

How **housing instability** hurts Oklahoma landlords, tenants, communities, and the economy.



Ginny Bass Carl, Executive Director

Community Cares Partners is a public-private partnership tasked with dispersing CARES and Emergency Rental Assistance Program (ERAP) funds to those financially impacted by the pandemic. To date, CCP has dispersed over \$330 million in rent and utility assistance, benefiting over 84,000 families throughout Oklahoma.



Amy Coldren, CEO

Shelterwell is an Oklahoma City nonprofit focused on housing stability and eviction prevention. Services include tenant education and resource connection, landlord education, eviction mediation, and data collection.

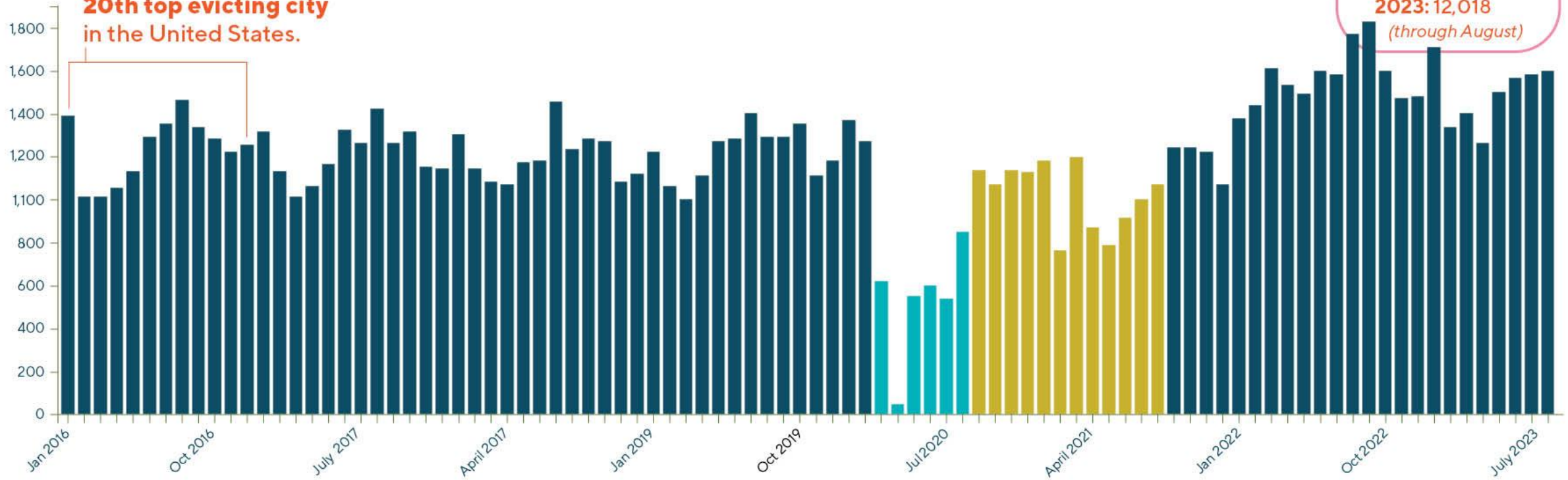
Eviction Filings in Oklahoma County

January 2016 - August 2023

EVICTION FILINGS BY YEAR:

2016: 14,834
 2017: 14,568
 2018: 14,443
 2019: 14,602
 2020: 10,357
 2021: 12,592
 2022: 18,813
 2023: 12,018
 (through August)

Oklahoma City ranked **20th top evicting city** in the United States.



CARES Act Moratorium: 3/27/20 - 8/23/20

CDC Moratorium: 9/4/20 - 8/26/21

Data courtesy of Legal Services Corporation and Shelterwell.

Eviction Timeline

NOTICE TO QUIT

FIVE DAYS

EVICTON FILED

FIVE DAYS

EVICTON HEARING

TWO DAYS

LOCK-OUT



A landlord can evict a tenant
for as little as

\$45

SC Civil Action

\$150

Probate

\$135

Divorce

\$183

The Cost of Eviction

Of the **1,593 evictions** filed in Oklahoma County in July, **754 families were evicted**.

The National Alliance to End Homelessness estimates that **one unhoused individual costs taxpayers \$96 per day**.

Even if those evicted in July experienced only **one day of homelessness**, the **estimated taxpayer cost is \$179,512**.

Estimated economic impact of 754 eviction judgments in July.



