



Council Member
Mike Siegel
D7

Evictions

in the city of Austin and Travis County

PRESENTED BY : **BASTA Austin**

SEPTEMBER 16, 2025



Today

1. Evictions in Travis County in 2024 Snapshot

- Overview of the Eviction Process & where data comes from**
- Key findings**

2. Current Eviction Protection Landscape in Austin

3. Learning from tenant stories



2024 Eviction Snapshot

2024 Eviction Snapshot & Up-To-Date Dashboard



File ID: 25-1881
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2024 Evictions Snapshot March 18, 2025

By Peishi Cheng, Shoshana Krieger, and Aabiya Baqai

Introduction

Evictions are the ultimate threat for renters in the landlord-tenant relationship, and having a baseline understanding of the data behind evictions is crucial to understanding how to prevent them.

Last year, we at BASTA (*Building and Strengthening Tenant Action* or *Buscando Acción y Solidaridad que Transforme el Arrendamiento*) released a [report](#) on evictions filed in 2023 in Travis County and in the City of Austin. We described the eviction process in detail, shared stories of tenants facing eviction, described some of our observations on the eviction data, and launched our [dashboard](#) monitoring evictions.

For this year's snapshot, we use the same methodology as the 2023 report and analyze new data related to judgment amounts and eviction case durations.

Key Data Points From 2024

Evictions reached a record high of 13,210 filings in a single year.

Evictions increased by 26% in 2024 from 2023, setting the record for most evictions ever filed in a single year at 13,210.

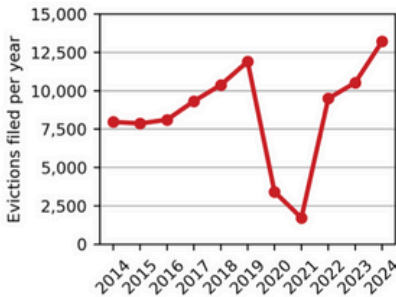


Figure 1: Evictions steadily increased from 2014 to 2019, significantly decreased during pandemic-era eviction protections (2020-2021), and surged again in 2022, with 2024 taking record for most filings in a single year.

This does not bode well for the coming years as the pace of evictions in 2025 does not seem to be slowing down. In fact, January 2025 has already set a new record for most evictions filed in a single month: 1,404.

The median judgment amount of an eviction case was \$2,984.

The majority of eviction cases are for nonpayment of rent. The judgment amount reflects the unpaid rent balance plus potential attorney's fees and costs.

Below, we show eviction case judgment amounts per year since 2017 plotted against the median rent of 1 and 2 bedroom apartments in Austin¹.

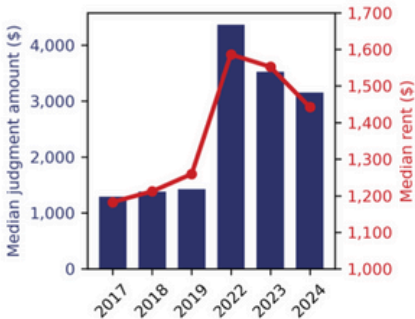



Figure 2: Judgment amounts have substantially increased since the pandemic, tracking with the dramatic spike in rents in 2021. As rents have slightly fallen since, judgment amounts have also slightly decreased.

The median judgment amount in 2024 was \$2,984, a substantial increase from the amount before the pandemic in 2019, which was \$1,423. This tracks with the dramatic increase in rents in Austin since 2021. We omitted data from 2020 and 2021 since pandemic era eviction protections lasted until January 2022 and distorted judgment amounts due to accumulated unpaid rent.

The connection between the trends in judgment amounts and median rents reflect the depth of the affordability crisis. With dramatic rent increases, far more tenants are at the precipice of falling behind on rent, leading to evictions.

¹ Rent levels from Apartment List [data](#) for Austin-Round Rock-Georgetown MSA, taking a median of the rents by month in a given year.

Evictions in the City of Austin, Travis County, TX

BASTA Austin
[bastaaustin.org](#)


Dashboard of evictions in the City of Austin and Travis County



This dashboard tracks evictions since 2014 in Travis County, Texas, capturing most of the evictions in the City of Austin.

[See our report for more details.](#)
Note that data points from the report reflect analysis conducted in early Feb. 2025. The dashboard may show slightly different numbers as it updates daily.

Active Eviction Cases
1,478

In the last 30 days, there have been...

