Ho... 53.92%

Poverty Rate 18.8%

Median Gross Rent \$773

Median Household Inco... \$41,266

Median Property Value \$129,500

Rent Burden 29.5%

Black 22.78%

White 30.95%

Hispanic/Latinx 42.35%

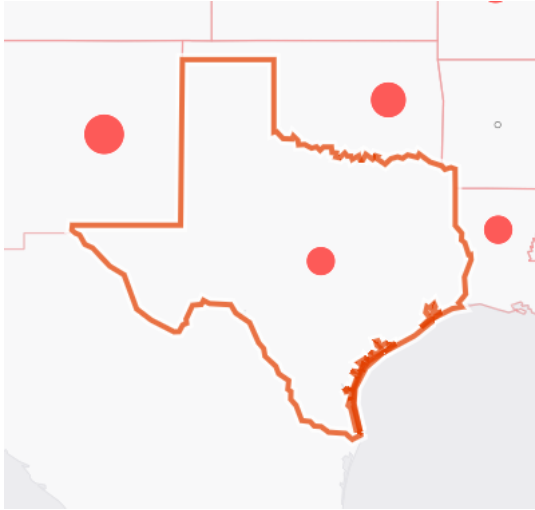
Asian 2.51%

American Indian/Alaska... 0.2%

Native Hawaiian/Pacifi... 0.05%

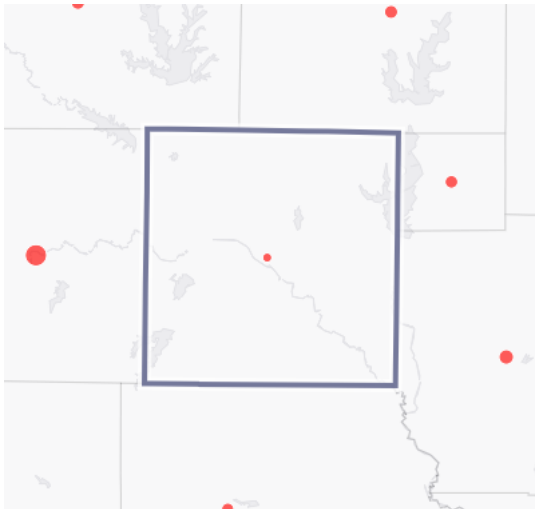
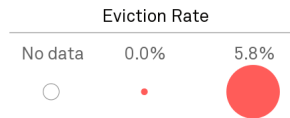
Multiple Races 0.89%

Other Races 0.27%



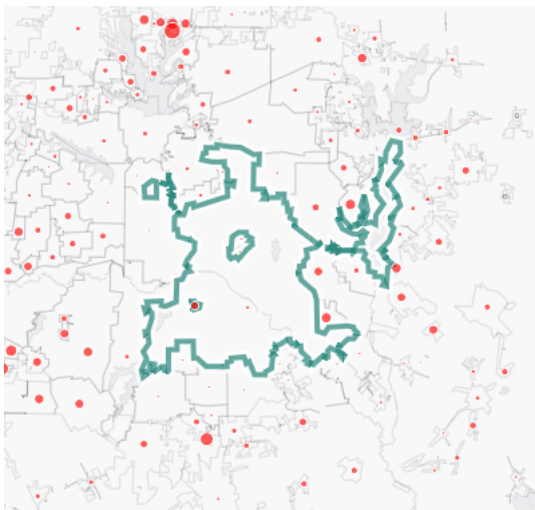
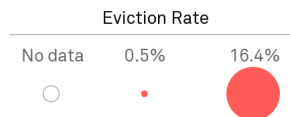
## TEXAS EXPERIENCED 82,646 EVICTIONS IN 2009

- Number of evictions per day: **226.43**
- Eviction Rate: **2.86%** i



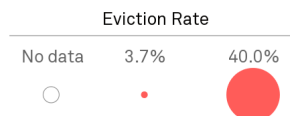
## DALLAS COUNTY EXPERIENCED 5,247 EVICTIONS IN 2009

- Number of evictions per day: **14.38**
- Eviction Rate: **1.32%**



## DALLAS EXPERIENCED 3,305 EVICTIONS IN 2009

- Number of evictions per day: **9.05**
- Eviction Rate: **1.29%**



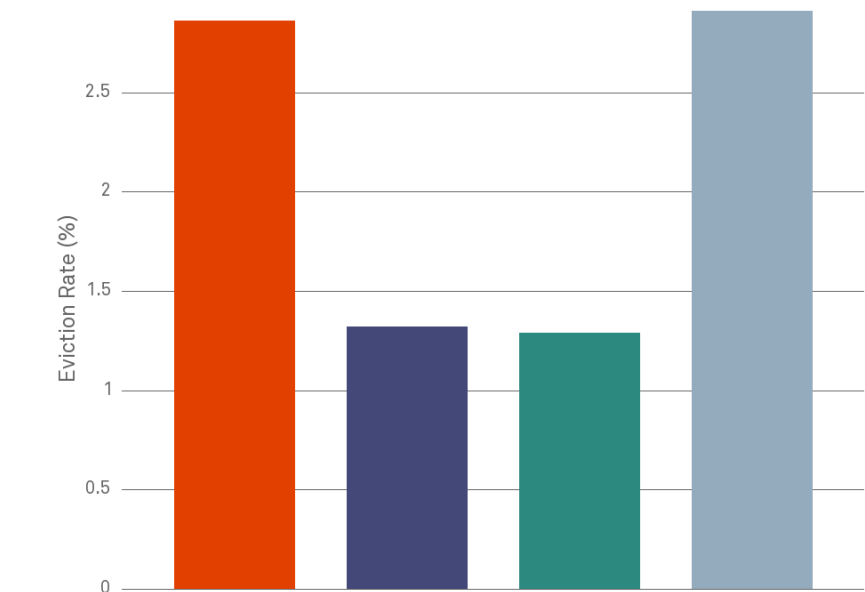
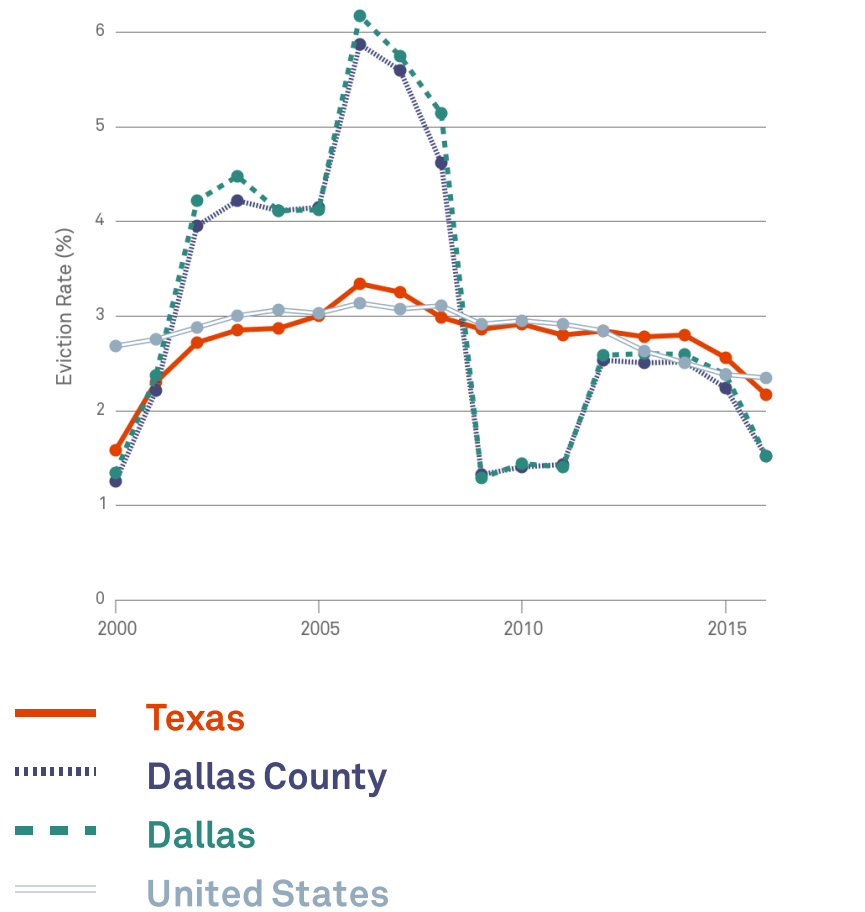
\* An eviction rate is the number of evictions per 100 renter-occupied households

i Eviction/filing rate is too low.

i Eviction/filing rate in the top 1%.

Please see our FAQ section to better understand these issues <https://evictionlab.org/help-faq/>

# COMPARISON OF EVICTION RATES OVER TIME



- 1 Texas
- 2 Dallas County
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## Texas

2009

**226.43**  
Evictions per Day

**2.86%**  
Eviction Rate 

Evictions 82,646

Eviction Filing Rate  6.14%

Eviction Filings 177,216

### Census Demographics

Population 23,819,042

% Renter-Occupied Ho... 35.3%

Poverty Rate 13.17%

Median Gross Rent \$761

Median Household Inco... \$48,199

Median Property Value \$118,900

Rent Burden 29.4%

Black 11.3%

White 47.77%

Hispanic/Latinx 35.92%

Asian 3.36%

American Indian/Alaska... 0.31%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.08%

Other Races 0.2%

## Dallas County

2009

**14.38**  
Evictions per Day

**1.32%**  
Eviction Rate

Evictions 5,247

Eviction Filing Rate 9.87%

Eviction Filings 39,315

### Census Demographics

Population 2,383,126

% Renter-Occupied Ho... 45.22%

Poverty Rate 14.21%

Median Gross Rent \$809

Median Household Inco... \$47,059

Median Property Value \$128,800

Rent Burden 29.6%

Black 19.97%

White 36.06%

Hispanic/Latinx 37.71%

Asian 4.48%

American Indian/Alaska... 0.25%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.2%

