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. . . a program of the Center for Urban and Regional Affairs (CURA)

Evictions in Brooklyn Park

Prepared in partnership with
HOME Line

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EVICTIONS IN BROOKLYN PARK

HOME Line - August 2018

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Report Summary

Context and Purpose

Matthew Desmond's book, *Evicted*, documented the impact of evictions on communities of color and female-headed households in Milwaukee while his study, *Evicting Children*, highlighted their effect on children. To demonstrate parallels from his work to Minnesota, the Minneapolis Innovation Team conducted a study with HOME Line that found up to 50% of tenants in two North Minneapolis ZIP codes were evicted in a two-year span. (<https://homelinemn.org/implsevicitions>) This is devastating for families, schools, and communities as a whole. HOME Line oversaw a 2016-2017 University of Minnesota Humphrey Institute Policy Fellows team who observed that African-American females were both the largest demographic group in Minneapolis evictions and the least likely to be represented by an attorney.¹ A survey of 2017 Brooklyn Park residential tenant calls to HOME Line's free tenant hotline for eviction advice confirms similar demographic patterns in Brooklyn Park.² The disparity in the demographics of households impacted by evictions suggest evictions are a civil rights issue with important Fair Housing implications. As the recipient and beneficiary of federal funds, the City of Brooklyn Park has an obligation to affirmatively further Fair Housing by addressing barriers to housing access such as evictions.³

With the above in mind, HOME Line prepared this report at the request of the City of Brooklyn Park. The purpose of this report is to examine trends related to residential evictions in Brooklyn Park in order to better understand the eviction process and to identify strategies to minimize evictions and the harmful impacts of displacement on Brooklyn Park renter households.

There are three portions to this report:

- A mapped geographic distribution by both ZIP code and address of evictions in Brooklyn Park using a summary-level data extract from the state courts.
- Case file review consisting of individual analyses of a randomly selected set of eviction cases filed in 2015, 2016, and 2017.
- Detailed state data extract analysis of all evictions filed in Brooklyn Park.

Overview and Key Findings

According to 2016 American Community Survey 5-year estimates, 30% of all occupied housing in Brooklyn Park is renter-occupied housing. Demographic information for renters in Brooklyn Park shows 68% of renting householders in the city are non-white, compared to 40% of renters in Minneapolis and 36% of renters in all of Hennepin County.

In 2017, there were an estimated 602 residential evictions filed against tenants in the City of Brooklyn Park. This number represents 7% of residential rental units within the city, which has 8,337 total rental units. However, this number

¹ "Evictions in Hennepin County: Observations of Race & Gender" by Amy Cohn, Alice Hill, Sara Lopez, Jim Nikolai, and Jennifer Tong.

²In 2017, 79% of tenants calling with questions about evictions identified as people of color, while 73% of tenants calling with other concerns were people of color. This divide was greater for African-American callers (74% to 63%). The trend was also present for families (81% to 69%) and, to a lesser degree, female callers (76% to 72%).

³ 24 CFR 91.225

underrepresents the residents affected by eviction because it does not reflect multiple family members involved in a single eviction, nor does the data capture informal evictions outside of the court process.

While the number of evictions in Minnesota has decreased over the last few years, approximately 16,000 evictions were filed in 2017, this has not been the trend in Brooklyn Park where the number of evictions has remained relatively steady. Evictions, regardless of outcome, may limit a renter's available options to lower-quality or otherwise less-desirable housing and create housing instability within a community. An eviction action resulting in a judgment against the tenant leads to the short-term disruption of a household, forcing an immediate and unplanned move. It can also lead to long-term instability and barriers to housing access. Even an eviction filing may limit future access to housing, as the filing itself is part of a standard rental report and is frequently used by landlords to deny housing. An eviction filing effectively remains on a tenant's rental record for 7 years and can be found in court records indefinitely.

Understanding the contributing factors behind both filings and judgments is essential in developing ways to increase housing access, stability, and quality.

This study found the following:

- **1.75 months' rent** or approximately **\$1,600** stand between tenants and eviction in Brooklyn Park. (This figure is higher than the actual amount of rent owed, as court fees of approximately \$300 are typically included in the total amount owed.)
- In nonpayment cases, **evictions were filed 16 days after rent was due**, assuming rent was due on the first of the month where nonpayment occurred (average calculated using median and excluding one outlier of 935 days).
- Evictions filed by just **four property owners** comprised 65% of the cases in the study sample (129 out of 200 cases). The impact of these four property owners is so great, that their patterns and practices for evictions filing skew the rest of the data.
- **Most evictions are filed in ZIP code 55429, followed by 55443 and 55428.** Specifically, along the Zane Avenue Corridor between 63rd Avenue N and 83rd Avenue N.
- **Nonpayment cases account for 97% of eviction filings in Brooklyn Park**, and 95% of eviction cases identified no reasons beyond nonpayment. These numbers are noticeably higher than other areas that have been studied recently. (See "Evictions in Minneapolis" and "Evictions in Greater Minnesota".)
- If we remove the unknown outcomes, **53% of all filings ultimately resulted in a tenant displacement.**
- **Showing up matters.** Tenants showed up at the eviction hearing in 62% of cases. In **81% of cases where the tenant did not show up but the landlord did, the tenant was displaced.** When both parties showed up to the hearing, **more than 95% of cases resulted in a settlement.** When the tenant showed up, they had a 52% chance of avoiding displacement.
- **66% of cases settled.** The most common type of settlement was some form of payment plan. Most payment plans appeared to be successful since writs (the clearest sign of a failed settlement) were only issued later in 29% of cases. However, 16% of settlements were agreements by the tenant to move by a specific date.

- Landlords were represented by either an attorney or someone with power of authority **in 92% of cases**. Conversely, tenants were represented in just one case (less than one percent) and in this particular case, the attorney started representing the tenant after the tenant had already lost the eviction at the initial hearing.
- For owners who filed at least ten eviction cases in 2017, the average rate, measured as the number of filings compared to the number of rental units owned, was 18%, or about 18 Brooklyn Park eviction cases per 100 Brooklyn Park units (we did not consider evictions filed or buildings owned by these owners in other cities).
- Of the eviction cases filed in 2015 through 2017 in Brooklyn Park, **61% of eviction cases** were filed by the **top four frequent filer owner groups**, despite these four property owner groups owning only 28% of rental units in Brooklyn Park. However, there are several owners/companies with large portfolios who have low number of filings as well as owner/companies who filed many cases with very modest portfolios.
- While the number of evictions have significantly decreased in Hennepin County since 2009, **the number of evictions in Brooklyn Park (and Minneapolis) have stayed relatively the same.**

Conclusions and a Call to Action

Preventing and addressing the damaging consequences of evictions must be part of a comprehensive approach to increasing housing stability, access, and quality. Evictions stem from a variety of reasons—a response to housing disrepair, lack of affordable housing, short- and long-term financial difficulties—and the manner in which the formal eviction process plays out throughout the state makes a significant difference for the housing outcomes of Minnesota families. It is important to remember that an eviction is more than a data point in a report. They involve real people, adults and children, in crisis. Of similarly critical importance is that while an eviction may resolve one issue for a landlord, it creates additional issues and hardships for the Brooklyn Park resident. These residents must find somewhere else to live, likely still in Brooklyn Park, but with additional housing burdens. Therefore, while evictions may be necessary in some instances, seeking to reduce eviction filings and ensure safe and stable housing is both a short and long-term benefit to the city. This report provides both general and specific solutions, and aims to raise targeted questions to facilitate productive discussions among key Brooklyn Park stakeholders and influencers.

How might we...

- *Connect tenants experiencing housing emergencies to legal supports, rental subsidies, or emergency assistance more easily and quickly?*
- *Increase the number of renters who show up to housing court for their hearing?*
- *Increase the likelihood and quality of settlements?*
- *Reduce the number of evictions filed?*
- *Increase the use of expungements?*
- *Reduce the harmful impact evictions have on the future housing choices of a household?*
- *Address disparities in the demographics of households affected by eviction?*

Several key findings in this report offer important local insight into how both tenants and landlords in Brooklyn Park are influenced by and influencing the eviction process as a whole: the amount of overdue rent many evictions are filed over, the speed at which cases play out, the parties who end up in court (or fail to). Further, the findings suggest there are a

number of property owners and managers who tend to file evictions more frequently and through unique methods such as Power of Authority. Because of the issues raised, we offer the series of below recommendations that more broadly aim to address the harmful consequences of evictions for the community, as well as targeted proposals aimed at issues that we identified as unique to Brooklyn Park.

