

Bexar County Eviction Case Dashboard

Methodology

Data collection

The Bexar County Eviction Case Dashboard presents information from two sources. First, we collected formal eviction records from the Bexar County Justice of the Peace offices. Second, we compiled race, ethnicity, and income data from the American Community Survey (ACS) by the Census Bureau in order to better understand the characteristics of the areas in which evictions occurred in Bexar County.

Eviction data

Unlike other urban counties in Texas, Bexar County eviction data is not scrapable from court websites and has to be collected via The Public Information Act (TPIA) request. We requested eviction records from January 1, 2018 through December 31, 2022 from the Bexar County Justice of the Peace offices. The dashboard includes a count of evictions filed in each year between 2018 and 2022, however the primary timeframe of study is 2022 to provide detail on the state of evictions in Bexar County in the most recent year.

Each eviction record represents a single eviction filing, and includes a case number, case filing date, the defendant/tenant's name and address, the plaintiff/landlord's address, and the disposition (or the outcome of the case, as determined by a judge). Texas Housers analyzed these case level data, but no personally identifiable information about the defendant, such as their name and address, is included in the dashboard or the accompanying data file.

Eviction case filings vs. evictions

The dashboard presents an analysis of **eviction case filings**, rather than actual **evictions**. This is because disposition data does not always line up neatly with whether or not a tenant was actually evicted. For example, an "agreed judgment" may result in a tenant staying in place or being displaced from their home. Princeton Eviction Lab's Eviction Tracking System uses the same standard of tracking eviction filings rather than evictions, and tracking eviction filings is standard practice in similar resources across the state and country¹.

The majority of evictions filed in Bexar County in 2022 were granted dispositions where it is possible to determine whether an eviction actually occurred. However, for a number of filings, the result of the case cannot be determined. See Table 1 below for a breakdown of

¹ The Eviction Lab. (n.d.). Eviction Lab. Retrieved October 20, 2023, from <https://evictionlab.org/>

each disposition and the outcome it results in for a given household in Bexar County eviction cases in 2022, if known.

Table 1: Definition, outcome, and frequency associated with eviction case dispositions

Case disposition	Description	Outcome for household	Percent of eviction cases granted the disposition in Bexar County in 2022
Default Judgment	The tenant was absent from the hearing and the landlord won the case automatically.	Household is evicted.	46% of cases
Judgment for Plaintiff	The judge found reasonable grounds for eviction during the hearing and ruled in favor of the landlord.	Household is evicted.	30% of cases
Dismissed	The landlord may have dismissed the case because they underwent mediation with the tenant, or the judge may have closed the case because the landlord was absent from the hearing. In these scenarios, the household remains. Alternatively, the landlord may have dismissed the case because the tenant vacated the unit prior to the hearing. In this case, the household was displaced.	Eviction status cannot be determined.	21% of cases
Take nothing judgment	The judge did not find grounds for eviction during the hearing and ruled in favor of the tenant.	Household is not evicted.	2% of cases
Other	In our data, this includes the following judgments with uncertain outcomes for the household: agreed judgment, judgment set aside, nunc pro tunc judgment, settlement agreement, and summary judgment	Eviction status cannot be determined.	1% of cases

Census data

The eviction records provided by Bexar County Justice of the Peace Offices does not include any information about the race or ethnicity of the tenant in an eviction case or their household income. We collected additional information from the American Community Survey (ACS) by the Census Bureau in order to 1) calculate the eviction filing rates of census tracts in Bexar County, and 2) explore the relationships between evictions, race/ethnicity, and income.

Research shows that eviction has a disproportionate impact on low-income renters of color.² Analyzing neighborhood-level race and ethnicity data from the ACS alongside eviction data *does not* capture the racial/ethnic disparities within evictions to the same degree of specificity that case-level demographic information would. However, in the absence of case-level demographic data, neighborhood-level data is the best available option for exploring the connection between eviction, race/ethnicity, and income in Bexar County. See Table 2 below for the ACS tables that were used in this project.

Table 2: Description of ACS tables used in this project

ACS table	Variable used	Description of variable	Geographic level	Year
B25003: Tenure	Estimate, renter occupied	The number of renter households	Census tract	2021 five year estimate (2017 - 2021)
B25003B - B25003H: Tenure (by race/ethnicity)	Estimate, renter occupied	The number of renter households, by race and ethnicity	Census tract	2021 five year estimate (2017 - 2021)
B25119: Median Household Income in the Past 12 Months (in 2021 Inflation-Adjusted Dollars) by Tenure	Estimate, total	The median household income of all households	Census tract	2021 five year estimate (2017 - 2021)

Note: the period of study is 2022. However, ACS data is from 2021 (five year estimate). ACS data for 2022 had not yet been released at the time of the dashboard’s publication, so the most recently available data was used.

