

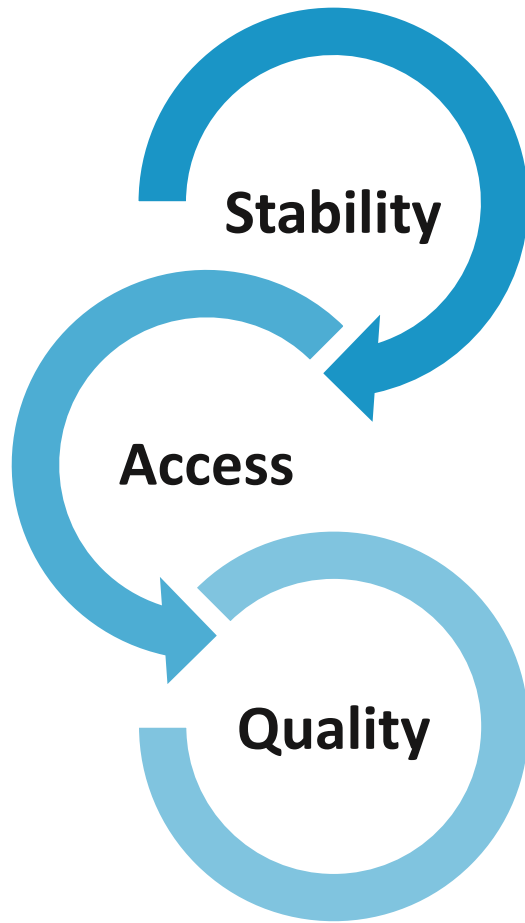
CITY OF MINNEAPOLIS

Evictions in Minneapolis

Minneapolis Innovation Team

July 2016

Why look at evictions?



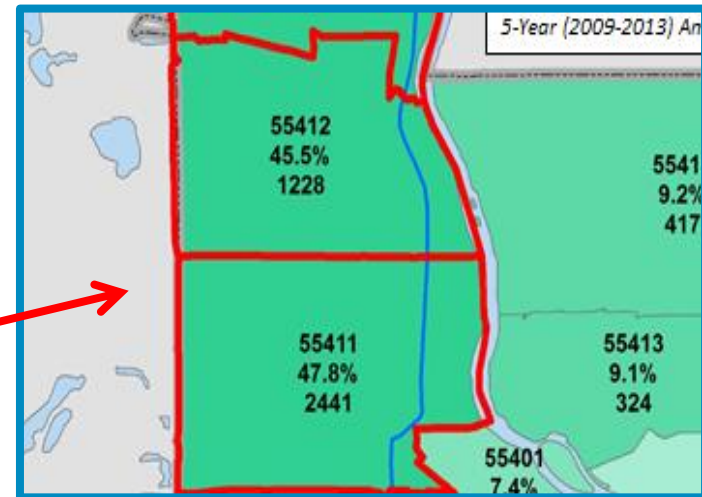
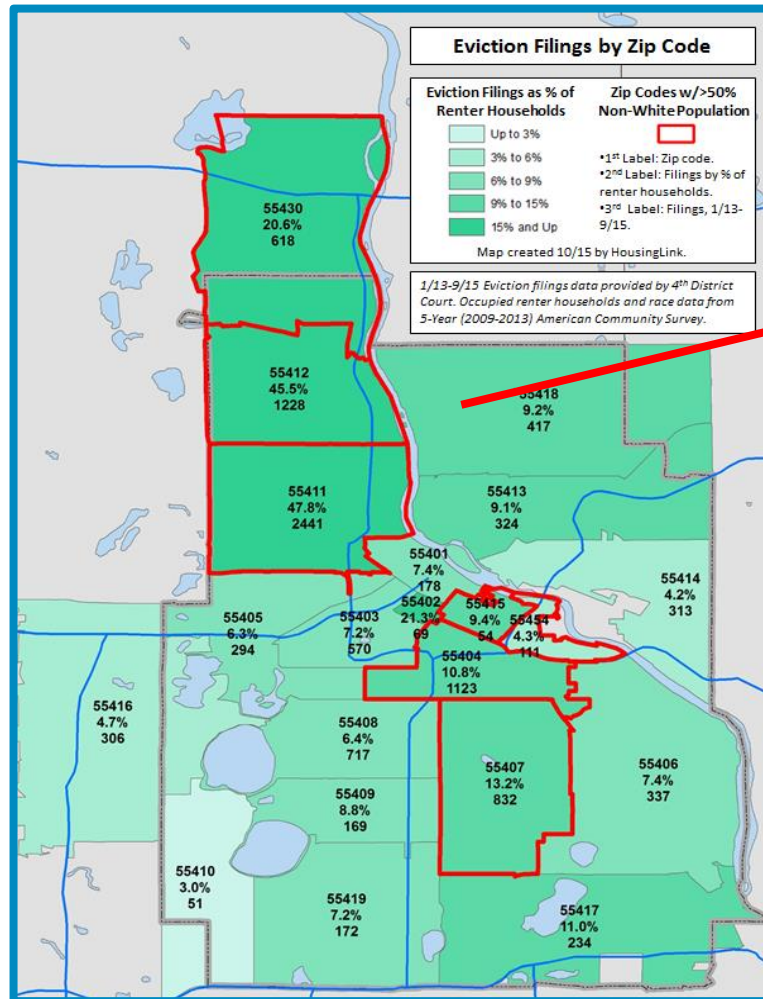
- Evictions are de-stabilizing for individuals and families
- Having an eviction, even just a filing, on your rental record is a barrier to accessing future housing
- With an eviction on record, the available, accessible housing is often of lower quality