Recommendations:

- Enact a city ordinance mandating reporting of both informal and formal evictions to the city. Consider additional research, particularly around informal eviction notices, qualitative interviews with affected tenants and landlords, and/or a landlord cost/benefit analysis of filing evictions.
- Implement a rental licensing program that couples eviction data with ongoing city engagement with both tenants and landlords, including landlord legal providers and Power of Authorities. Rental licensing provisions could require engagement with frequent eviction filers about management processes and strategies, as well as mediation options.
- Use existing rental licensing program and landlord trainings to promote and incentivize alternatives to formal eviction actions such as cash for keys, pre-filing mediation, “confession of writ” form of settlement and others.
- Identify opportunities for more direct local connections to sources of emergency assistance and other social service providers.
- Survey tenants affected by evictions to determine their use of social services before and after the eviction process and determine what cost each eviction has on the City of Brooklyn Park.
- Engage in tenant outreach in rental properties with excessive or frequent eviction filings. Seek to ensure that these tenants are informed of both their rights and responsibilities. Seek to connect tenants who need additional services to resources prior to eviction filing.
- Contribute additional city resources to service providers and organizations that work directly with renters to avoid eviction and displacement.
- Encourage more rental subsidy programs, the preservation of affordable housing, and production of new affordable units. Consider a city rental subsidy program and/or financial aid program (in advance of falling behind on rent).
- Enact a rental licensing ordinance requirement providing “pay or quit/vacate” notice requirements prior to eviction for nonpayment of rent. As demonstrated in this report, most evictions occur very quickly and the vast majority (more than 80%) of cases were for nonpayment of rent for between 1 and 2 months. This legal requirement would offer tenants more time and options prior to formal eviction, as well as a formal notice that could be used to access financial resources. Minnesota is behind most other states as it relates to this basic protection prior to eviction, and most federally-subsidized affordable housing programs, including some operating in Brooklyn Park, require such notices.
- Enact a rental licensing ordinance requirement that extends “Just” or “Good” cause protections in lease termination and non-renewal to address what has become a commonplace occurrence in private landlord/tenant relationships – “informal evictions” that include a failure to renew a lease for no stated reason, or no reason whatsoever. Such non-renewals are sometimes used for retaliatory purposes, as well as in order to “rescreen” tenants when ownership or management changes hands, resulting in the loss of housing for historically lease-compliant tenants.

- Enact a rental licensing ordinance that regulates rental screening criteria requirements such as “Ban the Box,” narrowing the scope of questions about rental history and/or criminal background on an application, or “Limited Lookback” approach that restrict how many years back such history can influence an application. Such policies offer tenants with imperfect records better access to locating and maintaining future housing options.
- Review existing Brooklyn Park Ordinances as they relate to Conduct on Rental Property and requirements under the Minnesota Crime Free Multi-housing Program (Title XI, Chapter 117, § 117.49 - § 117.491). The City of Minneapolis recently [completed a study on a similar set of city ordinances](#), and as a result is now in the middle of pursuing a series of reforms to their process. The report identified specific applications of the ordinance that either resulted in unlawful eviction or caused housing instability for renters when there were questionable facts.
- Review other city rental licensing and inspection processes, particularly in relation to any influence they may have on retaliatory notices to vacate or formal eviction filings.

Notes about the Data

- There are two primary data sources for this report. First, a data extract from the State of Minnesota which contains high-level data on evictions filed in Minnesota. Second, direct review of physical case files. Each section will note which data set it is using.
- Race, ethnicity, and other demographic data are not collected in civil court processes. This is unfortunate as it is clear from other studies, and from the general demographic data available through such sources as the American Community Survey, that evictions disproportionately impact communities of color. While the lack of this data makes it difficult to quantify the effect in Brooklyn Park, census data and anecdotal evidence implies that the trend is present in Brooklyn Park as well. This brings up important Fair Housing implications and should be kept in mind throughout the report.
- Eviction cases are largely standard residential rental cases, but also include some commercial evictions, bank foreclosures, and contract-for-deed cases. There is no official coding in the court data to indicate which cases are of which type. The researchers for this report attempted to remove those non-standard case types by filtering for cases where the plaintiff appeared to be a bank or mortgage company or where the defendant name indicated that the entity facing eviction is a business. Portions using the state data extract will include some non-residential evictions. However, direct case file review was able to identify non-residential evictions with a high level of certainty. Portions using the case file review data contain only residential eviction cases.
- There are a significant number of renters who are displaced through informal evictions. Informal evictions include situations outside of court where renters receive notices to vacate, lease non-renewals, or are simply being asked to leave. Many tenants comply with these notices regardless of their validity and enforceability. HOME Line, through its statewide tenant hotline, advises renters facing such situations nearly as regularly as we advise renters facing formal eviction filings. These types of situations are not reflected in the data provided, but could be a rich area for future research. Unfortunately, no formal data sources for these types of evictions exists.
- A writ of recovery is a legal document issued by the court that orders the county sheriff to physically remove someone from the property. While many tenants leave voluntarily before the writ is issued, making the issuance of the writ unnecessary, it is, generally speaking, the only legal method of forcibly removing a tenant and the ultimate goal of the eviction court process itself. Our analysis assumes that if a writ of recovery was issued, the tenant was

forced to move. While extremely unlikely, it is possible that in some cases, a writ could be “resolved” through a payment from emergency assistance, for example. There is no way to distinguish those cases with official records. However, observation by professionals and experts in this field support the assumption that writs nearly always result in displacement.

- In some cases, it is possible that the address provided for the defendant is not the address from which they were evicted, but a later, more current address provided to the court for purposes of ongoing communications with the court and other parties. This may have caused minor distortions in the data.
- Settlements are often considered to be positive outcomes. A settled case means both the landlord and tenant reached a mutually agreed upon resolution. However, settlements also mean that a great deal of information is lost. Generally, a settlement means that the actual merits of the case are never determined. Tenants may or may not have owed rent. Tenants may or may not have wanted or needed to move. Due to the nature of the court process and the tenant-landlord relationship, it is possible that tenants agree to deals that are simply not achievable and/or are largely against their interests. Settlements, and the data as a whole, must be viewed in this light.
- If the tenant entered into a payment plan with their landlord, and no writ was issued, we assumed the payment plan was successful. This seems to be a likely assumption, but it is an assumption. It is also possible that tenants voluntarily left after failing to complete a payment plan.
- Finally, throughout the analysis, expunged cases are necessarily not reflected in the data because expunged cases are removed from public records (which is the data used in this report). Evictions are more likely to be expunged when the case is resolved in favor of the tenant or when the case is many years old and different counties use different standards for expungements. Data suggests the expungement rate is low to very, low depending upon the county, but it has not been specifically studied. Nevertheless, this element distorts the representativeness of the data to an unknown degree.

Researchers

Contributing Researchers

- *Eric Hauge, HOME Line, Executive Director*
- *Samuel Spaid, HOME Line, Staff Attorney and Research Director*
- *Rebecca Hare, CURA, Graduate Research Assistant*

Report prepared by

- *Samuel Spaid, HOME Line, Staff Attorney and Research Director*
- *Rebecca Hare, CURA, Graduate Research Assistant*

2016 Evictions in Minneapolis Report prepared by

- *Zoe Thiel, City of Minneapolis Innovation Team*

We want to thank Zoe Thiel and the rest of the Minneapolis Innovation Team for directing the research and publication of the Minneapolis report. This report relies on the framing and analysis in that report.

