

# EVICTIONS IN GREATER MINNESOTA

*HOME Line - May 2018*

## Contents

Report Summary .....	2
Context and Purpose.....	2
Overview and Key Findings .....	2
Conclusions and a Call to Action .....	3
Notes about the Data.....	4
Researchers.....	5
HOME Line Study of Eviction Distributions in Minnesota.....	6
Methodology.....	6
Key Findings .....	6
Case file review .....	9
Methodology.....	9
Key findings.....	9
Tables and Figures.....	10
Comparison to Minneapolis Data .....	16
Methodology.....	16
Overview and Key Findings .....	16
Notes about Process Map Comparison.....	16
Tables and Figures.....	17
Appendix: Eviction Rate and Total Evictions Filed by County and Year (2015-2017)	

# Report Summary

## Context and Purpose

This study broadens the scope of the July 2016 Evictions in Minneapolis Report (“Minneapolis Report”) produced by the Minneapolis Innovation Team. The Minneapolis Report focused specifically on eviction data in Minneapolis. This report will focus on the same issues; however, it excludes the 11 Minnesota counties comprising the exurbs, suburbs, and central Twin Cities communities (Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Ramsey, Scott, Sherburne, Washington, and Wright). Instead, this report examines eviction data in the remaining counties (“Greater Minnesota” for the purposes of this report) using statewide eviction data and data gathered from individual case files collected from 102 cities in 47 different counties from 2016.

This report examines trends related to residential evictions in Greater Minnesota while comparing these trends to those in Minnesota as a whole and Minneapolis specifically in order to better understand the eviction process in general and move towards fewer eviction filings.

There are three portions to this report:

- A mapped geographic distribution by county of eviction filings and judgments in Minnesota using a summary-level data extract from the state courts and census data.
- Case file review consisting of individual analyses of a randomly selected set of eviction cases filed in 2016.
- A comparison of the data used and findings in the Minneapolis Report to the data used and findings in this report.

## Overview and Key Findings

Evictions, regardless of outcome, may limit a renter’s available options to lower-quality or otherwise less-desirable housing. While the number of evictions in Minnesota has decreased over the last few years, approximately 16,000 evictions were filed in 2017. An eviction action resulting in a judgment against the tenant leads to the short term disruption of a household, forcing an unplanned move. It can also lead to long-term instability and barriers to access. Even an eviction filing may limit future access to housing, as the filing itself is part of a standard rental report and can be used by landlords to deny housing. An eviction filing 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:

- **Cases filings are disproportionately high in the metro county area.** The cumulative eviction rate (2015-2017) in the metro county area is 3.3%, just over double the eviction rate in Greater Minnesota which is 1.6%. Reducing the metro county eviction rate to the Greater Minnesota eviction rate for that three-year time period **would have reduced the number of evictions by 18,978—a 38% reduction in total evictions filings.**
- **3 months’ rent** or approximately **\$1,500** stand between tenants and eviction in Greater Minnesota. Non-payment cases account for 89% of eviction filings in Greater Minnesota, most of which had no other reasons identified. (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.)

- **More than three out of four evictions filed ended in tenant displacement in Greater Minnesota.** This number is likely even higher as unclear or unknown settlement agreements were not counted towards tenant displacement.
- **Showing up matters.** Tenants showed up in 56% of cases. **In 92.7% of cases where the tenant did not show up but the landlord did, the tenant was displaced.** When both parties show up to the hearing, **36% of cases result in a settlement.** When the tenant showed up, they had a one in four chance of avoiding displacement.
- **There were unique differences between Minneapolis and Greater Minnesota indicating areas for further study.** Settlements were more likely in Minneapolis cases; however, settlements in Minneapolis cases were also more likely to fail. Writs were much more likely to issue in Minneapolis cases that did not settle when compared to Greater Minnesota. Landlords in Minneapolis were less likely to mention other reasons for evictions besides non-payment (76% non-payment only compared to 46%).
- **Landlords in Minneapolis evicted tenants faster for non-payment than landlords in Greater Minnesota.** 74% of cases in Minneapolis were filed when tenants were only two or less months behind compared to only 51% in Greater Minnesota.

## 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. Differences between eviction trends in Minneapolis and Greater Minnesota also raise important questions, such as why are landlords in metro areas more likely to evict tenants and why are settlements in Minneapolis both more likely to occur and more likely to fail?

These differences, coupled with similarities in eviction trends that mirrored the Minneapolis analysis, raise important public policy questions and areas for future study.

### How might we...

- *Ensure the process is providing equitable, fair access to justice and outcomes regardless of court jurisdiction and location?*
- *Connect tenants experiencing financial emergencies to rental 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?*
- *Discover the reason for increased eviction filings in metro areas?*
- *Reduce the number of evictions filed, especially in the metro areas?*

## Notes about the Data

- There are four 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, data from the American Community Survey. The 2011-2015 5-Year estimate was used for 2015 while the 2012-2016, 5-Year estimates were used for 2016-2017. Third, direct review of physical case files. Fourth, the data collected in the first Minneapolis Report. Each section will note what data set it is using.
- Race, ethnicity, and other demographic data are not collected in civil court processes. Future data collection should identify more precise demographic data.
- 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. 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.
- Our analysis assumes that if a writ of recovery (eviction judgment) 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. Certainly 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.
- 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; however, anecdotal data suggests the expungement rate is very low. 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*
- *Sophia Rigelman, HOME Line, Americorps VISTA Tenant Organizer*
- *Jennifer Flynn, HOME Line, Research Intern*
- *Nate Merrill, HOME Line, GIS Mapping Intern*

### *Report prepared by*

- *Samuel Spaid, HOME Line, Staff Attorney and Research Director*

### *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 and allowed us the opportunity to compare and contrast the data sets.

