

HARRIS COUNTY

2024 EVICTION SNAPSHOT



**TEXAS
HOUSERS**
TEXAS LOW INCOME HOUSING
INFORMATION SERVICE

THE BIG PICTURE: HARRIS COUNTY



80,110

evictions filed in 2023

45%



of households in
Harris County are
renters

768,200 total renter households

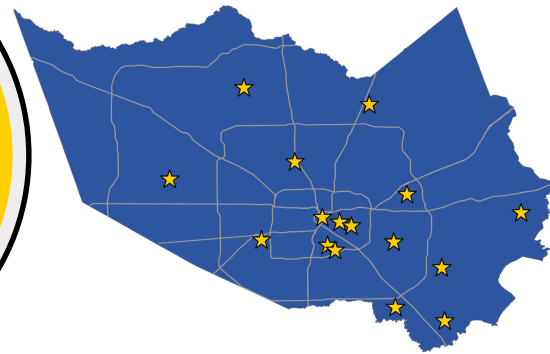


Eviction filing rate
amongst renter
households



\$1,269

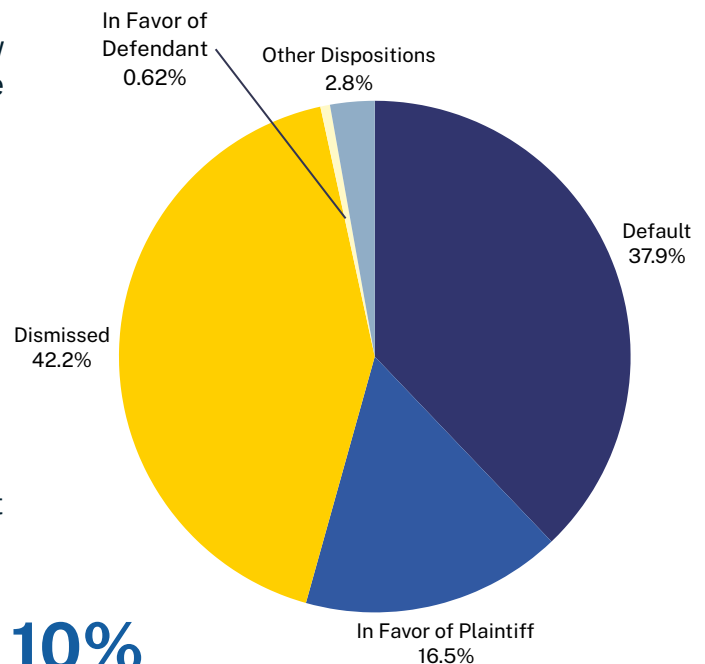
median rent in
Harris County



Stars indicate locations of the sixteen JP court locations

CASE OUTCOMES

- **Default** means that the defendant/tenant did not show up, so the plaintiff/landlord automatically won the case
- **Dismissed** means the case was dismissed by either plaintiff/landlord motion, court order, or because the plaintiff/landlord was not present at the hearing. It must be noted that many cases are heard with both parties present and then input as a dismissal, even if the dismissal favored the defendant, rather than input as a judgment for the defendant.
- **In Favor of the Plaintiff** means the case was ruled in favor of the plaintiff/landlord with both parties present
- **In Favor of the Defendant** means the case ruled in favor of the defendant/tenant with both parties present
- **Other Dispositions** include any other case outcome that was not already described



2%

of of total cases
had defendants
with legal
representation

4%

of defendants
present at hearing
had legal
representation

\$1,688

median back
rent owed at
time of filing

10%

of case
decisions were
appealed

COST OF RENTING

49%

Harris County renter
households are considered
cost burdened with rent*



\$48,610

median renter income

\$1,115

rent **affordable with full
time work** at average
renter household wages**



1 in 5

renter households
are **severely cost
burdened****

*This exceeds the HUD standard of no more than 30% of income spent on rent, or 50% on rent for severe cost burden

**This calculation accounts for a \$100 a month utility balance

Sources: American Community Survey (2018 - 2022), Harris County Justice of the Peace Courts (2023).
Some data analysis courtesy of Moksha Data

For more information please contact Taylor Laredo at taylor@texashousing.org

JUSTICE OF THE PEACE PRECINCT 1

2024 HARRIS COUNTY EVICTION SNAPSHOT



**TEXAS
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TEXAS LOW INCOME HOUSING
INFORMATION SERVICE

THE BIG PICTURE: PRECINCT 1



10,478

evictions filed in P1 in 2023

51%

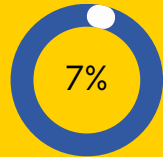


of households in
P1 are renters

151,600 total renter
households

1 in 5

renter
households in
Harris County
are located in
P1

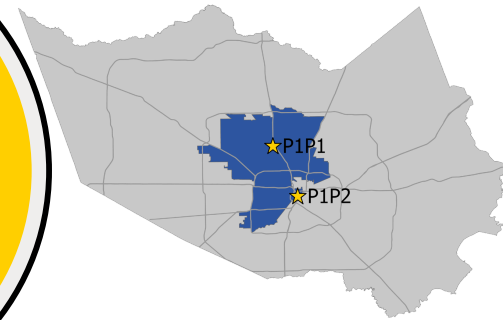


Eviction filing
rate amongst
renter
households

13%



of Harris
County eviction
filings are in P1
courts

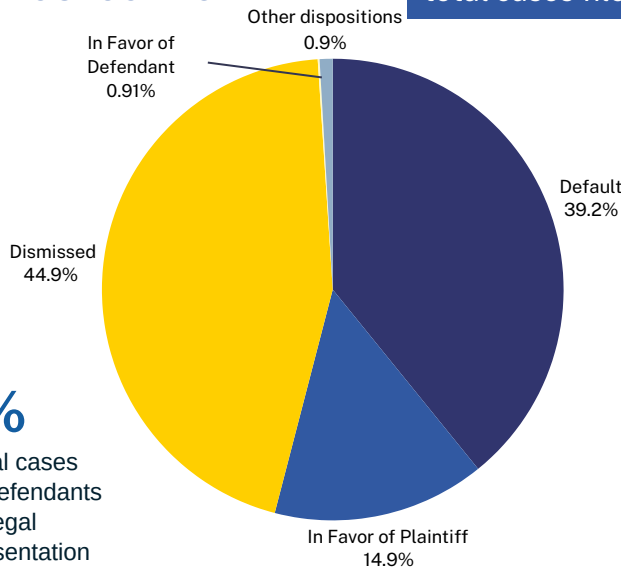


PRECINCT 1, PLACE 1

CASE OUTCOMES:

8,616

total cases filed



5%

of total cases
had defendants
with legal
representation

8%

of defendants present
at hearing had legal
representation

\$1,798

median back rent
owed at time of
hearing

8%

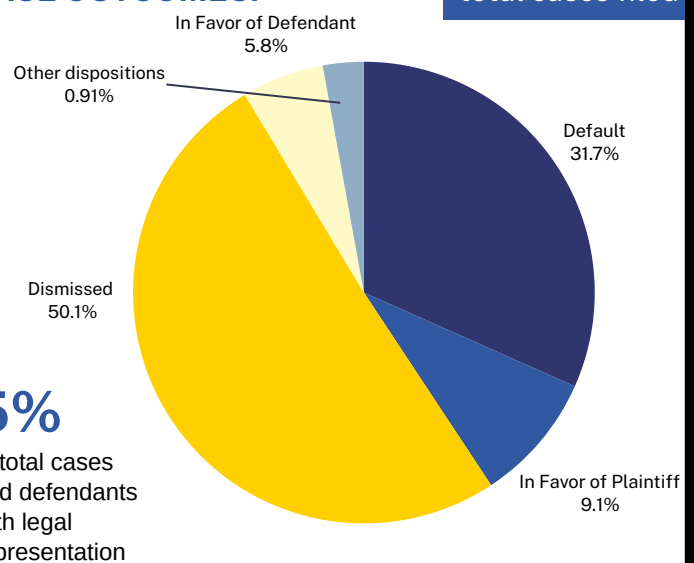
of case decisions
were appealed

PRECINCT 1, PLACE 2

CASE OUTCOMES:

2,132

total cases filed



5%

of total cases
had defendants
with legal
representation

7%

of defendants present
at hearing with legal
representation

\$1,798

median back rent
owed at time of
hearing

8%

of case decisions
were appealed

COST OF RENTING

47%

P1 households are
considered **cost
burdened** with rent*



\$61,440

median renter income

\$1,429

rent **affordable with full
time work** at average
renter household wages**



\$1,412

median rent in P1

*This exceeds the HUD standard of no more than 30% of income spent on rent.

**This calculation accounts for a \$100 a month utility balance

Sources: American Community Survey (2018 - 2022), Harris County Justice of the Peace Courts (2023).

Some data analysis courtesy of Moksha Data

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JUSTICE OF THE PEACE PRECINCT 2

2024 HARRIS COUNTY EVICTION SNAPSHOT



**TEXAS
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INFORMATION SERVICE

THE BIG PICTURE: PRECINCT 2



4,430

evictions filed in P2 in 2023

45%

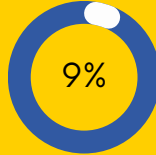


of households in
P2 are renters

48,900 total renter
households

1 in 16

renter
households in
Harris County
are located in
P2

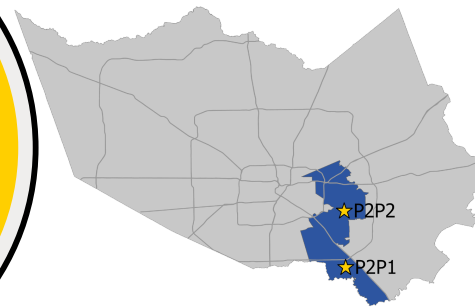


Eviction filing
rate amongst
renter
households

6%



of Harris
County eviction
filings are in P2
courts

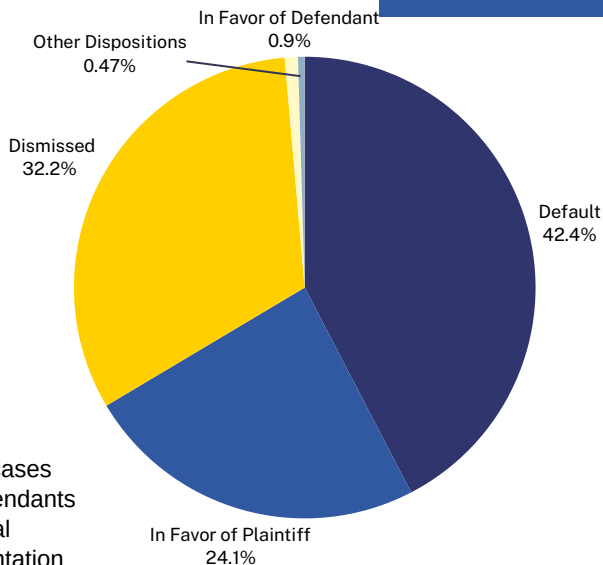


PRECINCT 2, PLACE 1

CASE OUTCOMES:

2,948

total cases filed



3%

of total cases
had defendants
with legal
representation

6%

of defendants present
at hearing had legal
representation

\$1,616

median back rent
owed at time of
hearing

10%

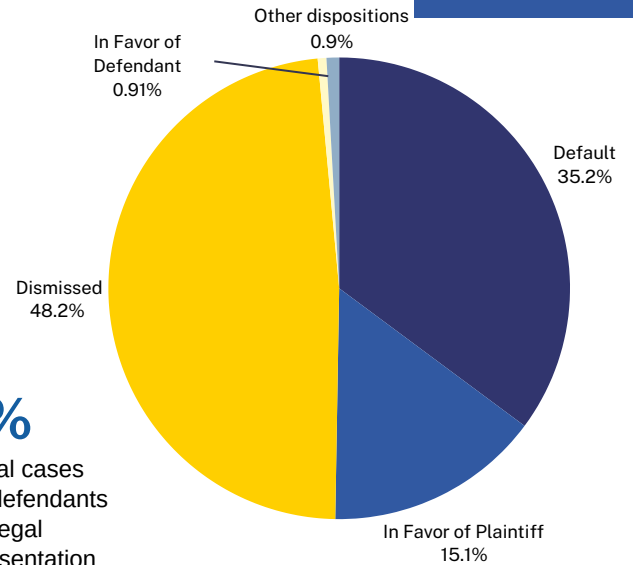
of case decisions
were appealed

PRECINCT 2, PLACE 2

CASE OUTCOMES:

1,442

total cases filed



5%

of total cases
had defendants
with legal
representation

8%

of defendants present
at hearing had legal
representation

\$1,299

median back rent
owed at time of
hearing

7%

of case decisions
were appealed

COST OF RENTING

49%

P2 households are
considered **cost
burdened** with rent*



\$47,190

median renter income

\$1,080

rent affordable with full
time work at average
renter household wages**



\$1,155

median rent in P2

*This exceeds the HUD standard of no more than 30% of income spent on rent.

