



Eviction Legislation and the Role of Data in Informing Policy

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Who is CPAL?

We design for scale.

Transformation requires the collaboration and infrastructure of institutions. CPAL's origin has positioned it to convene leaders across nine public agencies quarterly to align resources and activate scalable strategies.

We center on evidence.

A strong understanding of child poverty's root causes, the highest-impact levers to address them, and Dallas' current conditions inform solutions.

We power with community expertise.

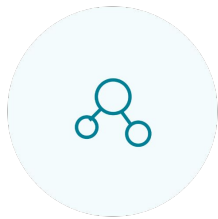
Community residents can highlight patterns and actionable insights based on lived-experience that are not otherwise visible. By empowering residents with tools, resources, and access to systems leaders, CPAL unlocks the community's greatest opportunity for ultimate success.



Child Poverty Action Lab (CPAL) is a Dallas nonprofit that aims to reduce child poverty by 50% in a generation.

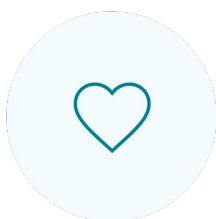
CPAL works as a local convener, data analyst, and broker to provide concrete solutions to government and community partners for immediate implementation.

Big Bets for Economic Mobility



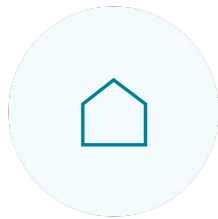
Benefits Delivery

Each year in Dallas County, an **estimated \$250M+** in existing resources for child poverty-reducing programs goes underutilized.



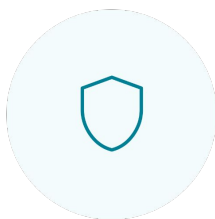
Maternal Health

The decision of if and when to have a family has deep ties to future financial security, low-income women seeking effective contraception **face steep hurdles to accessing their preferred method.**



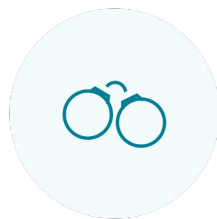
Housing

Housing quality, affordability, stability, and location impact a child's physical and emotional wellbeing, cognitive achievement, and connection to community – which impact chances for upward mobility.



Safety

Children who experience trauma are **130% more likely** to report being poor as adults than peers who don't.



Criminal Justice

Being jailed or losing a parent to incarceration during childhood adversely impacts future education, health, and financial outcomes. A former inmate is **7.5x less likely to see mobility to the top quintile 20 years later.**

Strong Neighborhoods

Early Development

Economic Connectedness

Better data leads to better decisions. Better decisions lead to better outcomes.

Our work is rooted in evidence that shows impact in five key areas can influence a child's economic mobility. Across these big bet areas, we focus on three elements proven to make a difference: Strong neighborhoods, early development, and economic connectedness.

By bridging the lived experiences of residents and front-line professionals with city agencies and officials, we are able to break complex issues into shovel-ready opportunities.

OUR HOPE FOR HOUSING

All children and their families can access housing that is healthy and safe, affordable, stable, and in a community that begets economic opportunity.

Housing Dimension

Why This Matters

QUALITY

Poor housing quality is associated with asthma and respiratory illness, lead poisoning, accidental injury, anxiety and depression, and poor academic outcomes.

AFFORDABILITY

Housing cost-burdened families make difficult tradeoffs - sacrificing expenses like healthcare to stay housed. The stress of unaffordable housing negatively impacts children's cognitive achievement and physical and mental health.

LOCATION

Neighborhoods matter for long-term outcomes: a child who moves from a high- to low-poverty neighborhood will realize \$300K+ in increased lifetime earnings.

STABILITY

Housing instability leads to greater material hardship, poorer health and avoidable healthcare costs, negative impacts on academic achievement, and greater depression and stress.

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STABILITY

Housing instability leads to greater material hardship, poorer health and avoidable healthcare costs, negative impacts on academic achievement, and greater depression and stress.

Housing stability impacts outcomes for kids.

Residential stability matters for a child's mental and physical wellbeing, educational success, and connection to a community.