# HOME Line Study of Eviction Distributions in Minnesota

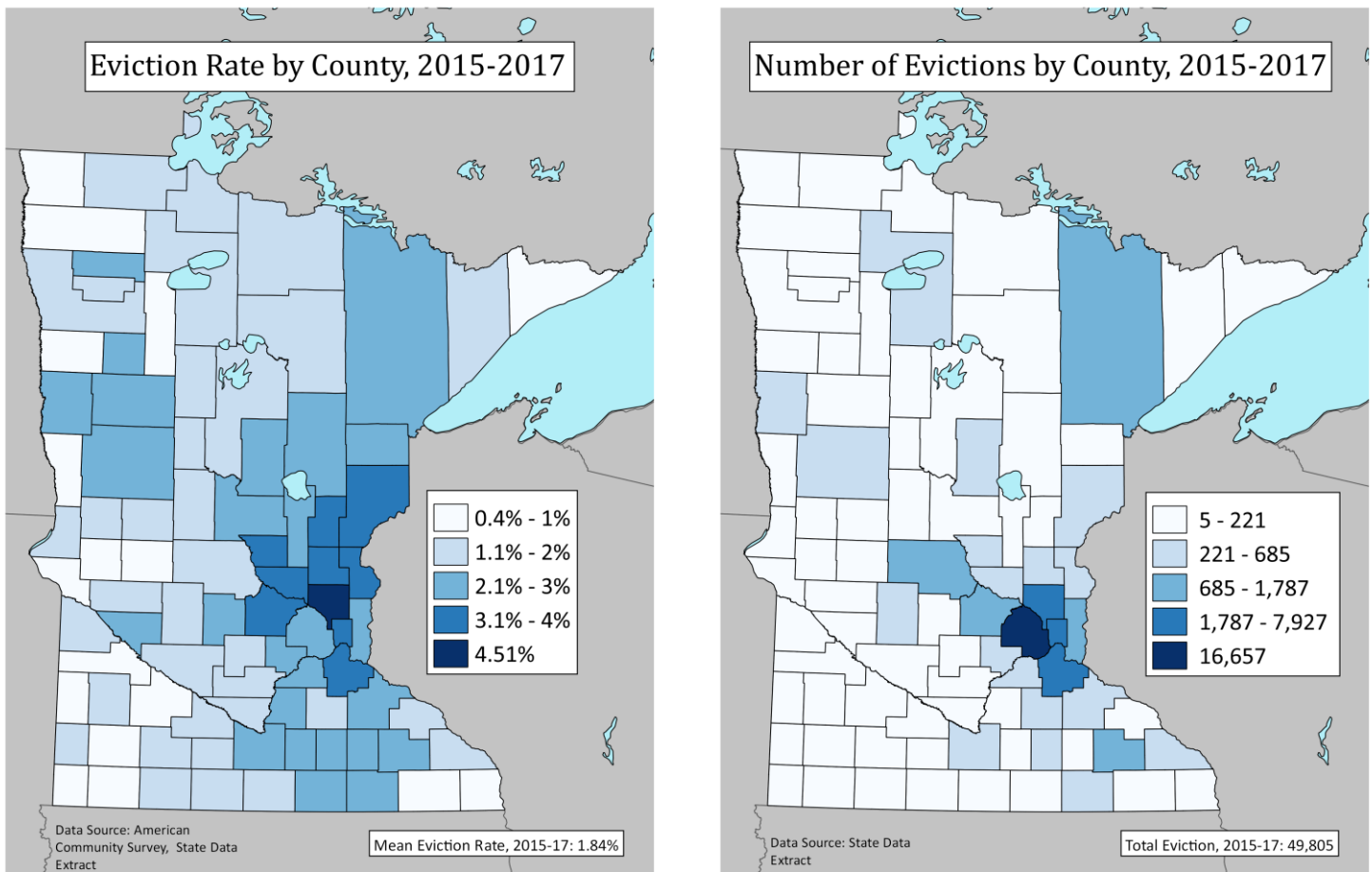
## Methodology

In 2017 HOME Line conducted an initial study of eviction distribution across Minnesota. This study was broadened in 2018. The data for this analysis comes from the state data extract and the American Community Survey data. The Eviction Rate was calculated by taking the number of evictions in a given area and dividing that number by the number of rental units in the same given area as reported by the American Community Survey.

## Key Findings

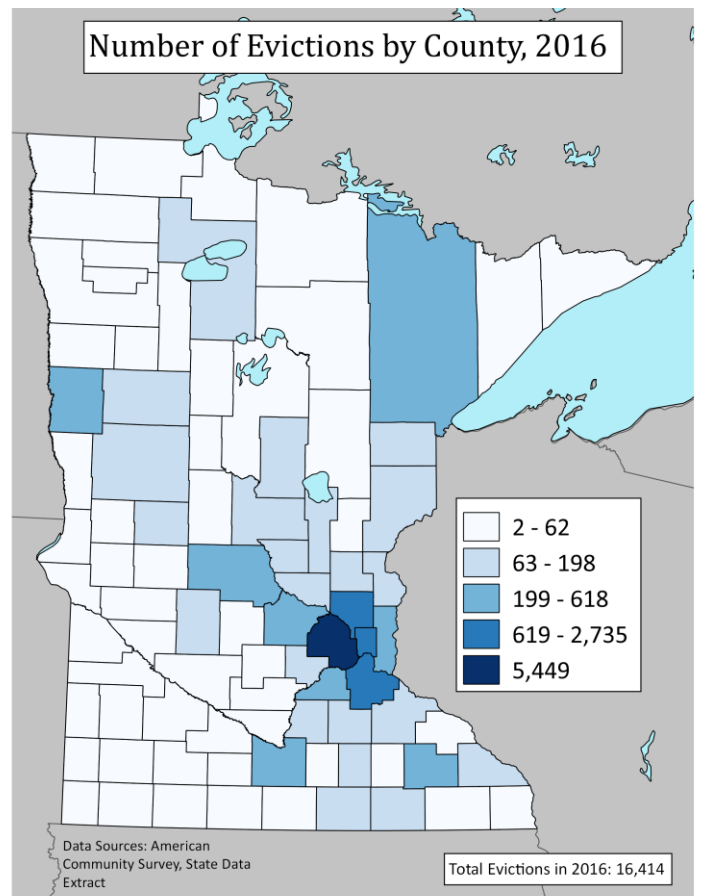
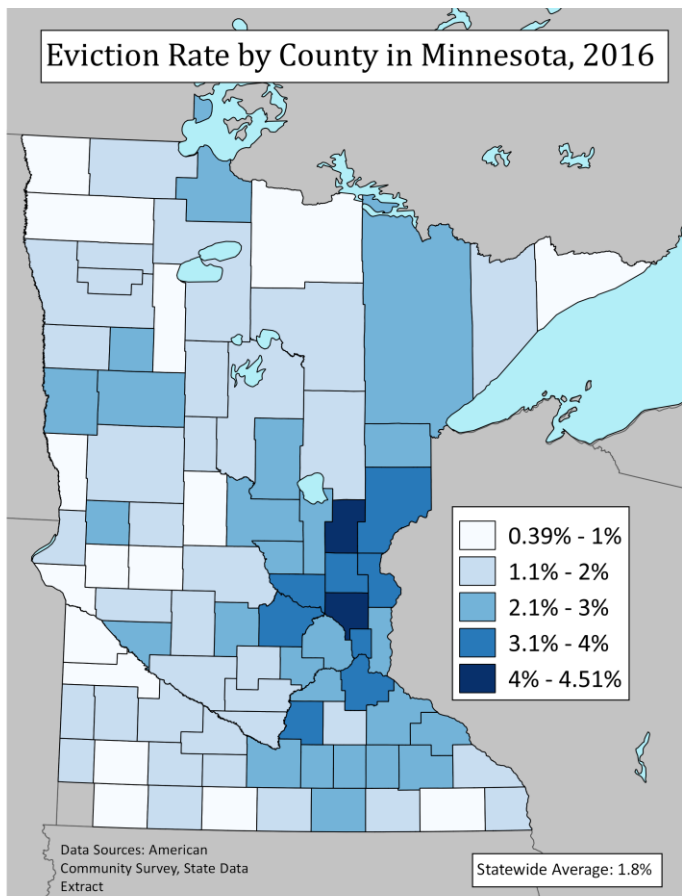
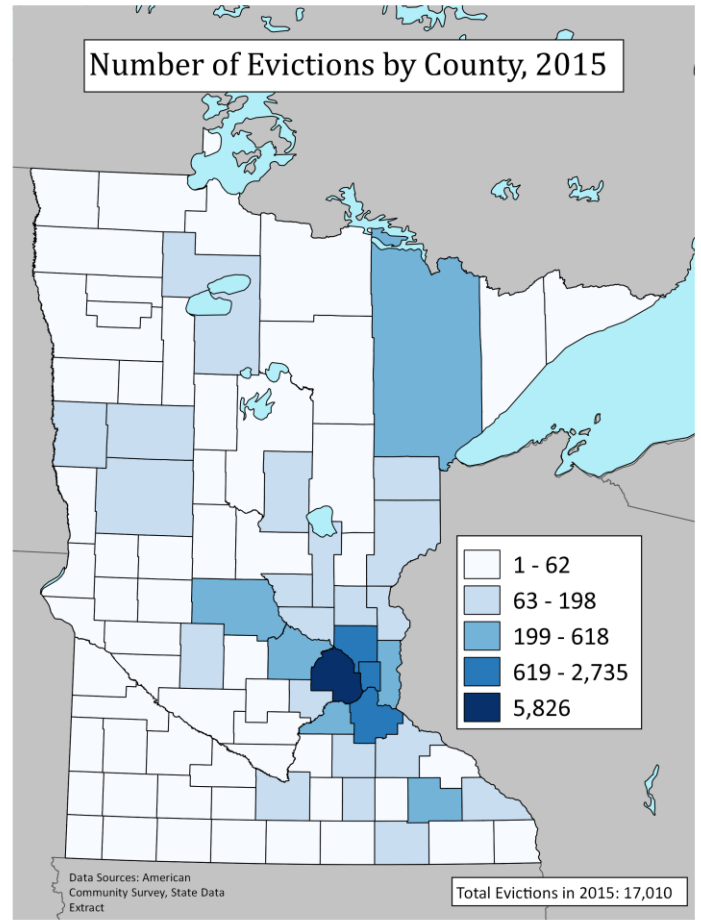
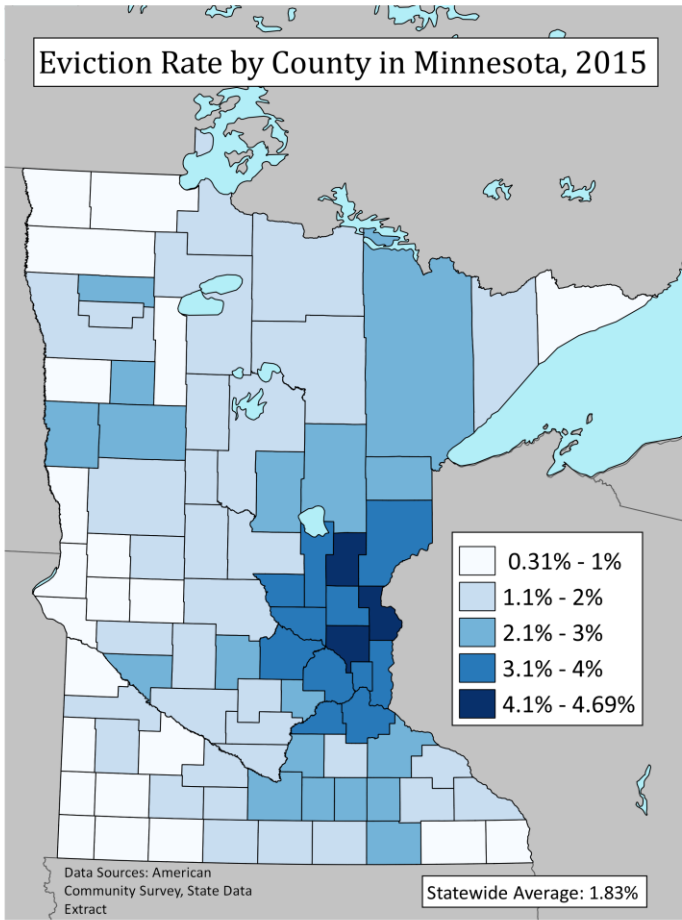
- **Evictions are not distributed proportionally to renter density** across Minnesota and these trends remain stable over multiple years.
- **Cases filings are disproportionately high in the metro county area.** The cumulative eviction rate (2015-2017) in the metro county area is 3.3%, just over double the eviction rate in Greater Minnesota which is 1.6%. Reducing the metro county eviction rate to the Greater Minnesota eviction rate for that three-year time period **would have reduced the number of evictions by 18,978—a 38% reduction in total evictions filings.**\*