Other Races 0.26%

## Dallas

2009

**9.05**  
Evictions per Day

**1.29%**  
Eviction Rate

Evictions 3,305

Eviction Filing Rate 9.37%

Eviction Filings 23,972

### Census Demographics

Population 1,269,204

% Renter-Occupied Ho... 53.92%

Poverty Rate 18.8%

Median Gross Rent \$773

Median Household Inco... \$41,266

Median Property Value \$129,500

Rent Burden 29.5%

Black 22.78%

White 30.95%

Hispanic/Latinx 42.35%

Asian 2.51%

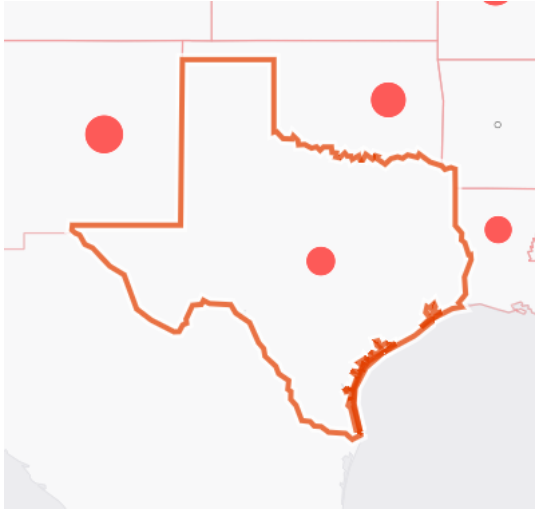
American Indian/Alaska... 0.2%

Native Hawaiian/Pacifi... 0.05%

Multiple Races 0.89%

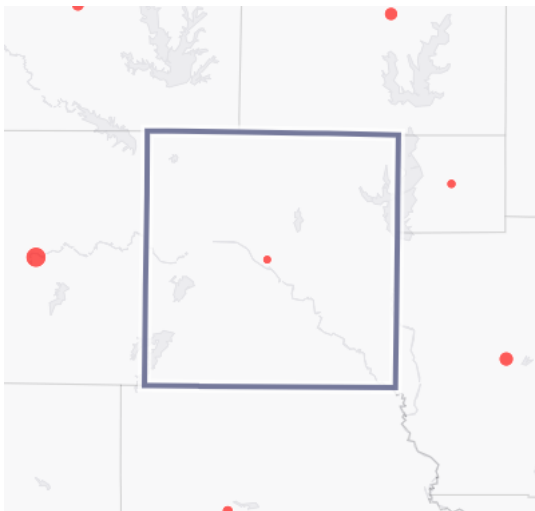
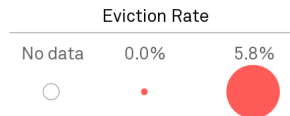
Other Races 0.27%





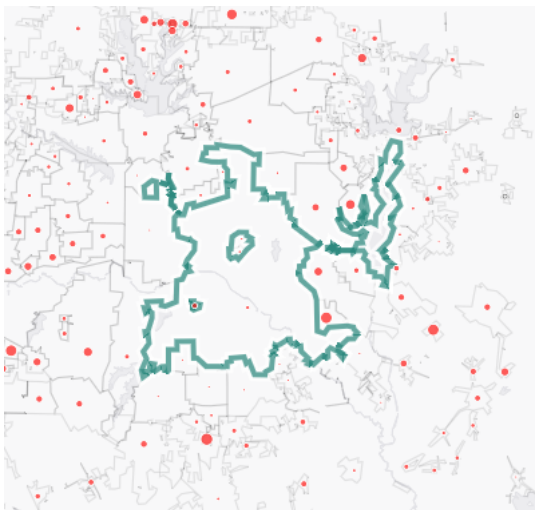
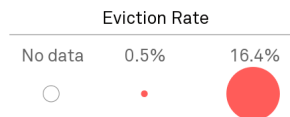
## TEXAS EXPERIENCED 84,808 EVICTIONS IN 2010

- Number of evictions per day: **232.35**
- Eviction Rate: **2.91%** i



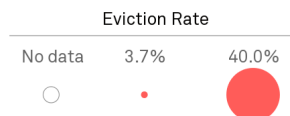
## DALLAS COUNTY EXPERIENCED 5,602 EVICTIONS IN 2010

- Number of evictions per day: **15.35**
- Eviction Rate: **1.4%**



## DALLAS EXPERIENCED 3,681 EVICTIONS IN 2010

- Number of evictions per day: **10.08**
- Eviction Rate: **1.44%**



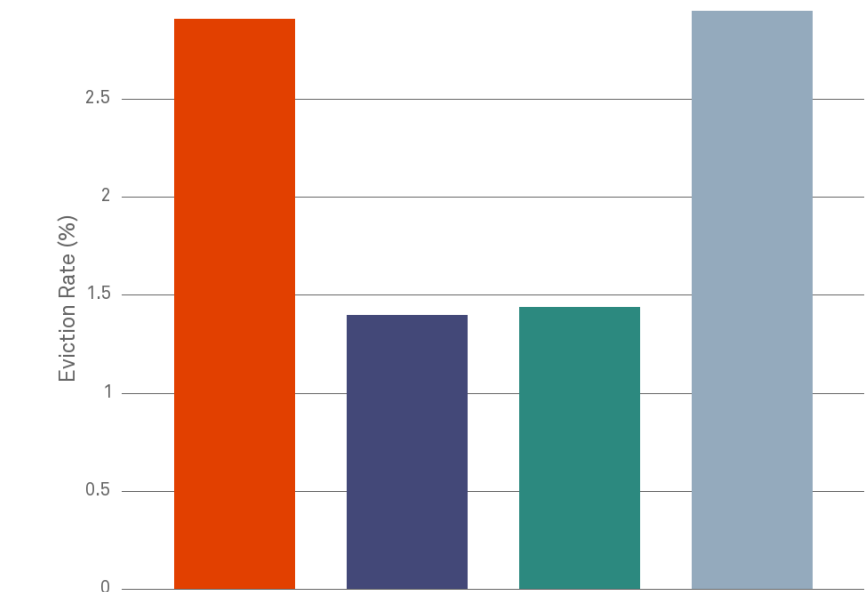
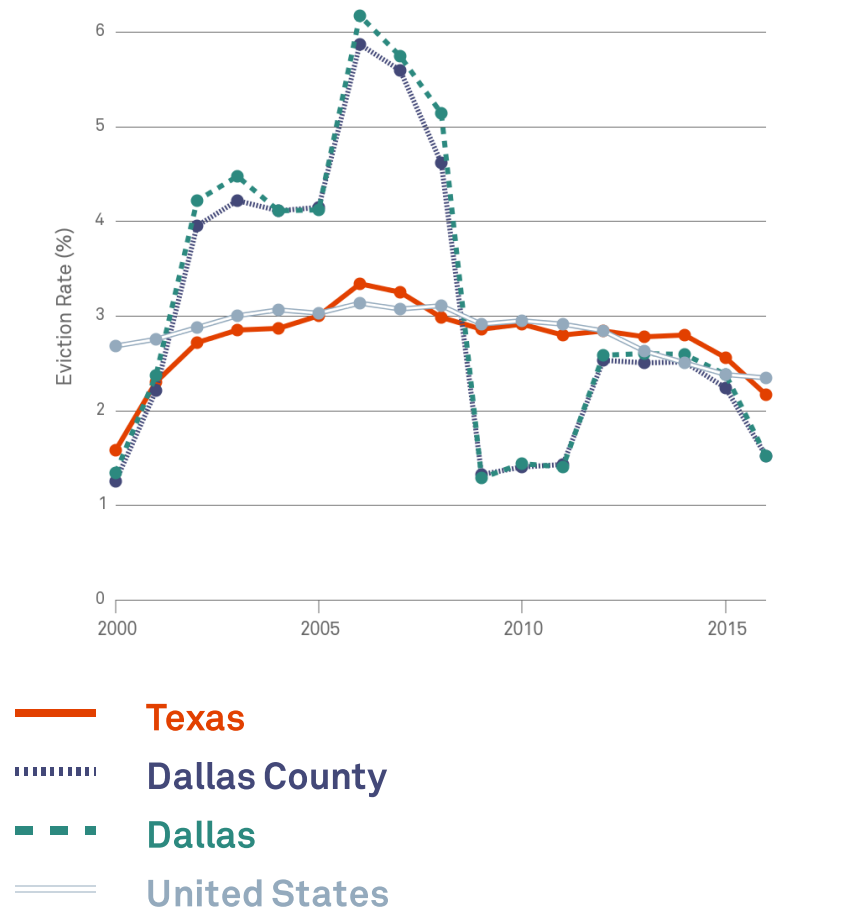
\* An eviction rate is the number of evictions per 100 renter-occupied households

i Eviction/filing rate is too low.

i Eviction/filing rate in the top 1%.

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# COMPARISON OF EVICTION RATES OVER TIME



- 1 Texas
- 2 Dallas County
- 3 Dallas
- 4 United States


## Texas

2010

**232.35**  
Evictions per Day

**2.91%**  
Eviction Rate 

Evictions 84,808

Eviction Filing Rate  6.78%

Eviction Filings 197,941

### Census Demographics

Population 25,145,561

% Renter-Occupied Ho... 36.28%

Poverty Rate 13.46%

Median Gross Rent \$834

Median Household Inco... \$51,563

Median Property Value \$128,000

Rent Burden 29.7%

Black 11.48%

White 45.33%

Hispanic/Latinx 37.62%

Asian 3.77%

American Indian/Alaska... 0.32%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.27%

Other Races 0.14%

## Dallas County

2010

**15.35**  
Evictions per Day

**1.4%**  
Eviction Rate

Evictions 5,602

Eviction Filing Rate 9.94%

Eviction Filings 39,770

### Census Demographics

Population 2,368,139

% Renter-Occupied Ho... 46.76%

Poverty Rate 15.3%

Median Gross Rent \$869

Median Household Inco... \$49,159

Median Property Value \$129,100

Rent Burden 29.6%

Black 21.9%

White 33.14%

Hispanic/Latinx 38.26%

Asian 4.97%

American Indian/Alaska... 0.31%

Native Hawaiian/Pacifi... 0.04%

Multiple Races 1.24%

Other Races 0.14%

## Dallas

2010

**10.08**  
Evictions per Day

**1.44%**  
Eviction Rate

Evictions 3,681

Eviction Filing Rate 9.88%

Eviction Filings 25,255

### Census Demographics

Population 1,197,816

% Renter-Occupied Ho... 55.93%

Poverty Rate 20.13%

Median Gross Rent \$822

Median Household Inco... \$42,436

Median Property Value \$129,300

Rent Burden 29.5%

Black 24.56%

White 28.82%

Hispanic/Latinx 42.35%

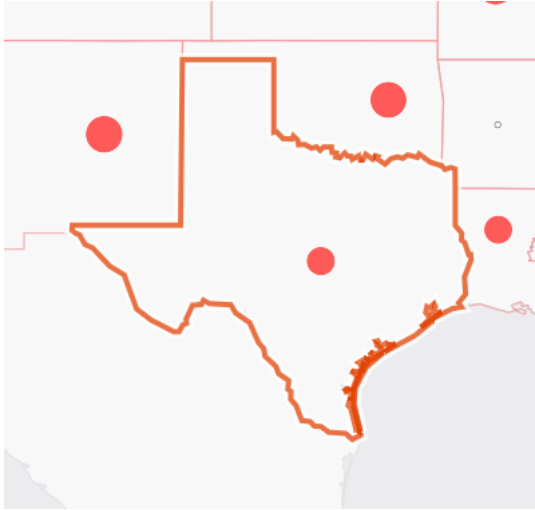
Asian 2.81%

American Indian/Alaska... 0.26%

Native Hawaiian/Pacifi... 0.03%

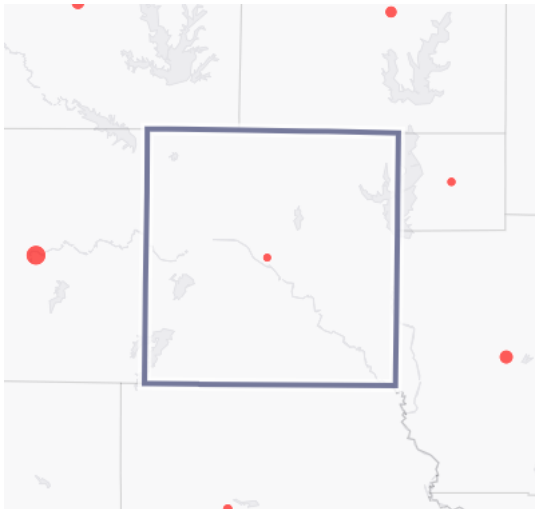
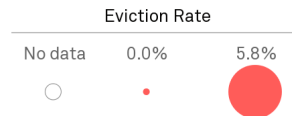
Multiple Races 1.02%