Eviction Distributions in Brooklyn Park

Methodology

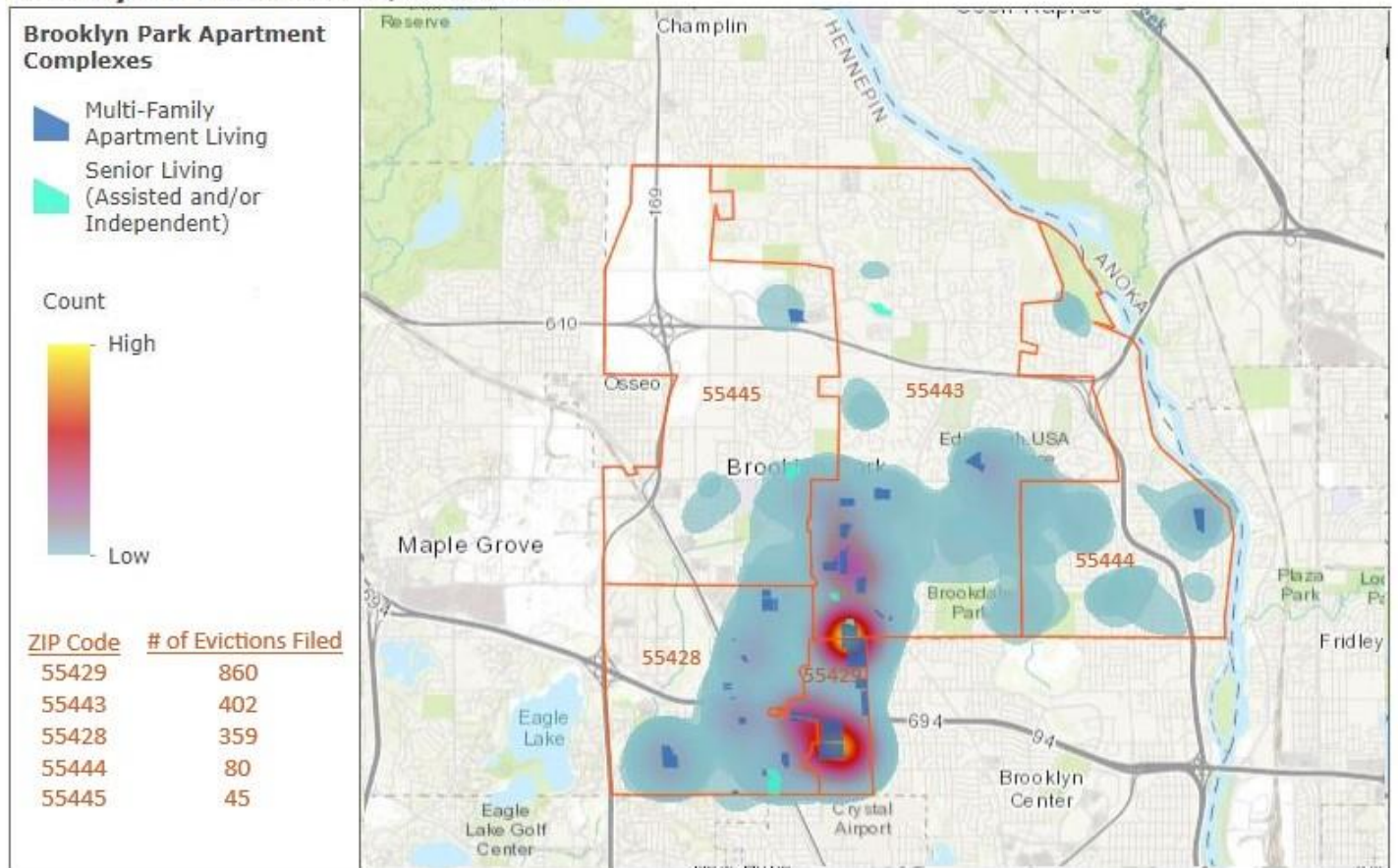
The data for this analysis comes from the state data extract. Analysts filtered the data extract from the state court to include only evictions filed in 2015, 2016, and 2017 with a defendant address in Brooklyn Park. This analysis excludes cases with commercial evictions, bank foreclosures, and addresses that were unverifiable and/or seemed outside of city limits. Addresses were cleaned manually using city information and Google Maps.

Key Findings

- **Most evictions are filed in ZIP code 55429, followed by 55443 and 55428.** Specifically, along the Zane Avenue Corridor between 63rd Avenue N and 83rd Avenue N. This is consistent with the frequent filer analysis later in this report which finds that most evictions in Brooklyn Park are filed by the same few landlords.

Fig 1. Total Evictions in Brooklyn Park (2015-2017)

Brooklyn Park Evictions, 2015-2017



Approximately 98% of evictions occurred with the highlighted areas. Around 2% of evictions occurred outside of the highlighted areas. These evictions were not concentrated enough to appear on the map and generally represented an eviction filed against a tenant in a non-multi-family apartment living situation, likely the only eviction for that address in the three-year time period.

Case file review

Methodology

The court data extract provides important summary-level data; however, much of the detail behind each of those cases is captured in hand-written and scanned case files, accessible only by public access court terminals which required in-person access.

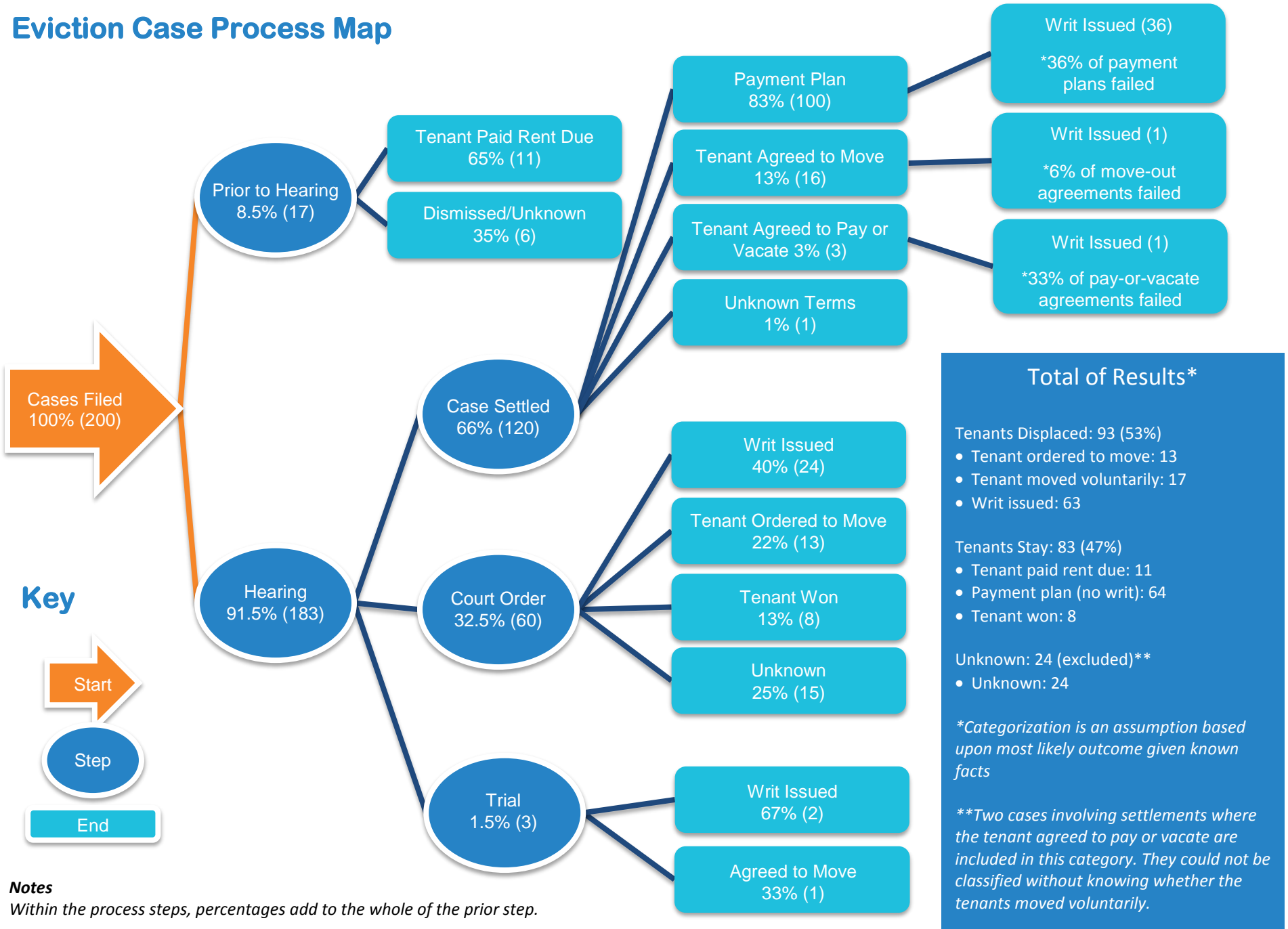
- 232 Brooklyn Park eviction cases from 2015, 2016, and 2017 were selected at random from the state court data extract.
- Analysts from HOME Line reviewed each of the 232 case files individually and recorded the details about each case on a custom Google survey form.
- After completion of reviews, staff removed cases determined to the best of our ability to be bank foreclosures, commercial evictions, contract-for-deed cases, or where significant documents or information were missing or not captured, leaving 200 cases.

Key findings

- **1.75 months'** rent or approximately **\$1,600** stand between tenants and eviction in Brooklyn Park. (This figure is higher than the actual amount of rent owed, as court fees of approximately \$300 are typically included in the total amount owed.)
- In nonpayment cases, **evictions were filed 16 days after rent was due**, assuming rent was due on the first of the month where nonpayment occurred (average calculated using median and excluding one outlier of 935 days).
- Evictions filed by just **four property owners** comprised 65% of the cases in the study sample (129 out of 200 cases).
- **Nonpayment cases account for 97% of eviction filings in Brooklyn Park**, and 95% of eviction cases identified no reasons beyond nonpayment.
- If we remove the unknown outcomes, **53% of all filings ultimately resulted in a tenant displacement**.
- **Showing up matters.** Tenants showed up at the eviction hearing in 62% of cases. **In 81% of cases where the tenant did not show up but the landlord did, the tenant was displaced.** When both parties showed up to the hearing, **more than 95% of cases resulted in a settlement.** When the tenant showed up, they had a 52% chance of avoiding displacement.
- **66% of cases settled.** The most common type of settlement was some form of payment plan. Most payment plans appeared to be successful since writs (the clearest sign of a failed settlement) were only issued later in 29% of cases. However, 16% of settlements were agreements by the tenant to move by a specific date.
- Landlords were represented by either an attorney or someone with power of authority **in 92% of cases.** Conversely, tenants were represented in just one case (less than one percent) and in this particular case, the attorney started representing the tenant after the tenant had already lost the eviction at the initial hearing.