*Fig 1. Cumulative Eviction Rate by County in Minnesota and Total Eviction Filings in Minnesota*



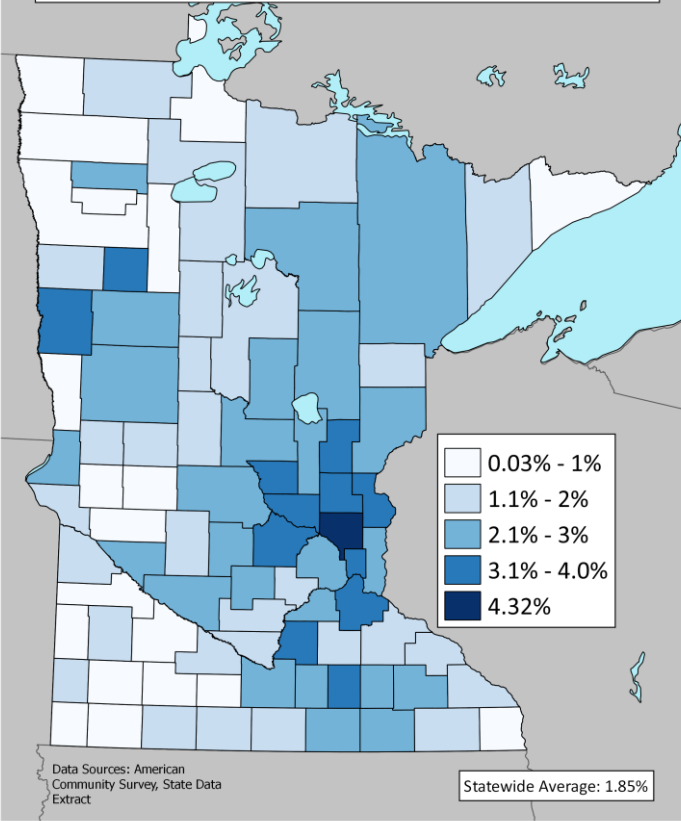
\* For a complete breakdown of eviction filings and rates by county and year, see the attached appendix.

***Figs 2.-4. Eviction Rate by County in Minnesota and Total Eviction Filings in Minnesota (2015-2017)***

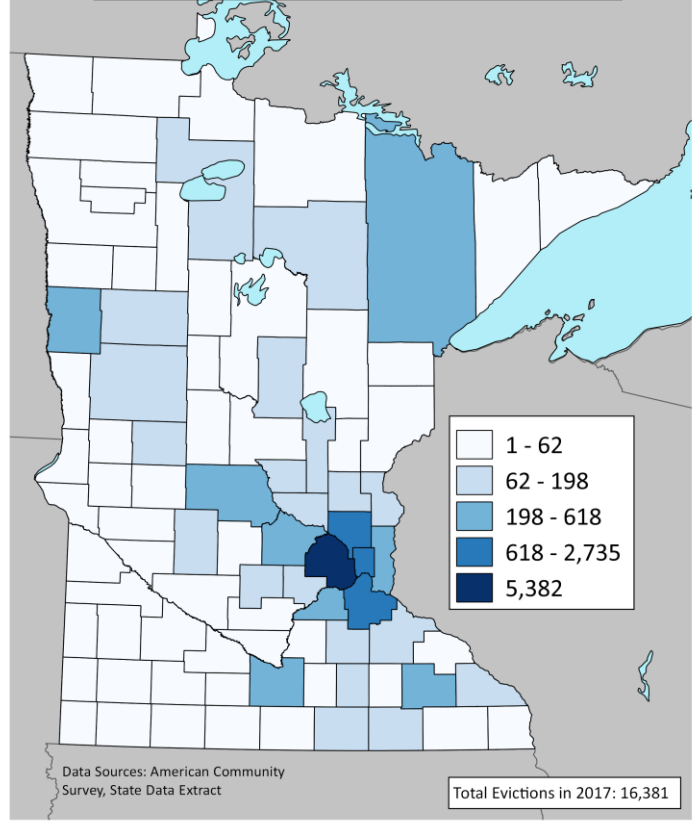




Eviction Rate by County in Minnesota, 2017



Number of Evictions by County, 2017



## 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.

- 250 eviction cases from 2016 were selected at random from the state court data extract. (Cases from 11 counties closest to the Twin Cities metropolitan area were excluded.)
- Staff, interns, and volunteers from HOME Line reviewed each of the 250 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 213 cases.

