

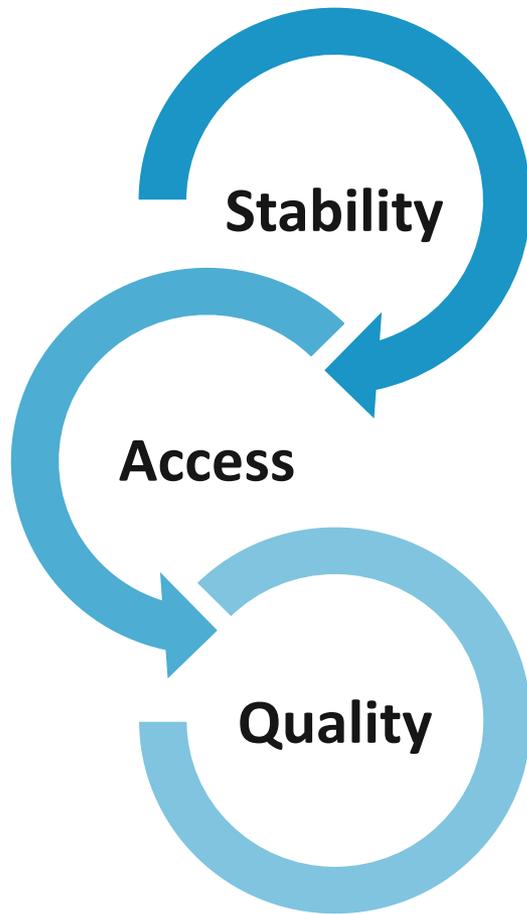
CITY OF MINNEAPOLIS

# Evictions in Minneapolis

Minneapolis Innovation Team

July 2016

# Why look at evictions?

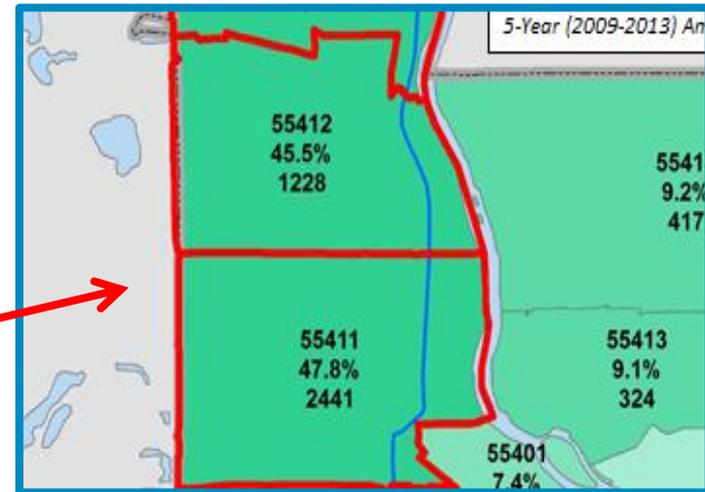
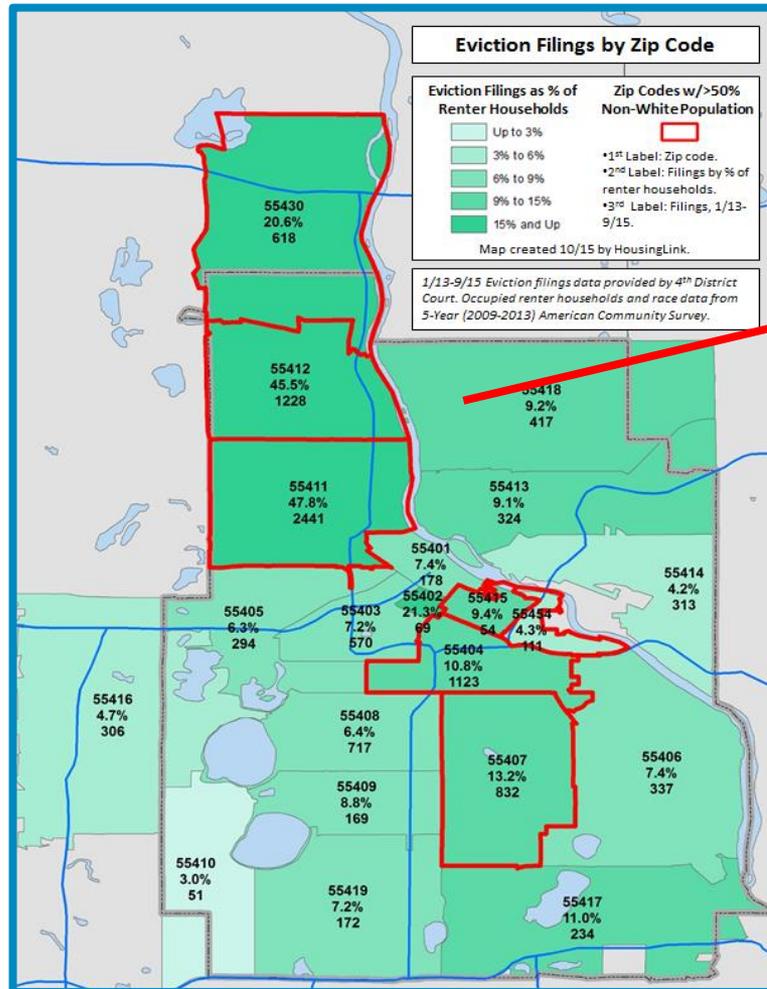