Research Components

- ✓ **Geographic Analysis** (*Housing Link, 2015*)
- ✓ **Case File Review** (*Innovation Team, Home Line, 2016*)
- ✓ **Bulk data extract** (*Innovation Team, 2016*)



Where do evictions happen?

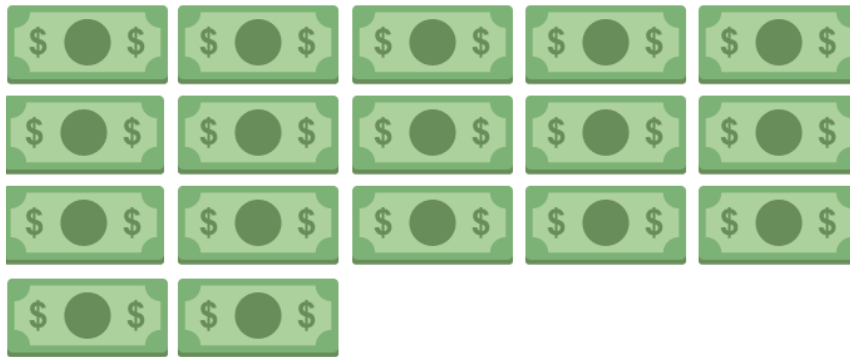


Evictions disproportionately impact low income and minority neighborhoods.

Nearly **half** of renter households in North Minneapolis experienced a filing in the past 3 years.

Why do evictions get filed?

Non-Payment of rent accounts for over 90% of eviction filings



= \$1,700 (*median*) to \$2,000 (*average*)*



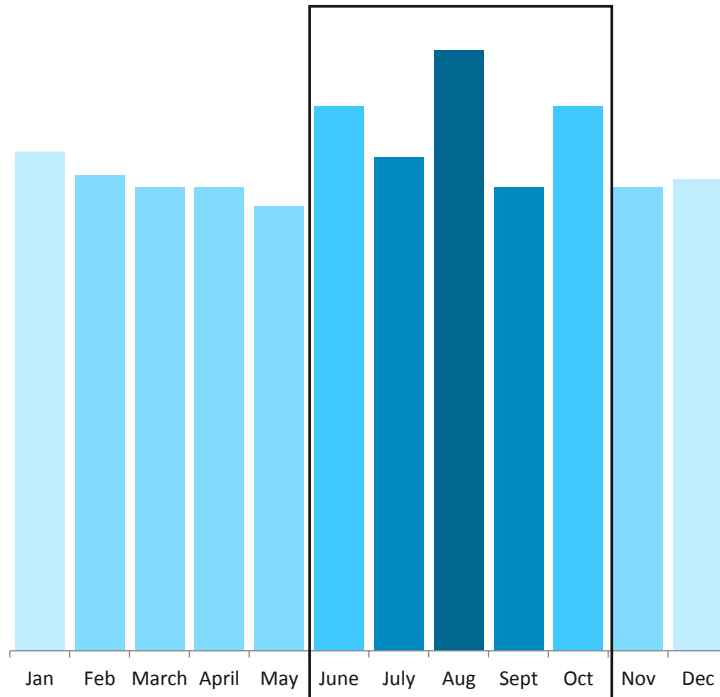
= 1 to 3 months' rent

Why non-payment?