Other Races 0.15%



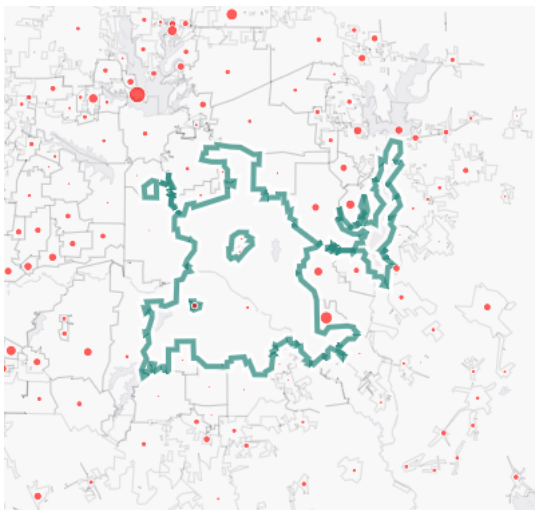
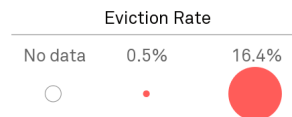
## TEXAS EXPERIENCED 84,819 EVICTIONS IN 2011

- Number of evictions per day: **232.38**
- Eviction Rate: **2.8%** i



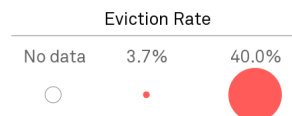
## DALLAS COUNTY EXPERIENCED 5,829 EVICTIONS IN 2011

- Number of evictions per day: **15.97**
- Eviction Rate: **1.43%**



## DALLAS EXPERIENCED 3,663 EVICTIONS IN 2011

- Number of evictions per day: **10.04**
- Eviction Rate: **1.4%**



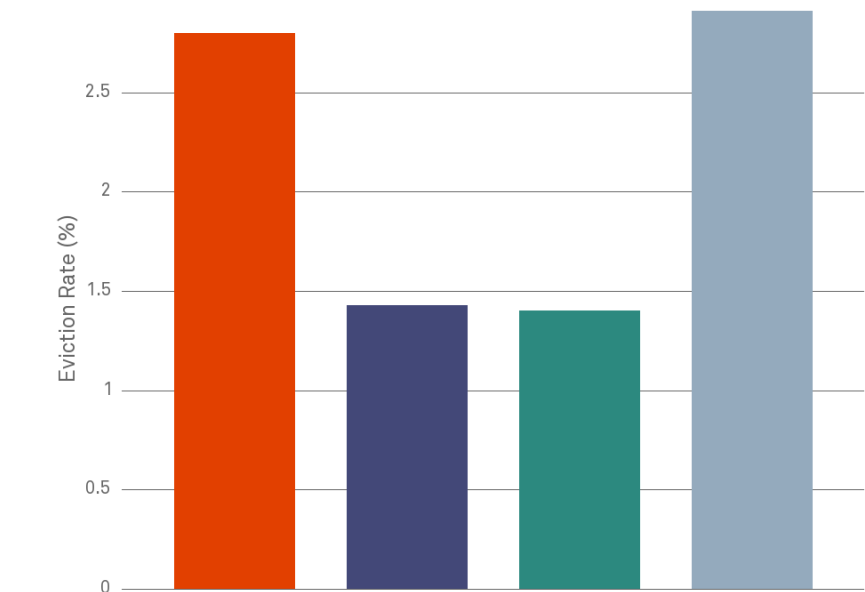
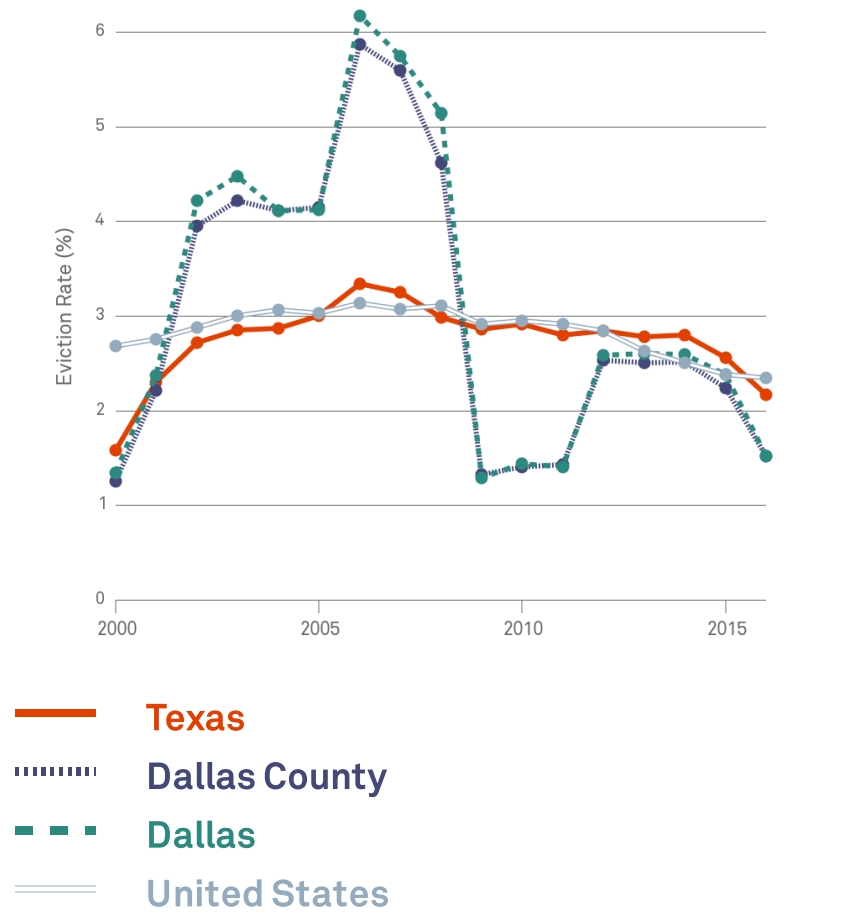
\* An eviction rate is the number of evictions per 100 renter-occupied households

i Eviction/filing rate is too low.

i Eviction/filing rate in the top 1%.

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# COMPARISON OF EVICTION RATES OVER TIME



- 1 Texas
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- 4 United States


## Texas

2011

**232.38**  
Evictions per Day

**2.8%**  
Eviction Rate 

Evictions 84,819

Eviction Filing Rate  6.82%

Eviction Filings 207,083

### Census Demographics

Population 26,538,614

% Renter-Occupied Ho... 37.77%

Poverty Rate 13.45%

Median Gross Rent \$882

Median Household Inco... \$53,207

Median Property Value \$136,000

Rent Burden 29.3%

Black 11.57%

White 43.84%

Hispanic/Latinx 38.42%

Asian 4.19%

American Indian/Alaska... 0.25%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.53%

Other Races 0.13%

## Dallas County

2011

**15.97**  
Evictions per Day

**1.43%**  
Eviction Rate

Evictions 5,829

Eviction Filing Rate 10.81%

Eviction Filings 44,154

### Census Demographics

Population 2,485,003

% Renter-Occupied Ho... 48.77%

Poverty Rate 15.92%

Median Gross Rent \$907

Median Household Inco... \$50,270

Median Property Value \$132,700

Rent Burden 29.3%

Black 21.8%

White 31.51%

Hispanic/Latinx 39.03%

Asian 5.6%

American Indian/Alaska... 0.17%

Native Hawaiian/Pacifi... 0.05%

Multiple Races 1.72%

Other Races 0.13%

## Dallas

2011

**10.04**  
Evictions per Day

**1.4%**  
Eviction Rate

Evictions 3,663

Eviction Filing Rate 10.66%

Eviction Filings 27,788

### Census Demographics

Population 1,260,688

% Renter-Occupied Ho... 57.7%

Poverty Rate 20.5%

Median Gross Rent \$863

Median Household Inco... \$43,781

Median Property Value \$135,400

Rent Burden 29.2%

Black 24.1%

White 29.37%

Hispanic/Latinx 41.72%

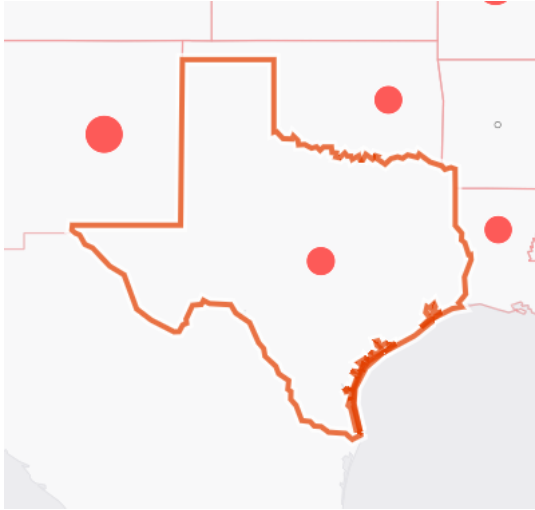
Asian 3.01%

American Indian/Alaska... 0.13%

Native Hawaiian/Pacifi... 0.03%

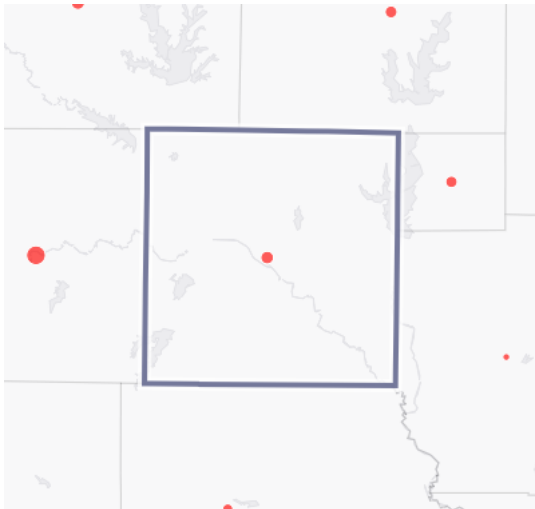
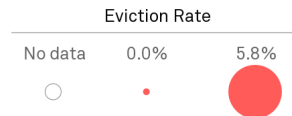
Multiple Races 1.52%