- Evictions are de-stabilizing for individuals and families
- Having an eviction, even just a filing, on your rental record is a barrier to accessing future housing
- With an eviction on record, the available, accessible housing is often of lower quality

# 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?

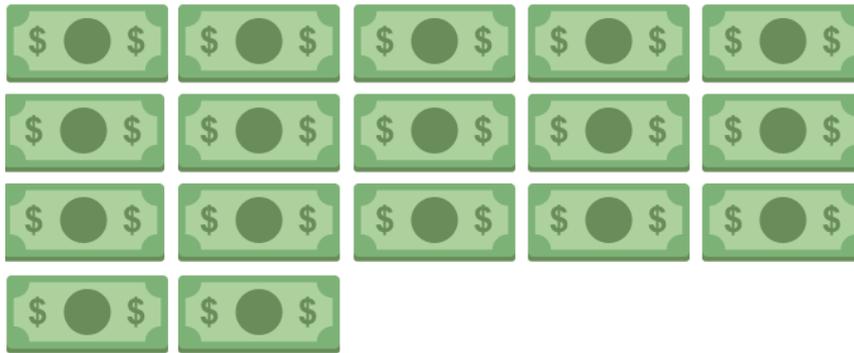


Evictions disproportionately impact low income and minority neighborhoods.

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)\*



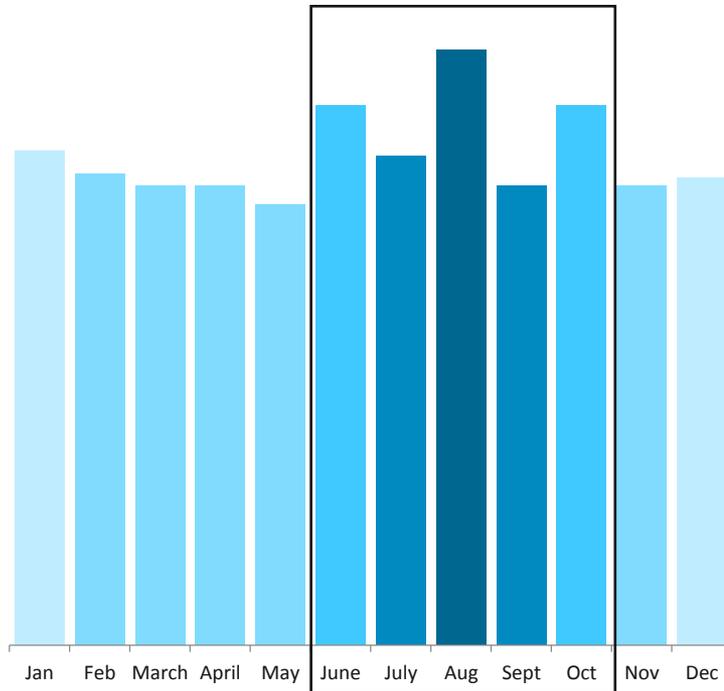
= 1 to 3 months' rent

## 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

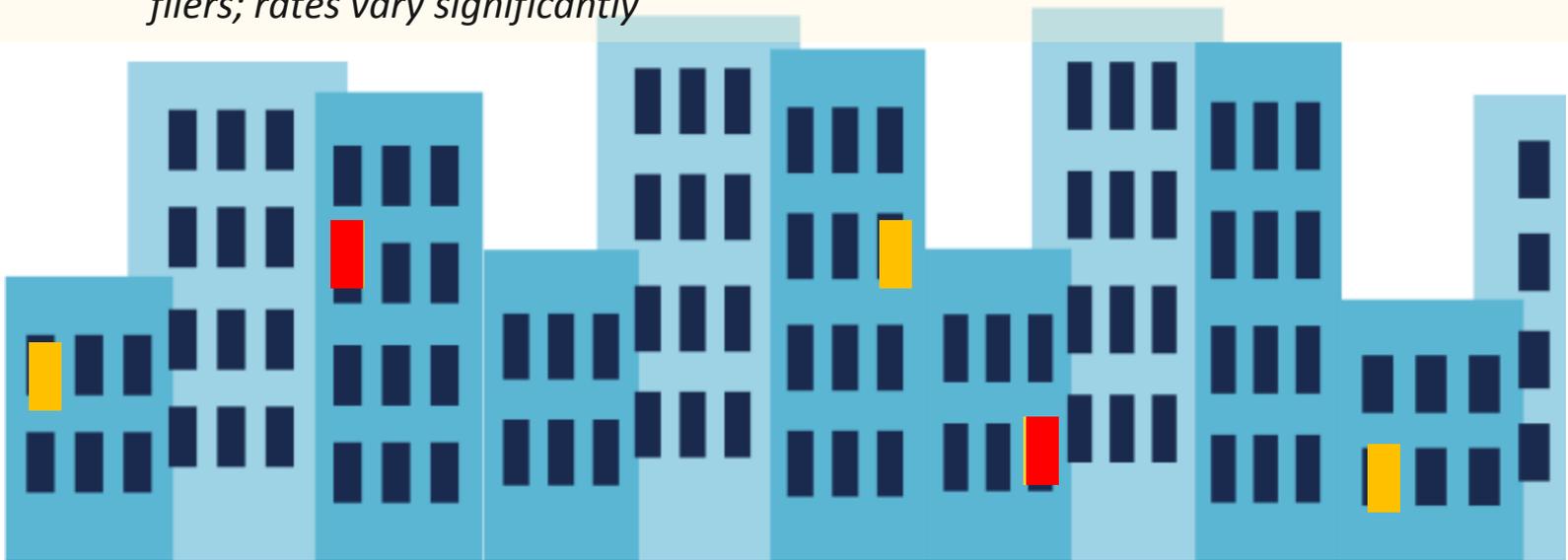
# When do evictions happen?