- ✓ Informal withholding of rent for repair issues
- ✓ Personal financial emergencies
- ✓ Other non-payment

*Typically includes court fees (\$324); amount lower for public/subsidized housing

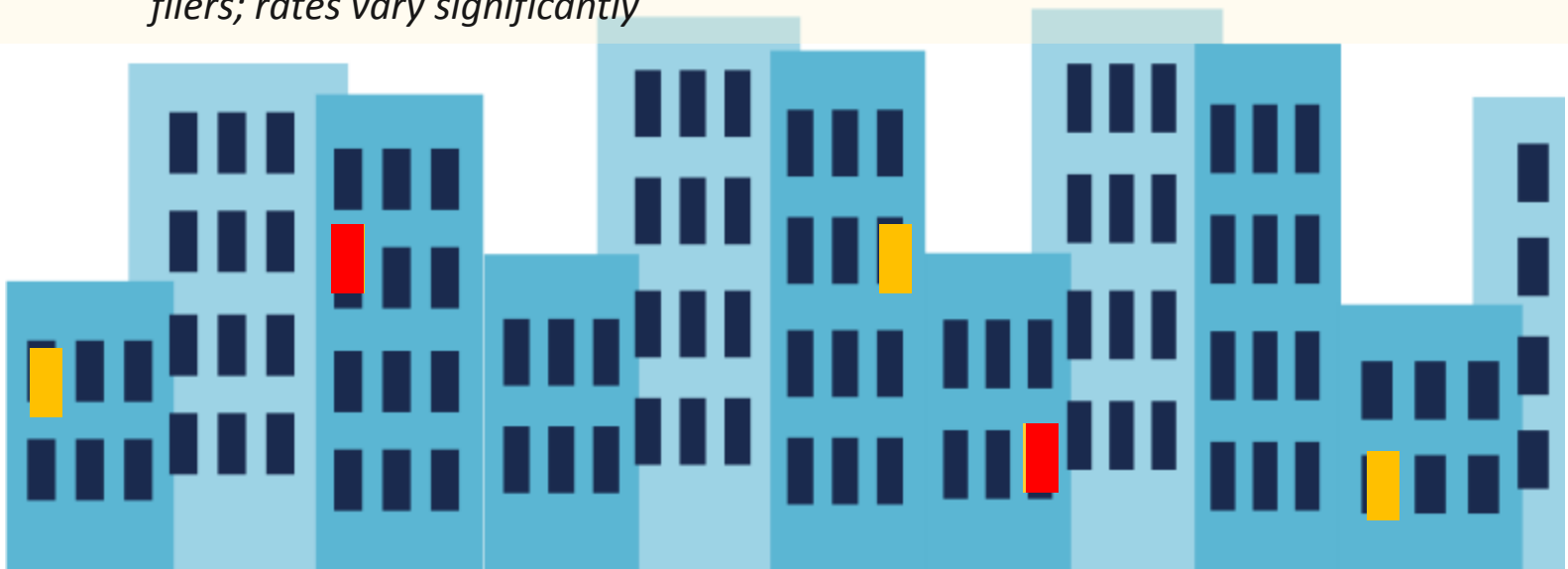
When do evictions happen?



- Filings peak in summer and early fall
- Evictions cases are quick; most go from filing to resolution within 14 days, 90% within 30

Who files evictions?