Evictions Filed
1,169

Judgments Against Tenants
554

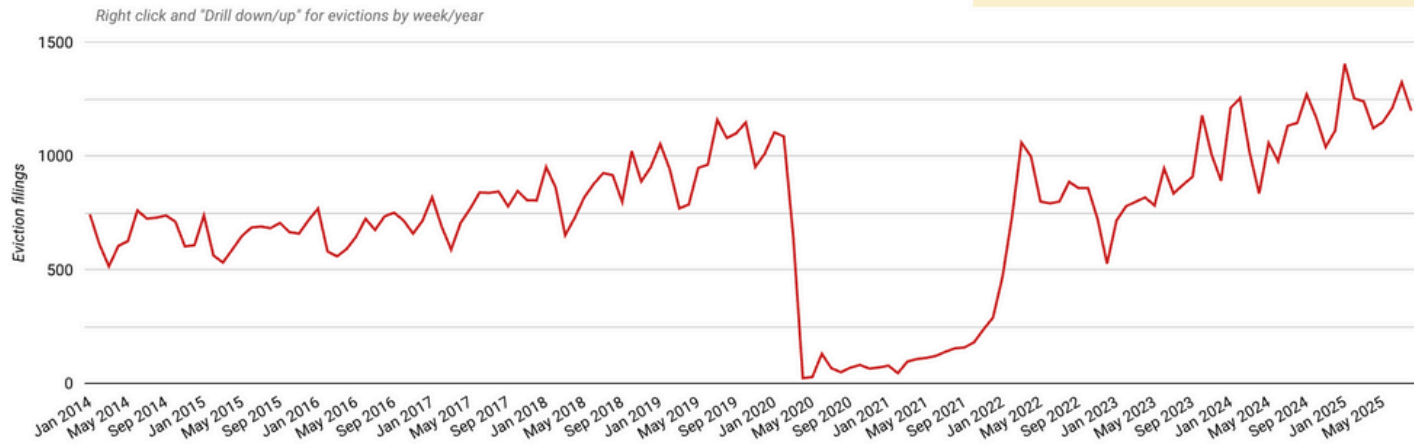
Eviction Filings Over Time

Total Evictions Filed
103,788

Judgments Against Tenants
51,845

Data available starting January 1, 2014
Default is January 1, 2014 - last month

Jan 1, 2014 - Aug 31, 2025

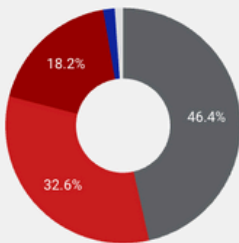


Interactivity and cross-filtering

The charts will cross-filter, meaning if you select a value in one chart, the other charts will update with data corresponding to the selected value.

Use the tabs at the top to see other pages.

Case Outcomes



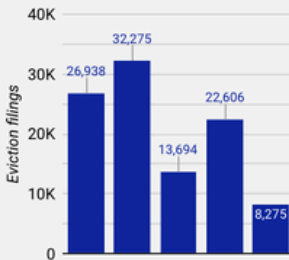
- Dismissed
- Default judgment against tenant
- Judge ruled for landlord
- Judge ruled for tenant
- Other

Dismissed - The case was dropped, often agreement was made with landlord to pay rent or move out.

Default judgment - The tenant does not show up to the eviction hearing and the landlord does so the landlord wins

Judge ruled for landlord or tenant - Both parties appeared and the judge issued a ruling.

Evictions by JP Precinct



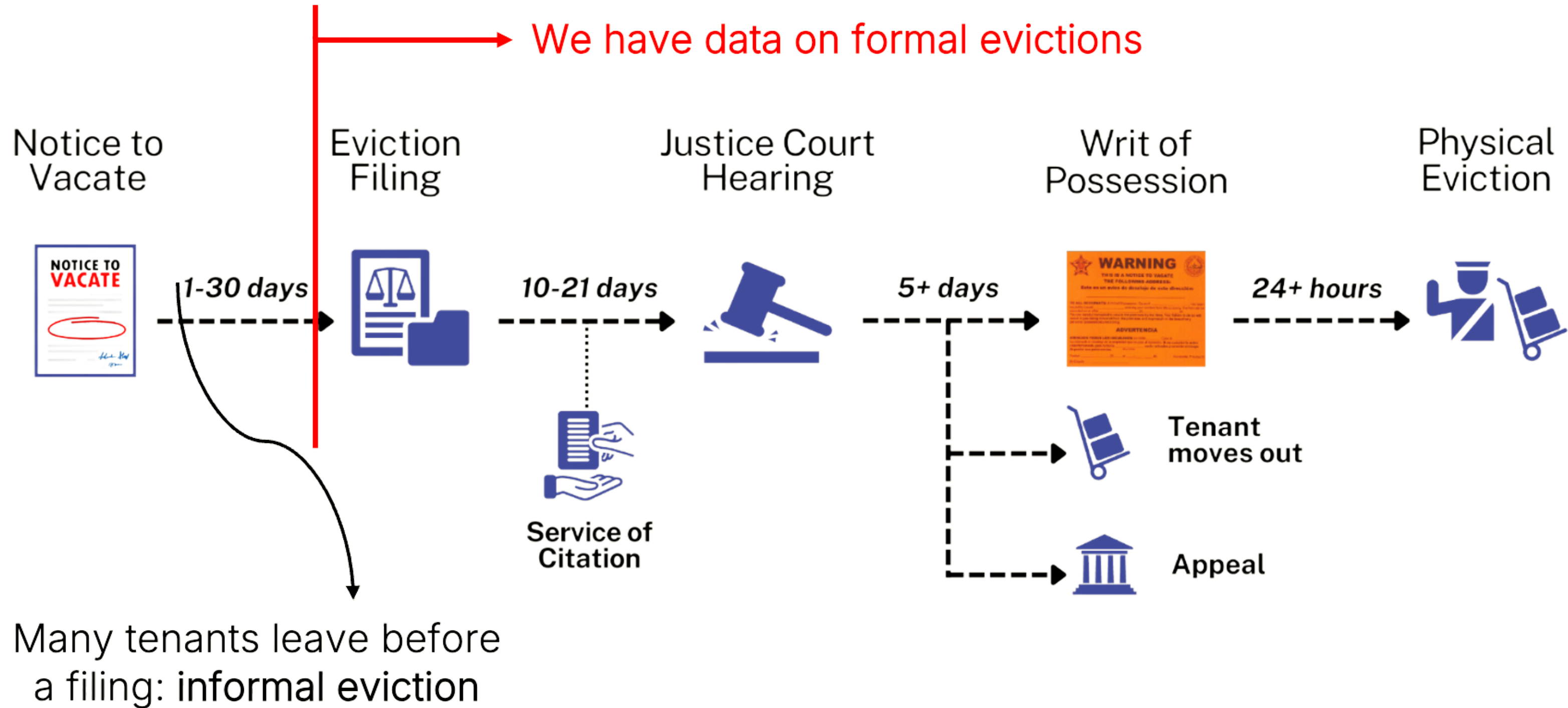
Evictions are filed in Justice Courts overseen by justices of the peace. There are 5 JP precincts in Travis County

