

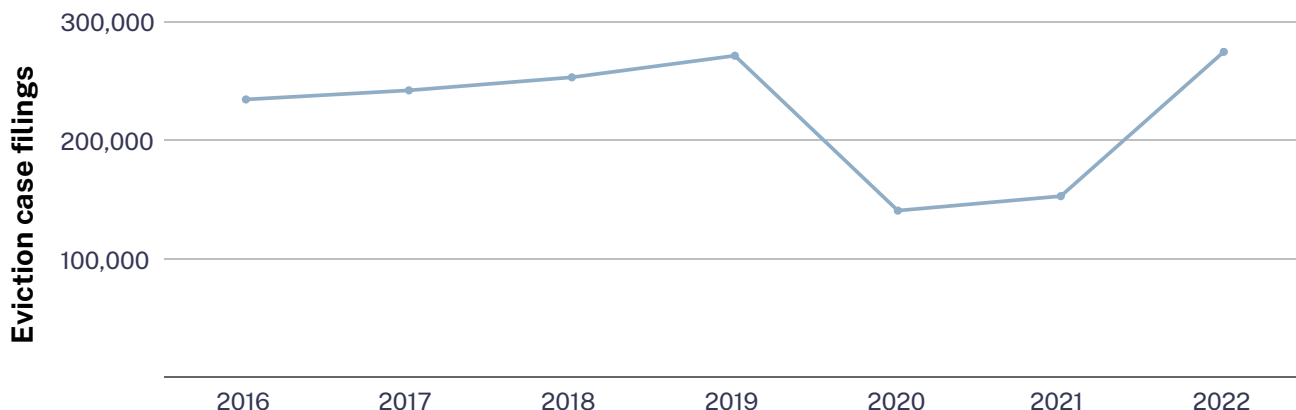
An Eviction Crisis in Texas



In 2020 and 2021, a bipartisan statewide effort successfully diverted thousands of evictions in Texas. The Texas Rent Relief Program administered over \$2 billion in emergency rental assistance and is widely considered to be one of the most successful programs in the country.^{1,2} Simultaneously, a series of Emergency Orders by the Texas Supreme Court ensured that eviction courts gave time to landlords and tenants to apply for and receive available assistance to pay rental arrears.³ Evictions plummeted in the state during this time. However, **evictions in Texas rocketed back in 2022, as the Texas Rent Relief program ran out of funds and other federal, state, and local protections expired or ended.**

EVICTIONS IN TEXAS ROSE DRASTICALLY IN 2022

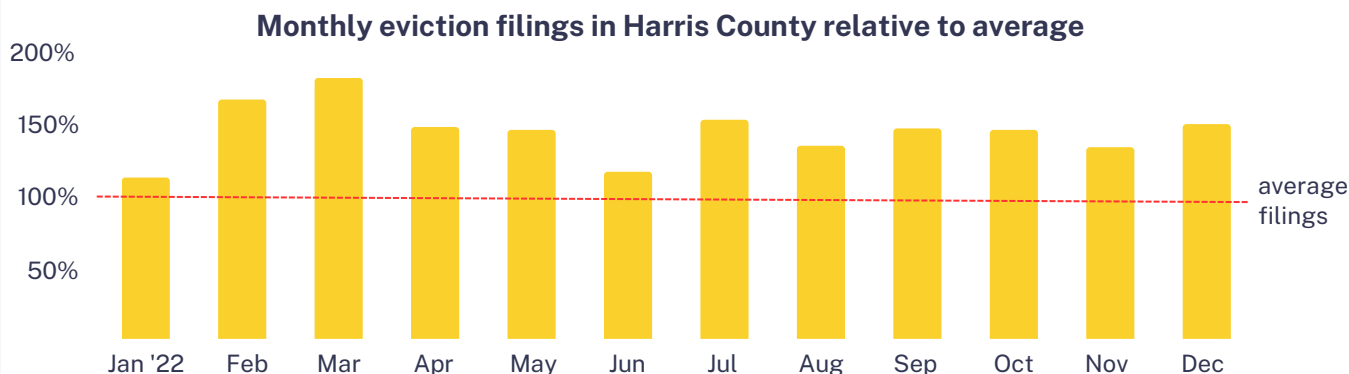
There were at least 270,000 evictions filed in the state of Texas in 2022. This is a huge rise from the prior years, and higher even than pre-pandemic years.



