



2024 REPORT: “WHY EVICTION MATTERS” DATA METHODOLOGY

FRONT COVER

“48,278 evictions were filed in Oklahoma in 2023.”

Data is courtesy of Legal Services Corporation Civil Court Data Initiative.
<https://civilcourtdata.lsc.gov/data/eviction>

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“Oklahoma has the 6th highest eviction rate in the nation.”

Ellen Dewitt. (2020, June 17). “Eviction rates in every state.” *Stacker*. Retrieved February 10, 2024, from <https://stacker.com/business-economy/eviction-rates-every-state>

“...and the 8th highest poverty rate.”

Chris Gilligan. (2023, May 3). “The States With the Highest Poverty Rates.” *U.S. News*. Retrieved February 10, 2024, from <https://www.usnews.com/news/best-states/slideshows/us-states-with-the-highest-poverty-rates?slide=4>

“...and the highest rates of childhood trauma.”

Keaton Ross. (2021, August 25). “Seeking to Reduce, Treat Effects of Childhood Trauma.” *Oklahoma Watch*. Retrieved February 10, 2024, from <https://oklahomawatch.org/2021/08/25/seeking-to-reduce-treat-effects-of-childhood-trauma/>

America’s Health Rankings analysis of National Survey of Children’s Health, U.S Department of Health and Human Services, Health Resources and Services Administration (HRSA), Maternal and Child Health Bureau (MCHB), United Health Foundation. Retrieved February 10, 2024, from https://www.americashealthrankings.org/explore/measures/ACEs_8/OK

“...and ranks 46th in child well-being.”

Anne E. Casey Foundation (2023, June 14). *2023 Kids Count Data Book: 2023 State Trends in Child Well-Being*. Retrieved February 9, 2024, from <https://www.aecf.org/interactive/databook?l=40>

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Data is courtesy of Legal Services Corporation Eviction Laws Database. Data was collected by filtering answers to the question “How many days before an eviction hearing must a tenant be served with a court summons?” For instances where the listed response was “Minimum number of days not specified,” additional research was completed by Shelterwell’s Eviction Prevention team to determine the minimum number of days for evictions filed due to nonpayment of rent.

Two days: Alaska, Arizona, North Carolina

Three days: Iowa, Kansas, Kentucky, Louisiana, Michigan, North Dakota, Oklahoma, Utah, Wyoming

Four days: Minnesota, Missouri, South Dakota

Five days: Delaware, District of Columbia, Florida, Idaho, Indiana, Mississippi, Montana, Puerto Rico, Rhode Island, Texas, Wisconsin

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Six days: Connecticut, New Hampshire, Tennessee

Seven Days: Alabama, Colorado, Georgia, Maine, New Mexico, Ohio, Oregon, Pennsylvania, Washington

Ten Days: Hawaii, Illinois, Nebraska, Nevada, New York, Vermont, Virginia, West Virginia

Minimum number of days not specified: Arkansas, California, Maryland, Massachusetts, New Jersey, South Carolina

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“In Oklahoma County, 43% of tenants are locked out of their homes within 10 business days of the eviction being filed.”

Shelterwell’s Eviction Prevention team collected all eviction filings in Oklahoma County for September, October, and November of 2023. Looking only at cases where a judgment was issued, they then removed any cases where an agreed continuance was granted (implying both parties were at one time actively negotiating an agreement), and removed any judgments where a “Writ of Execution” was never issued (implying an agreement was reached after the judgment was issued or the tenant moved willingly at an undetermined time), leaving 1,279 judgments. They then analyzed the filing date and writ execution date to determine an overall average amount of time between the eviction filing and the tenant being locked out of their home.

“While the frequency of eviction hearings varies by county, 49% of Oklahoma’s residents live in counties where 8 or more eviction dockets are scheduled each month, greatly increasing their likelihood of a speedy eviction.”

Docket frequency was determined by speaking with the court clerk for each of Oklahoma’s 77 counties.

Population was based on July 1, 2020, estimates as determined by the U.S. Census Bureau: <https://www.census.gov/quickfacts/fact/table/OK/PST045223>

County (listed alphabetically)	Eviction Docket Frequency	Population
Adair	1 per week	19,576
Alfalfa	1 per week	5,637
Atoka	2 per month	14,262
Beaver	2 per month	5,016
Beckham	1 per week	22,009
Blaine	Set as cases are filed	8,409
Bryan	2 per month	48,182
Caddo	Set as cases are filed	26,198
Canadian	1 per week	169,149
Carter	2 per month	48,510
Cherokee	1 per week	48,098
Choctaw	1 per month	14,358
Cimarron	Set as cases are filed	2,252
Cleveland	2 per week	299,587
Coal	2 per month	5,313
Comanche	4 per week	123,046
Cotton	Set as cases are filed	5,477