[View their geographical boundaries here.](#)

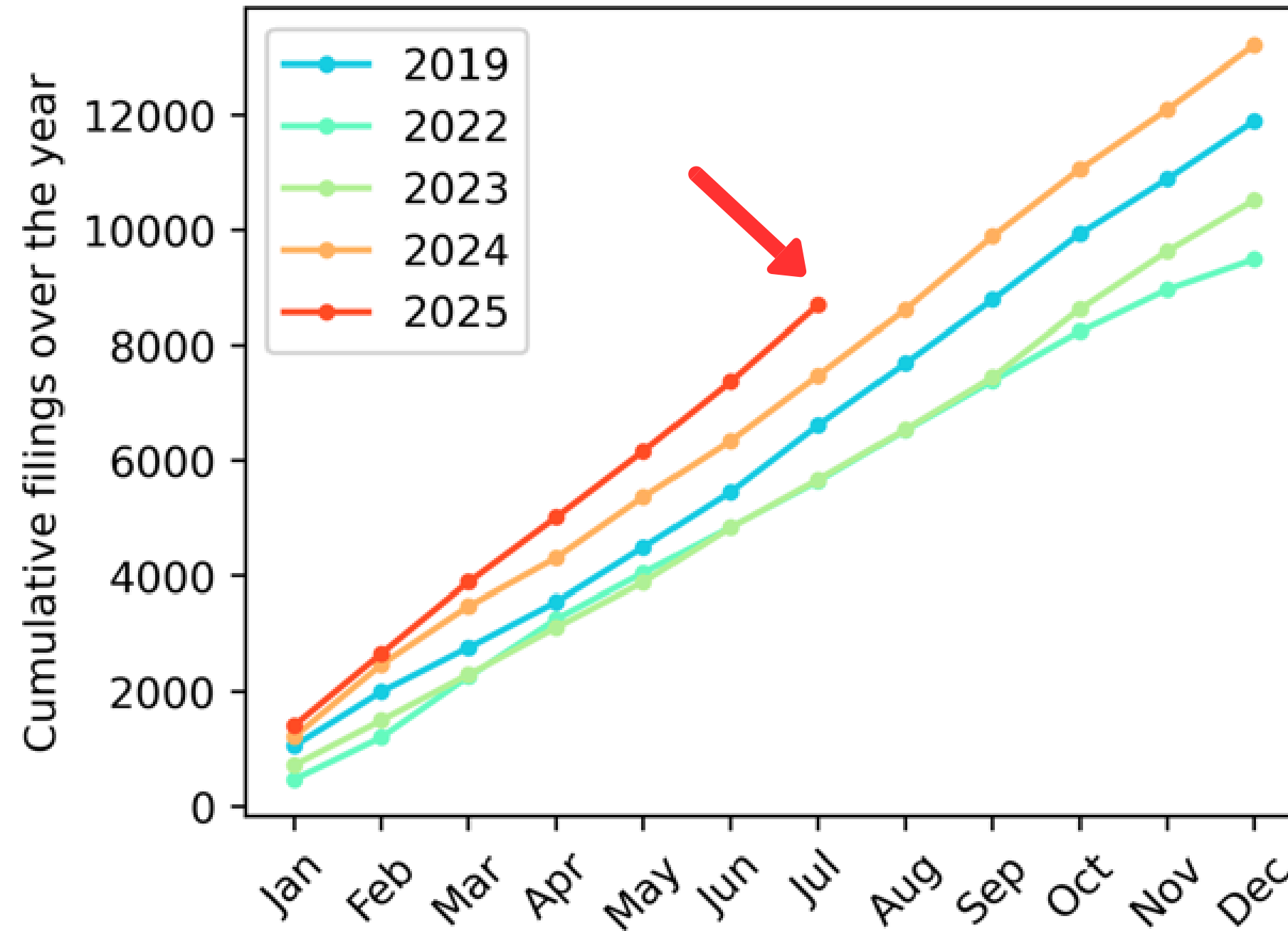
[bastaaustin.org/en/eviction-dashboard](#)



