



## 2023 EVICTION REPORT - DATA METHODOLOGY

### OVERVIEW

Shelterwell's Eviction Prevention team gathers firsthand information while attending all Oklahoma County Forcible Entry & Detainer hearings. Additional information is gathered from the Oklahoma State Courts Network website, OSCN.net.

Collected data points:

- Name of plaintiff(s)
- Name of defendant(s)
- Attorney representation for both parties
- Rent arrears
- Monthly rent
- Zip code of defendant
- Court attendance of defendants
- Case result
- Case filing date
- Case closing date

Each data point collected in person is cross-referenced with its corresponding case details on OSCN. If discrepancies exist between our observations and the information entered on OSCN, we rely on the firsthand data we observed in court. In instances where we missed certain data points during court proceedings, information was supplemented using the details provided on OSCN.

By personally gathering data at eviction dockets, we can track in real-time multiple data points that may elude automated data-scrubbing processes.

### EVICTION FILINGS AND OUTCOMES

To verify and authenticate our on-site data collection, we utilized a data scrubber shared by a third party to extract all Forcible Entry & Detainer cases filed in Oklahoma County for 2023. Subsequently, we cross-referenced our compiled list with the data obtained from the scrubber, identifying and comparing any cases missed on either side. Our analysis revealed several overlooked filings attributed to clerical errors, such as cases scheduled for a Saturday or assigned to an incorrect judge. Additionally, the scrubber flagged cases that were not included in our initial count for reasons such as misclassification as Forcible Entry & Detainer or the defendant being a business entity or non-residential property. After meticulously reviewing each case to ascertain its validity, we established our final filing count.

### DEFAULT JUDGMENTS

The percentage of cases leading to eviction by default was determined by documenting the tenant's/defendant's court attendance. This calculation involved observing whether the tenant was present during the court proceedings and assessing the outcome of each respective case.

### EVICTIONS FILED BY OUT-OF-STATE LANDLORDS

The percentage of evictions initiated by out-of-state landlords was established by confirming the identity of

### EVICTIONS FILED BY OUT-OF-STATE LANDLORDS - continued

each distinct plaintiff through the Oklahoma Secretary of State website. This involved conducting searches on each plaintiff to verify whether they were categorized as a foreign or domestic business entity.

### ZIPS CODES WITH THE HIGHEST EVICTION RATES

We determined the percentage of evictions filed within each of Oklahoma County's zip codes by recording the defendant's address as listed on the eviction summons.

### LEGAL REPRESENTATION

The legal representation of plaintiffs was determined by the information listed on each case on OSCN. The legal representation of defendants was determined by the information listed on OSCN, and information gathered firsthand at FED hearings. The percentage of both plaintiffs and defendants securing legal representation is based on the total number of eviction filings.

The study cited in Shelterwell's 2023 Eviction Data report was published by WVXU News, a member of the NPR Network. The full story can be read at <https://www.wvxu.org/local-news/2023-05-15/tenants-without-attorney-eviction-court-lose-housing-study>.

### SURVEY DATA

Survey information from tenants was collected in person at the Oklahoma County Courthouse between September and December of 2023. Landlord survey data was obtained via an anonymous online survey, distributed through email, and in-person interactions at the Oklahoma County Courthouse, from August to October of 2023.

### ECONOMIC IMPACT

National Alliance to End Homelessness: <http://endhomelessness.org/wp-content/uploads/2017/06/Cost-Savings-from-PSH.pdf>

The total economic impact of \$45,972,459 was calculated based on an estimation that 15% of the 8,302 households evicted in Oklahoma County in 2023 utilized emergency shelter services.

The Lab at University of Arizona Cost of Eviction Calculator: <https://evictioninnovation.org/2020/04/27/calculator/>

### DEMOGRAPHIC INFORMATION

The race, gender, and household information in the 2023 Eviction Data Report is based on survey data of tenants attending eviction hearings in Oklahoma County. 143 tenants participated in this survey.