### Key findings

- **3 months' rent** or approximately **\$1,500** stand between tenants and eviction in Greater Minnesota. Non-payment cases account for 89% of eviction filings in Greater Minnesota, most of which had no other reasons identified. (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.)
- Of all filings, **75% ultimately resulted in a tenant displacement**. This is assuming that all unknowns resolved favorably for the tenant. If we remove the unknown outcomes, then nearly **80% of cases resulted in tenant displacement**. If all unknown outcomes resulted in tenant displacement then 85% of cases resulted in tenant displacement.
- **Showing up matters**. Tenants showed up in 56% of cases. **In 92.7% of cases where the tenant did not show up but the landlord did, the tenant was displaced**. When both parties show up to the hearing, **36% of cases result in a settlement**. When the tenant showed up, they had a one in four chance of avoiding displacement.
- **Nearly 30% of cases settled**. The most common type of settlement was some form of payment plan. Most payment plans appeared to be successful as writs (the clearest sign of a failed settlement) were only issued later in 3 cases. However, 40% of settlements were agreements by the tenant to move.
- **Landlord representation does not appear to result in different outcomes**. No statically significant conclusions about tenant representation can be reached as only 5% of cases had a represented tenant. While not statistically significant, tenants in these cases did fare better than tenants without attorneys; however, this may merely be a result of the small sample size.

# Tables and Figures

Fig 5. Overall Results of Sampled Cases

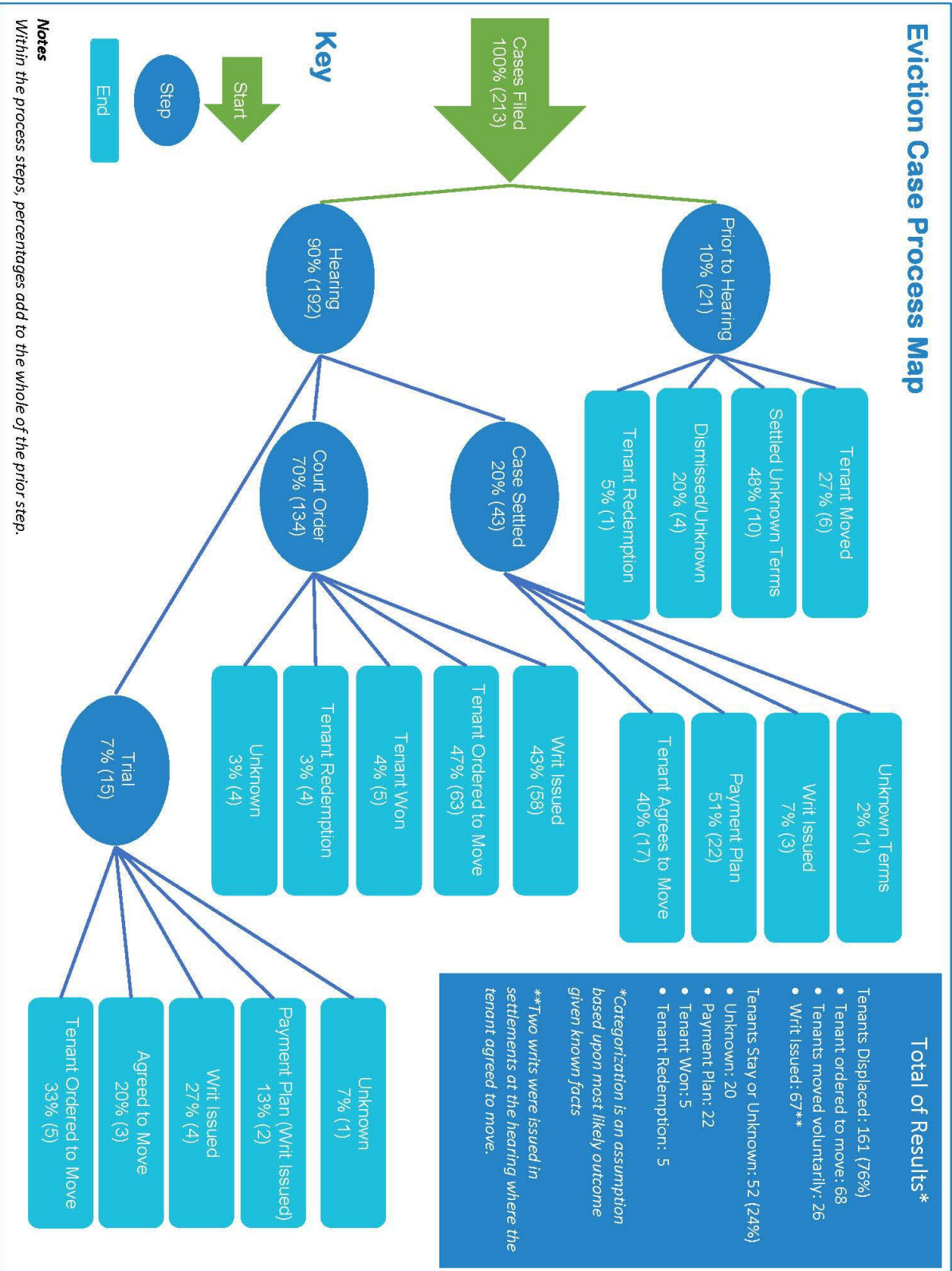
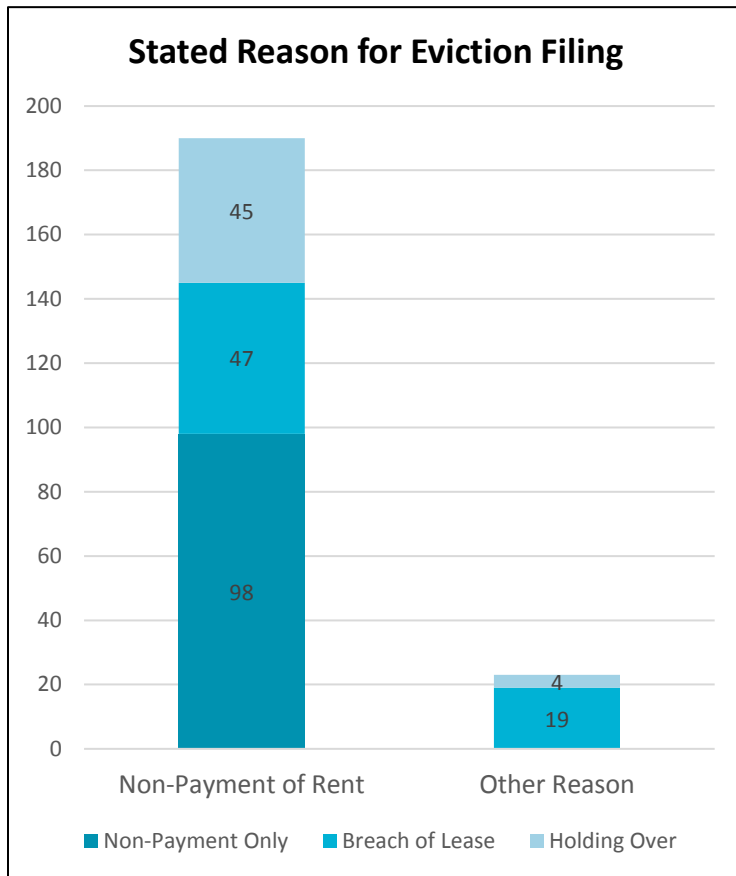