- 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?

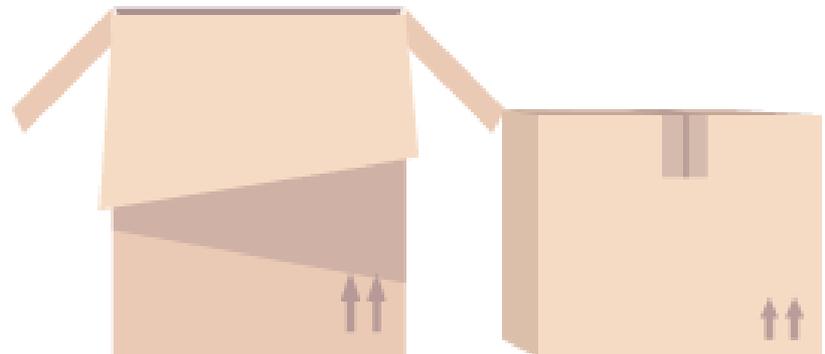
- On average, for every **100** housing units, there are **5** eviction filings annually, **2** of which result in an eviction judgement\*
- Just 10 property owners filed over 25% of evictions in Minneapolis in 2015
  - *Some 'frequent filers' have very large rental portfolios (>1,000), however, others 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*



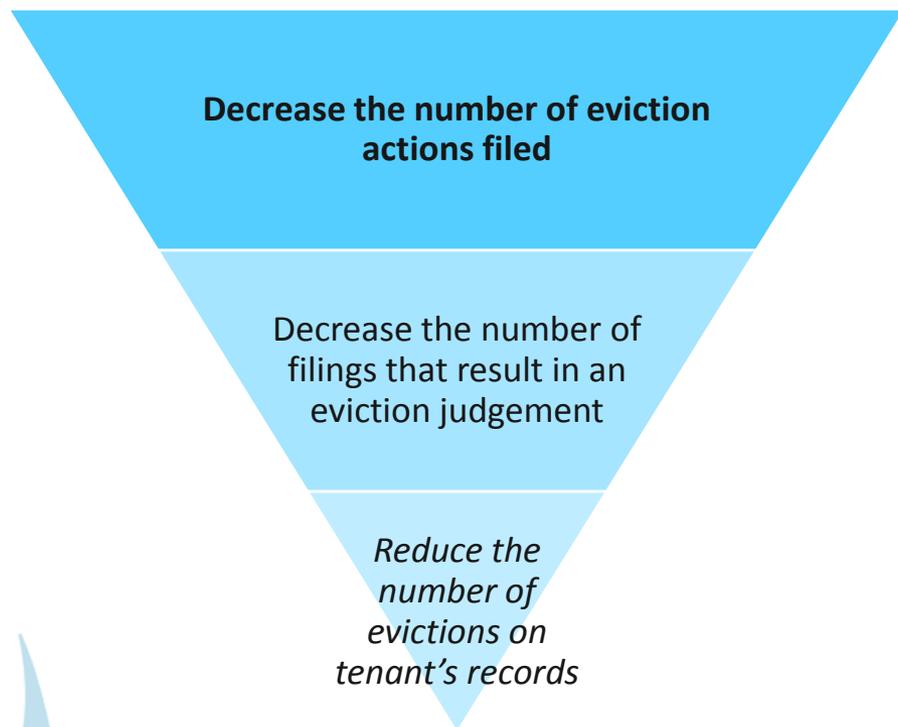
\*of Minneapolis property owners who filed at least one eviction in 2015

# 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:

**Zoe Thiel**

*Innovation Team Program Manager*

**City of Minneapolis – Innovation Team**

350 S. Fifth St. – M317

Minneapolis, MN 55415

Office: 612-673-2847

[zoe.thiel@minneapolismn.gov](mailto:zoe.thiel@minneapolismn.gov)