- **Landlord representation (whether by attorney or POA) does not appear to result in different outcomes.** No statistically significant conclusions about tenant representation can be reached as only 1 case had a represented tenant.

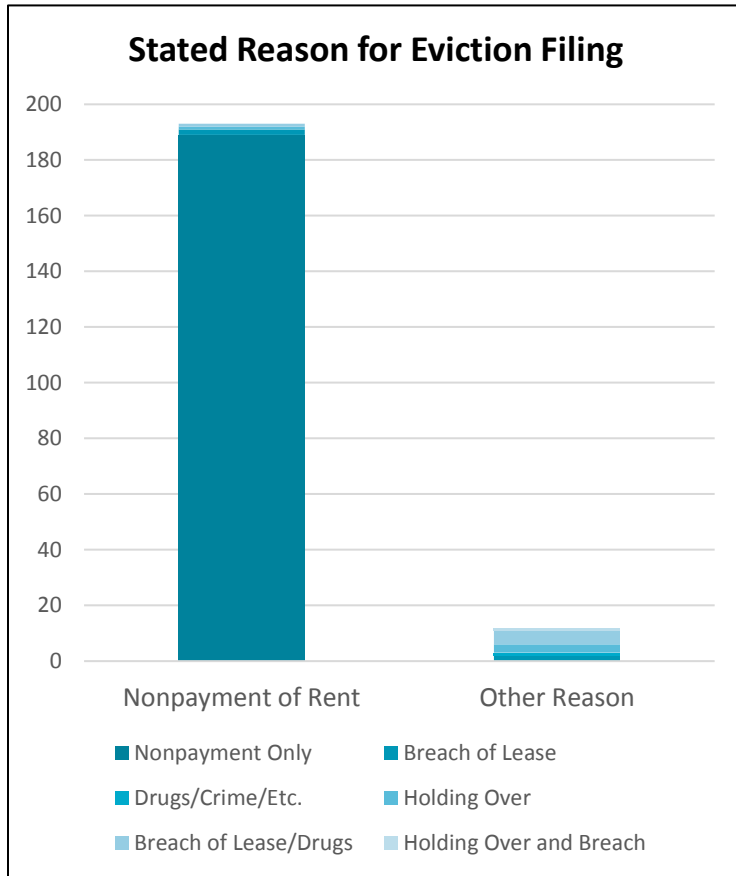
Eviction Case Process Map



Notes
 Within the process steps, percentages add to the whole of the prior step.

Tables and Figures

Fig 2. Reason for Filing



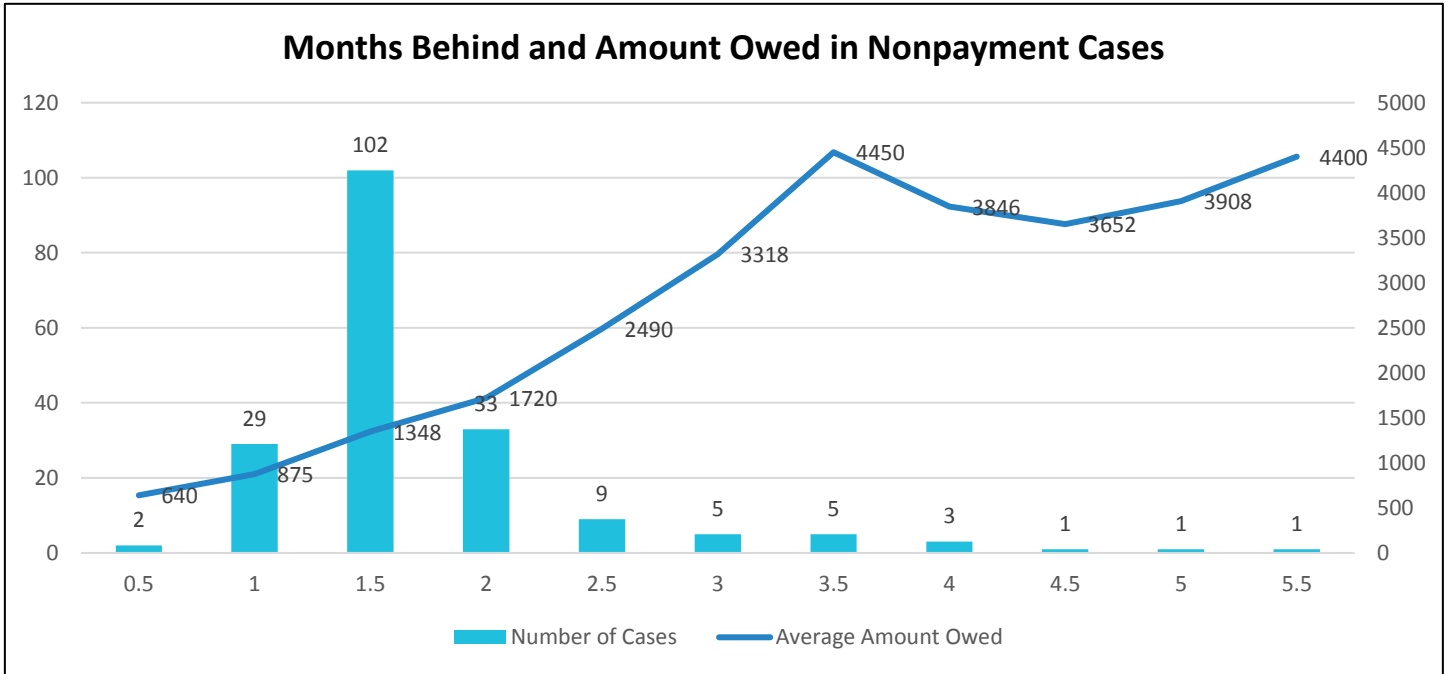
Nonpayment of rent and nonpayment of rent only was the reason for 94.5% of eviction cases filed.

Complete Eviction Categories	#
Nonpayment of Rent Only	189
Breach of Lease, Drugs/Crime/Etc. (504B.171)	4
Holding Over/Failure to Vacate	2
Nonpayment of Rent, Breach of Lease	2
Nonpayment of Rent, Breach of Lease, Drugs/Crime/Etc. (504B.171)	1
Nonpayment of Rent, Holding Over/Failure to Vacate	1
Holding Over/Failure to Vacate, Breach of Lease	1
Total	200

Occurrence of Eviction Category	#
Nonpayment of Rent	193
Breach of Lease	8
Holding Over/Failure to Vacate	4
Drugs/Crime/Etc. (504B.171)	5

Landlords may cite more than one reason for filing an eviction case. By far the most-often cited reason for filing was **nonpayment of rent**; it was cited in **96.5% of the cases**.

Fig 3. Nonpayment

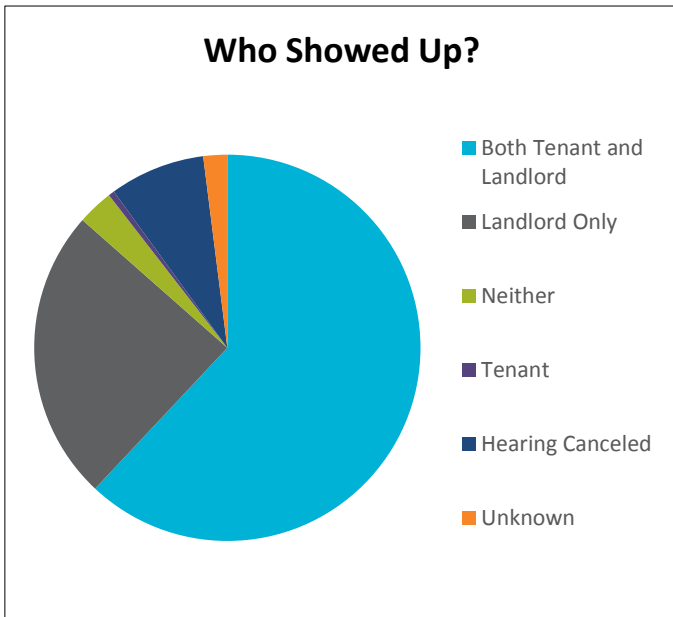


For nonpayment of rent cases, the average number of months a tenant was behind on rent was 1.75, owing approximately \$1,600. The vast majority (more than 80%) of cases were for nonpayment of rent for between 1 and 2 months.

Two outliers were excluded from these charts. An eviction for \$13,100 (over 6 months of unpaid rent) and an eviction for \$79,940 (landlord alleged nearly six years of unpaid rent).