County	Eviction Docket Frequency	Population
Craig	1 per month	14,123
Creek	1 per week	72,699
Custer	1 per week	27,886
Delaware	2 per month	41,413
Dewey	2 per week	4,401
Ellis	Set as cases are filed	3,657
Garfield	1 per week	61,920
Garvin	1 per week	25,713
Grady	1 per week	56,658
Grant	Set as cases are filed	4,124
Greer	2 per month	5,547
Harmon	1 per week	2,428
Harper	Set as cases are filed	3,129
Haskell	1 per week	11,641
Hughes	2 per month	13,407
Jackson	2 per month	24,556
Jefferson	Set as cases are filed	5,389
Johnston	2 per month	10,406
Kay	2 per month	43,668
Kingfisher	Set as cases are filed	15,293
Kiowa	2 per month	8,345
Latimer	2 per month	9,630
LeFlore	2 per month	48,907
Lincoln	1 per week	34,188
Logan	Set as cases are filed	51,933
Love	1 per week	10,218
Major	2 per month	7,502
Marshall	2 per month	15,882
Mayes	1 per week	39,589
McClain	1 per month	45,306
McCurtain	1 per month	30,931
McIntosh	1 per week	19,451
Murray	1 per month	13,672
Muskogee	2 per week	66,354
Noble	1 per month	10,896
Nowata	1 per week	9,483

County	Eviction Docket Frequency	Population
Okfuskee	1 per week	11,134
Oklahoma	4 per week	802,559
Okmulgee	1 per week	36,990
Osage	1 per week	45,839
Ottawa	1 per week	30,338
Pawnee	1 per week	15,757
Payne	2 per month	82,794
Pittsburg	1 per week	43,613
Pontotoc	1 per week	38,141
Pottawatomie	1 per week	73,533
Pushmataha	1 per month	10,769
Roger Mills	1 per month	3,320
Rogers	1 per week	98,836
Seminole	2 per month	23,351
Sequoyah	1 per week	39,667
Stephens	1 per week	43,710
Texas	1 per month	20,495
Tillman	2 per month	6,977
Tulsa	4 per week	677,358
Wagoner	1 per week	86,644
Washington	2 per month	53,242
Washita	1 per month	10,732
Woods	Set as cases are filed	8,587
Woodward	2 per month	19,990

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“Nearly half of Oklahoma renters are ‘cost burdened,’ spending 30% or more of their income on rent and utilities.”

Joint Center for Housing Studies of Harvard University, “America’s Rental Housing 2024,” Harvard Graduate School of Design, Harvard Kennedy School, 2024. Accessed on February 11, 2024, from https://www.jchs.harvard.edu/americas-rental-housing-2024ng_2024.pdf

“In Oklahoma, a living wage for a single parent with one child is \$32.68 per hour.”

Amy K. Glasmeier, “Living Wage Calculator,” Massachusetts Institute of Technology, 2024. Accessed on February 19, 2024, from <https://livingwage.mit.edu/states/40>

“The U.S. Department of Health and Human Services quantifies poverty as a single parent earning less than \$18.93 per hour.”

Office of the Secretary, “Annual Update of the HHS Poverty Guidelines,” Department of Health and Human Services, 2024. Accessed on February 20, 2024, from <https://www.govinfo.gov/content/pkg/FR-2024-01-17/pdf/2024http4-00796.pdf>

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“There are only 39 homes available for every 100 extremely low-income renter households in Oklahoma.”
Sabine Brown, “Housing is unaffordable for Oklahoma’s low-wage workers,” Oklahoma Policy Institute, 2023. Accessed on February 11, 2024, from <https://okpolicy.org/housing-is-unaffordable-for-oklahomas-low-wage-workers/>

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“Evictions increase the likelihood that a worker will lose their job by 22%.”

Matthew Desmond & Carl Gershenson, “Housing and Employment Insecurity among the Working Poor.” *Social Problems*.

“As one of the strongest and most preventable causes of involuntary residential displacement, evictions should be central to any effort to reduce school changes resulting from that displacement.”

Victor Pearse Haley, Jr., “The Impact of Eviction on Student Displacement: An Atlanta Case Study.” Georgia Institute of Technology.

“For children, eviction functions as a major life event that has damaging effects long after they are forced to leave their home. It negatively affects emotional and physical well-being; increases the likelihood of emotional trauma, lead poisoning, and food insecurity; leads to academic decline and delays; and could increase all-cause mortality risk.”

Emily A. Benfer, “U.S. Eviction Policy is Harming Children: The Case Study for Sustainable Eviction Prevention to Promote Health Equity.” Harvard University.

“If children of unhoused families are investigated by child welfare authorities, they are 34 times more likely to enter foster care than stably housed children.”

Cheryl Zlotnick, “What research tells us about the intersecting streams of homelessness and foster care.” *American Journal of Orthopsychiatry*.

“Evictions can be a death sentence. An eviction filing increases a tenant’s mortality rate by 19%. An eviction judgment increases a tenant’s mortality rate by 40%.”

Nick Graetz, Carl Gershenson, Matthew Desmond, “Rising Rents and Evictions Linked to Premature Death,” The Eviction Lab.