Overview of the eviction process in Travis County

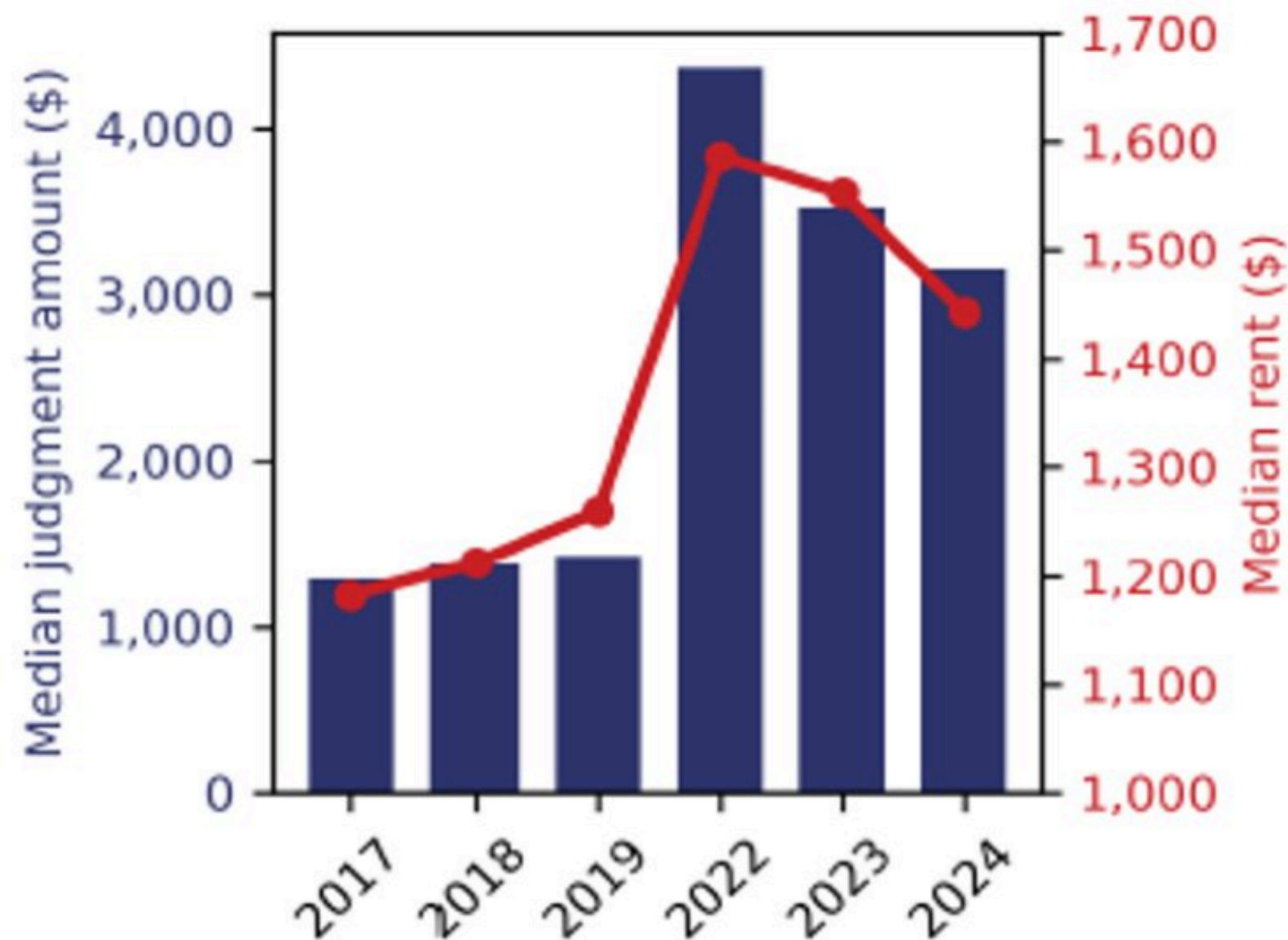


2025 is not looking much better



Finding #2

The median judgement amount of an eviction case: \$2,984



Judgment amounts substantially increased since the pandemic.

Tracks with the dramatic spike in rents in 2021.