**This calculation accounts for a \$100 a month utility balance

Sources: American Community Survey (2018 - 2022), Harris County Justice of the Peace Courts (2023).

Some data analysis courtesy of Moksha Data

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JUSTICE OF THE PEACE PRECINCT 3

2024 HARRIS COUNTY EVICTION SNAPSHOT



**TEXAS
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INFORMATION SERVICE

THE BIG PICTURE: PRECINCT 3



6,294

evictions filed in P3 in 2023

35%



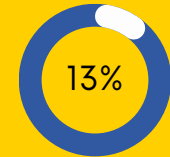
of households in
P3 are renters

48,300 total renter
households

1 in 16

renter
households in
Harris County
are located in
P3

13%

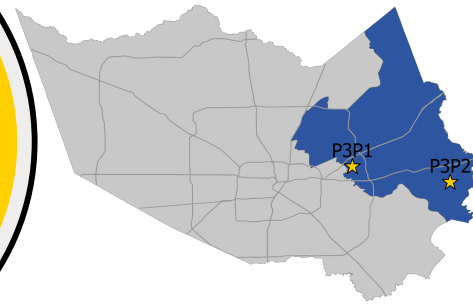


Eviction filing
rate amongst
renter
households

8%



of Harris
County eviction
filings are in P3
courts

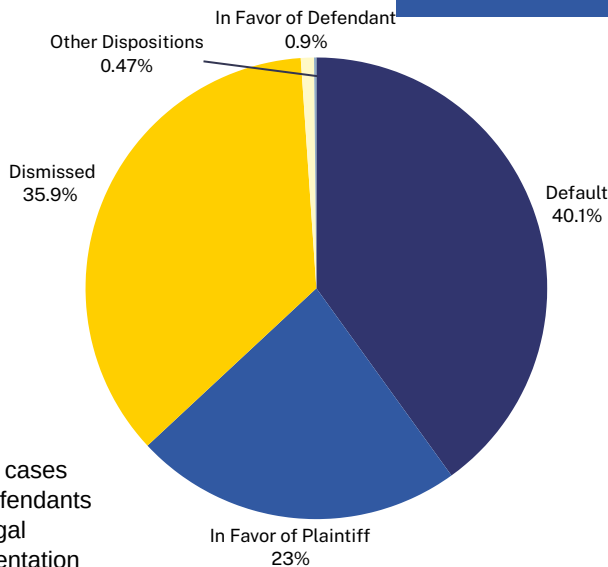


PRECINCT 3, PLACE 1

CASE OUTCOMES:

5,054

total cases filed



1%

of total cases
had defendants
with legal
representation

1%

of defendants present
at hearing had legal
representation

\$1,748

median back rent
owed at time of
hearing

11%

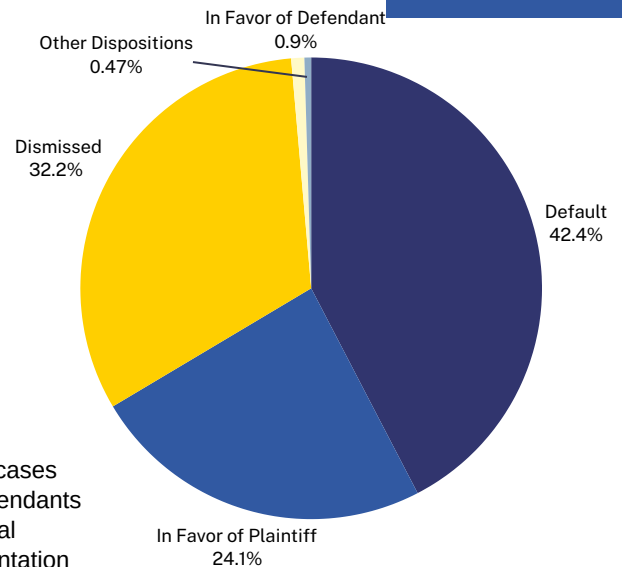
of case decisions
were appealed

PRECINCT 3, PLACE 2

CASE OUTCOMES:

1,240

total cases filed



1%

of total cases
had defendants
with legal
representation

2%

of defendants present
at hearing had legal
representation

\$1,401

median back rent
owed at time of
hearing

6%

of case decisions
were appealed

COST OF RENTING

51%

P3 households are
considered **cost
burdened** with rent*



\$46,840

median renter income

\$1,232

rent affordable with full
time work at average
renter household wages**



\$1,072

median rent in P3

*This exceeds the HUD standard of no more than 30% of income spent on rent.

**This calculation accounts for a \$100 a month utility balance

Sources: American Community Survey (2018 - 2022), Harris County Justice of the Peace Courts (2023).