Months Behind on Rent	# of cases	Average Amount owed (\$)
0.5	2	\$640
1	29	\$875
1.5	102	\$1,348
2	33	\$1,720
2.5	9	\$2,490
3	5	\$3,318
3.5	5	\$4,450
4	3	\$3,846
4.5	1	\$3,652
5	1	\$3,908
5.5	1	\$4,400

Fig 4. Appearance at Hearing

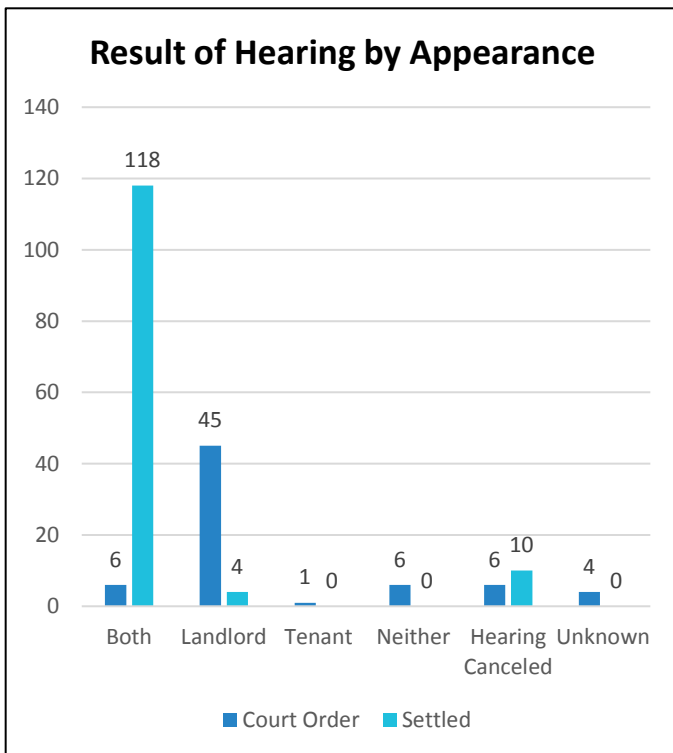


Who showed up?	#	%
Both Tenant and Landlord	124	62%
Landlord Only	49	24.5%
Neither	6	3%
Tenant	1	0.5%
Hearing Canceled	16	8%
Unknown	4	2%
Grand Total	200	

Both the tenant and the landlord were present at the hearing in about 62% of cases. In more than 24% of cases, only the landlord was present. In a few cases, the matter was resolved prior to the hearing, or neither party was present.

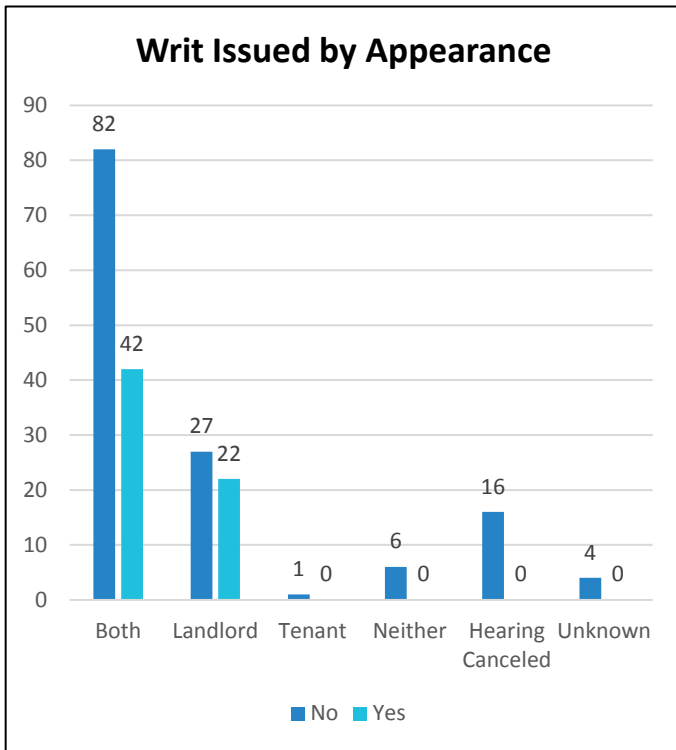
When both the landlord and tenant were present, **more than 95% of cases settled**. When only the landlord was present, more than 9 out of 10 resulted in a court order.

Fig 5. Result of the Hearing, by Appearance



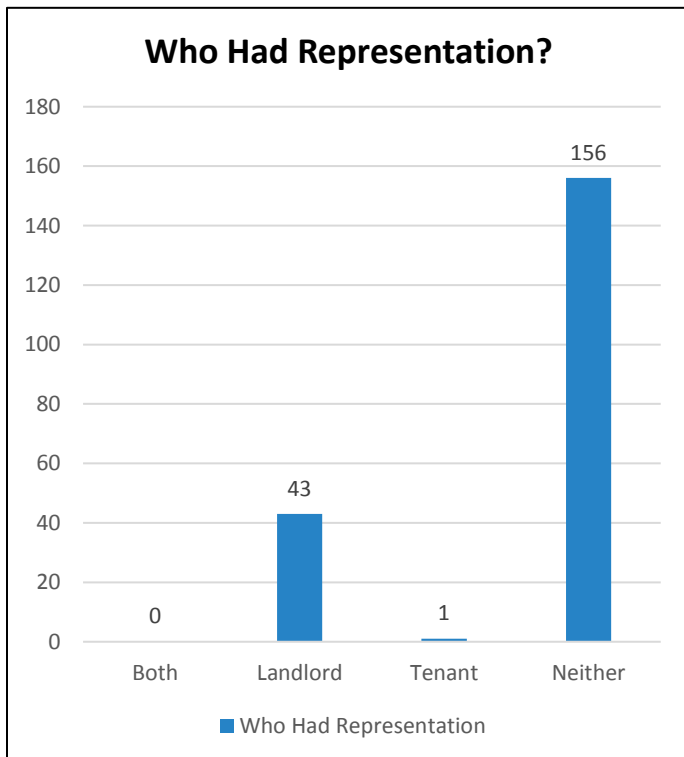
Result of the Hearing	#	%
When both Tenant and Landlord were there	124	
<i>Court Order</i>	6	5%
<i>Settled</i>	118	95%
When only the Landlord was there	49	
<i>Court Order</i>	45	92%
<i>Settled</i>	4	8%
Tenant	1	
<i>Court Order</i>	1	100%
<i>Settled</i>	0	0%
When no one was there	6	
<i>Court Order</i>	6	100%
<i>Settled</i>	0	0%
Hearing Canceled	16	
<i>Court Order</i>	6	31%
<i>Settled</i>	10	69%
Unknown	4	
<i>Court Order</i>	4	100%
<i>Settled</i>	0	0%
Grand Total	200	

Fig 6. Writ Issuance, by Appearance



Was a writ issued?	#	%
When both Tenant and Landlord were there	124	
No	82	66%
Yes	42	34%
When only the Landlord was there	49	
No	27	55%
Yes	22	45%
Tenant	1	
No	1	100%
Yes	0	0%
When no one was there	6	
No	6	100%
Yes	0	0%
Hearing Canceled	16	
No	16	100%
Yes	0	0%
Unknown	4	
No	4	100%
Yes	0	0%
Grand Total	200	

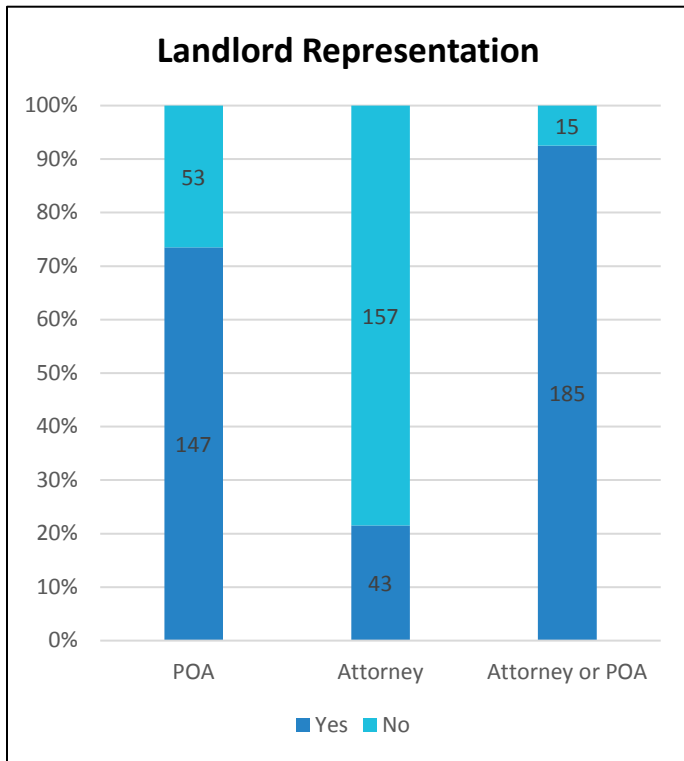
Fig 7. Representation



Who had Representation?	#	%
Both	0	0%
Landlord	43	21.5%
Tenant	1	0.5%
Neither	156	78%
Grand Total	200	

In over 78% of cases, neither the landlord nor the tenant were represented by an attorney. In the remaining cases, the landlord was far more likely to have representation than the tenant.