Other Races 0.12%



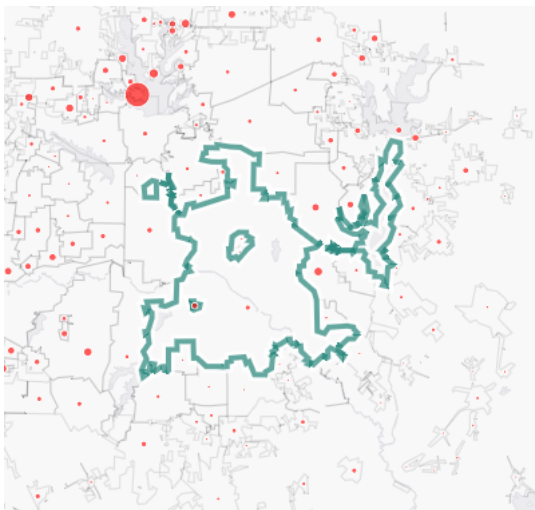
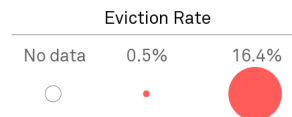
## TEXAS EXPERIENCED 88,460 EVICTIONS IN 2012

- Number of evictions per day: **241.69**
- Eviction Rate: **2.84%** ⓘ



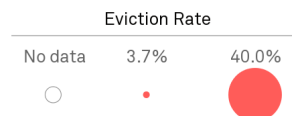
## DALLAS COUNTY EXPERIENCED 10,543 EVICTIONS IN 2012

- Number of evictions per day: **28.81**
- Eviction Rate: **2.53%**



## DALLAS EXPERIENCED 6,842 EVICTIONS IN 2012

- Number of evictions per day: **18.69**
- Eviction Rate: **2.58%**



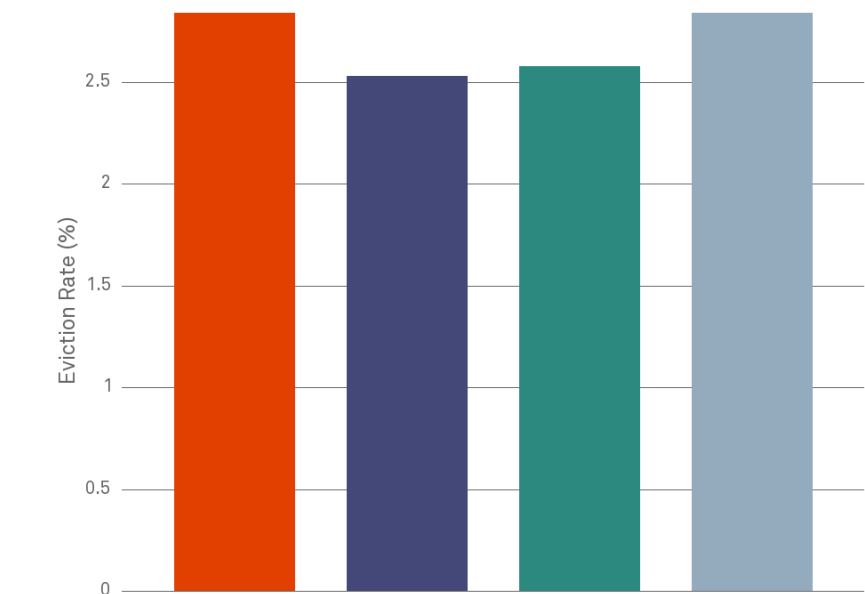
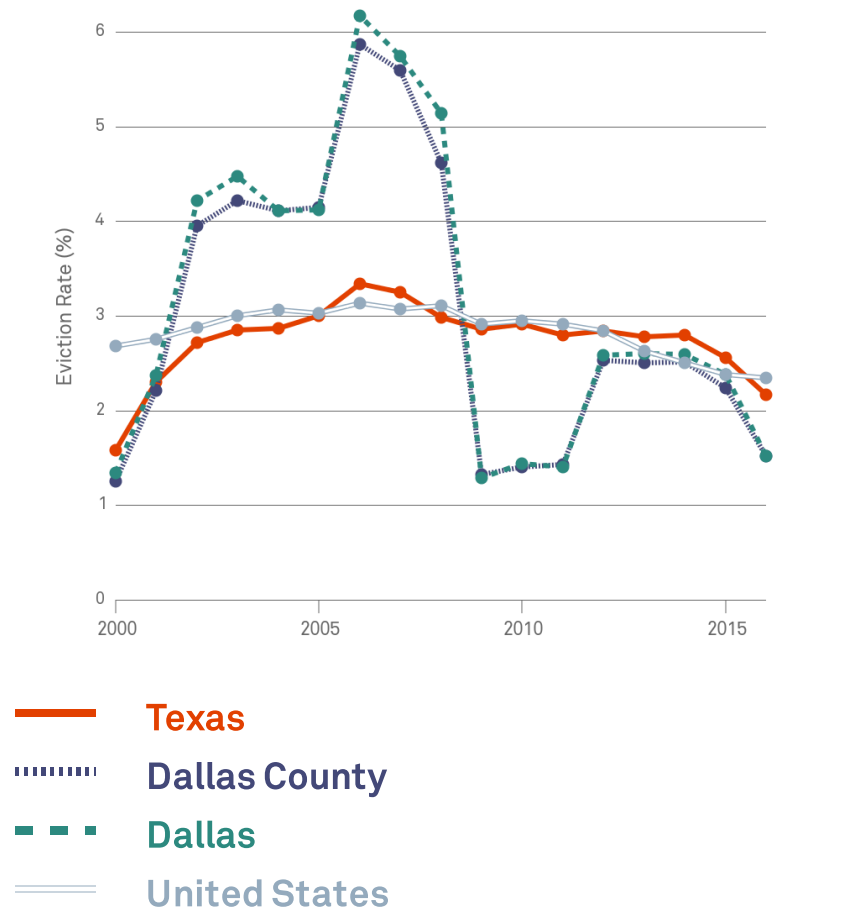
\* An eviction rate is the number of evictions per 100 renter-occupied households

ⓘ Eviction/filing rate is too low.

ⓘ Eviction/filing rate in the top 1%.

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# COMPARISON OF EVICTION RATES OVER TIME




- 1 Texas
- 2 Dallas County
- 3 Dallas
- 4 United States




## Texas

2012

**241.69**  
Evictions per Day

**2.84%**  
Eviction Rate 

Evictions 88,460

Eviction Filing Rate  6.84%

Eviction Filings 213,225

### Census Demographics

Population 26,538,614

% Renter-Occupied Ho... 37.77%

Poverty Rate 13.45%

Median Gross Rent \$882

Median Household Inco... \$53,207

Median Property Value \$136,000

Rent Burden 29.3%

Black 11.57%

White 43.84%

Hispanic/Latinx 38.42%

Asian 4.19%

American Indian/Alaska... 0.25%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.53%

Other Races 0.13%

## Dallas County

2012

**28.81**  
Evictions per Day

**2.53%**  
Eviction Rate

Evictions 10,543

Eviction Filing Rate 12.28%

Eviction Filings 51,138

### Census Demographics

Population 2,485,003

% Renter-Occupied Ho... 48.77%

Poverty Rate 15.92%

Median Gross Rent \$907

Median Household Inco... \$50,270

Median Property Value \$132,700

Rent Burden 29.3%

Black 21.8%

White 31.51%

Hispanic/Latinx 39.03%

Asian 5.6%

American Indian/Alaska... 0.17%

Native Hawaiian/Pacifi... 0.05%

Multiple Races 1.72%

Other Races 0.13%

## Dallas

2012

**18.69**  
Evictions per Day

**2.58%**  
Eviction Rate

Evictions 6,842

Eviction Filing Rate 11.97%

Eviction Filings 31,784

### Census Demographics

Population 1,260,688

% Renter-Occupied Ho... 57.7%

Poverty Rate 20.5%

Median Gross Rent \$863

Median Household Inco... \$43,781

Median Property Value \$135,400

Rent Burden 29.2%

Black 24.1%

White 29.37%

Hispanic/Latinx 41.72%

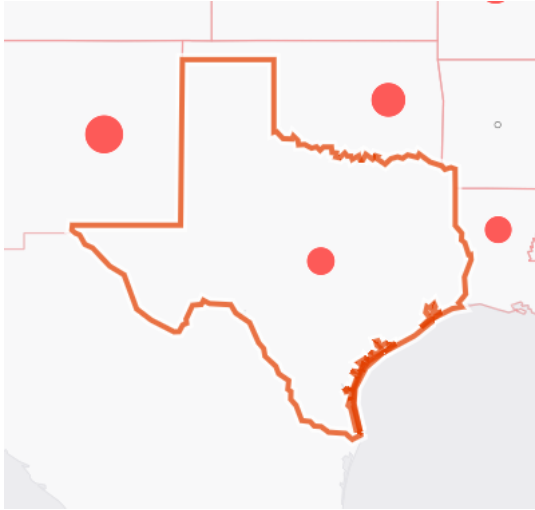
Asian 3.01%

American Indian/Alaska... 0.13%

Native Hawaiian/Pacifi... 0.03%

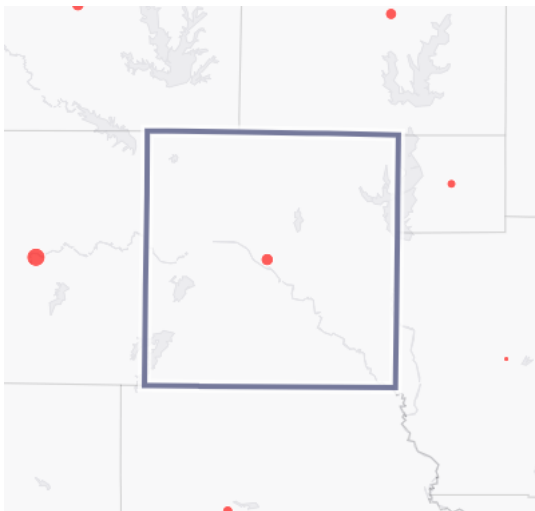
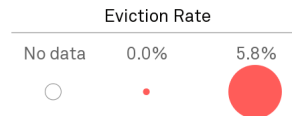
Multiple Races 1.52%