Some data analysis courtesy of Moksha Data

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JUSTICE OF THE PEACE PRECINCT 4

2024 HARRIS COUNTY EVICTION SNAPSHOT



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INFORMATION SERVICE

THE BIG PICTURE: PRECINCT 4



17,194

evictions filed in P4 in 2023

34%



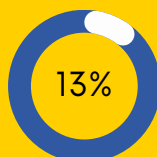
of households in
P4 are renters

130,000 total renter
households

1 in 6

renter
households in
Harris County
are located in
P4

13%

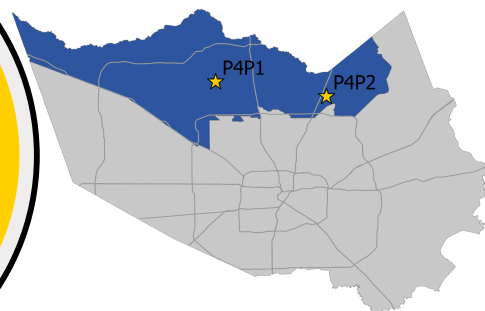


Eviction filing
rate amongst
renter
households

21%



of Harris
County eviction
filings are in P4
courts

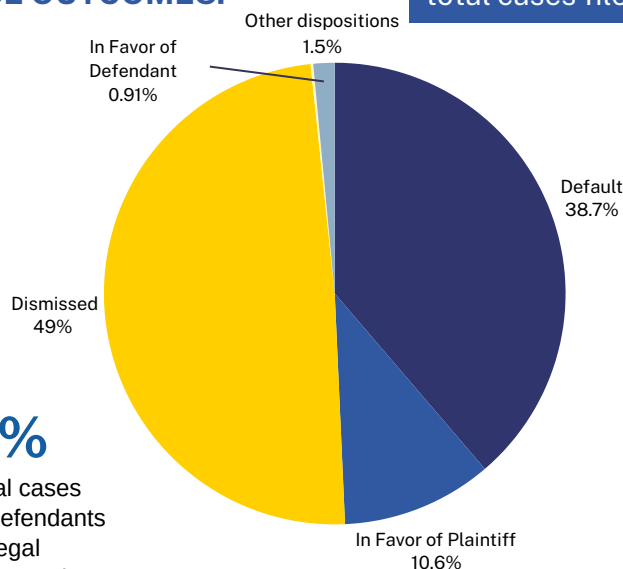


PRECINCT 4, PLACE 1

9,859

total cases filed

CASE OUTCOMES:



<1%

of total cases
had defendants
with legal
representation

1%

of defendants present
at hearing had legal
representation

\$1,705

median back rent
owed at time of
hearing

8%

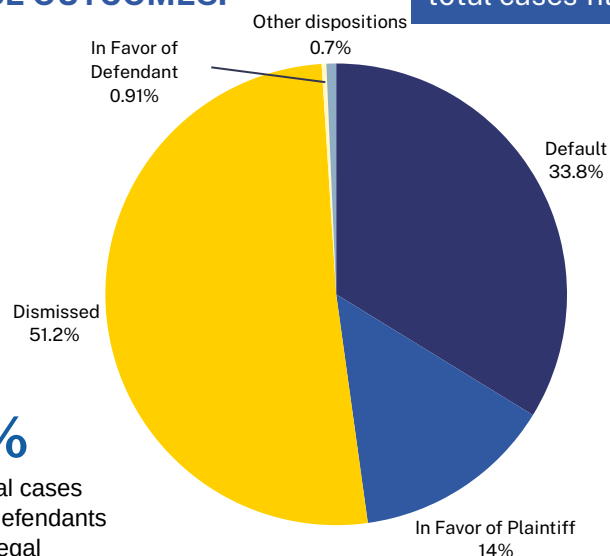
of case decisions
were appealed

PRECINCT 4, PLACE 2

7,335

total cases filed

CASE OUTCOMES:



2%

of total cases
had defendants
with legal
representation

4%

of defendants present
at hearing had legal
representation

\$1,700

median back rent
owed at time of
hearing

9%

of case decisions
were appealed

COST OF RENTING

52%

P4 households are
considered **cost
burdened** with rent*



\$55,850

median renter income

\$1,269

rent affordable with full
time work at average
renter household wages**



\$1,390

median rent in P4

*This exceeds the HUD standard of no more than 30% of income spent on rent.

**This calculation accounts for a \$100 a month utility balance

Sources: American Community Survey (2018 - 2022), Harris County Justice of the Peace Courts (2023).

Some data analysis courtesy of Moksha Data

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JUSTICE OF THE PEACE PRECINCT 5

2024 HARRIS COUNTY EVICTION SNAPSHOT



**TEXAS
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TEXAS LOW INCOME HOUSING
INFORMATION SERVICE

THE BIG PICTURE: PRECINCT 5



25,361

evictions filed in P5 in 2023

51%



of households in
P5 are renters

238,000 total renter
households

1 in 3

renter
households in
Harris County
are located in
P5

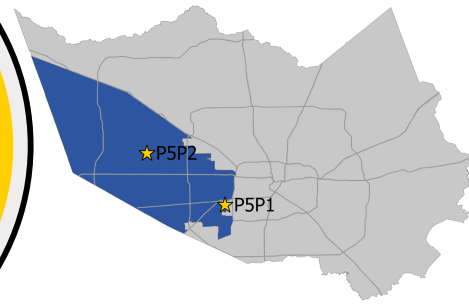
11%

Eviction filing
rate amongst
renter
households

32%



of Harris
County eviction
filings are in P5
courts

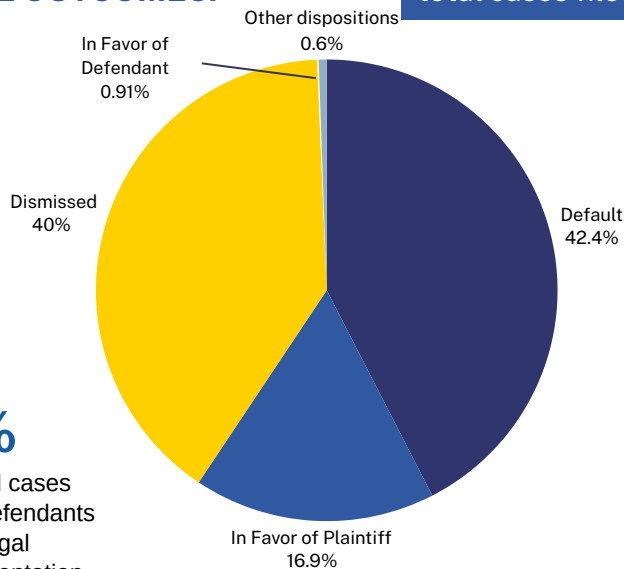


PRECINCT 5, PLACE 1

CASE OUTCOMES:

16,884

total cases filed



2%

of total cases
had defendants
with legal
representation

4%

of defendants present
at hearing had legal
representation

\$1,688

median back rent
owed at time of
hearing

14%

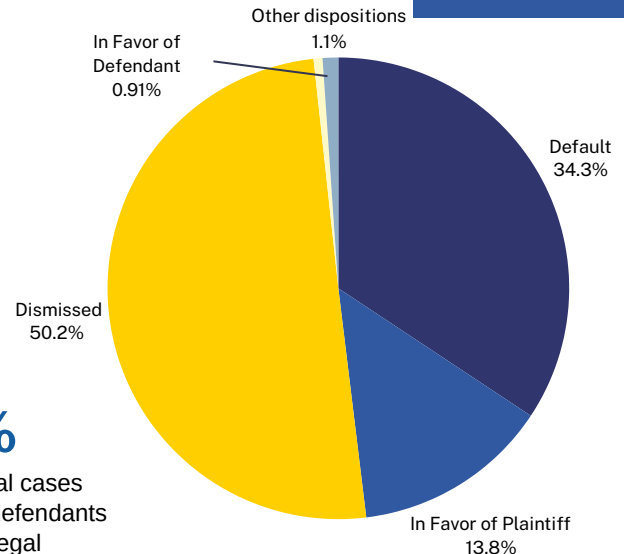
of case decisions
were appealed

PRECINCT 5, PLACE 2

CASE OUTCOMES:

8,477

total cases filed



1%

of total cases
had defendants
with legal
representation

1%

of defendants present
at hearing had legal
representation

\$1,731

median back rent
owed at time of
hearing

10%

of case decisions
were appealed

COST OF RENTING

50%

P5 households are
considered **cost
burdened** with rent*



\$53,380

median renter income

\$1,234

rent affordable with full
time work at average
renter household wages**



\$1,340

median rent in P5

*This exceeds the HUD standard of no more than 30% of income spent on rent.

**This calculation accounts for a \$100 a month utility balance

Sources: American Community Survey (2018 - 2022), Harris County Justice of the Peace Courts (2023).

Some data analysis courtesy of Moksha Data

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JUSTICE OF THE PEACE PRECINCT 6

2024 HARRIS COUNTY EVICTION SNAPSHOT



THE BIG PICTURE: PRECINCT 6



2,024

evictions filed in P6 in 2023

53%



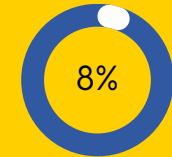
of households in
P6 are renters

*25,400 total renter
households*

1 in 30

renter
households in
Harris County
are located in
P6

8%

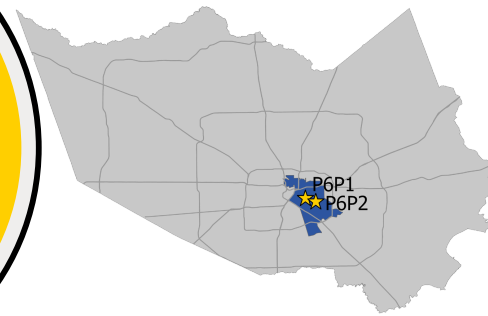


Eviction filing
rate amongst
renter
households

3%



of Harris
County eviction
filings are in P6
courts

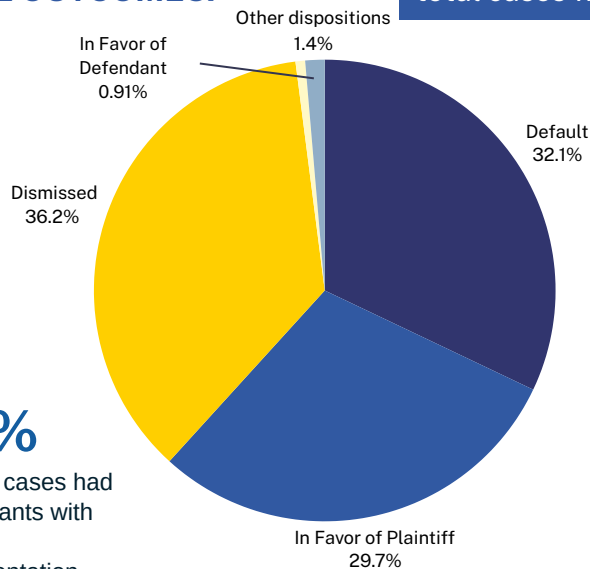


PRECINCT 6, PLACE 1

CASE OUTCOMES:

1,025

total cases filed



18%

of total cases had
defendants with
legal
representation

26%

of defendants present at
hearing had legal
representation

\$1,500

median back rent
owed at time of
hearing

12%

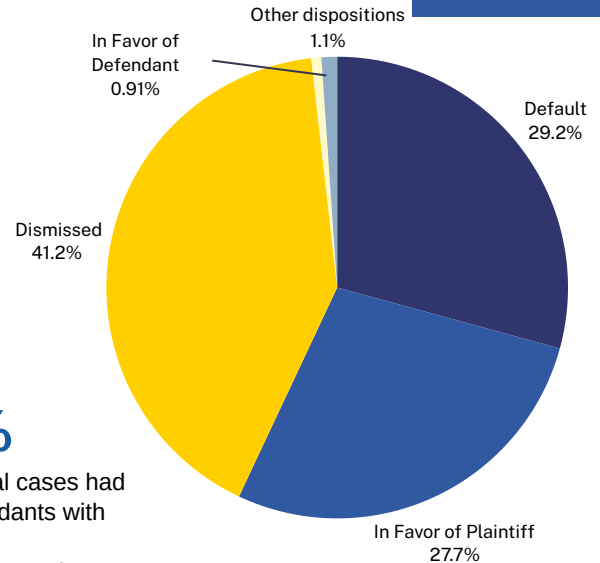
of case decisions
were appealed

PRECINCT 6, PLACE 2

CASE OUTCOMES:

999

total cases filed



1%

of total cases had
defendants with
legal
representation

1%

of defendants present at
hearing had legal
representation

\$1,182

median back rent
owed at time of
hearing

6%

of case decisions
were appealed

COST OF RENTING

45%

P6 households are
considered **cost
burdened** with rent*



\$40,040

median renter income

\$901

rent affordable with full
time work at average
renter household wages**



\$1,012

median rent in P6

*This exceeds the HUD standard of no more than 30% of income spent on rent.