Fig 8. Power of Attorney

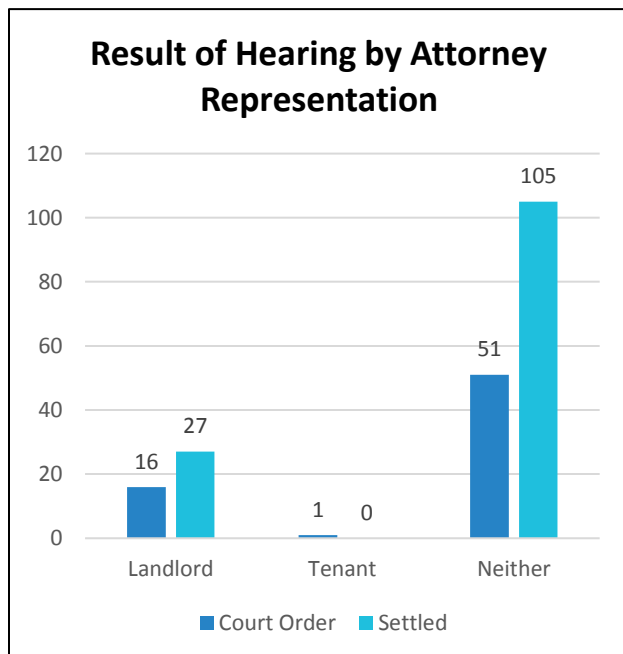


Power of Authority	#	%
Yes	147	73.5%
No	53	26.5%
Grand Total	200	

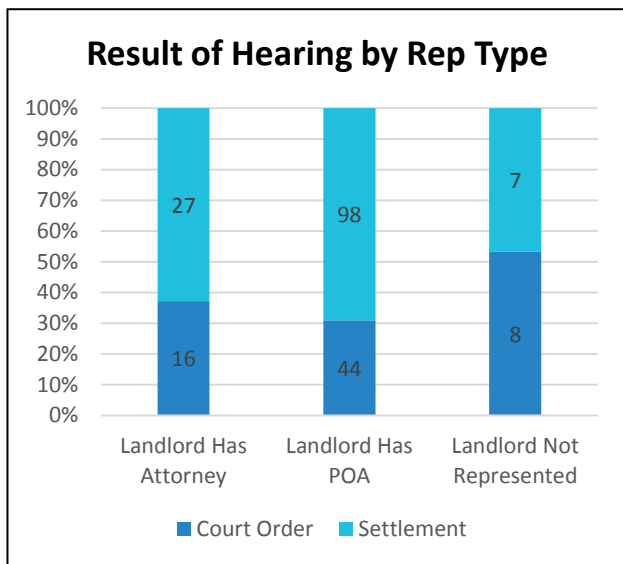
Attorney or Power of Authority	#	%
Yes	185	92.5%
No	15	7.5%
Grand Total	200	

Landlords were represented by either an attorney or someone with power of authority in 93% of cases. Conversely, tenants were represented in just 0.5% of cases.

Figs 9-10. Results, by Representation Status

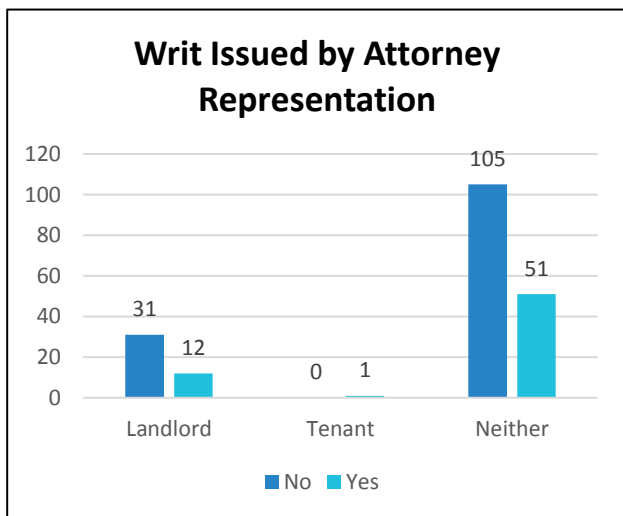


Result of Hearing by Attorney Representation	#	%
Landlord Represented	43	
<i>Court Order</i>	16	37%
<i>Settled</i>	27	63%
Tenant Represented	1	
<i>Court Order</i>	1	100%
<i>Settled</i>	0	0%
No one Represented	156	
<i>Court Order</i>	51	33%
<i>Settled</i>	105	67%
Grand Total	200	

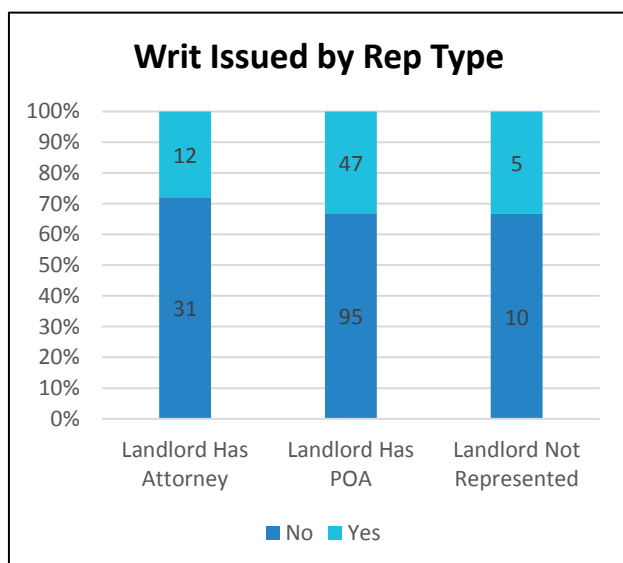


Settlement or Court Order by Representation Type	#	%
Landlord has Attorney	43	
<i>Court Order</i>	16	37%
<i>Settled</i>	27	63%
Landlord has POA	142	
<i>Court Order</i>	44	31%
<i>Settled</i>	98	69%
Landlord has neither	15	
<i>Court Order</i>	8	53%
<i>Settled</i>	7	47%
Grand Total	200	

Figs 11-12. Writs Issued, by Representation Status



Writ Issued by Attorney Representation	#	%
Landlord Represented	43	
<i>No</i>	31	72%
<i>Yes</i>	12	28%
Tenant Represented	1	
<i>No</i>	0	0%
<i>Yes</i>	1	100%
No one Represented	156	
<i>No</i>	105	67%
<i>Yes</i>	51	33%
Grand Total	200	



Writ Issued by Representation Type	#	%
Landlord has Attorney	43	
<i>No</i>	31	72%
<i>Yes</i>	12	28%
Landlord has POA	142	
<i>No</i>	95	67%
<i>Yes</i>	47	33%
Landlord has neither	15	
<i>No</i>	10	67%
<i>Yes</i>	5	33%
Grand Total	200	

State Data Extract Analysis: Brooklyn Park

Methodology

Researchers filtered the data extract from the state court to include only evictions with a defendant address in Hennepin County to conduct additional analysis of Hennepin County and Brooklyn Park specific cases. Commercial evictions and bank foreclosures were removed to the best ability of the researchers from this data set. Additional data supplied by Brooklyn Park was used to determine the Frequent Filers as documented in the Methodological notes for the frequent filers.

Key Findings

- For owners who filed at least ten eviction cases in 2017, the average rate, measured as the number of filings compared to the number of rental units owned, was 18% or about 18 eviction cases per 100 units. Owners with fewer than ten evictions were excluded from this calculation.
- Of the eviction cases filed in 2017 in Brooklyn Park, 75% were filed by ten owner groups, compared to 27% of evictions filed by the top ten owner groups in Minneapolis.
 - Most of the owners on the ‘frequent filers’ list are also the owners with the greatest number of rental units. However, many of these landlords file a disproportionate amount of the evictions in Brooklyn Park. Four ownership groups in particular accounted for 61% of all evictions in Brooklyn Park, despite owning only 28% of rental units in Brooklyn Park.
 - Despite the above, the frequent filers list is not just a list of owners with the most units, however. There are several owners/companies with large portfolios who have low numbers of filings as well as owner/companies who filed many cases who have very modest portfolios.
- Evictions are seasonal with filings at their highest in the summer months and January across all years. Brooklyn Park’s eviction filing timings were similar to Hennepin County.
- Eviction cases are resolved quickly, most within **14 days**.
- While the number of evictions significantly decreased in Hennepin County since 2009, **eviction filings in Brooklyn Park stayed relatively the same**.

Tables and Figures

Methodological notes: Frequent Filers

One key item for analysis was a determination of who the plaintiffs in eviction cases are, attempting to understand if there is a disproportionate use of court processes by a few individuals or companies. Analysts used a reference data set provided by the City of Brooklyn Park containing ownership information for apartment complexes located in the city. This represents the best-available data at a particular point in time (limited to calendar year 2017) and should be considered an informed estimate. In order to calculate an eviction rate for each owner, the number of unique case ID #s for filings were compared to the number of rental units owned, using city rental licensing data. This rate is not necessarily a one-to-one comparison to the number of cases with the number of units and/or tenants. For example, if multiple tenants were evicted from one unit (within the same case), this counts as one instance. If however, the same tenant was filed against for eviction in two separate cases over the course of the year, this would count as two instances.