Other Races 0.12%



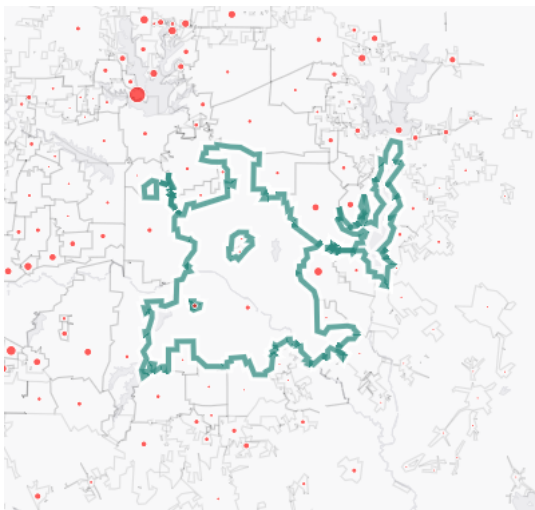
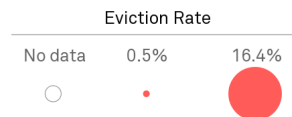
## TEXAS EXPERIENCED 88,744 EVICTIONS IN 2013

- Number of evictions per day: **243.13**
- Eviction Rate: **2.78%** ⓘ



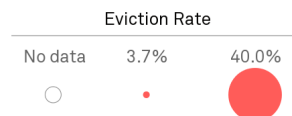
## DALLAS COUNTY EXPERIENCED 10,630 EVICTIONS IN 2013

- Number of evictions per day: **29.12**
- Eviction Rate: **2.5%**



## DALLAS EXPERIENCED 7,043 EVICTIONS IN 2013

- Number of evictions per day: **19.3**
- Eviction Rate: **2.6%**



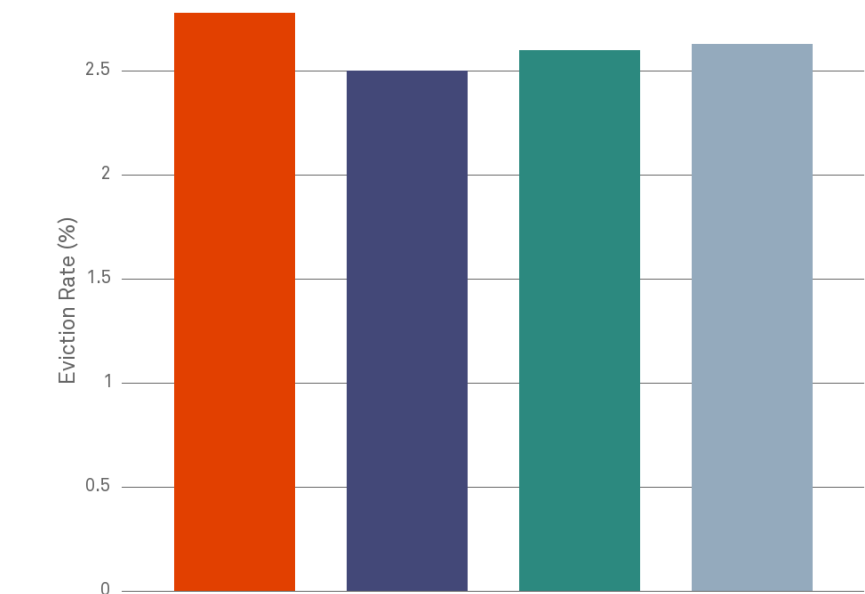
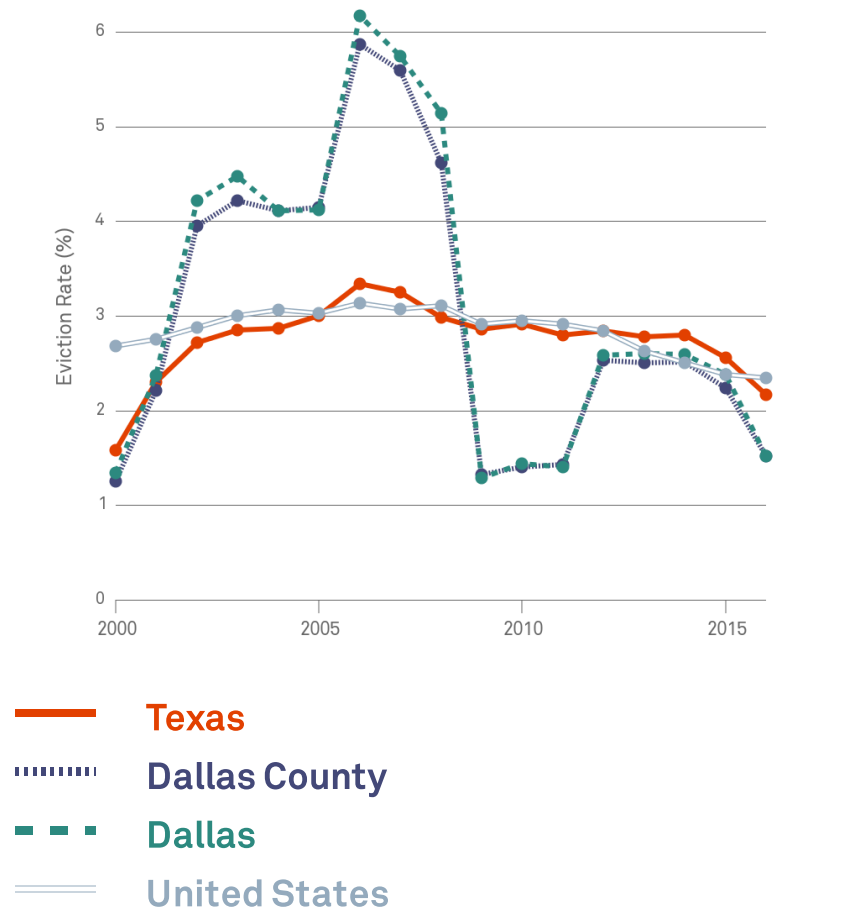
\* An eviction rate is the number of evictions per 100 renter-occupied households

ⓘ Eviction/filing rate is too low.

ⓘ Eviction/filing rate in the top 1%.

Please see our FAQ section to better understand these issues <https://evictionlab.org/help-faq/>

# COMPARISON OF EVICTION RATES OVER TIME




- 1 Texas
- 2 Dallas County
- 3 Dallas
- 4 United States


## Texas

2013

**243.13**  
Evictions per Day

**2.78%**  
Eviction Rate 

Evictions 88,744

Eviction Filing Rate  6.59%

Eviction Filings 210,704

### Census Demographics

Population 26,538,614

% Renter-Occupied Ho... 37.77%

Poverty Rate 13.45%

Median Gross Rent \$882

Median Household Inco... \$53,207

Median Property Value \$136,000

Rent Burden 29.3%

Black 11.57%

White 43.84%

Hispanic/Latinx 38.42%

Asian 4.19%

American Indian/Alaska... 0.25%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.53%

Other Races 0.13%

## Dallas County

2013

**29.12**  
Evictions per Day

**2.5%**  
Eviction Rate

Evictions 10,630

Eviction Filing Rate 11.97%

Eviction Filings 50,836

### Census Demographics

Population 2,485,003

% Renter-Occupied Ho... 48.77%

Poverty Rate 15.92%

Median Gross Rent \$907

Median Household Inco... \$50,270

Median Property Value \$132,700

Rent Burden 29.3%

Black 21.8%

White 31.51%

Hispanic/Latinx 39.03%

Asian 5.6%

American Indian/Alaska... 0.17%

Native Hawaiian/Pacifi... 0.05%

Multiple Races 1.72%

Other Races 0.13%

## Dallas

2013

**19.3**  
Evictions per Day

**2.6%**  
Eviction Rate

Evictions 7,043

Eviction Filing Rate 11.81%

Eviction Filings 31,976

### Census Demographics

Population 1,260,688

% Renter-Occupied Ho... 57.7%

Poverty Rate 20.5%

Median Gross Rent \$863

Median Household Inco... \$43,781

Median Property Value \$135,400

Rent Burden 29.2%

Black 24.1%

White 29.37%

Hispanic/Latinx 41.72%

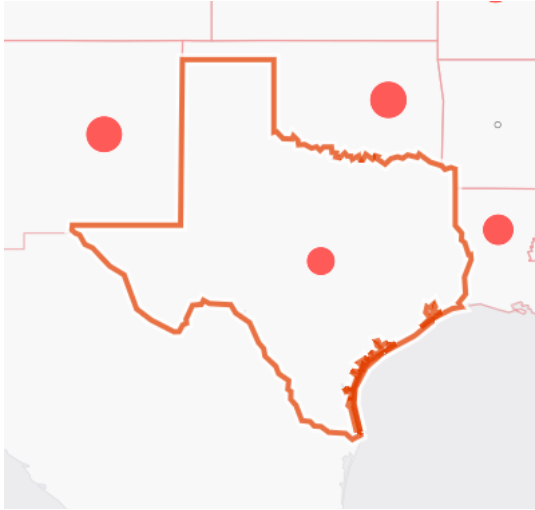
Asian 3.01%

American Indian/Alaska... 0.13%

Native Hawaiian/Pacifi... 0.03%

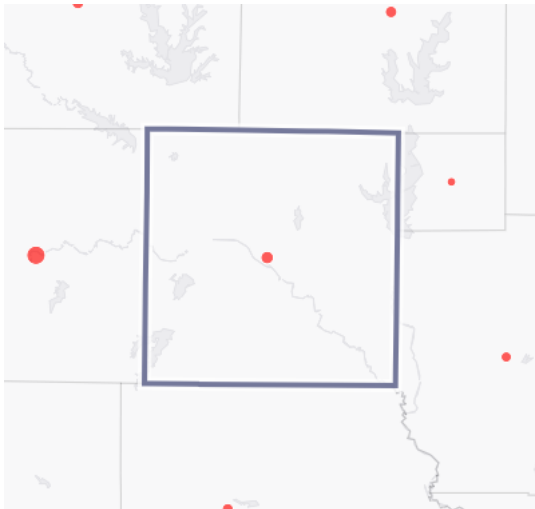
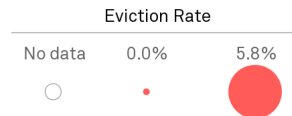
Multiple Races 1.52%