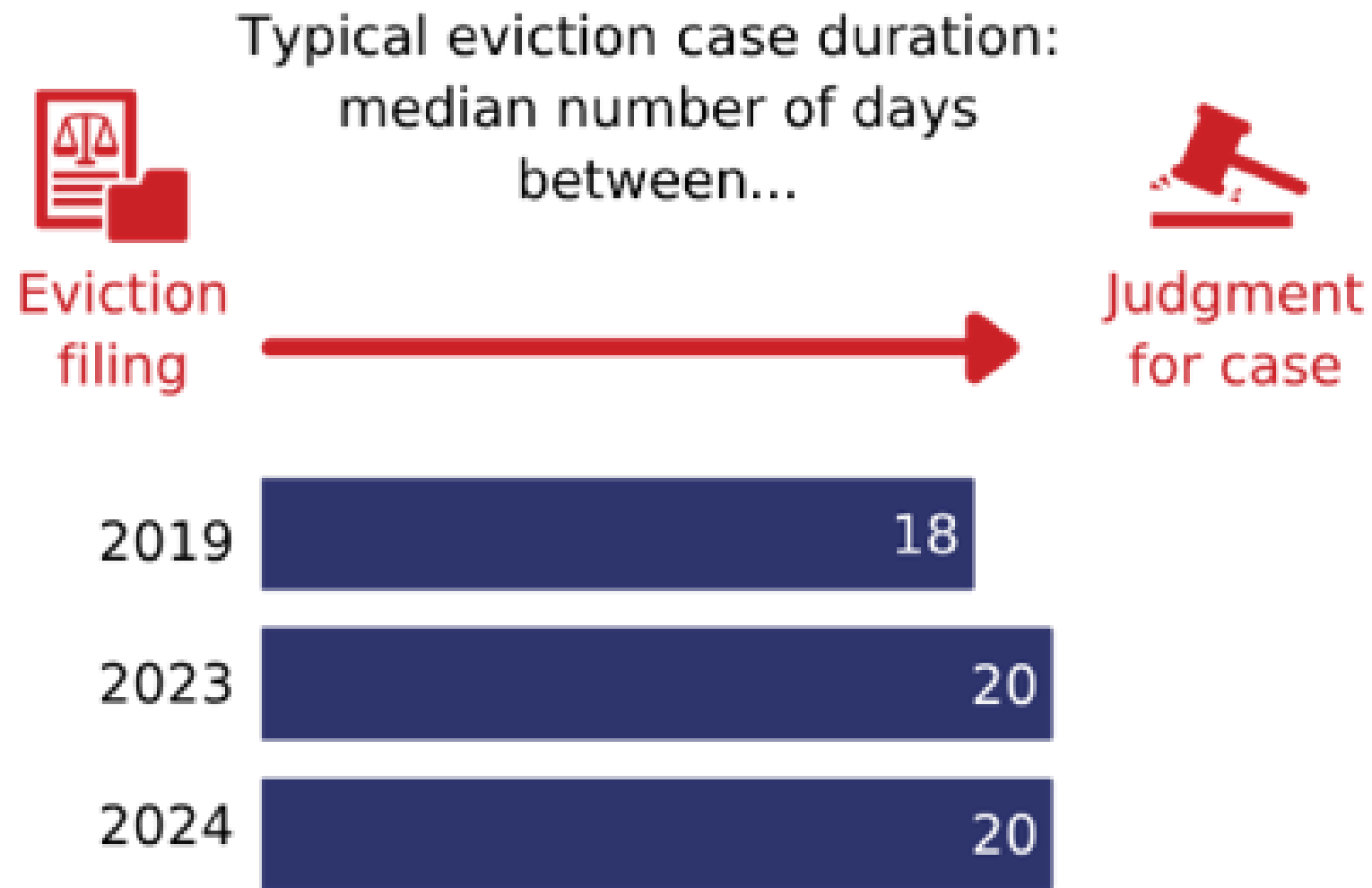
As rents have slightly fallen since, judgment amounts have also slightly decreased.

2020 and 2021 omitted since pandemic era eviction protections lasted until January 2022 and distorted judgment amounts due to accumulated unpaid rent.