Fig 6. Reason for Filing



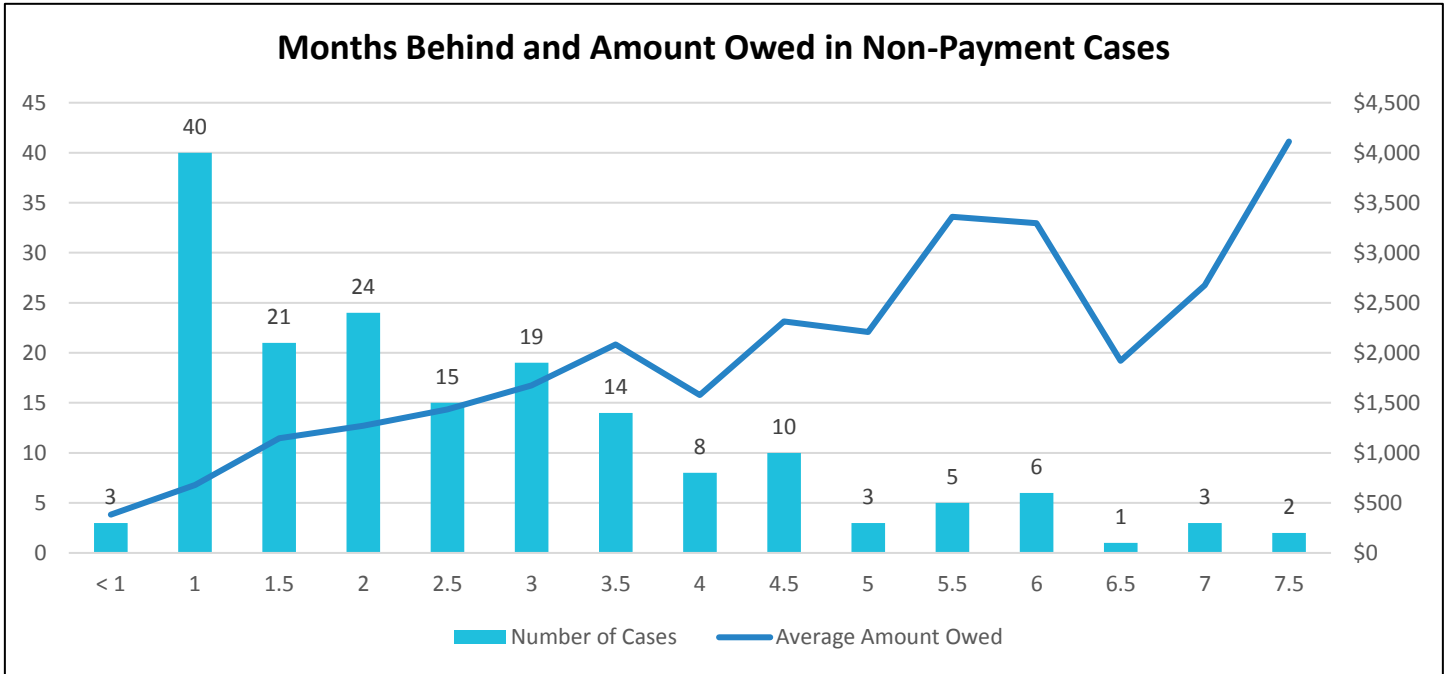
Categories were condensed for readability. Breach of Lease includes any breach claim. Holding Over includes any holding over claim excluding those holding over claims combined with breach claims.

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 **89.2% of the cases**.

Complete Eviction Categories as Cited	#
Non-Payment of Rent Only	98
Non-Payment of Rent/ Breach of Lease	25
Holding Over/Failure to Vacate, Breach of Lease, Drugs/Crime/Etc. (504B.171)	1
Non-Payment of Rent, Holding Over/Failure to Vacate	43
Non-Payment of Rent, Holding Over/Failure to Vacate, Breach of Lease	20
Non-Payment of Rent, Holding Over/Failure to Vacate, Breach of Lease, Drugs/Crime/Etc. (504B.171)	1
Non-Payment of Rent, Holding Over/Failure to Vacate, Drugs/Crime/Etc. (504B.171)	2
Breach of Lease	6
Breach of Lease, Drugs/Crime/Etc. (504B.171)	1
Holding Over/Failure to Vacate	4
Holding Over/Failure to Vacate Breach of Lease	11
Holding Over/Failure to Vacate, Breach of Lease, Drugs/Crime/Etc. (504B.171)	1
<b>Total</b>	<b>213</b>

Occurrence of Eviction Category	#
Non-payment of Rent	190
Breach of Lease	66
Holding Over/Failure to Vacate	81
Drugs/Crime/Etc. (504B.171)	6

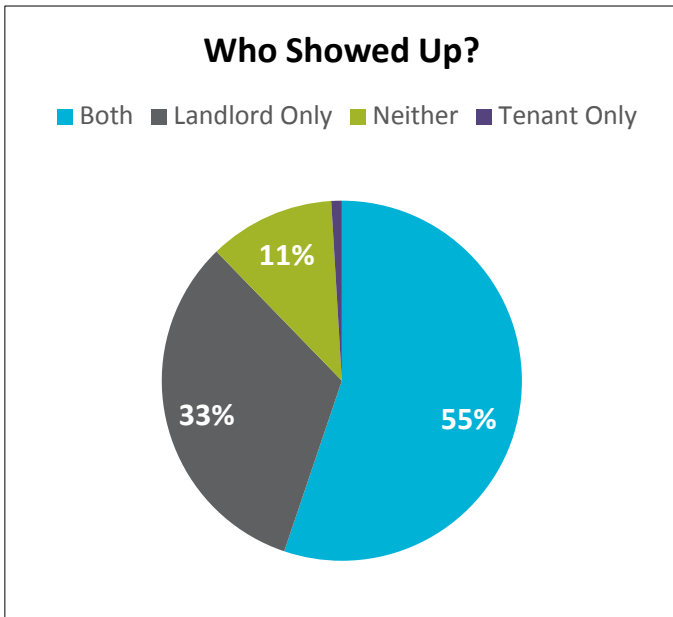
Fig 7. Non-Payment



For nonpayment of rent cases, the average number of months a tenant was behind on rent was 3, owing approximately \$1,500. The majority of cases were for nonpayment of rent for between 1 and 3 months.

Months Behind on Rent	# of cases	Average Amount owed (\$)
Less than 1	3	\$383
1	40	\$678
1.5	21	\$1,145
2	24	\$1,270
2.5	15	\$1,433
3	19	\$1,673
3.5	14	\$2,084
4	8	\$1,579
4.5	10	\$2,314
5	3	\$2,207
5.5	5	\$3,361
6	6	\$3,296
6.5	1	\$1,920
7	3	\$2,676
7.5	2	\$4,112
8 or More	7	\$3,630

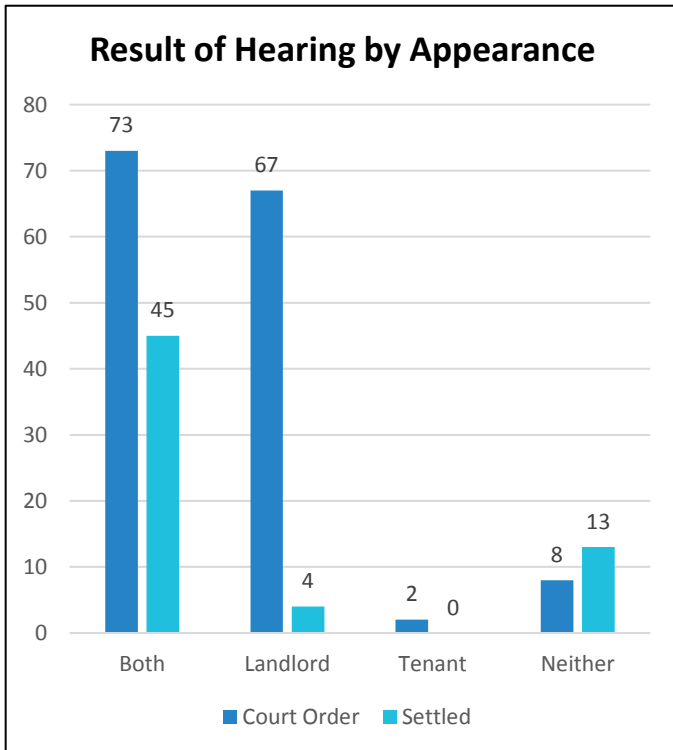
**Fig 8. Appearance at Hearing**



Who showed up?	#	%
Both Tenant and Landlord	118	55%
Landlord Only	69	33%
Neither	24	11%
Tenant	2	1%
Grand Total	213	

Both the tenant and the landlord were present at the hearing in about 55% of cases. In more than 32% of cases, only the landlord was present. In a few cases, the matter was resolved prior to the hearing, or neither party was present.