Fig 13. Owners or management groups with 10 or more eviction cases, and rate of eviction, 2017

Owner or Management Group	# of Eviction Cases Filed	% of Total Eviction Cases Filed	Eviction Rate: Cases filed / # of rental units	# of Rental Units Owned	% of Rental Units Owned
Brooklyn Park - 73rd Leased Housing Associates LP (Huntington Place Apartments)	147	24.42%	17.63%	834	10.00%
Mark Gasparre / Gasparre Family Trust (Willowbrook LLC / Gasparre Willow Park LLC)	110	18.27%	15.19%	724	8.68%
MIMG XXXII Eden Park LLC / Monarch Investment and Management Group	61	10.13%	18.83%	324	3.89%
681 Properties LLP (Moonraker Apartments / Point of America)	48	7.97%	10.11%	475	5.70%
Autumn Ridge Apartments LP / Sherman Associates / Chris Nimmer	22	3.65%	6.01%	366	4.39%
Weidner Apartment Homes / W Dean Weidner (The Fairways at Edinburgh)	19	3.16%	9.60%	198	2.37%
Villa del Coronado	12	1.99%	6.25%	192	2.30%
AIG Investments LLC (West Broadway Apartments)	12	1.99%	20.34%	59	0.71%
Invitation Homes (IH3 Property Minnesota / 2015-2 IH2 Borrower LP / 2015-3 IH2 Borrower LP)	10	1.66%	58.82%	17	0.20%

Fig 14. Eviction Filers with 10 or more eviction cases, and rate of eviction, 2017

Owner or Management Group	# of Eviction Cases Filed	% of Total Eviction Cases Filed	Eviction Rate: Cases filed / # of rental units	# of Rental Units Owned	% of Rental Units Owned
Brooklyn Park - 73rd Leased Housing Associates LP	147	24.42%	17.63%	834	10.00%
Willowbrook LLC	63	10.47%	15.29%	412	4.94%
MIMG XXXII Eden Park LLC	61	10.13%	18.83%	324	3.89%
Gasparre Willow Park LLC	47	7.81%	15.06%	312	3.74%
681 Properties LLP dba Moonraker	25	4.15%	12.20%	205	2.46%
681 Properties LLP dba Point of America	23	3.82%	8.52%	270	3.24%
Autumn Ridge Apartments Limited Partnership	22	3.65%	6.01%	366	4.39%
Weidner Apartment Homes	19	3.16%	9.60%	198	2.37%
AIG Investments LLC	12	1.99%	20.34%	59	0.71%
Villa del Coronado	12	1.99%	6.25%	192	2.30%

Fig 15. Eviction Filing Rates for Owners with > 200 Rental Units, 2017

Owner or Management Group	# of Eviction Cases Filed	% of Total Eviction Cases Filed	Eviction Rate: Cases filed / # of rental units	# of Rental Units Owned	% of Rental Units Owned
Brooklyn Park - 73rd Leased Housing Associates LP (Huntington Place Apartments)	147	24.42%	17.63%	834	10.00%
Mark Gasparre / Gasparre Family Trust (Willowbrook LLC / Gasparre Willow Park LLC)	110	18.27%	15.19%	724	8.68%
Doran 610 Apartments LLC / Doran Companies	4	0.66%	0.83%	480	5.76%
681 Properties LLP (Moonraker Apartments / Point of America)	48	7.97%	10.11%	475	5.70%
Autumn Ridge Apartments LP / Sherman Associates / Chris Nimmer	22	3.65%	6.01%	366	4.39%
MIMG XXXII Eden Park LLC / Monarch Investment and Management Group	61	10.13%	18.83%	324	3.89%
Jim Soderberg (Granite Ridge LLC / Garden Gates Apartments / Imperial Apartments)	7	1.16%	2.76%	254	3.05%
Riverview Associates LLLP	3	0.50%	1.18%	254	3.05%