Other Races 0.12%



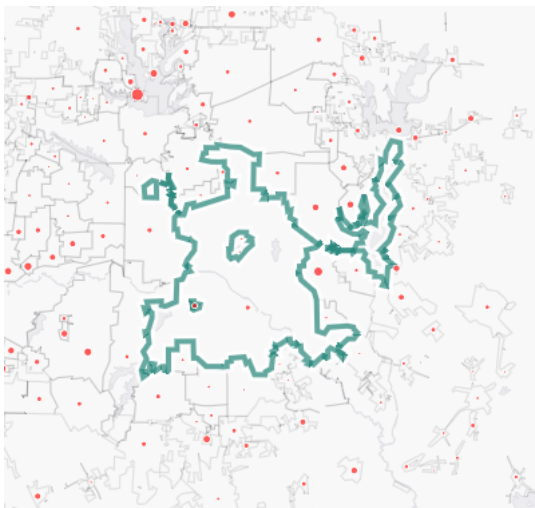
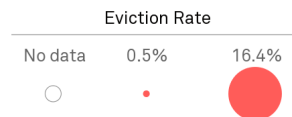
## TEXAS EXPERIENCED 90,781 EVICTIONS IN 2014

- Number of evictions per day: **248.72**
- Eviction Rate: **2.8%** i



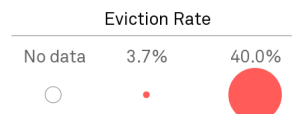
## DALLAS COUNTY EXPERIENCED 10,865 EVICTIONS IN 2014

- Number of evictions per day: **29.77**
- Eviction Rate: **2.51%**



## DALLAS EXPERIENCED 7,145 EVICTIONS IN 2014

- Number of evictions per day: **19.58**
- Eviction Rate: **2.59%**



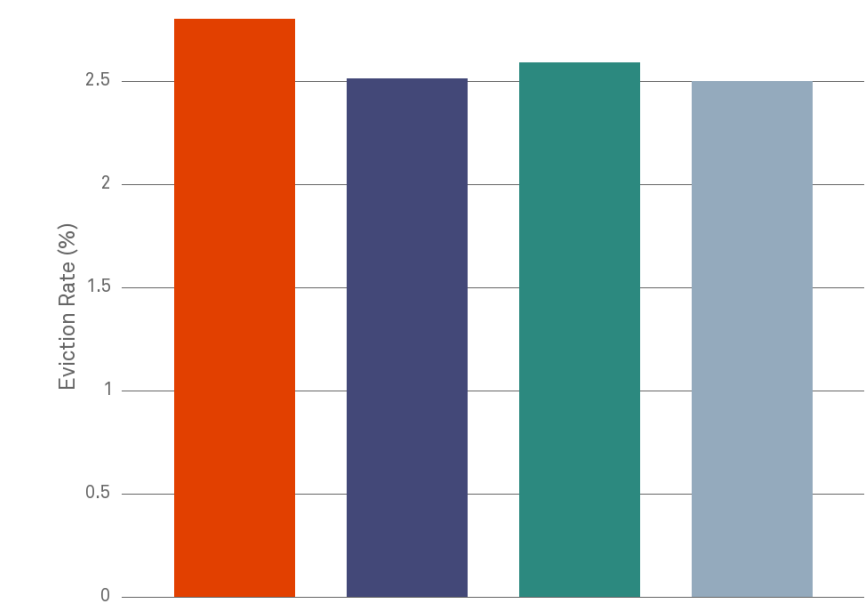
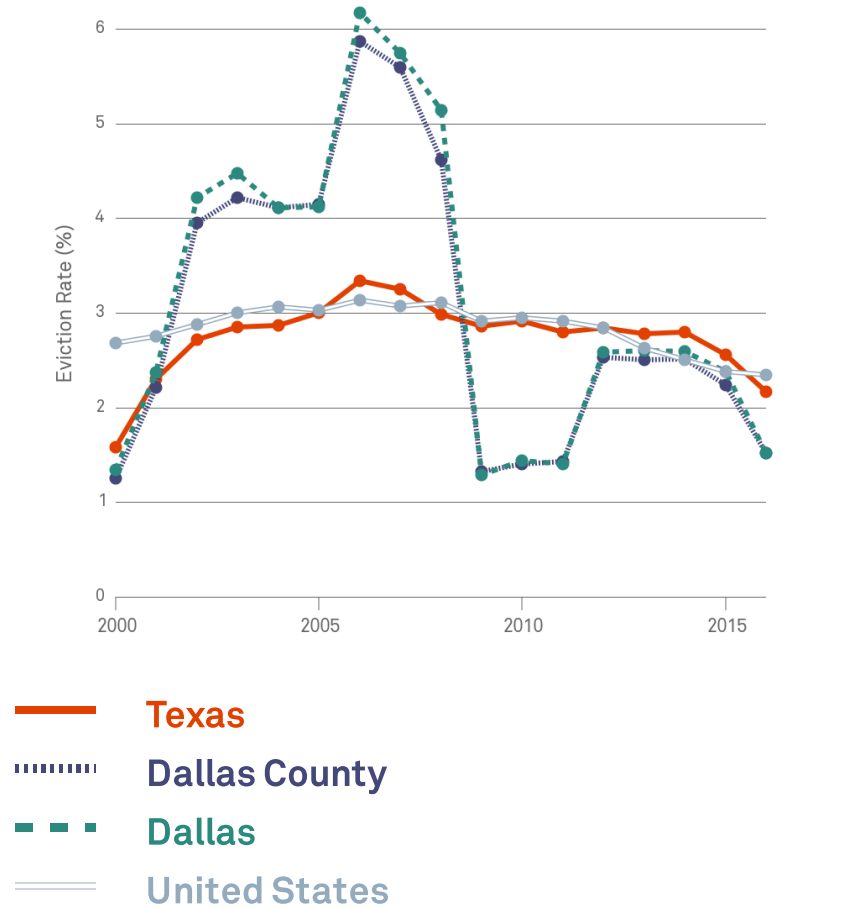
\* An eviction rate is the number of evictions per 100 renter-occupied households

i Eviction/filing rate is too low.

i Eviction/filing rate in the top 1%.

Please see our FAQ section to better understand these issues <https://evictionlab.org/help-faq/>

# COMPARISON OF EVICTION RATES OVER TIME



- 1 Texas
- 2 Dallas County
- 3 Dallas
- 4 United States


## Texas

2014

**248.72**  
Evictions per Day

**2.8%**  
Eviction Rate 

Evictions 90,781

Eviction Filing Rate  6.48%

Eviction Filings 210,303

### Census Demographics

Population 26,538,614

% Renter-Occupied Ho... 37.77%

Poverty Rate 13.45%

Median Gross Rent \$882

Median Household Inco... \$53,207

Median Property Value \$136,000

Rent Burden 29.3%

Black 11.57%

White 43.84%

Hispanic/Latinx 38.42%

Asian 4.19%

American Indian/Alaska... 0.25%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.53%

Other Races 0.13%

## Dallas County

2014

**29.77**  
Evictions per Day

**2.51%**  
Eviction Rate

Evictions 10,865

Eviction Filing Rate 11.65%

Eviction Filings 50,434

### Census Demographics

Population 2,485,003

% Renter-Occupied Ho... 48.77%

Poverty Rate 15.92%

Median Gross Rent \$907

Median Household Inco... \$50,270

Median Property Value \$132,700

Rent Burden 29.3%

Black 21.8%

White 31.51%

Hispanic/Latinx 39.03%

Asian 5.6%

American Indian/Alaska... 0.17%

Native Hawaiian/Pacifi... 0.05%

Multiple Races 1.72%

Other Races 0.13%

## Dallas

2014

**19.58**  
Evictions per Day

**2.59%**  
Eviction Rate

Evictions 7,145

Eviction Filing Rate 11.42%

Eviction Filings 31,464

### Census Demographics

Population 1,260,688

% Renter-Occupied Ho... 57.7%

Poverty Rate 20.5%

Median Gross Rent \$863

Median Household Inco... \$43,781

Median Property Value \$135,400

Rent Burden 29.2%

Black 24.1%

White 29.37%

Hispanic/Latinx 41.72%

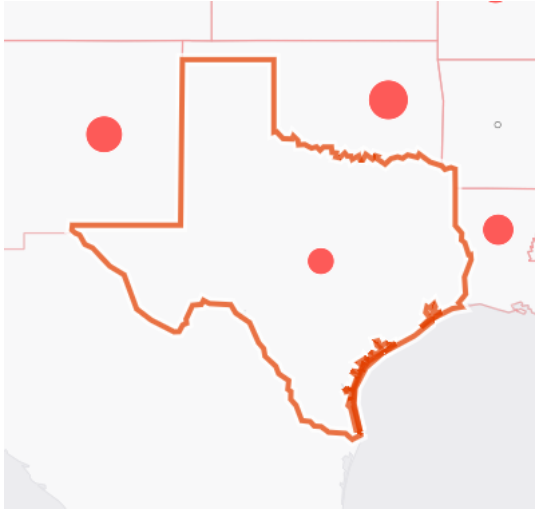
Asian 3.01%

American Indian/Alaska... 0.13%

Native Hawaiian/Pacifi... 0.03%

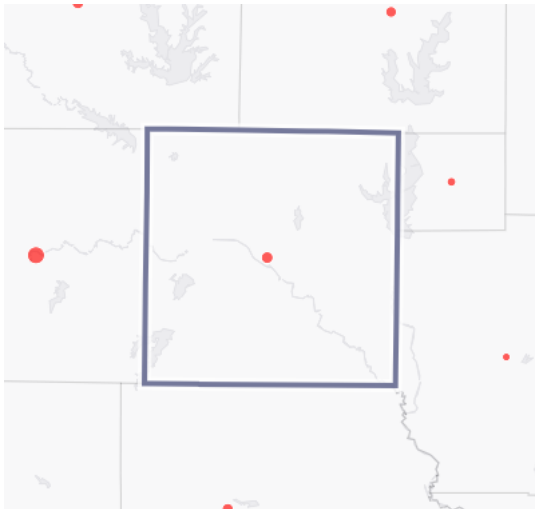
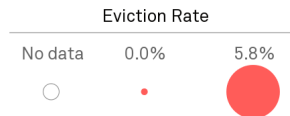
Multiple Races 1.52%