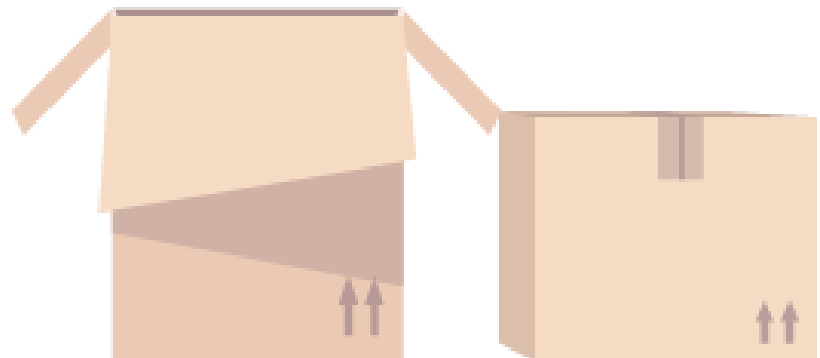
- On average, for every **100** housing units, there are **5** eviction filings annually, **2** of which result in an eviction judgement*
- Just 10 property owners filed over 25% of evictions in Minneapolis in 2015
 - *Some 'frequent filers' have very large rental portfolios (>1,000), however, others have smaller portfolios but filing rates as high as 80% of their rental units, some over 100%*
 - *Public housing and other subsidized housing providers are represented among frequent filers; rates vary significantly*



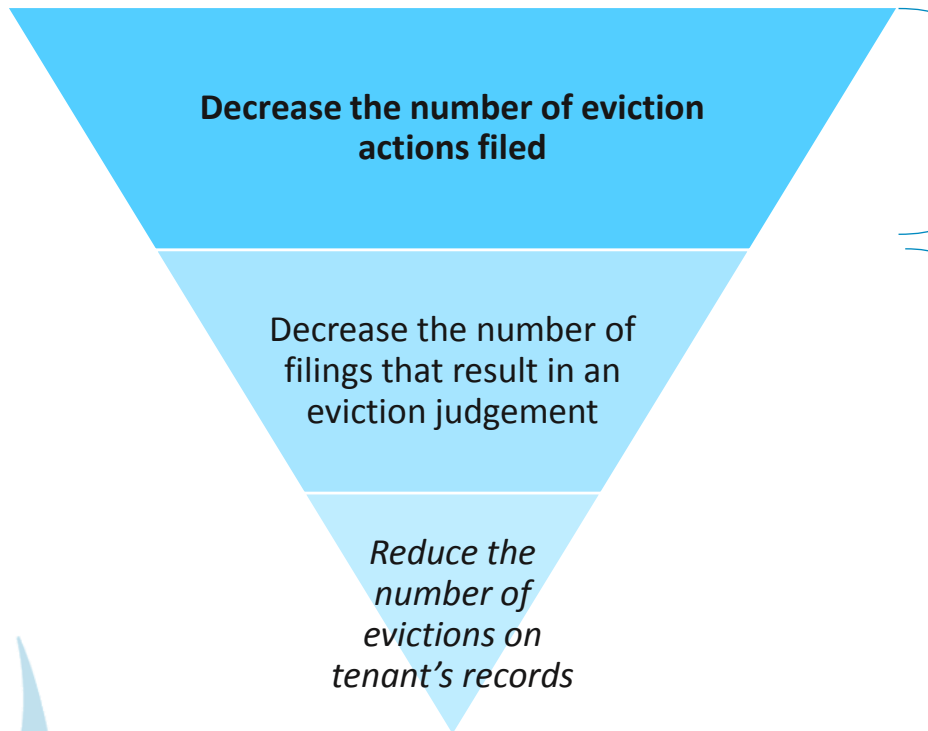
*of Minneapolis property owners who filed at least one eviction in 2015

What is usually the outcome of an eviction filing?

- Half of all cases result in an eviction judgement (*writ ordered*)
 - 1 out of 3 tenants do not show up for the first hearing
 - Though most cases initially settle, 40% of settlements fail
- Two-thirds of cases result in tenant displacement (*as a result of a judgement or as part of a settlement*)



A call to action: how might we...?



Prevention

- Connect low-income tenant experiencing financial emergencies to rental assistance more easily and quickly?
- Decrease the need for and use of informal rent withholding connected to repair issues?
- Reduce the use of the courts process by 'frequent filers'?

Mitigation

- Increase the number of tenants who show up to housing court for their hearing?
- Increase the likelihood that settlements are successful?
- Increase the number of expungements?

For additional information:

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