**This calculation accounts for a \$100 a month utility balance

Sources: American Community Survey (2018 - 2022), Harris County Justice of the Peace Courts (2023).
Some data analysis courtesy of Moksha Data

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JUSTICE OF THE PEACE PRECINCT 7

2024 HARRIS COUNTY EVICTION SNAPSHOT

THE BIG PICTURE: PRECINCT 7



9,704
evictions filed in P7 in 2023

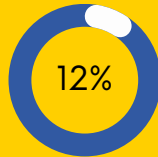
57%



of households in
P7 are renters
*80,400 total renter
households*

1 in 10

renter
households in
Harris County
are located in
P7

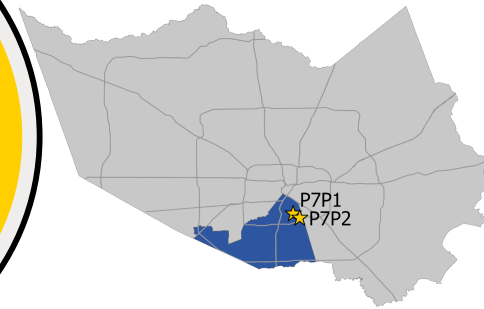


Eviction filing
rate amongst
renter
households

12%



of Harris
County eviction
filings are in P7
courts

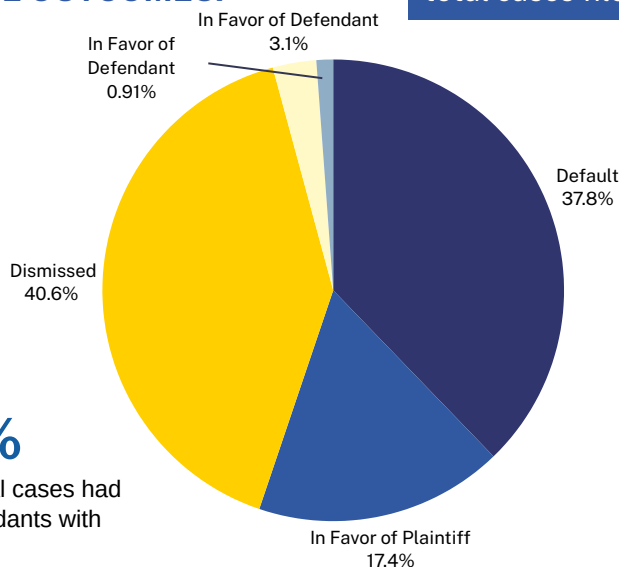


PRECINCT 7, PLACE 1

CASE OUTCOMES:

3,412

total cases filed



6%

of total cases had
defendants with
legal
representation

10%

of defendants present
at hearing had legal
representation

\$1,612

median back rent
owed at time of
hearing

10%

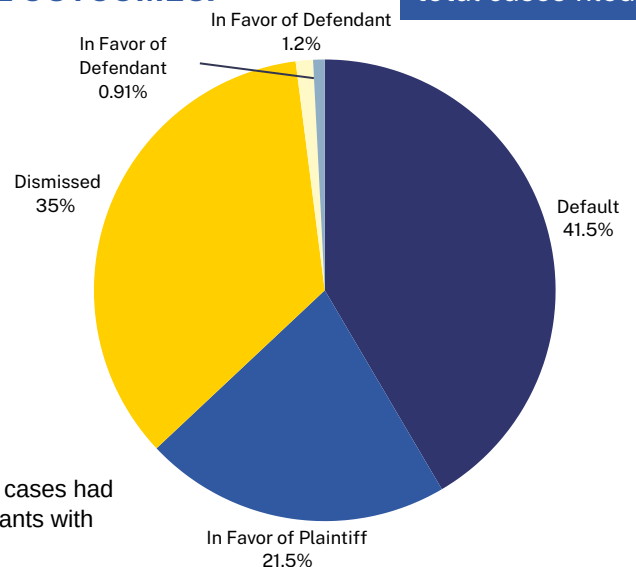
of case decisions
were appealed

PRECINCT 7, PLACE 2

CASE OUTCOMES:

6,292

total cases filed



1%

of total cases had
defendants with
legal
representation

1%

of defendants present
at hearing had legal
representation

\$1,702

median back rent
owed at time of
hearing

10%

of case decisions
were appealed

COST OF RENTING

49%

P7 households are
considered **cost
burdened** with rent*



\$48,090

median renter income

\$1,102

rent affordable with full
time work at average
renter household wages**



\$1,261

median rent in P7

*This exceeds the HUD standard of no more than 30% of income spent on rent.

**This calculation accounts for a \$100 a month utility balance

Sources: American Community Survey (2018 - 2022), Harris County Justice of the Peace Courts (2023).

Some data analysis courtesy of Moksha Data

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JUSTICE OF THE PEACE PRECINCT 8