Other Races 0.12%



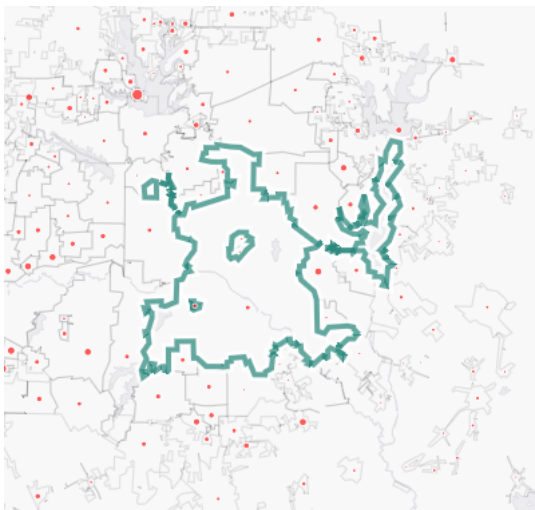
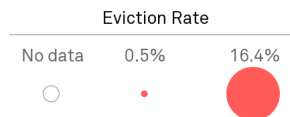
## TEXAS EXPERIENCED 86,635 EVICTIONS IN 2015

- Number of evictions per day: **237.36**
- Eviction Rate: **2.56%** ⓘ



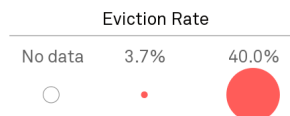
## DALLAS COUNTY EXPERIENCED 9,858 EVICTIONS IN 2015

- Number of evictions per day: **27.01**
- Eviction Rate: **2.24%**



## DALLAS EXPERIENCED 6,666 EVICTIONS IN 2015

- Number of evictions per day: **18.26**
- Eviction Rate: **2.38%**



\* An eviction rate is the number of evictions per 100 renter-occupied households

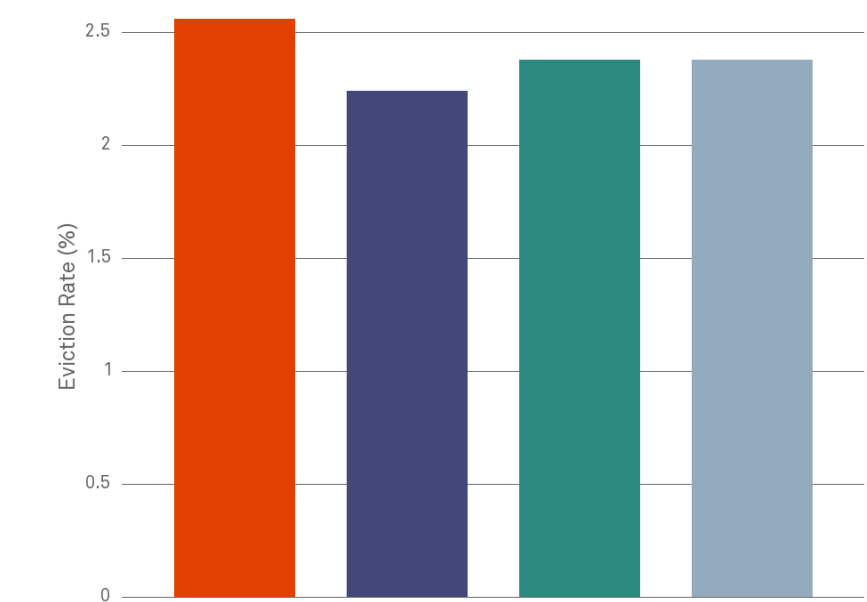
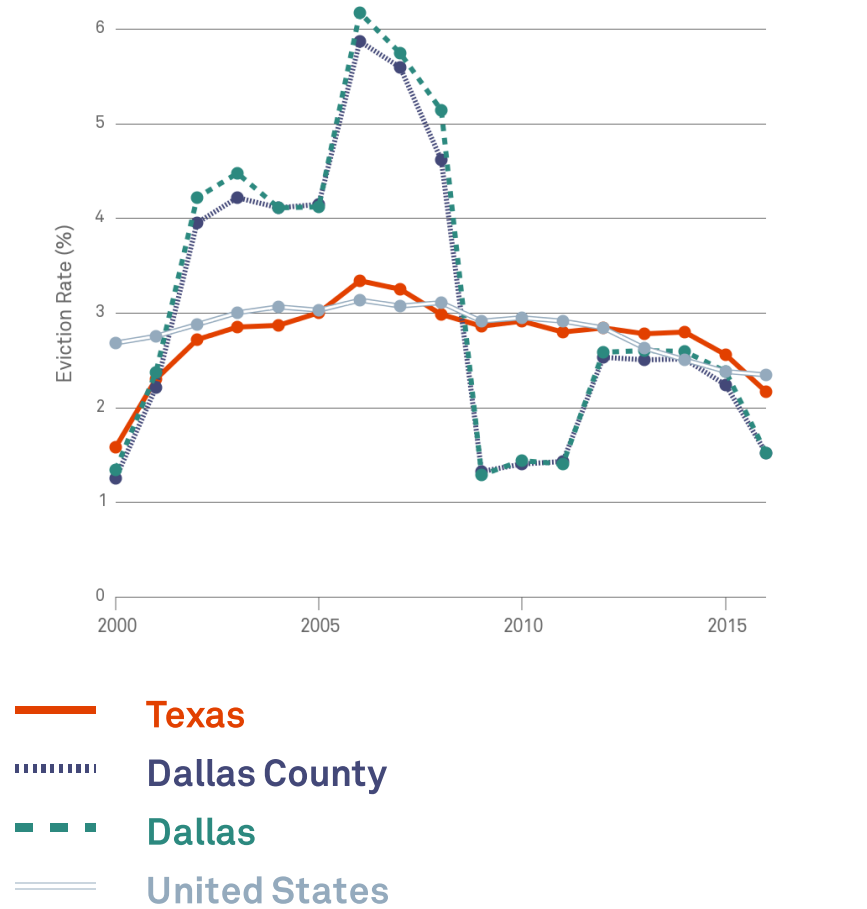
ⓘ Eviction/filing rate is too low.

ⓘ Eviction/filing rate in the top 1%.

Please see our FAQ section to better understand these issues <https://evictionlab.org/help-faq/>



# COMPARISON OF EVICTION RATES OVER TIME



- 1 Texas
- 2 Dallas County
- 3 Dallas
- 4 United States


## Texas

2015

**237.36**  
Evictions per Day

**2.56%**  
Eviction Rate 

Evictions 86,635

Eviction Filing Rate  5.68%

Eviction Filings 192,567

### Census Demographics

Population 26,538,614

% Renter-Occupied Ho... 37.77%

Poverty Rate 13.45%

Median Gross Rent \$882

Median Household Inco... \$53,207

Median Property Value \$136,000

Rent Burden 29.3%

Black 11.57%

White 43.84%

Hispanic/Latinx 38.42%

Asian 4.19%

American Indian/Alaska... 0.25%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.53%

Other Races 0.13%

## Dallas County

2015

**27.01**  
Evictions per Day

**2.24%**  
Eviction Rate

Evictions 9,858

Eviction Filing Rate 10.95%

Eviction Filings 48,296

### Census Demographics

Population 2,485,003

% Renter-Occupied Ho... 48.77%

Poverty Rate 15.92%

Median Gross Rent \$907

Median Household Inco... \$50,270

Median Property Value \$132,700

Rent Burden 29.3%

Black 21.8%

White 31.51%

Hispanic/Latinx 39.03%

Asian 5.6%

American Indian/Alaska... 0.17%

Native Hawaiian/Pacifi... 0.05%

Multiple Races 1.72%

Other Races 0.13%

## Dallas

2015

**18.26**  
Evictions per Day

**2.38%**  
Eviction Rate

Evictions 6,666

Eviction Filing Rate 11.08%

Eviction Filings 31,072

### Census Demographics

Population 1,260,688

% Renter-Occupied Ho... 57.7%

Poverty Rate 20.5%

Median Gross Rent \$863

Median Household Inco... \$43,781

Median Property Value \$135,400

Rent Burden 29.2%

Black 24.1%

White 29.37%

Hispanic/Latinx 41.72%

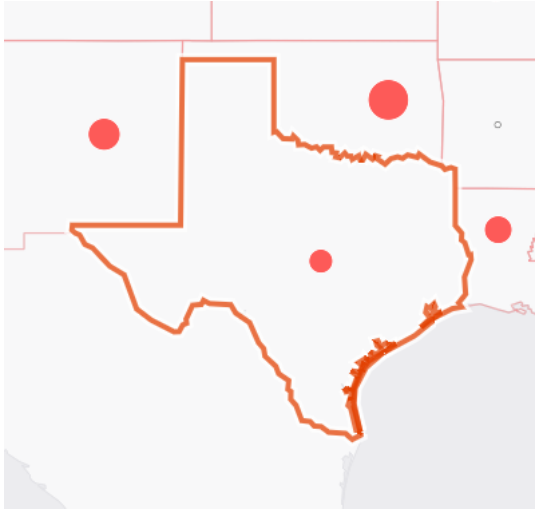
Asian 3.01%

American Indian/Alaska... 0.13%

Native Hawaiian/Pacifi... 0.03%

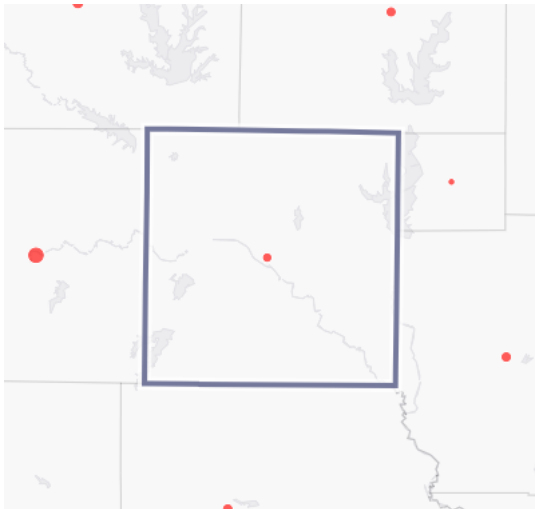
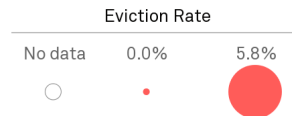
Multiple Races 1.52%

Other Races 0.12%



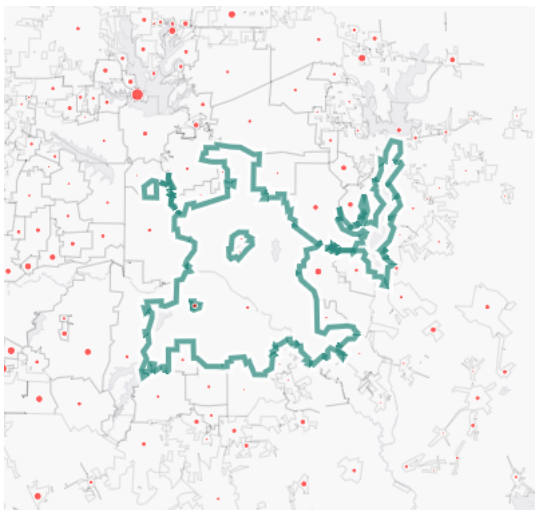
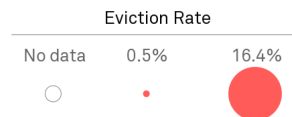
## TEXAS EXPERIENCED 75,431 EVICTIONS IN 2016