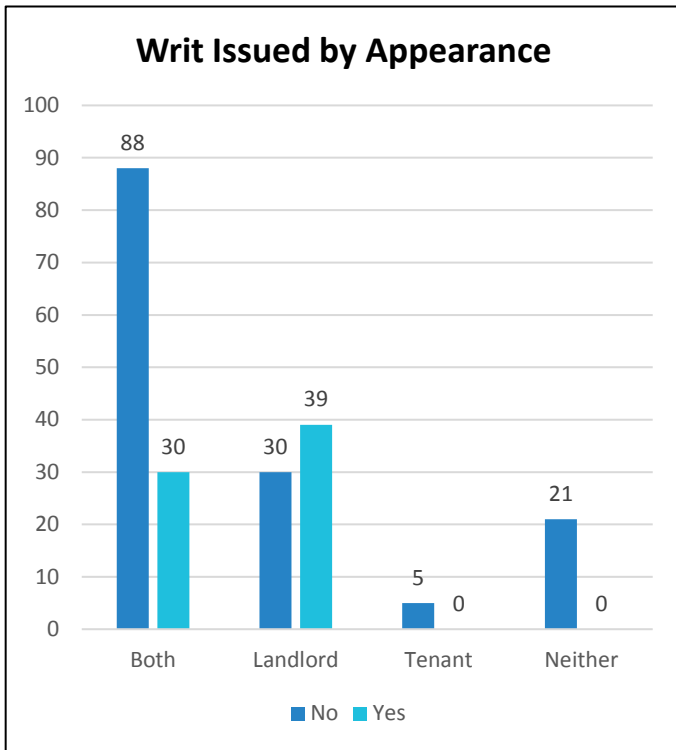
**Fig 9. Result of the Hearing, by Appearance**



Result of the Hearing	#	%
<b>When both Tenant and Landlord were there</b>	118	
<i>Court Order</i>	73	62%
<i>Settled</i>	45	38%
<b>When only the Landlord was there</b>	69	
<i>Court Order</i>	67	97%
<i>Settled</i>	2	3%
<b>Tenant or Unknown</b>	5	
<i>Court Order</i>	4	80%
<i>Settled</i>	1	20%
<b>When no one was there</b>	21	
<i>Court Order</i>	8	38%
<i>Settled</i>	13	62%
Grand Total	213	

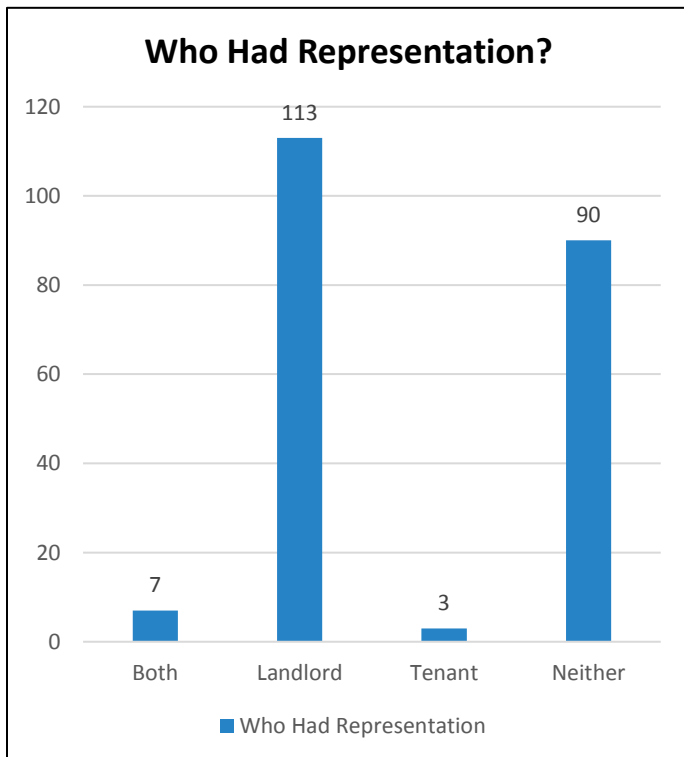
When both the landlord and tenant were present, more than 1 out of 3 cases settled. When only the landlord was present, more than 9 out of 10 resulted in a court order.

Fig 10. Writ Issuance, by Appearance



Was a writ issued?	#	%
<b>When both Tenant and Landlord were there</b>	118	
No	88	74%
Yes	30	26%
<b>When only the Landlord was there</b>	69	
No	30	43%
Yes	39	57%
<b>Tenant or Unknown</b>	5	
No	5	100%
Yes	0	0%
<b>When no one was there</b>	21	
No	21	100%
Yes	0	0%
<b>Grand Total</b>	213	

Fig 11. Representation

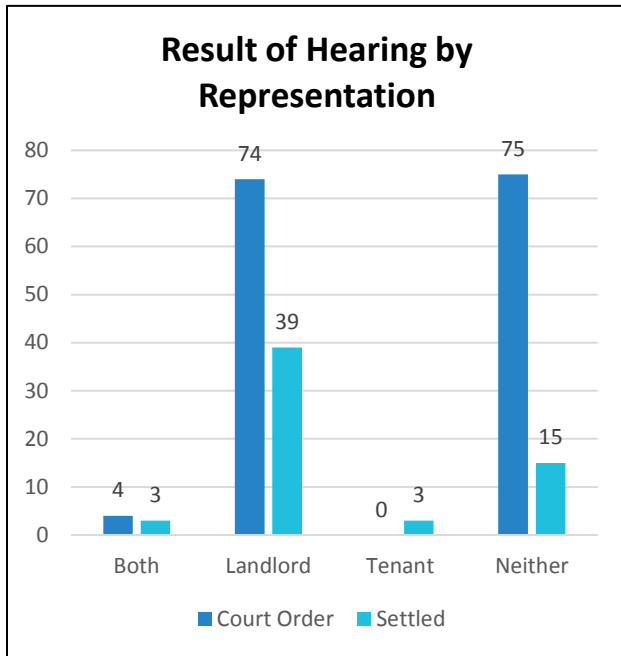


Who had Representation?	#	%
Both	7	3%
Landlord	113	53%
Tenant	3	2%
Neither	90	42%
<b>Grand Total</b>	213	

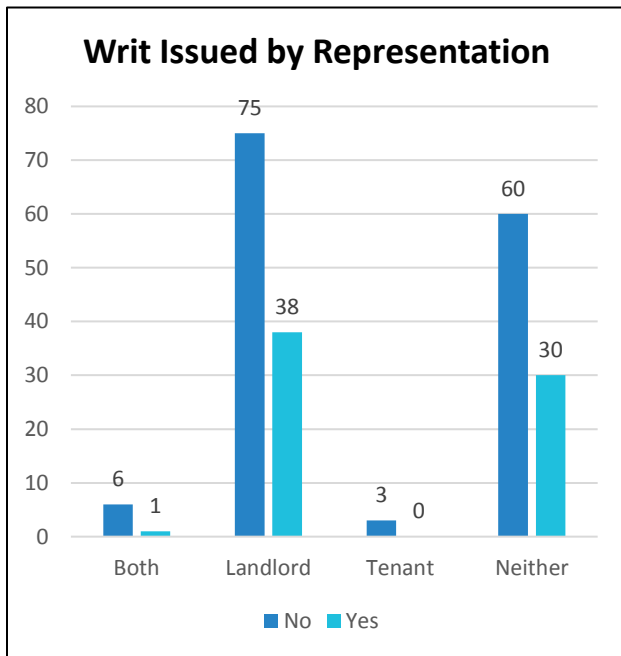
In over 40% of cases, neither the landlord nor the tenant had representation. In the remaining cases, the landlord was far more likely to have representation than the tenant.