2024 HARRIS COUNTY EVICTION SNAPSHOT



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INFORMATION SERVICE

THE BIG PICTURE: PRECINCT 8



4,355

evictions filed in P8 in 2023

41%

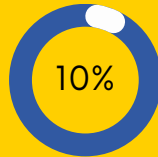


of households in
P8 are renters

80,400 total renter
households

1 in 17

renter
households in
Harris County
are located in
P8

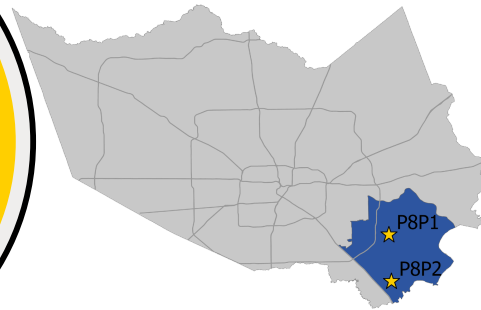


Eviction filing
rate amongst
renter
households

5%



of Harris
County eviction
filings are in P8
courts

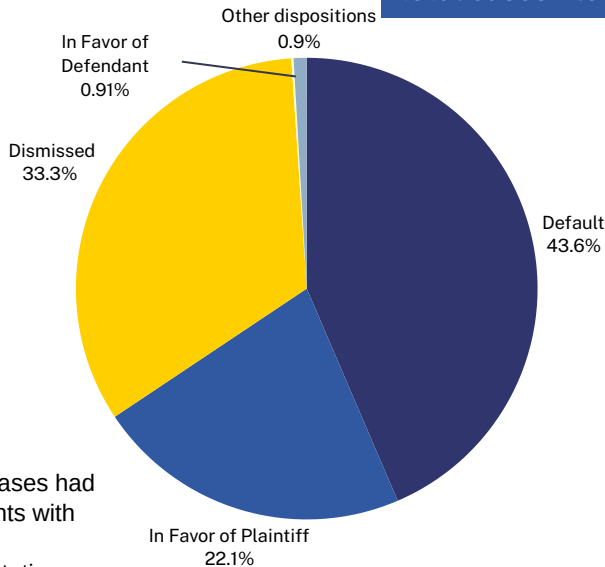


PRECINCT 8, PLACE 1

CASE OUTCOMES:

3,171

total cases filed



1%

of total cases had
defendants with
legal
representation

2%

of defendants present
at hearing had legal
representation

\$1,350

median back rent
owed at time of
hearing

8%

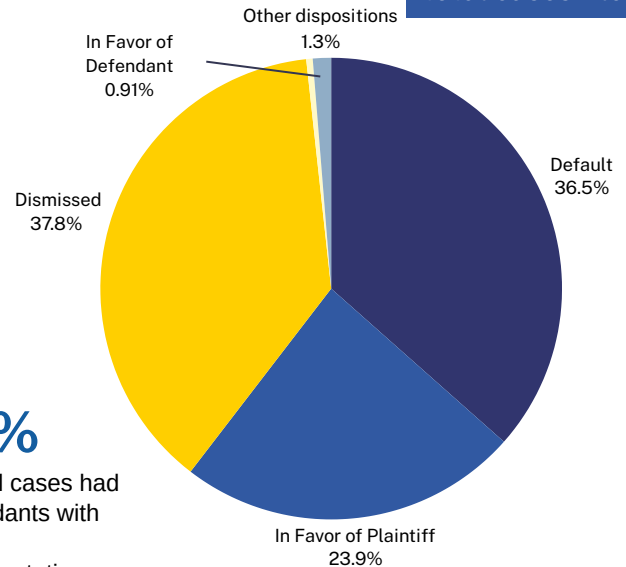
of case decisions
were appealed

PRECINCT 8, PLACE 2

CASE OUTCOMES:

1,184

total cases filed



<1%

of total cases had
defendants with
legal
representation

1%

of defendants present
at hearing had legal
representation

\$1,505

median back rent
owed at time of
hearing

6%

of case decisions
were appealed

COST OF RENTING

46%

P8 households are
considered **cost
burdened** with rent*



\$54,040

median renter income

\$1,251

rent affordable with full
time work at average
renter household wages**



\$1,266

median rent in P8

*This exceeds the HUD standard of no more than 30% of income spent on rent.

**This calculation accounts for a \$100 a month utility balance

Sources: American Community Survey (2018 - 2022), Harris County Justice of the Peace Courts (2023).
Some data analysis courtesy of Moksha Data.

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2024 Eviction Snapshot Methodology

Data Collection

Texas Housers' 2024 Eviction Snapshots use the most recently available US Census Bureau data, data courtesy of the Harris County justice of the peace courts system, and the Harris County constable boundaries. These documents use information on evictions from the Harris County justice of the peace court cases entered in a given court from January 1, 2023 through December 31, 2023. The Harris County constable boundaries, which are also used to distribute the justice of the peace courts, are used to calculate all numbers shown in the Precinct Renter Profiles. All other data comes from the Census Bureau's American Community Survey 5-year estimates (2018-2022). Data was collected at the census tract level. See Figure 1 below for further detail on specific tables used for each number.

Data Analysis

The 2024 Eviction Snapshots are unique because they compile publicly available data on evictions, as well as publicly available data on the renter households into the Harris County constable/justice of the peace precinct boundaries, which is not readily available elsewhere. This is because certain data that informs the 2024 Eviction Snapshots comes from the US Census Bureau geographies, which are not necessarily reflective of different political boundaries in Harris County. These Eviction Snapshots intend to show the interplay between eviction data and data connected to cost of renting in a given geographic area.

Renting Cost Data Analysis

To provide data by precinct, ACS data was weighted to estimate the percentage of a given census tract that fell within the justice of the peace precinct boundaries. Justice of the peace precinct boundaries were overlaid over census tracts and the proportion of each tract in a given precinct was used to calculate a precinct-level total for data that was available as counts (e.g., the total number of households). Shares – such as the share of precinct households that are renters – were calculated using these precinct-level estimates. For data that was not available as counts, such as tract-level Median Household Income and Median Monthly Rent, the number of renter or owner households in a given tract was included in the precinct-level calculation to more accurately weight precinct-level averages. This allowed for more accurate consideration of unique datapoints such as renter median household income in tracts with very few renters when combining that median value with the value from a tract that is mostly renters.

As a result, the precinct Eviction Snapshots calculate an Adjusted Median Household Income for both renter households and owner households that accounts for the differing numbers of renter households and owner households per census tract and weights each census tract proportionately. The same process was done for Median Monthly Rent calculation, given that each census tract has its own median rent but not all census tracts have the same amount of renter households.

Eviction Data Analysis

Eviction filing data was provided as point data, meaning Texas Housers had access to the exact address for each eviction. Weighting was not required for these numbers because a unit or eviction filing was simply inside the precinct boundaries or not.

All eviction case data was pulled from the Harris County justice of the peace public data extract service. Case data was selected from “cases entered” extracts, which are representative of all cases that were entered into the case management system from the months of January 2023 to December 2023. As noted by Harris County, the case filing date may differ from the date it was entered into the case management system by a court clerk.