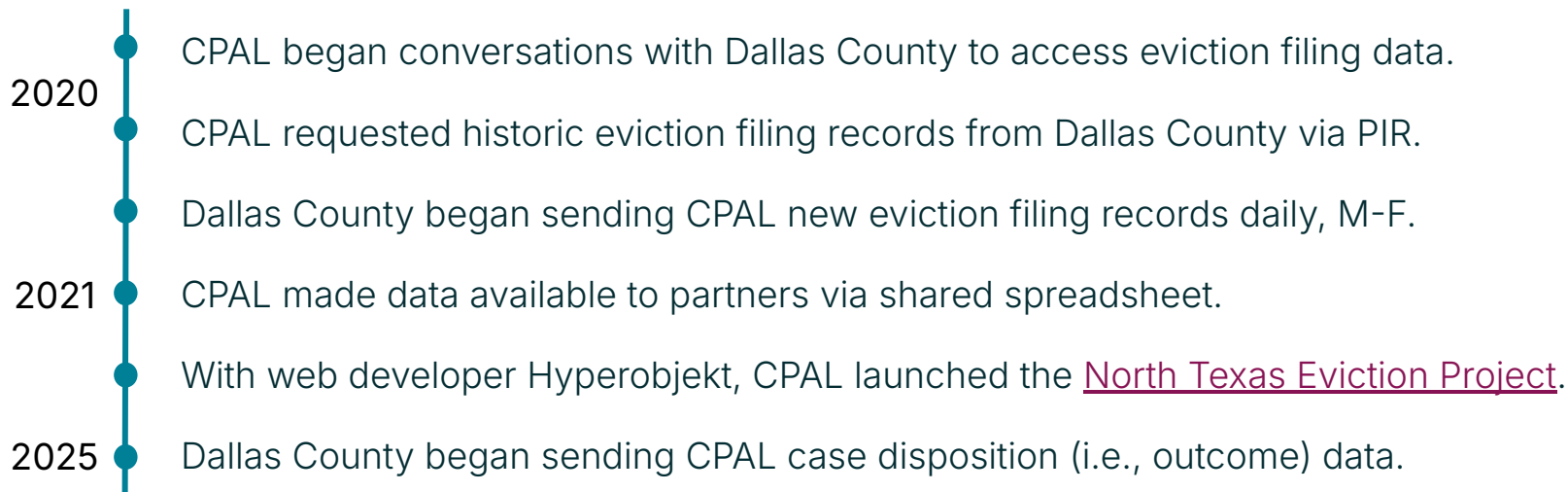
Involuntary displacement leads to greater material hardship, poorer health and avoidable healthcare costs, negative impacts on academic achievement, and greater depression and stress.

Children are particularly vulnerable to eviction. **A recent study published by researchers at the Eviction Lab found that “the risk of experiencing an eviction . . . is highest during childhood.”** For children who experience eviction, they “face increased risk of food insecurity, exposure to environmental hazards, academic challenges, and a range of long-term physical and mental health problems.”



Eviction Filing Data and Tenant-Centered Interventions

Eviction filing data is our best proxy for housing instability but can be hard to access.

- 
- A vertical timeline with a teal line and circular markers. The years 2020, 2021, and 2025 are listed to the left of the line. The events are listed to the right of the line, corresponding to the markers.
- 2020
 - CPAL began conversations with Dallas County to access eviction filing data.
 - CPAL requested historic eviction filing records from Dallas County via PIR.
 - Dallas County began sending CPAL new eviction filing records daily, M-F.
 - 2021
 - CPAL made data available to partners via shared spreadsheet.
 - With web developer Hyperobjekt, CPAL launched the [North Texas Eviction Project](#).
 - 2025
 - Dallas County began sending CPAL case disposition (i.e., outcome) data.



Eviction filing data has been used for awareness, outreach and support, resource allocation, and research.



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TEXAS' EVICTION CRAZE

Amid record heat and a new COVID wave, state residents are being threatened with homelessness in rising numbers.