Finding #3

Typical duration of 2024 Eviction Case: 20 days

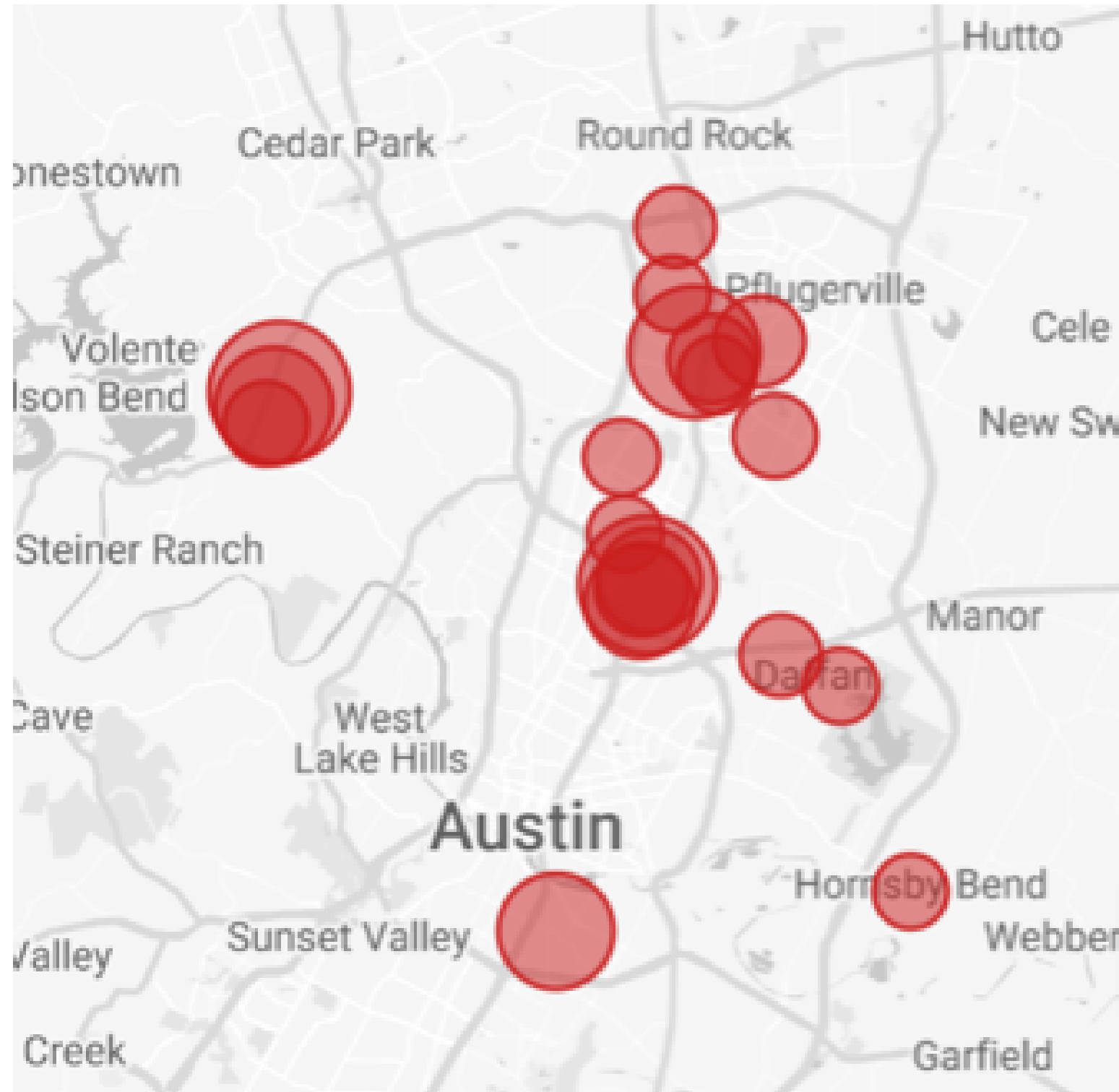


Typical duration = the median time between filing and hearing where a ruling is made.

84% of cases less than 30 days
99% of cases less than 60 days

Process of evicting someone from their home is still largely completed within 3 weeks.

Finding #4



Top evicting properties file at least 1 eviction for every 5 households.

Filing rate = Number of evictions filed per 100 renter households (often as %)

Eviction filing rate countywide 2024:
4.5%

No single top evicting property had a filing rate below 20%



	Property name	Unit count	Filing rate	Evictions filed	Council district	JP precinct	Commissioner precinct
1	Abelia Flats 8225 N FM 620, Austin, TX 78726	444	38%	167	10	JP 2	Precinct 3
2	Starburst Apartments 8800 N Interstate Hwy 35, TX 78753	504	32%	162	4	JP 1	Precinct 1
3	The Morgan 1801 Wells Branch Pkwy, Austin, TX 78728	504	30%	153	Not in CoA	JP 2	Precinct 1
4	Nolina Flats 8021 N FM 620, Austin, TX 78726	288	46%	133	10	JP 2	Precinct 3
5	Point South 1910 Willow Creek Dr, Austin, TX 78741	336	39%	131	3	JP 4	Precinct 4
6	The Hedge Apartment Homes 8300 N Interstate Hwy 35, Austin, TX 78753	383	32%	124	4	JP 1	Precinct 1
7	Orbit Apartments 8900 N IH-35, Austin, TX 78753	336	34%	114	4	JP 1	Precinct 1
8	Remington House 600 Barwood Park, Austin, TX 78753	378	26%	98	4	JP 1	Precinct 1
9	Emerson at Wells Branch 1010 S Heatherwilde Blvd, Pflugerville, TX 78660	352	27%	95	Not in CoA	JP 2	Precinct 1
10	The Vineyard 14199 N Interstate Hwy 35, Pflugerville, TX 78660	468	20%	92	7	JP 1	Precinct 1



Finding #5

**All rental
properties
4.5%**

vs.