² *Racial and Gender Disparities among Evicted Americans*. (2020, December 16). Eviction Lab. <https://evictionlab.org/demographics-of-eviction/>

Analysis

The sections below describe how the eviction data and ACS data were analyzed in the process of creating each of the dashboard's elements.

Line graph of eviction filings by year

We established a trend line of eviction filings in Bexar County by year (from 2018 through 2022) by summing the number of evictions that were filed in each year.

Notable statistics

We calculated the degree to which eviction filings in 2022 had risen above a pre-pandemic average by dividing the number of filings in 2022 by the pre-pandemic average. We define "pre-pandemic" as the three years prior to the pandemic: 2017 through 2019.

We calculated the number of evictions filed per day on average in Bexar County in 2022, by dividing the total number of eviction filings in 2022 by 260, or the number of weekdays in 2022. (Evictions cannot be filed within the court system on weekends.)

We calculated the share of cases ruled in favor of the landlord by dividing the number of cases that resulted in eviction (or those granted a default judgment or judgment for plaintiff) by the total number of eviction cases.

Map of eviction filing rates by census tracts

The first map on the dashboard displays eviction filings from 2022 as a share of total renter households, or the eviction filing rate, by census tract. This map was created by first geocoding defendant addresses and second, summarizing eviction filing counts by census tract. 638 eviction filings (or approximately 3 percent of all filings in 2022) could not be matched by the [Census geocoder](#), and thus are missing from the map. We then identified a census tract's eviction filing rate by dividing the number of evictions that were filed within the census tract by the total number of renter households that live within the tract.

Race and ethnicity

When a user selects a census tract on the map, a pop-up box appears with the tract's eviction filing rate as well as information about the racial/ethnic makeup of the tract's renter population. We calculated the percent of a census tract's renter population that is Black/African American; white non-Hispanic; Hispanic or Latino; and multi-racial/other. We

divided a census tract's number of renter households in each of the specified racial/ethnic categories by the total number of renter households within the tract. "Multi-racial/other" renter households include renter households who are categorized by the American

Community Survey as: American Indian or Alaska Native; Asian; Native Hawaiian or Pacific Islander; Some Other Race; or Two or More Races.

In the text that follows the dashboard, we include an additional map of “white non-Hispanic” renter households as a share of total renter households at the census tract level, to be observed alongside the map of eviction filing rates. We chose to map white non-Hispanic renter households as opposed to renter households of other races/ethnicities because San Antonio is a majority-minority city where non-white people make up the majority of the population. Mapping white non-Hispanic households is a clearer way to identify the isolated pockets of white non-Hispanic households in Bexar County where we found that evictions are less common.

Income

The text also includes a map of median household income as a percentage of Area Median Income (AMI) at the census tract level. This was calculated by dividing a census tract’s median household income by the 2021 HUD defined Area Median Income for a household of three, in accordance with the City of San Antonio’s average household size. 2021 income limits were used in order to align with 2021 income data from ACS.

While the race and ethnicity information that is presented in the dashboard and the text that follows it pertains to *just renter households*, the income information in this map pertains to *all households*. This is because the ACS table with the median household income of renter households at the census tract level has significant amounts of missing data.

Map of top 30 evicting properties

The second map on the dashboard illustrates the location of the top 30 evicting properties in 2022. The top 30 evicting properties were determined by summing eviction filings by defendant address, and identifying the 30 addresses where the most evictions were filed in 2022. Please note that the top 30 evicting properties are defined as the 30 properties that filed the highest number of **eviction cases**, NOT as the properties with the highest **eviction filing rates** in 2022. Because the number of units at a given property must be identified manually using the Appraisal District’s property search engine, we do not have an eviction filing rate for every property that filed an eviction in 2022.

The name of the top evicting properties, the total number of units, and the name of the entity or persons who own the property were identified via [Bexar County Appraisal District’s property search engine](#). [Opencorporates](#) was used to find further details on owning entities and connect entities to one another by officer and mailing address information. This

information about the top evicting properties is presented within the pop-up box that appears on the map when the user selects a property.

Update Frequency

Data included in the San Antonio Eviction Dashboard will be updated annually, in February of every year. This will align with newly released ACS data in addition to annual updated data from Bexar County Justice of the Peace courts. The first update of the dashboard will occur in February of 2024.

Have a question or want more information? Email erin@texashousing.org or mia@texashousing.org.