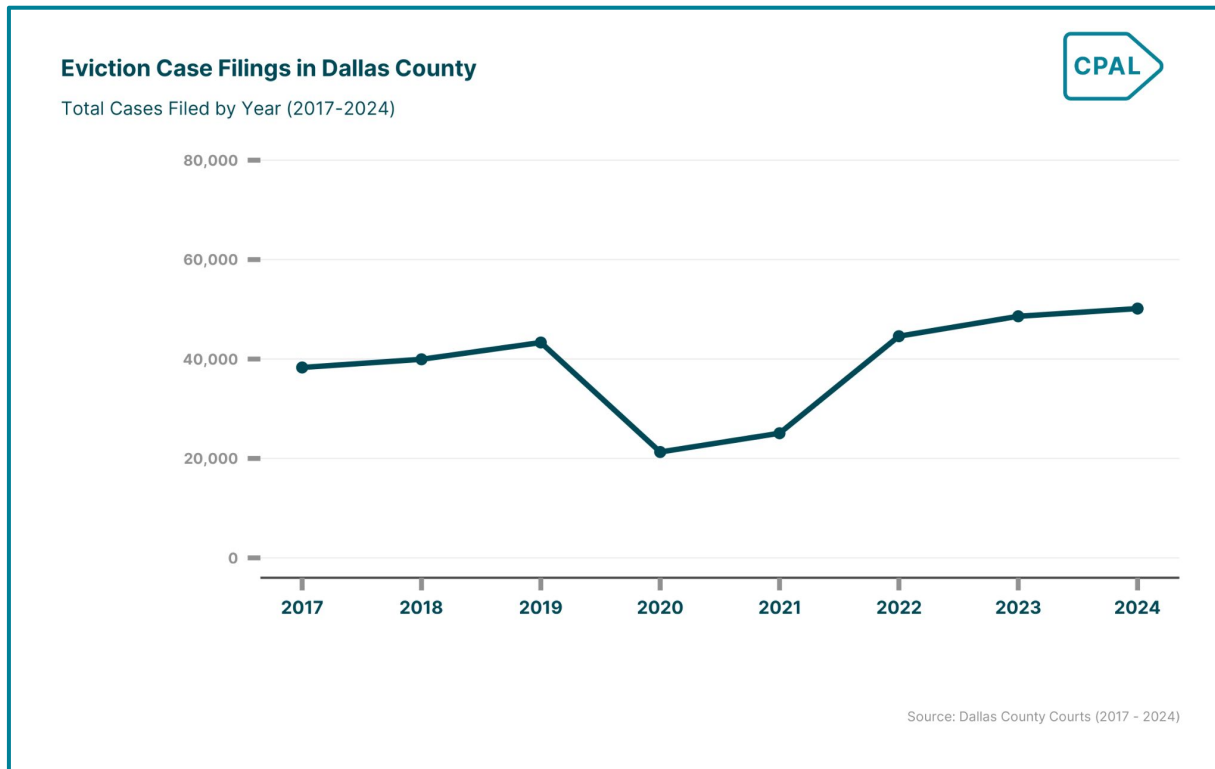
As federal eviction moratorium expires, tenants and rent advocates scramble to obtain state and local rental relief funds

In the first phase of funding from the federal government for emergency rental assistance, Texas received about \$2 billion. Now the state has to get those funds in the hands of Texans.

Amid high rents, eviction filings in major Texas cities soar above pre-pandemic levels

Legal aid groups and housing advocates say there simply aren't enough lawyers to keep up with the sheer volume of eviction filings.

