2023 HIGH POINT EVICTION DATA PROJECT

This project was developed by the Center for Housing and Community Studies of the University of North Carolina Greensboro with funding from the Foundation for a Healthy High Point.

Our objective was to create a local eviction database for the City of High Point for the calendar year 2023. We collected information about each eviction case filed in the District 18 District Court, High Point Courthouse, including the docket number, filing date, address of the subject property, names of Plaintiff and Defendant, and disposition of the case. In our report we analyze, tabulate, and map the quantitative data, to illustrate important facts about High Point evictions.

Here we set forth a very brief summary of the report's contents, including High Point evictions "by the numbers," twelve key findings of our research, and recommendations for changes to policy and practice that could help reduce the number of evictions in High Point. For a full view of the data, we recommend a reading of the full report.

2023 HIGH POINT EVICTIONS
By the numbers

3,261
The number of eviction cases filed in High Point in 2023

18,556
The number of renter households in High Point

17.57%
The eviction filing rate
(the number of cases filed per hundred renter households)

RANKED
5th
highest eviction filing rate in the country among locations tracked by Eviction Lab

1,711
Orders of Possession in favor of the Landlord

9.2%
The eviction rate
(the number of Orders of Possession per hundred renter households)

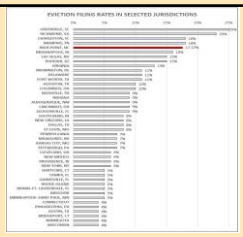
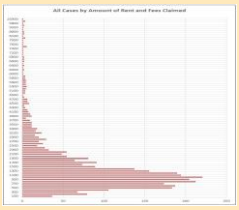
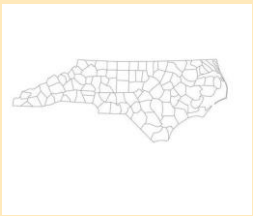
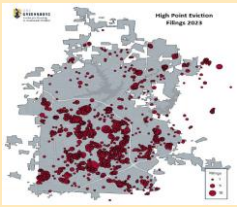
52%
The displacement rate
(the percentage of cases that result in orders of possession)

2,096
Threatened Households
(number of households receiving at least one eviction filing against them)

1,165
Serial Evictions
(repeat eviction cases filed against the same household by the same landlord)

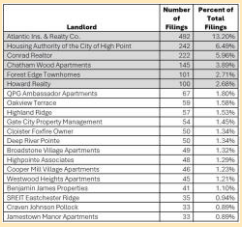
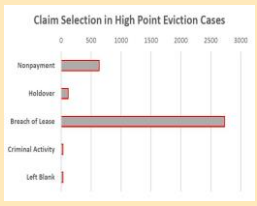
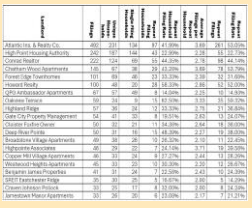
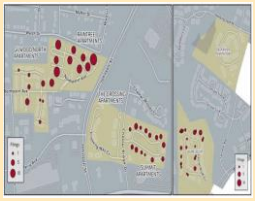
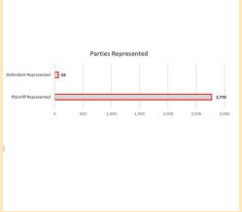
2023 HIGH POINT EVICTIONS
Key Findings

We learned a great deal from the data we collected in High Point. On this page and the next page, we summarize twelve of the most important things we learned.

	**A city's eviction filing rate is the number of eviction cases filed per one hundred renter households. High Point's 17.5% eviction filing rate (17.5 filings per hundred renter households) ranks as the fifth highest of the 44 U.S. locations whose eviction filing rates are currently tracked by Eviction Lab.**
	**Many eviction cases are filed over small amounts of unpaid rent. Forty-six percent of all cases had amounts owed of $1,000 or less. The High Point Housing Authority's eviction cases have some of the smallest amounts owed of any landlord.**
	**Not only High Point, but Greensboro, Winston-Salem, Charlotte, Durham, Wilmington, and Raleigh are among the highest eviction cities in the country. It's a poor showing overall by North Carolina.**
	**Evictions in High Point are concentrated in the neighborhoods in the southern half of the city that have the lowest income and largest Black populations -- but large numbers of evictions happen in other areas throughout the City as well.**
	Only a few landlords accounted for most of the evictions in High Point. The top 12 highest evicting landlords filed 1,643 eviction cases in 2023. It took 462 landlords to file the remaining 1,618 cases.
	The highest evicting apartment complexes can have eviction filing rates of 50, 60, or 70%, and those complexes are scattered all over High Point in lower-income and also higher-income neighborhoods.

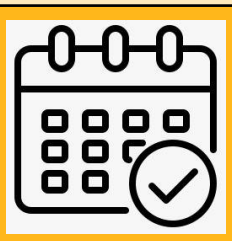
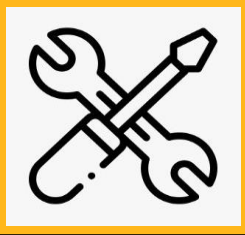
2023 HIGH POINT EVICTIONS
Key Findings

One of our most surprising findings was the prevalence of so-called serial evictions – repeat filings against the same tenant – which has many consequences.

	About half of eviction filings result in an Order of Possession being granted to the landlord. As to the other half, some tenants are getting cases thrown out, and many are dismissed as soon as the rent is brought up to date.
	**Serial evictions make up 36% of all High Point evictions. These are repeat evictions filed by the same landlord against the same tenant, usually not resulting in removal, sometimes as many as 9, 10, and 11 times in a single year.**
	**The bigger landlords, property managers, and eviction law firms are adopting automated filing systems that trigger a new eviction case when the rent is as little as three days late -- adding to the growing number of serial evictions.**
	**Some of the same landlords who are the highest evictors in High Point are also the ones who file the most repeat evictions.**
	**At the same time, some High Point landlords file very few evictions or none at all. That could mean they don't like to resort to eviction, or it could mean they have other, informal ways of dealing with tenants.**
	**Most landlords are represented by counsel, while very few tenants are represented. Tenants are ill-equipped to navigate the complicated eviction process without expert advice.**

2023 HIGH POINT EVICTIONS
Recommendations

Our report is not primarily concerned with policy changes or reforms, and we did not make recommendations for action, but we did come away with some ideas about ways we might reduce the number of evictions.

Increase the notice period landlords must wait before filing, and increase the period between filing and hearing date, to give the tenant more time to prepare. Eliminate the loophole that allows landlords to skip even the ten-day waiting period.	
Raise the filing fee for an eviction. Higher fees create a barrier to filing, resulting in fewer evictions and fewer serial evictions. Limit landlords' ability to charge filing fees and legal fees to the tenant.	
Limit hair-trigger evictions. Institute a minimum threshold dollar amount or a minimum number of months' arrears before the eviction remedy is available to landlords.	
Adopt the right to counsel in eviction cases, or increase free legal services for tenants facing eviction. Tenants are at a severe disadvantage navigating the complexities of eviction proceedings without expert advice.	
Strengthen housing code enforcement. Expand court procedures allowing rent abatement for landlord failure to repair or maintain.	
Make eviction the last resort for landlords, not the first resort. Use rental assistance dollars and mediation services to create incentives for resolution of landlord-tenant disputes.	