Timeline for Filing and Judgment

Fig 16. Month of Case Filing in Hennepin County Combined Cases 2009-2017

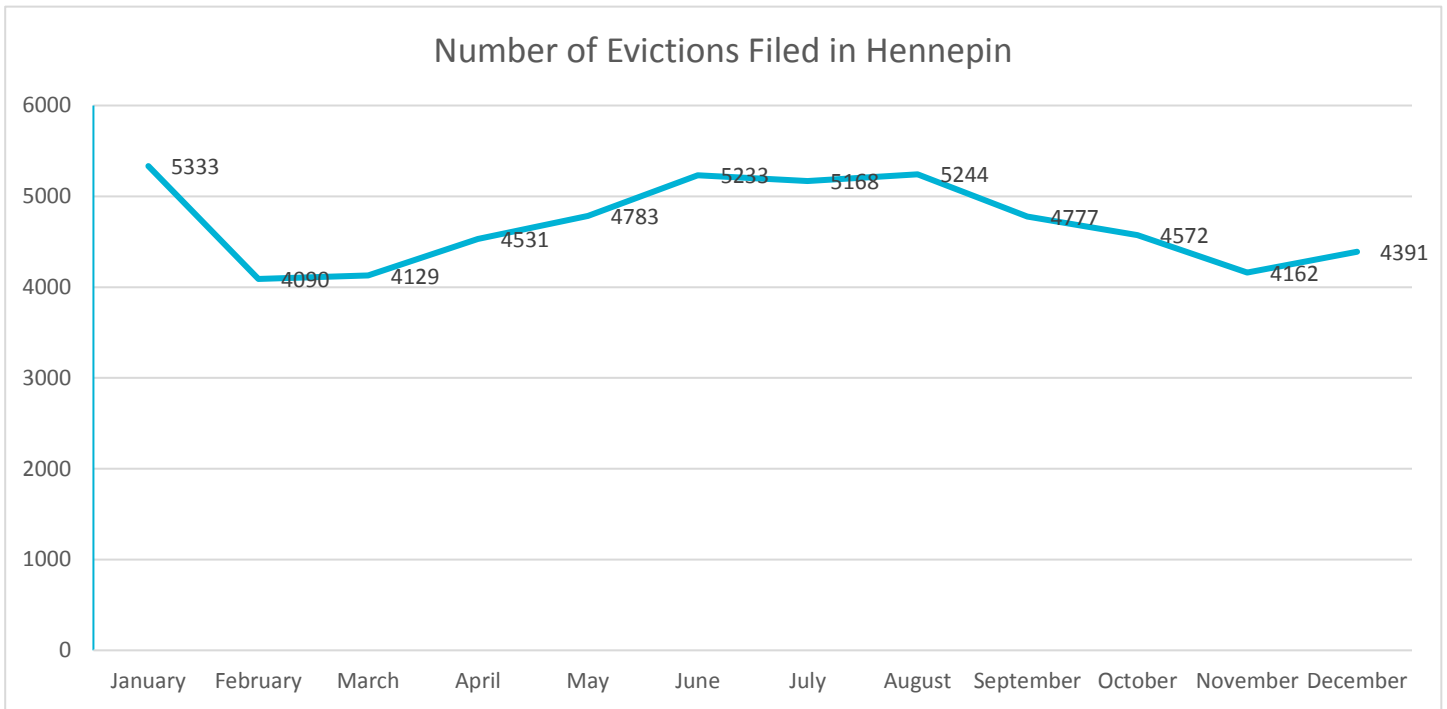


Fig 17. Month of Case Filing in Brooklyn Park Combined Cases 2009-2017

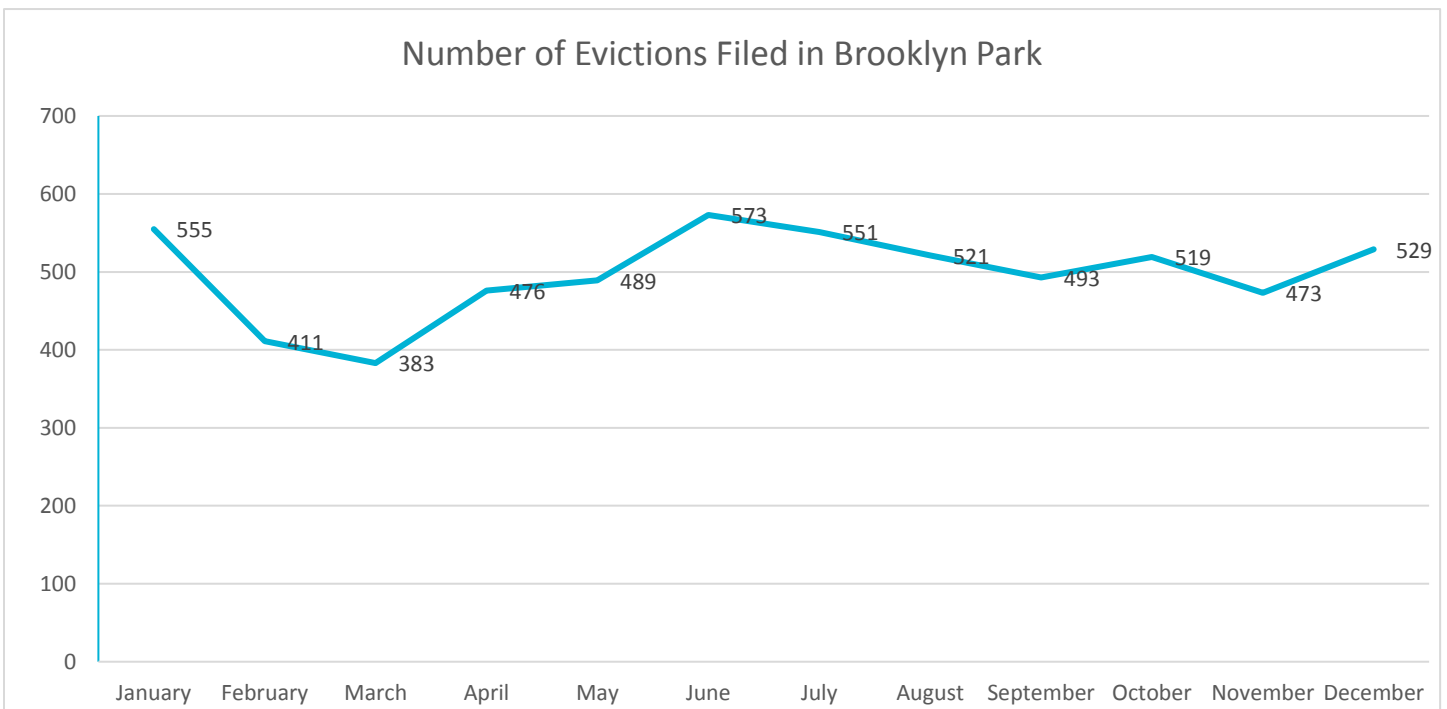


Fig 18. Days Open in Hennepin County

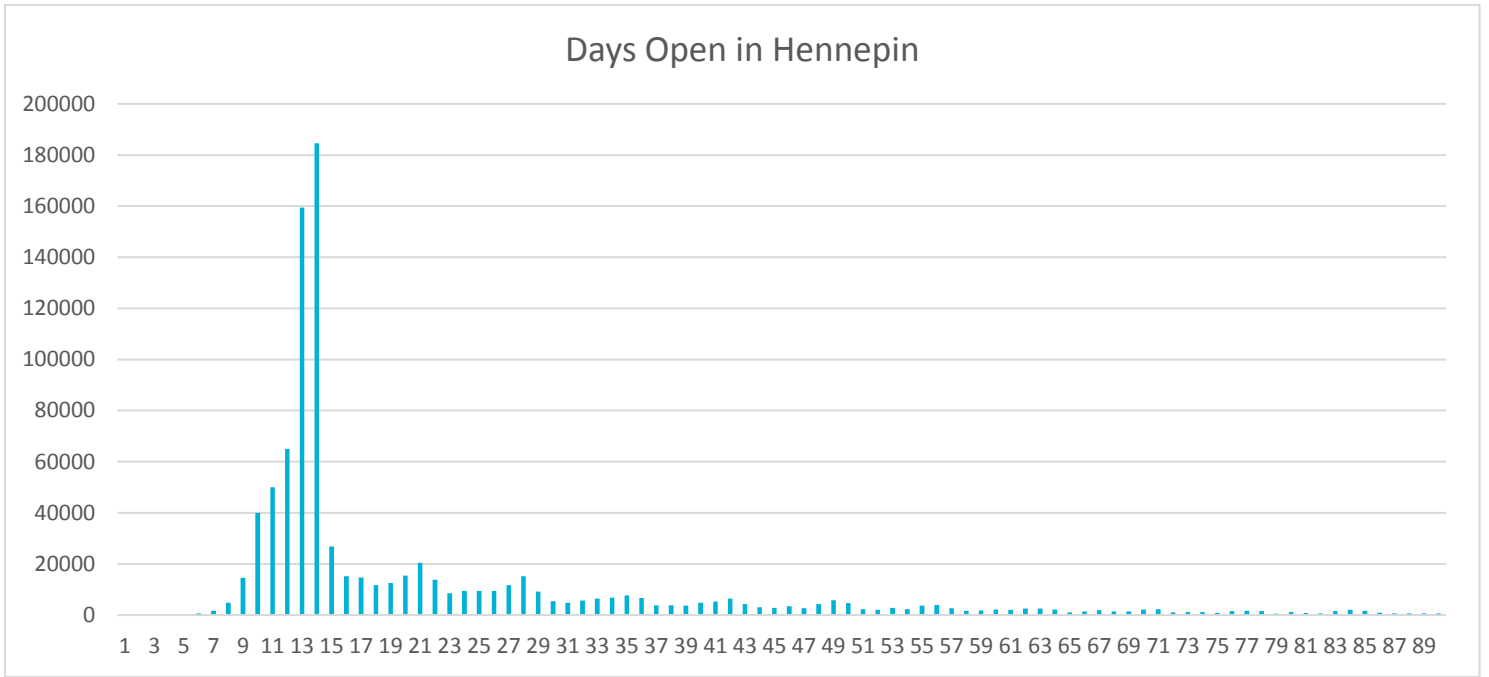


Fig 19. Days Open in Brooklyn Park

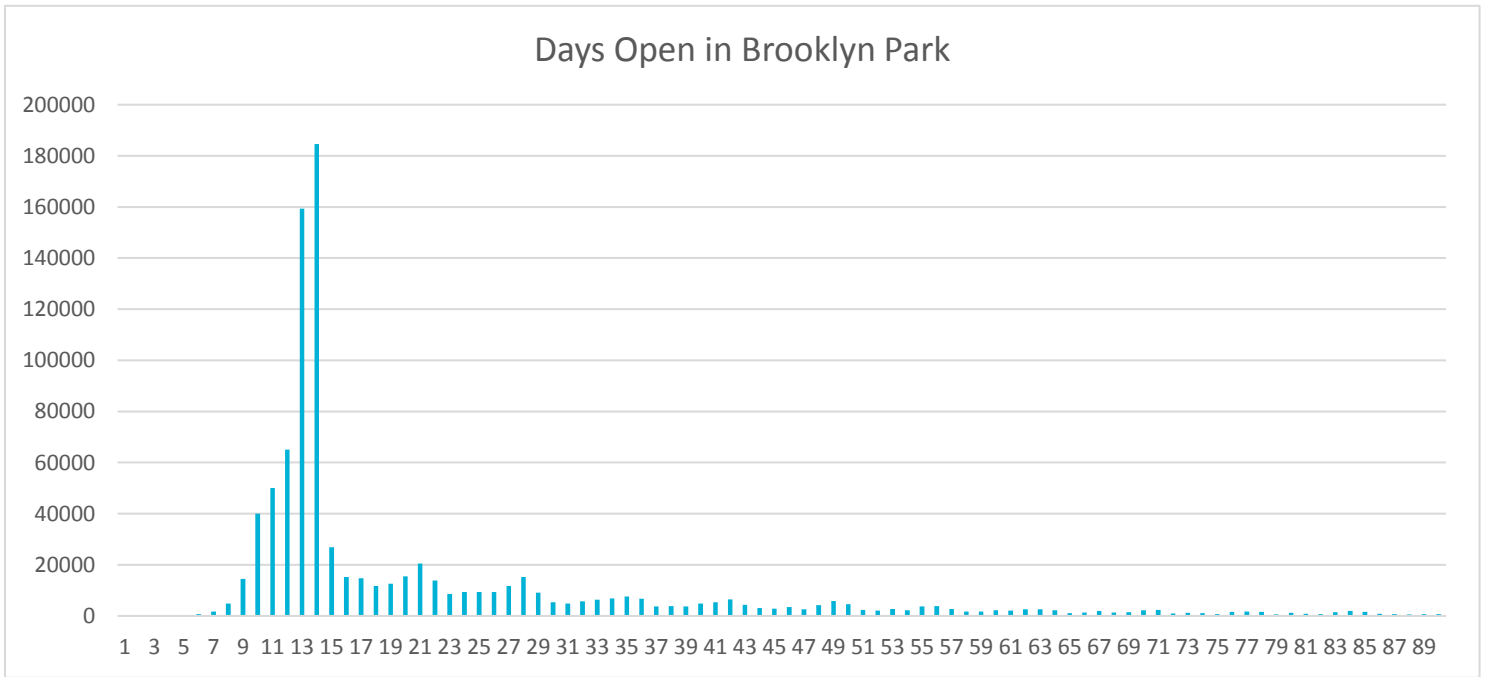


Fig 20. Eviction Cases filed, Hennepin County, Brooklyn Park, and Minneapolis, 2009-2017