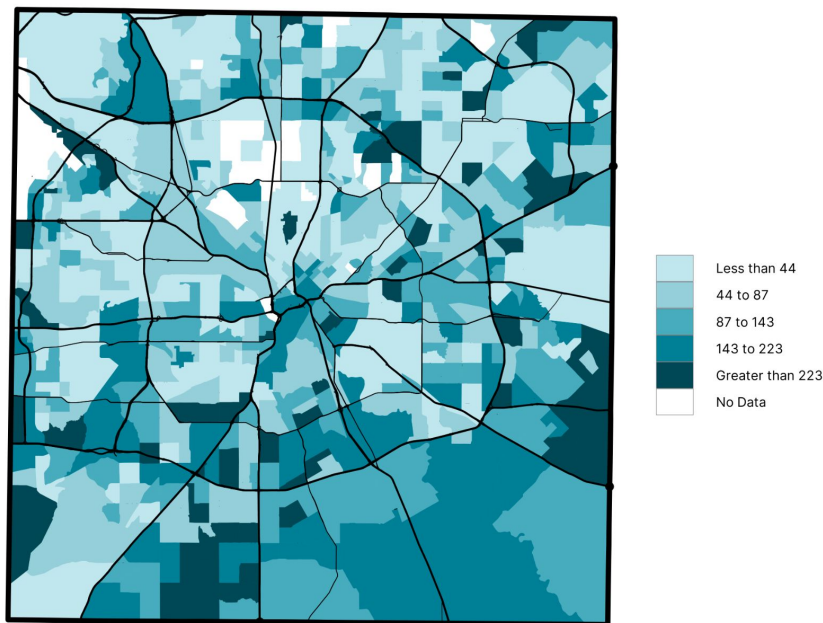
Eviction filings in Dallas County exceeded pre-pandemic averages in 2022, 2023, and 2024, with a record high in 2024.



**Landlords filed ~50K eviction cases in 2024, an average of 137 per day.
94% of cases had an associated dollar amount (e.g., nonpayment of rent).**

Eviction Filing Rate by Census Tract, Dallas County 2024

Eviction filing rate = number of eviction filings per 1000 renters



Source: Dallas County Courts | Data classified using natural breaks

Also in Dallas County in 2024:

– Overall eviction filing rate:
102 per 1000 renters (10%)

– Median filing amount:
\$2,075

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A	B	C	D	E	F
Case Number	Case Type	Court	Date Filed	Hearing Date	Hearing Time
JPC-25-04043-12	EV	Court 1-2	2025-10-21	2025-11-04	10:00:00
JPC-25-11331-21	EV	Court 2-1	2025-10-21	2025-11-05	10:00:00
JPC-25-03867-22	EV	Court 2-2	2025-10-21	2025-11-10	09:15:00
JPC-25-03873-22	EV	Court 2-2	2025-10-21	2025-11-10	09:15:00
JPC-25-03874-22	EV	Court 2-2	2025-10-21	2025-11-10	09:15:00
JPC-25-03871-22	EV	Court 2-2	2025-10-21	2025-11-10	09:15:00
JPC-25-11333-21	EV	Court 2-1	2025-10-21	2025-11-05	13:00:00
JPC-25-11337-21	EV	Court 2-1	2025-10-21	2025-11-05	13:00:00
JPC-25-11337-21	EV	Court 2-1	2025-10-21	2025-11-05	13:00:00
JPC-25-02544-52	EV	Court 5-2	2025-10-21	2025-11-04	09:00:00
JPC-25-02545-52	EV	Court 5-2	2025-10-21	2025-11-04	09:00:00
JPC-25-11840-51	EV	Court 5-1	2025-10-21	2025-11-14	10:00:00
JPC-25-03877-22	EV	Court 2-2	2025-10-21	2025-11-10	09:15:00



Dallas Eviction Advocacy Center

Facing an Eviction? Don't Face it Alone.

Court records show that you may be facing an eviction. The Dallas Eviction Advocacy Center is a Texas nonprofit corporation that provides free legal advice and representation to tenants facing eviction in Dallas County. We're here to help



Free Legal Assistance

You do not need to leave your home until a judge orders you to. We are here to answer any questions you have, and we will assess whether we can represent you in court when you reach out.



Tenant Resources & Explainers

Call, text, or email us to get started. Our phone number is not staffed. But we will return your call.