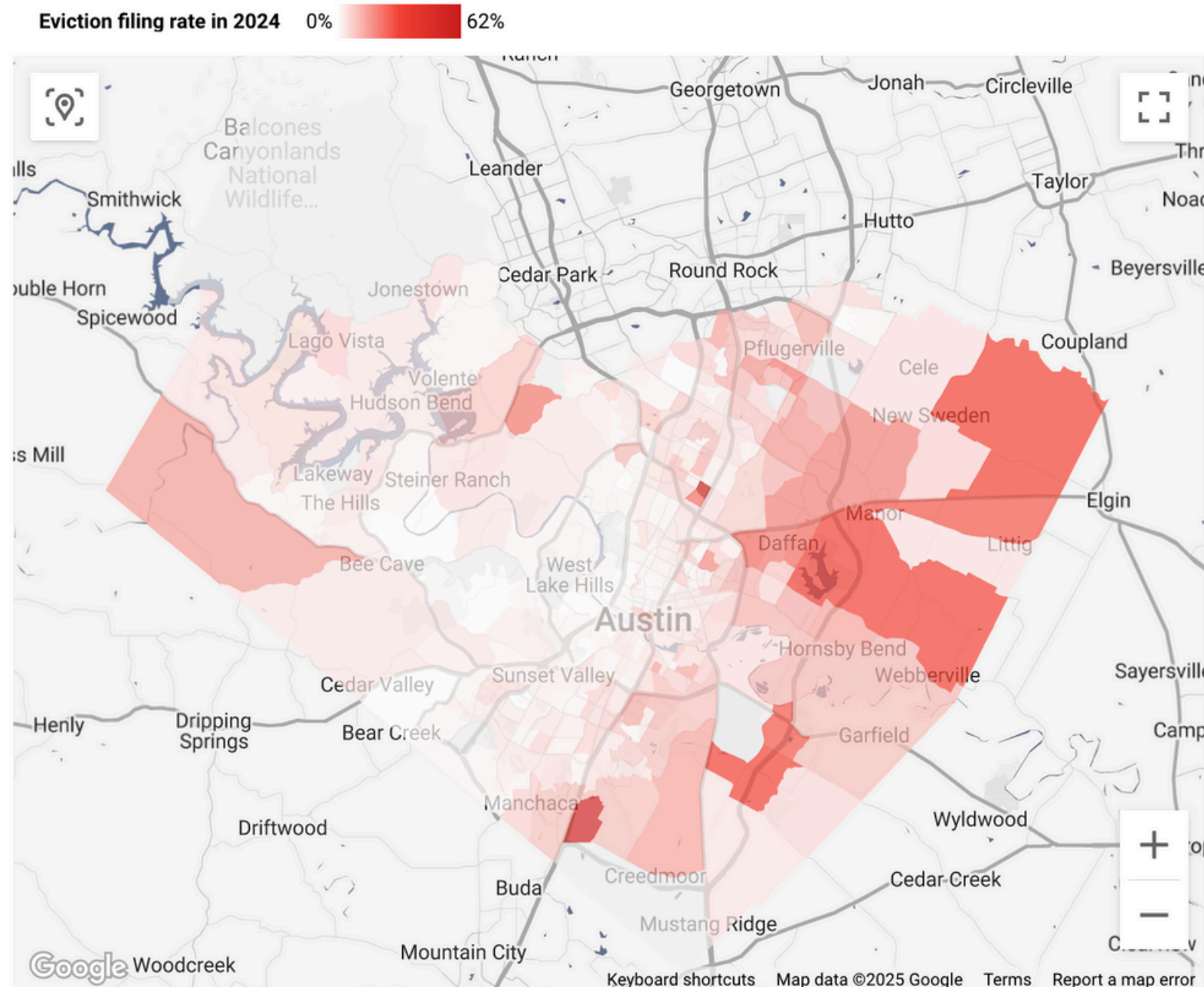
**TEPP properties
5.7%**

**Locally tax exempt
“affordable” housing had
high eviction filing rates.**

Tax Exempt Private Partnerships (TEPP) = partnerships with local government entities in Travis County (AHFC, HACA, Housing Authority of Travis County, Strategic Housing Finance Corporation, Travis County Housing Finance Corp) where 100% tax exemption is given

Finding #6

Geography of Evictions in Travis County in 2024



Evictions shifted toward the outskirts of Travis County

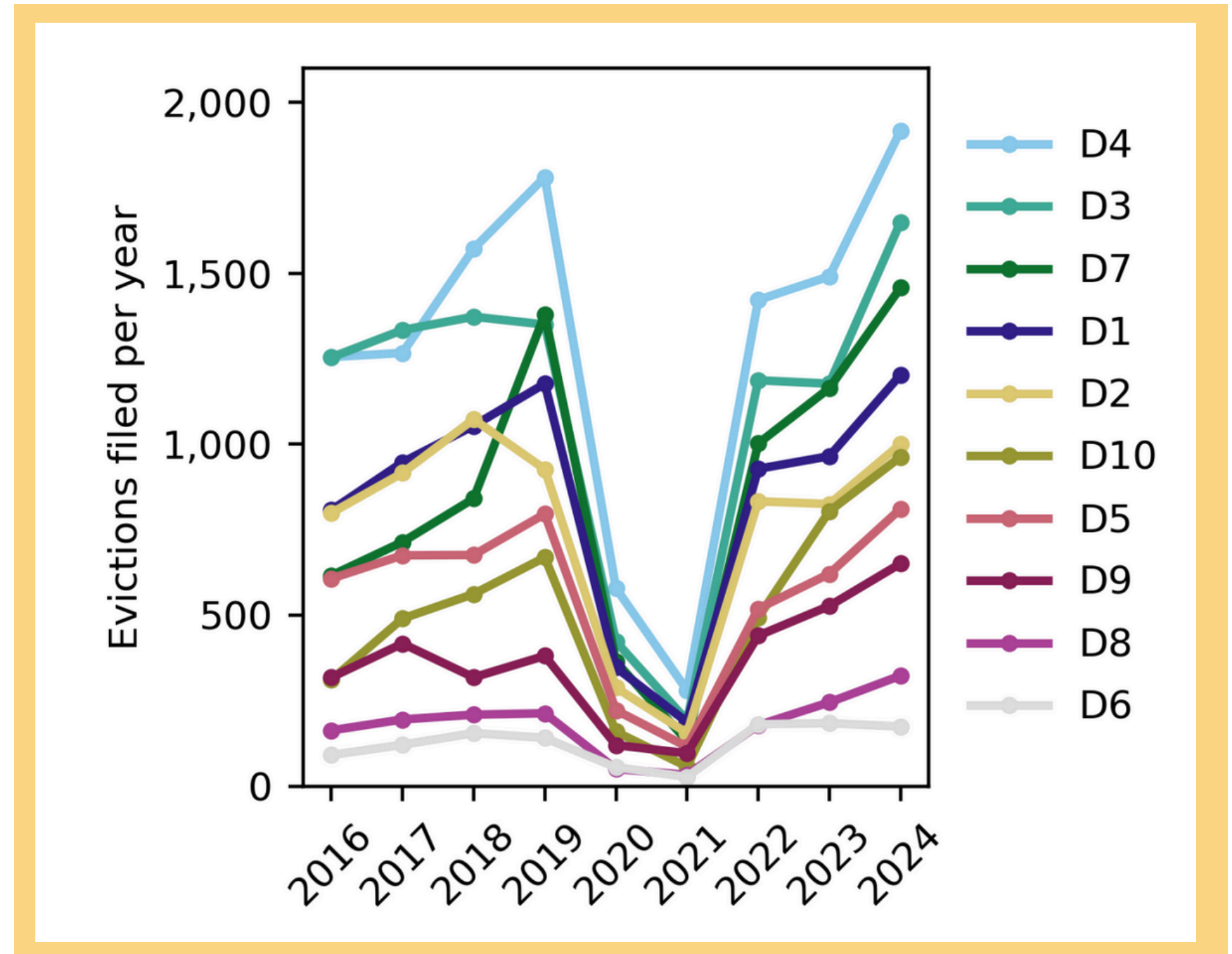
Filing rates are higher toward the edges of Travis County, away from the City of Austin.