Defendant representation data was determined by Texas Housers analysis of data reported by Harris County justice of the peace courts on party representation, utilizing the reported defendant attorney names, and/or the defendant attorney addresses, with some cleaning for clerical errors. Defendants present representation data was determined by removing all cases where the case outcome was a default judgment from the sample used to examine defendant representation data.

Case outcome data was determined by Texas Housers analysis of several data elements reported by Harris County justice of the peace courts, including which party the case was ruled in favor of, case disposition, and case judgment text. In the event in which the data on a case outcome reported by Harris County was contradictory, the case’s disposition text, and whether a judgment was rendered for a particular party, were used as key indicators of the final case outcome.

Case Outcome Analysis

Default judgment

Includes all cases where the line “judgment text” IS “default judgment” or the “disposition description” IS “default judgment (OCA).” Even if the case was ruled in favor of a certain party, it will still appear in this count.

Judgment in favor of defendant

Includes all cases where an individual case has a “judgment in favor of” line that matches with the “first defendant name” or the “second defendant name”. This matching process was done through an automation to circumvent any issues with case sensitivity, (ie. “first defendant name” is John Doe Jr., “judgment in favor of” is John Doe”). Also, the “judgment text” for this description IS NOT coded as “default judgment”, nor is “disposition description” coded as “default judgment (OCA).”

Judgment in favor of plaintiff

Includes all cases where an individual case has a “judgment in favor of” line that matches with the “first plaintiff name” or the “second plaintiff name”. This matching process was done through an automation to circumvent any issues with case sensitivity. (ie. “first plaintiff name” is “Doe Apartments LLC”, “judgment in favor of” is “Doe Apartments”). Also, “judgment text” for this description IS NOT coded as “default judgment”, nor is “disposition description” coded as “default judgment (OCA).”

Dismissed

Includes all cases where the “judgment in favor of” column was empty, the “judgment text” IS NOT “default judgment” and the disposition description IS either “all other dispositions (OCA),” “dismissed for want of prosecution (OCA)” and “dismissed or non-suited by plaintiff (OCA).”

Other dispositions

Includes cases where the case status was “bankruptcy”, the case status was “active” and/or the case was ruled in neither party’s favor, and the disposition description IS NOT “default judgment (OCA),” “all other dispositions (OCA),” “dismissed for want of prosecution (OCA)” nor “dismissed or non-suited by plaintiff (OCA).”

Appeal

Includes all cases where the case status was “appeal” – regardless of judgment text or disposition description.

Appendix 1: Discussion on Details and Limitations of Certain Eviction Data

Texas Housers' assessment of data is based on the public records made available by Harris County justice of the peace courts. These records come with limitations and fall short in capturing more detailed aspects of the eviction process, which may be observed in court. Eviction data is reported based on the standards set by the State of Texas Office of Court Administration (OCA), which oversees civil and criminal court data across the State of Texas. OCA standards for reporting also fall short in capturing certain details of eviction case outcomes. This document is intended to provide additional context and discuss limitations of certain data elements that may be useful in interpreting the Eviction Snapshots.

Case Outcome: Dismissed

As we note on our Harris County Eviction Snapshots, this figure denotes cases that resulted in a dismissals for three reasons:

1. **Want of prosecution** (corresponding OCA code(s): "dismissed for want of prosecution," "all other dispositions") – When the plaintiff was not present at the time of the hearing, therefore rendering the case dismissed, regardless of whether the defendant was or was not present at the hearing.
2. **Plaintiff's motion/request** (corresponding OCA code(s): "all other dispositions," "dismissed by motion of plaintiff") – When the plaintiff asks the court to dismiss the case. This is often the result of the defendant paying their back rent in full prior to the hearing, the defendant vacating the unit prior to the hearing, or a settlement reached by both parties independently or with the assistance of legal representation or mediation.
3. **Court order** (corresponding OCA code(s): "all other dispositions") – When a case is dismissed by the judge due to issues with the plaintiff's eviction case raised by either the defendant or their representation, or uncovered through plaintiff testimony or review of court filings during the hearing. While particular issues may be brought to the justice of the peace's attention by the defendant or their legal counsel, many courts will not denote this as a ruling "in favor of the defendant," and rather as a case dismissal.

A dismissal does not always indicate a favorable outcome for the defendant, as just the eviction filing information is sold to landlords for background checks, which impacts future renting prospects. A tenant whose case was dismissed by court order may inevitably have to relocate, or face repeated eviction filings.

Case Decisions Appealed

This data captures the rate of cases appealed from justice of the peace court to county court at law. Harris County data presently does not reflect back to the justice of the peace court level an ultimate disposition of the case following appeal, whether at the county court at law or the court of appeals, as the case numbers are unique. Justice of the peace court is not a court of record, and the data system utilized for justice of the peace court and county court at law and/or court of appeals are also independent of each other. Further research into the case outcomes of appealed eviction cases is necessary to better understand the true rate of eviction in Harris County.

Defendant Representation Rates

A “represented tenant” is defined in the data as a defendant with an attorney name and/or an attorney address coded in the court’s file, which are taken from a notice of representation. It is important to note that not all courts require or even allow notices of representation, and there may be inaccuracies in court reporting of notices of representation.

We offer two figures for defendant representation on the Eviction Snapshots with two different denominators. The first rate of representation reflects the percentage of defendants who had legal representation compared to the total number of eviction cases filed. This includes cases coded as default judgments. The second rate of representation reflects the percentage of defendants who presumably appeared for their hearing, as case outcomes determined as default judgments are removed from this sample. Because much attorney representation in Harris County is provided through in-court outreach on the day of the hearing, tenants who defaulted are removed from the sample with this context in mind to get a more exhaustive look at defendant representation rates.

Defendant representation will inevitably be undercounted as a metric, and is challenging to capture with precision given the current limitations in the data collected and reported from the courts. Many defendants will benefit from legal aid as a resource whether they are represented at their hearing or not, as they may receive legal advice or assistance with their appeal. Additionally, procedural issues that result in a case dismissal can often be raised by one defendant’s legal representation, which can then lead to the dismissal of other cases filed by the same landlord, even cases of tenants who are unrepresented.

We encourage you to consider this context when examining the Eviction Snapshots.