Community Services & Relief

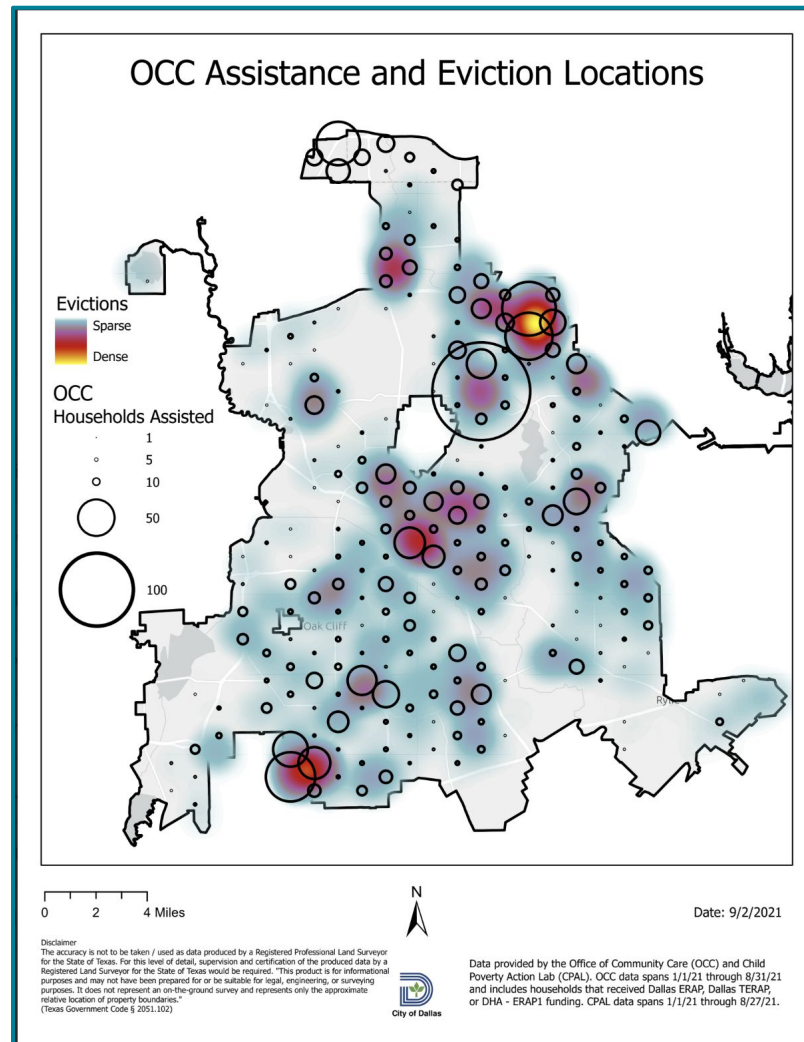
info@DallasEAC.org

(469) 436-2704

Principal office in Dallas, Texas

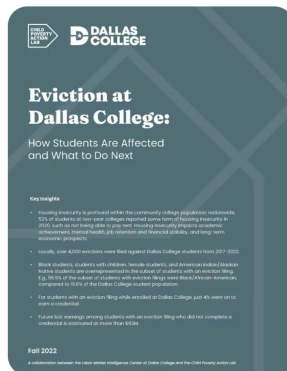
Learn more about CPAL's collaboration with the Dallas Eviction Advocacy Center [here](#).

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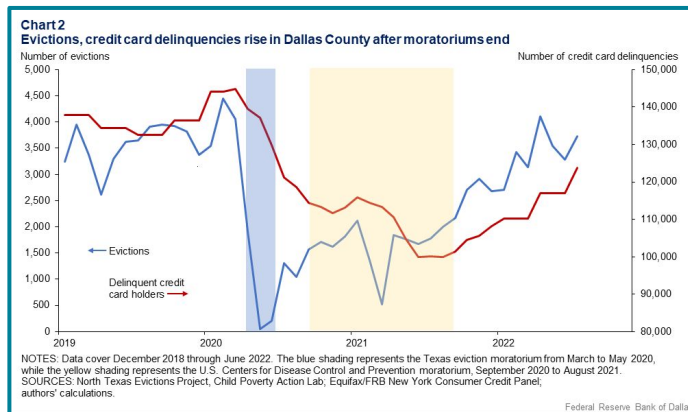


Eviction filing data has been used for awareness, outreach and support, resource allocation, and **research**.