- Number of evictions per day: **206.1**
- Eviction Rate: **2.17%** ⓘ



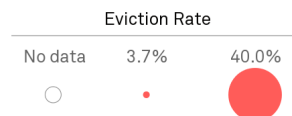
## DALLAS COUNTY EXPERIENCED 6,808 EVICTIONS IN 2016

- Number of evictions per day: **18.6**
- Eviction Rate: **1.52%**



## DALLAS EXPERIENCED 4,345 EVICTIONS IN 2016

- Number of evictions per day: **11.87**
- Eviction Rate: **1.52%**



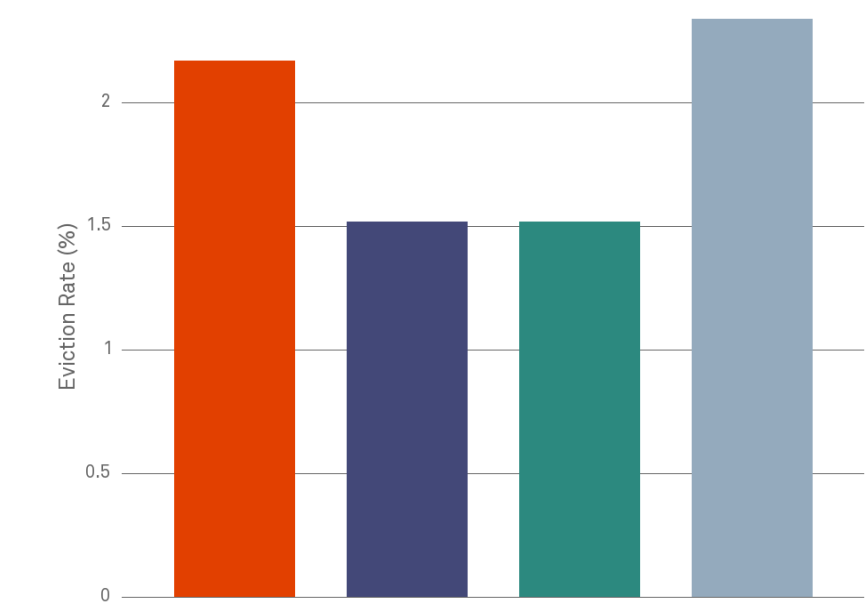
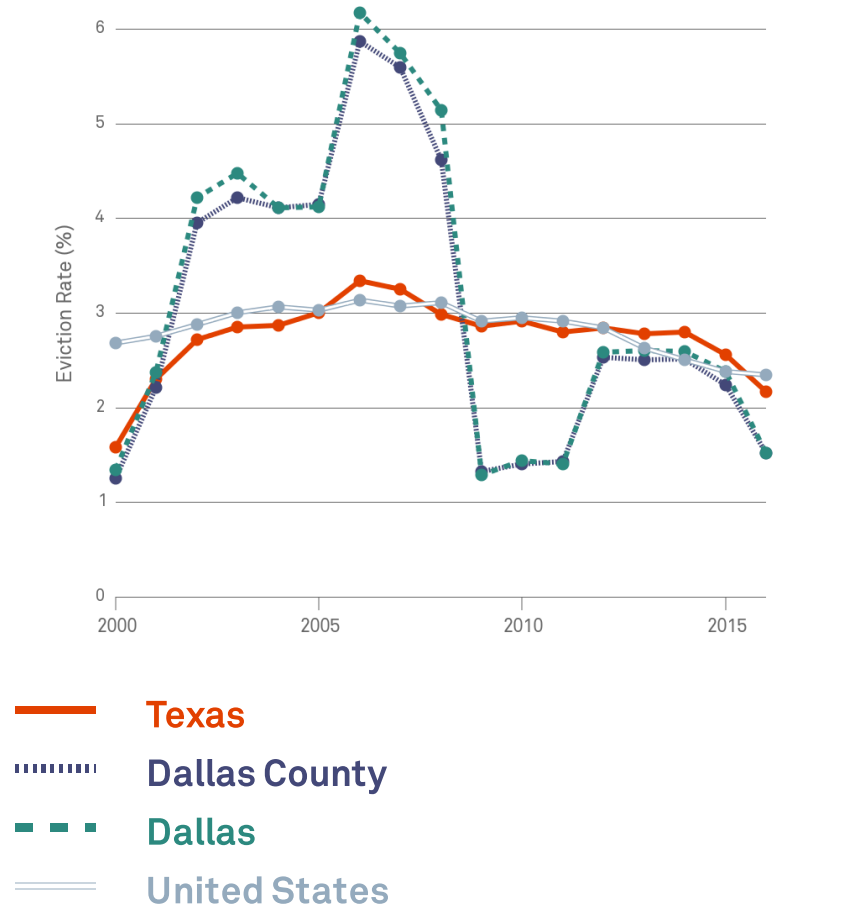
\* An eviction rate is the number of evictions per 100 renter-occupied households

ⓘ Eviction/filing rate is too low.

ⓘ Eviction/filing rate in the top 1%.

Please see our FAQ section to better understand these issues <https://evictionlab.org/help-faq/>

# COMPARISON OF EVICTION RATES OVER TIME



- 1 Texas
- 2 Dallas County
- 3 Dallas
- 4 United States


## Texas

2016

**206.1**  
Evictions per Day

**2.17%**  
Eviction Rate 

Evictions 75,431

Eviction Filing Rate  4.77%

Eviction Filings 165,708

### Census Demographics

Population 26,538,614

% Renter-Occupied Ho... 37.77%

Poverty Rate 13.45%

Median Gross Rent \$882

Median Household Inco... \$53,207

Median Property Value \$136,000

Rent Burden 29.3%

Black 11.57%

White 43.84%

Hispanic/Latinx 38.42%

Asian 4.19%

American Indian/Alaska... 0.25%

Native Hawaiian/Pacifi... 0.07%

Multiple Races 1.53%

Other Races 0.13%

## Dallas County

2016

**18.6**  
Evictions per Day

**1.52%**  
Eviction Rate

Evictions 6,808

Eviction Filing Rate 8.47%

Eviction Filings 38,028

### Census Demographics

Population 2,485,003

% Renter-Occupied Ho... 48.77%

Poverty Rate 15.92%

Median Gross Rent \$907

Median Household Inco... \$50,270

Median Property Value \$132,700

Rent Burden 29.3%

Black 21.8%

White 31.51%

Hispanic/Latinx 39.03%

Asian 5.6%

American Indian/Alaska... 0.17%

Native Hawaiian/Pacifi... 0.05%

Multiple Races 1.72%

Other Races 0.13%

## Dallas

2016

**11.87**  
Evictions per Day

**1.52%**  
Eviction Rate

Evictions 4,345

Eviction Filing Rate 8.71%

Eviction Filings 24,834

### Census Demographics

Population 1,260,688

% Renter-Occupied Ho... 57.7%

Poverty Rate 20.5%

Median Gross Rent \$863

Median Household Inco... \$43,781

Median Property Value \$135,400

Rent Burden 29.2%

Black 24.1%

White 29.37%

Hispanic/Latinx 41.72%

Asian 3.01%

American Indian/Alaska... 0.13%

Native Hawaiian/Pacifi... 0.03%

Multiple Races 1.52%

Other Races 0.12%

# Facts About Eviction



## **What is an eviction?**

An eviction happens when a landlord expels people from property they own. Evictions are landlord-initiated involuntary moves that happen to renters, whereas foreclosures are involuntary moves that happen to homeowners when a bank or other lending agency repossesses a home.

## **Why do people get evicted?**

Most evictions happen because renters cannot or do not pay their rent. Landlords can evict renters for a number of other reasons, too, including taking on boarders, damaging property, causing a disturbance, or breaking the law. In most American cities and towns, landlords can evict renters even if they have not missed a rent payment or otherwise violated their lease agreement; these are called “no fault” evictions.

## **What is the relationship between the affordable housing crisis and the eviction epidemic?**

Today, most poor renting families spend at least half of their income on housing costs, with one in four of those families spending over 70 percent of their income just on rent and utilities. Incomes for Americans of modest means have flatlined while housing costs have soared. Only one in four families who qualifies for affordable housing programs gets any kind of help. Under those conditions, it has become harder for low-income families to keep up with rent and utility costs, and a growing number are living one misstep or emergency away from eviction.

## **What is the eviction process like?**

Landlords initiate the process, and renters are served notice to appear in court. Almost everywhere in the United States, evictions take place in civil court, where renters have no right to an attorney. For this reason and others, most renters do not appear in eviction court. When this happens, they receive a default eviction judgement, provided that the landlord or a representative is present. Renters who do appear in court may also receive an eviction judgement ordering them to vacate their home by a specific date. Eviction cases can be resolved in other ways as well. For one, the case may be dismissed or ruled in favor of defendants, allowing renter to remain in their home. In addition, a mediated agreement can be established between a landlord and a renter, often called a “settlement” or “stipulation,” which comes with certain terms. If renters meet the terms, the eviction is dismissed; if they do not, an eviction judgment can be rendered. In the event that evicted renters do not leave their home by the specified date, their landlord may file a “writ of restitution,” which permits law enforcement officers to forcibly remove a family and often their belongings.

## **Who is at most risk of eviction?**

Low-income women, especially poor women of color, have a high risk of eviction. Research has shown domestic violence victims and families with children are also at particularly high risk for eviction.

## **How does an eviction affect someone's life?**

Eviction causes a family to lose their home. They often are also expelled from their community and their children have to switch schools. Families regularly lose their possessions, too, which are piled on the sidewalk or placed in storage, only to be reclaimed after paying a fee. A legal eviction comes with a court record, which can prevent families from relocating to decent housing in a safe neighborhood, because many landlords screen for recent evictions. Studies also show that eviction causes job loss, as the stressful and drawn-out process of being forcibly expelled from a home causes people to make mistakes at work and lose their job. Eviction also has been shown to affect people's mental health: one study found that mothers who experienced eviction reported higher rates of depression two years after their move. The evidence strongly indicates that eviction is not just a condition of poverty, it is a cause of it.

For further information, visit [evictionlab.org](http://evictionlab.org)