Landlord-Tenant Dispute case filings, 2016-2022. Since 2011, the OCA has aggregated eviction cases and repair and remedy cases into a single case category, "landlord-tenant disputes." Tests performed by Texas Housers indicate that the vast majority of landlord-tenant disputes are eviction cases (>95%). Due to the number of JP courts that have not reported their data, the state-level case numbers reported here are almost certainly an undercount, and potentially a sizable undercount. Source: Texas Office of Court Administration

RECORD BREAKING EVICTION RATES IN HARRIS COUNTY

In Harris County, which accounts for approximately a quarter of eviction filings in the state, eviction filings were the highest ever recorded for every month of 2022.⁴



Source: Houston Eviction Tracking, Eviction Lab

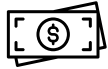
EVICCTIONS HAVE LASTING NEGATIVE IMPACTS ON INDIVIDUALS, HOUSEHOLDS, COMMUNITIES, AND TAXPAYERS



Evictions negatively impact employment, financial stability, future housing stability, and increase the risk of homelessness.⁵



Evictions are associated with negative health and behavioral outcomes, including mental illness, substance use, suicide, high blood pressure, and child maltreatment.⁶



Evictions strain households' finances, raising monthly housing costs by 20%, on average.⁷



Mothers and children who experience eviction are at elevated risk of material hardship, depression, and poor health outcomes.⁸

SOLUTIONS

Establish a statewide seven day "opportunity to cure" before a formal eviction can be filed.

A seven day "opportunity to cure" gives a tenant seven days to come up with the funds to pay back rent to their landlord before the landlord can deliver a Notice to Vacate and begin a formal eviction process. If the tenant does not come up with the funds during that time period the landlord may proceed with the eviction. For tenants, the difference of seven days could mean the difference between staying housed and homelessness. A cure period is a common sense, modest approach that has been adopted by almost all other conservative and southern states.⁹

Protect local governments' ability to regulate evictions.

Texas evictions are on the rise and resources to prevent them are growing scarce. Efforts to restrict the ability of local governments to enact eviction prevention measures during an active eviction crisis will lead to more evictions, more homelessness, and more financial burden for the State of Texas and its taxpayers.

Fund the development of affordable housing and replenish funding for rental assistance.

Low-income Texans are struggling to find housing they can afford and are spending a higher percentage of their incomes on housing than ever before.¹⁰ In order to help low-income renters find scarce affordable housing units and remain stably housed, investments must be made into the construction of new affordable housing and replenishing funding for the State's Texas Rent Relief program.

1. <https://texasrentrelief.com/>
2. <https://www.politico.com/news/2021/09/04/white-house-texas-renter-rescue-509546>
3. Fifty-Sixth Emergency Order Regarding the COVID-19 State of Disaster (Supreme Court of Texas October 31, 2022). <https://www.txcourts.gov/media/1455133/229096.pdf>
4. Texas Housers analysis of Office of Court Administration eviction case filing data, 2022
5. Collinson, R., & Reed, D. (2018). The Effects of Evictions on Low-Income Households. NYU Law. https://www.law.nyu.edu/sites/default/files/upload_documents/evictions_collinson_reed.pdf
6. Vázquez-Vera, H., Palència, L., Magna, I., Mena, C., Neira, J., & Borrell, C. (2017). The threat of home eviction and its effects on health through the equity lens: A systematic review. *Social Science & Medicine*, 175, 199–208. <https://doi.org/10.1016/j.socscimed.2017.01.010>
7. Leung, L., Hepburn, P., & Desmond, M. (2021). Serial Eviction Filing: Civil Courts, Property Management, and the Threat of Displacement. *Social Forces*, 100(1), 316–344. <https://doi.org/10.1093/sf/soaa089>
8. Desmond, M., & Kimbro, R. T. (2015). Eviction's Fallout: Housing, Hardship, and Health. *Social Forces*, 94(1), 295–324. <https://doi.org/10.1093/sf/sov044>
9. <https://www.texastenant.org/housing-advocacy#tenant-rights-around-the-nation>
10. National Low Income Housing Coalition Gap Report - Texas - <https://nlihc.org/gap/state/tx>

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