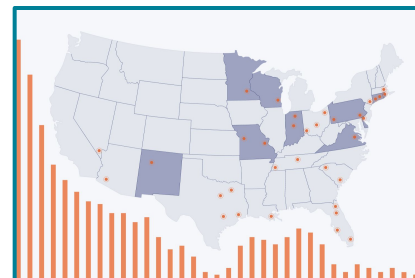
Evictions at Dallas College *CPAL and Dallas College Labor Market Intelligence Center*



COVID-era eviction moratoriums improved financial well-being . . . while they lasted *Federal Reserve Bank of Dallas*



Preliminary Analysis: Eviction Filing Patterns in 2023 *Eviction Lab at Princeton*



Eviction Filing Data and SB 38

During the 89th Legislature, CPAL provided eviction filing data to inform discussion about SB 38.

<i>Data Request</i>	<i>Response</i>
Do you have the number of evictions filed in Dallas County in 2024 handy?	In Dallas County, there were 39,777* eviction filings in 2024, for an eviction filing rate of 84 per 1000* renters. The median filing amount was \$2,412*.

*Data has since been updated with more complete figures for 2024.

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<i>Data Request</i>	<i>Response</i>
Is there data on evictions for Richardson and Sachse we could obtain? Would it be possible to get eviction case data in past years for these areas?	Directed to the North Texas Eviction Project to access data.

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<i>Data Request</i>	<i>Response</i>
In Dallas County, how many defendants in eviction cases are repeat dependants?	- In 2023 and 2024 combined, there were 77,938 eviction cases filed in Dallas County. - Across all case filings, there were 56,206 unique defendants, of which 22.6% had more than one eviction filing. 77.4% of unique defendants had just one case filed against them in 2023 and 2024. - Repeat defendants accounted for 43.7% of all eviction case filings in that time period. - Repeat defendants had a median of 2 eviction cases filed against them in that time period.



*Data has since been updated with more complete figures for 2023 and 2024.

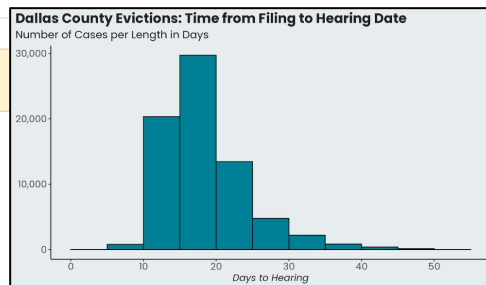
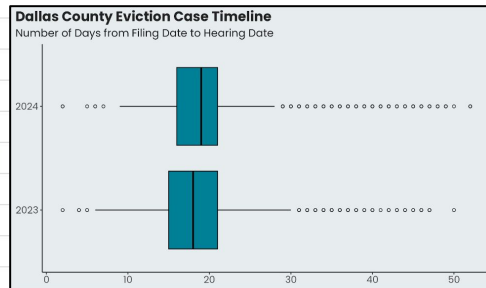
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Data Request

In Dallas County in 2023 and 2024, what was the average length of time from eviction filing to judgment?

Response

Dallas County Evictions	2023 & 2024	2023	2024
Total cases filed	77,307	38,161	39,146
Total cases with a hearing date	72,654	35,629	37,027
Percentage of cases with a hearing date	93.98%	93.36%	94.59%
Length in days			
Average case length	19	18.7	19.4
Median case length	18	18	18
Minimum case length	0	0	0
Maximum case length	52	50	52
25th percentile case length	15	15	16
75th percentile case length	21	21	21
Share of cases less than 30 days	94%	96%	93%
Share of cases less than 60 days	100%	100%	100%



*Data has since been updated with more complete figures for 2023 and 2024.

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<i>Data Request</i>	<i>Response</i>
How many months are tenants behind when they are sued for eviction?	In Dallas County, there were 39,777* eviction filings in 2024, for an eviction filing rate of 84 per 1000* renters. The median filing amount was \$2,412*, which represents 1-2 months of rent. As a comparison, the public cost of a person experiencing homelessness can run \$30-40K per year.

*Data has since been updated with more complete figures for 2024.

Q&A

Feel free to reach out! My email is ashley@cpal.org