**Note:** In 16 cases, there was a "Power of Authority" on file, typically a representative of a management company; not reflected in "representation."

Fig 12.-13. Results, by Representation status



Result of Hearing by Representation	#	%
<b>When both Tenant and Landlord were Represented</b>	7	
<i>Court Order</i>	4	57%
<i>Settlement</i>	3	43%
<b>When only the Landlord was Represented</b>	113	
<i>Court Order</i>	74	65%
<i>Settlement</i>	39	35%
<b>When Only the Tenant was Represented</b>	3	
<i>Court Order</i>	0	0%
<i>Settlement</i>	3	100%
<b>When no one was Represented</b>	90	
<i>Court Order</i>	75	83%
<i>Settlement</i>	15	17%
<b>Grand Total</b>	213	



Writ Issued by Representation	#	%
<b>When both Tenant and Landlord were Represented</b>	7	
<i>No</i>	6	86%
<i>Yes</i>	1	14%
<b>When only the Landlord was Represented</b>	113	
<i>No</i>	75	66%
<i>Yes</i>	38	34%
<b>When Only the Tenant was Represented</b>	3	
<i>No</i>	3	100%
<i>Yes</i>	0	0%
<b>When no one was Represented</b>	90	
<i>No</i>	60	67%
<i>Yes</i>	30	33%
<b>Grand Total</b>	213	

Writs were most likely to be issued when only the landlord showed up. Writs were not issued if only the tenant or no one showed up. Note: in many cases the tenant was ordered to move even when no writ was later issued, implying the tenant left.



## Comparison to Minneapolis Data

### Methodology

HOME Line staff compared the findings of the Minneapolis Report, along with the underlying data, to the findings of this report from Greater Minnesota. In both cases HOME Line relied on the data collected from the physical file review.

### Overview and Key Findings

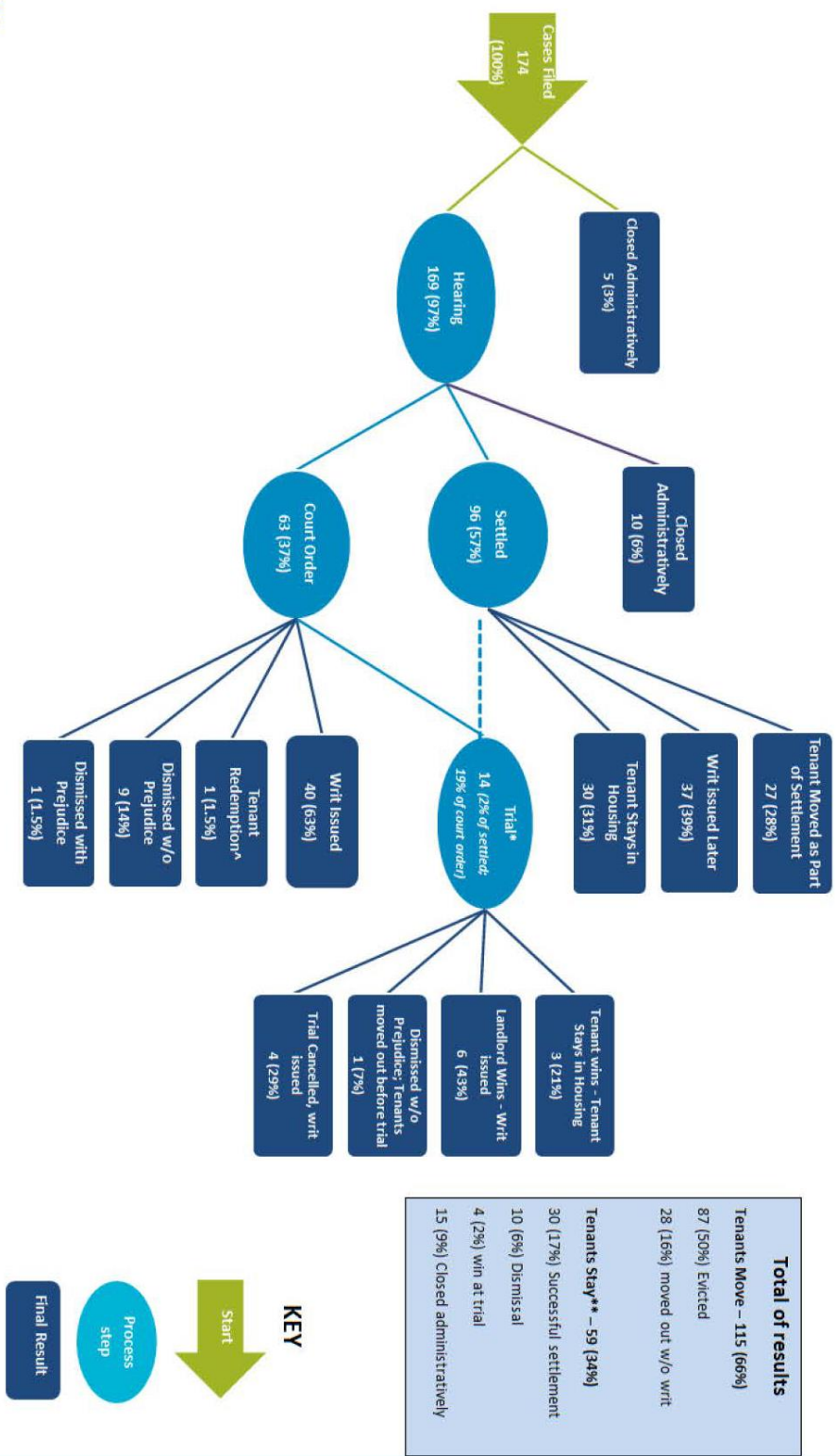
In many cases the overall trends between the Minneapolis Report and this report were similar. However, there were differences between Minneapolis cases and Greater Minnesota cases.

- **Settlements were less likely in Greater Minnesota when compared to Minneapolis.** In Minneapolis, 96 (or 57%) of cases that made it to the hearing settled. However, in Greater Minnesota, only 43 (or 22%) of cases settled under the same circumstances. The types of settlements were also different. In Minneapolis, tenants agreed to move in only 28% of settlements while, in Greater Minnesota, tenants agreed to move in 40% of settlements. Additionally, writs were issued in 39% of settled cases in Minneapolis and only 7% of settlements in Greater Minnesota, indicating **settlements in Minneapolis failed more often than settlements in Greater Minnesota.**
- While non-payment of rent remained the primary and most cited reason for evictions in Greater Minnesota (89%) there was a difference between the two samples. In Minneapolis, **non-payment only** cases comprised the vast majority of all filings, amounting to 76% of total cases. However, in the Greater Minnesota analysis, **non-payment only** cases comprised only 46% of total cases, with holding over and breach of lease playing a much higher role.
- **Landlords in Minneapolis evicted tenants faster for non-payment than landlords in Greater Minnesota.** While the greatest number of non-payment cases were filed within one to two months in both Minneapolis and Greater Minnesota, 74% of cases in Minneapolis were filed when tenants were only two or less months behind compared to only 51% in Greater Minnesota.
- As noted earlier, based on renter density as outlined in Census data, **eviction case filings are disproportionately high in the metro area.**

### Notes about Process Map Comparison

Results for the process map were tracked slightly differently between reports, making a direct comparison hard. The Minneapolis Report only considered cases from Minneapolis which were all heard by the Hennepin County Housing Court, mostly by the same referee. For this reason, results and process were consistent. However, this report considered cases from a variety of counties and in front of many different judges. The process was less consistent. In order to accommodate for this lack of consistency, slightly different breaks were used. Most significantly, the final case disposition “closed administratively” does not appear. Instead the cases are divided by time of closure—Prior to Hearing, Hearing, and Trial—and type of closure—Settlement or Court Order. Each case was then individually reviewed (as in the Minneapolis Report) to determine the specific results.