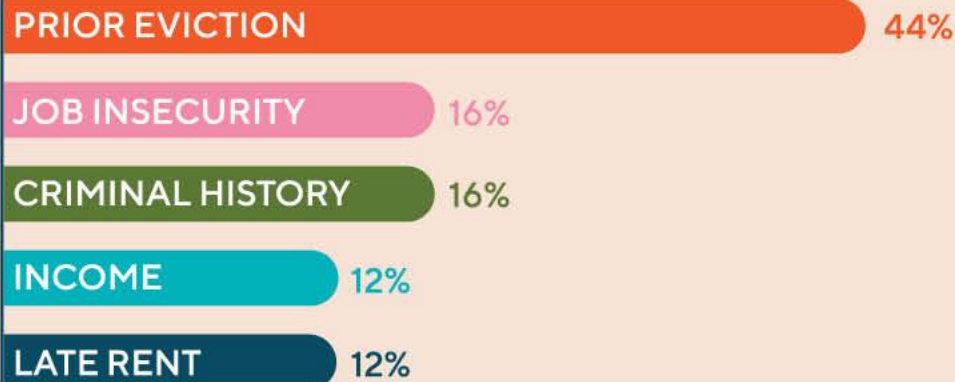
The average amount of past-due rent at eviction court is **\$1,428**. The average rent in Oklahoma County is **\$1,012**.

An eviction filing is an on-ramp to homelessness.

56%
of landlords

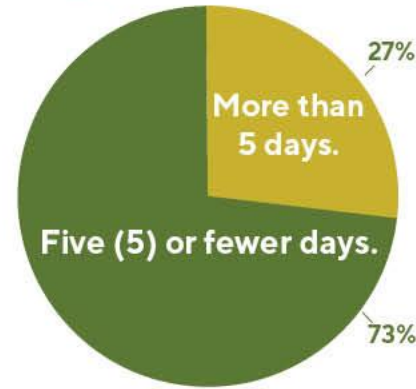
would not rent to a tenant with a prior eviction filing.

As a landlord, what would **concern you the most** when screening a prospective tenant?



The eviction process is fast and confusing.

How many days notice did you receive regarding your court date?



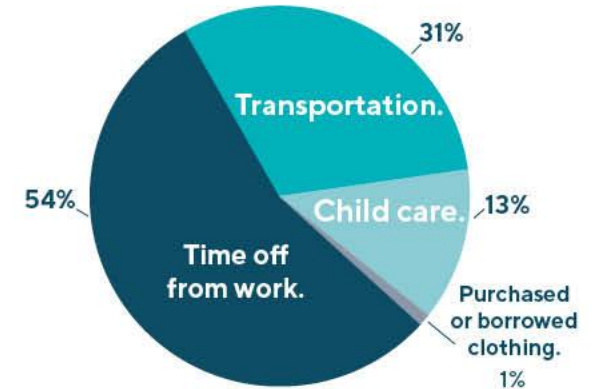
Most families facing eviction will experience a period of homelessness.

If you are evicted today, what is likely to occur before you find new housing?



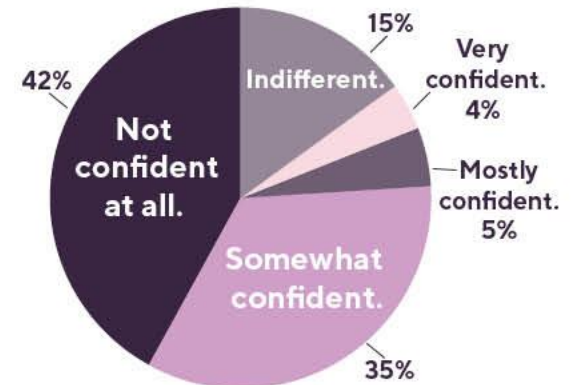
Attending eviction court is disruptive and costly.

What arrangements did you make in order to be at court today?



An eviction makes it hard to find new housing.

How confident do you feel in your ability to find new housing?





Improved housing stability is good for tenants, landlords, communities, and the economy.

It also means better outcomes for:

School attendance & academic achievement.

Job attendance and performance.

Physical and mental health.

Crime and incarceration rates.

Family unity.

Stronger communities.

Sensible solutions can help **reduce evictions** and **improve outcomes.**

EXTEND THE EVICTION TIMELINE

Extending the timeline would **lessen the burden on the court system** and give renters time to **make a plan and find new housing.** Excluding weekends and holidays from the five days required between the eviction filing and court hearing is a needed first step.

INCREASE EVICTION FILING FEES

Increasing the eviction filing fee **by only \$100** would **decrease the eviction filing rate by 2.25 percentage points.** This would not only get Oklahoma closer to national averages, it would **reduce the burden on the court system** and **lessen the burden on taxpayers.**

EXPUNGE EVICTION RECORDS

A previous **eviction filing** - regardless of the outcome - is often enough for a landlord to **refuse to rent to a prospective tenant.** Expunging these records is an essential step to **housing accessibility and stability.**

INCENTIVIZE MEDIATION PROGRAMS

Utilizing mediation **before an eviction is filed** helps landlords and tenants find **satisfactory solutions while creating a framework for future communications.** It saves landlords time and money, benefits the court system, diverts eviction filings, and improves relationships.