- Some high filing rate tracts due to top filing properties.
- Other possible reasons: Newer and cheaper housing outside City.
- No single cause explaining pattern.



Evictions by City Council District

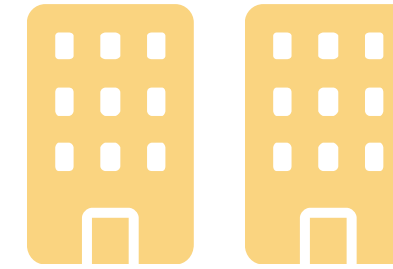
- District 3 saw a 40% increase in evictions from the prior year
- District 4 saw a 30% increase.
- Partially due to top evicting properties filing substantially more evictions. 4 of 10 top evicting properties in the county were in District 4.
- Top filing properties may be using evictions as a collection practice exercised as soon as any tenants are behind on rent.



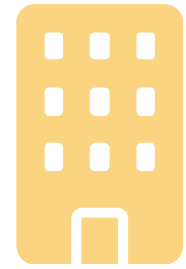


2024 Properties with Most Eviction Filings

	Property name	Unit count	Filing rate	Evictions filed	Council district
1	Abelia Flats 8225 N FM 620, Austin, TX 78726	444	38%	167	10
2	Starburst Apartments 8800 N Interstate Hwy 35, TX 78753	504	32%	162	4
3	The Morgan 1801 Wells Branch Pkwy, Austin, TX 78728	504	30%	153	Not in CoA
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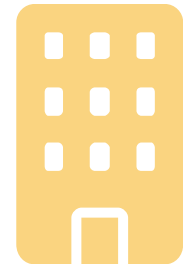
DISTRICT 10



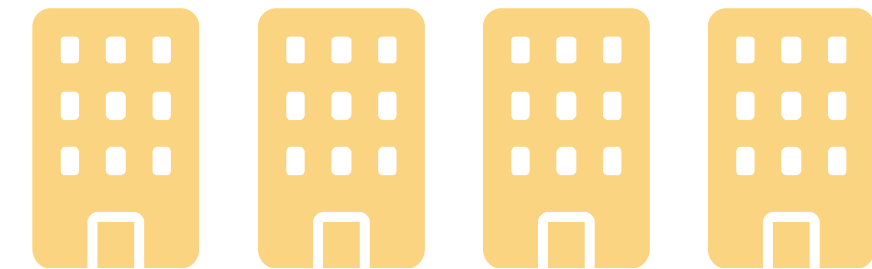
DISTRICT 3



**NOT CITY
OF AUSTIN**



DISTRICT 7



DISTRICT 4

2024 Properties with Most Eviction Filings



ABELIA FLATS

8225 N FM 620
DISTRICT 10



STARBURST APARTMENTS

8800 N I-35
DISTRICT 4



THE MORGAN

1801 WELLS BRANCH PKWY
NOT COA



Eviction Protection Landscape



Tenant Protection

Process mostly governed by state law

SB 38 will reduce protections in January 2026

Potential protections because of government involvement & subsidy

- Public Housing
- CARES Act
- Other HUD subsidy
- Austin's Rental Housing Development Assistance

Local right to cure preempted in 2023 legislative session



Tenant Protection

Outreach and Education: BASTA

Legal Assistance:

- Texas Rio Grande Legal Aid (TRLA)
- Volunteer Legal Services of Central Texas (VLS)

Rental Assistance:

- City of Austin
- County
- Local churches
- Vouchers
- Federal
- Local



Challenges

Lack of support services or eviction plans at properties

Landlords don't always follow the law or honor protections

Continually increasing Area Median Income



Learning from Tenant Stories