Eviction Case Process Map



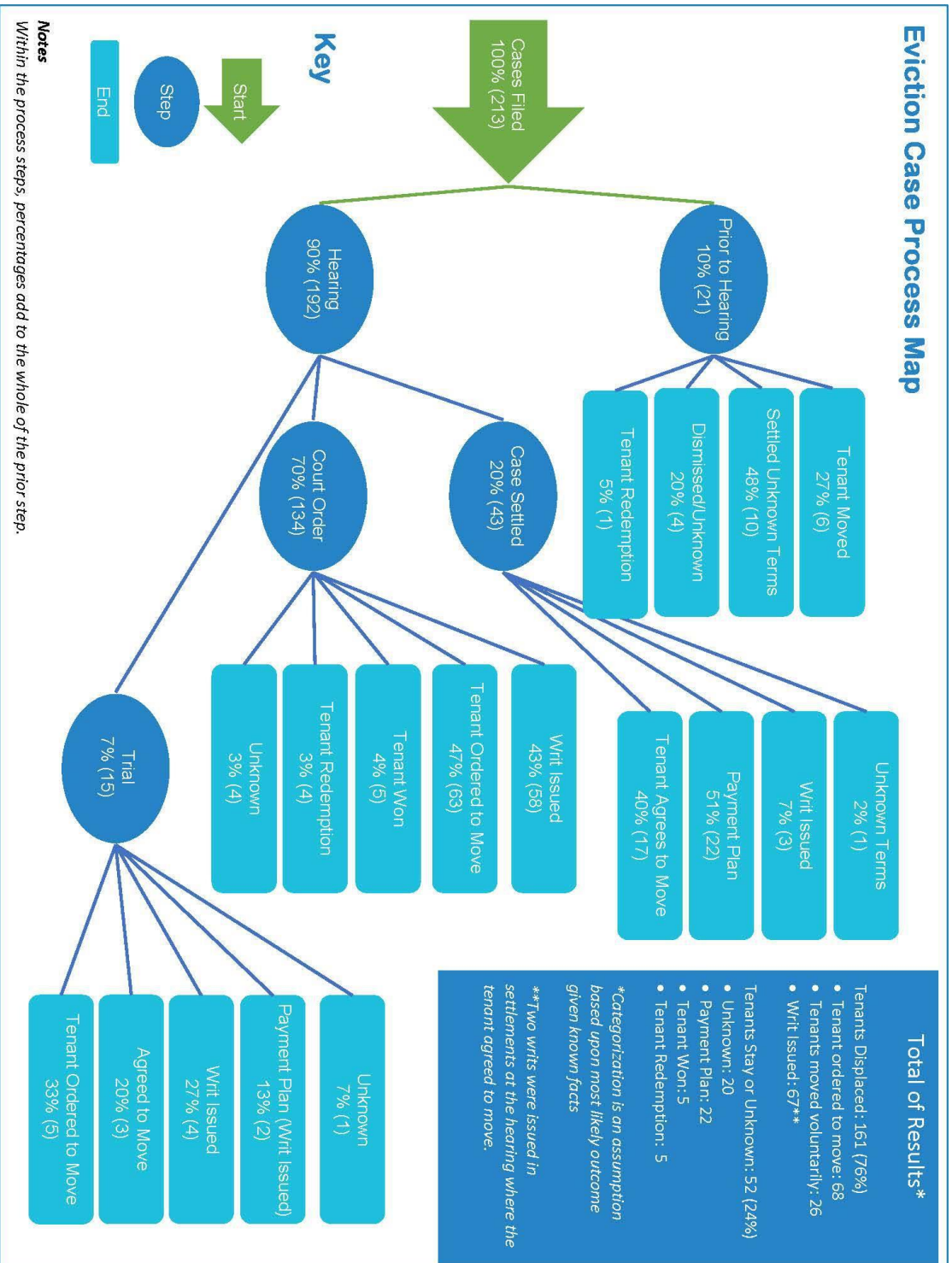
**Notes**  
 Within the flow chart, percentages add to the whole of the prior step  
 \*2 cases had an initial settlement, but a later order issued a trial  
 \*1 case involved a court order for tenant payment, no later writ ordered, presume tenant stayed  
 \*\*Categorization is an assumption; some cases closed/dismissed may have been preceded by a tenant moving without a writ

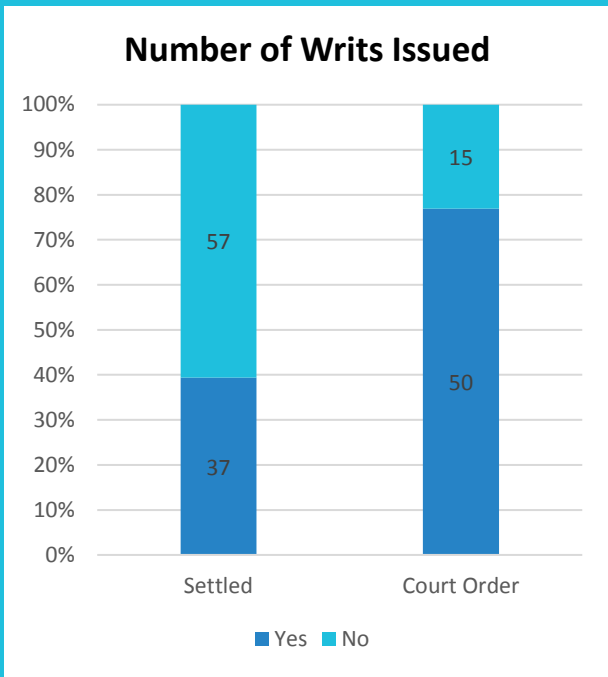
Tables and Figures

Fig 14. Minneapolis Process Map

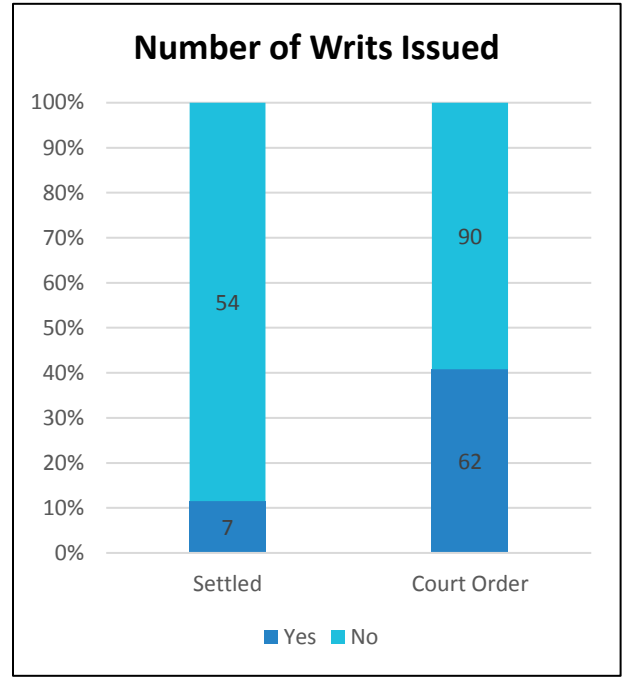
Fig 15. Greater Minnesota Process Map

## Greater Minnesota



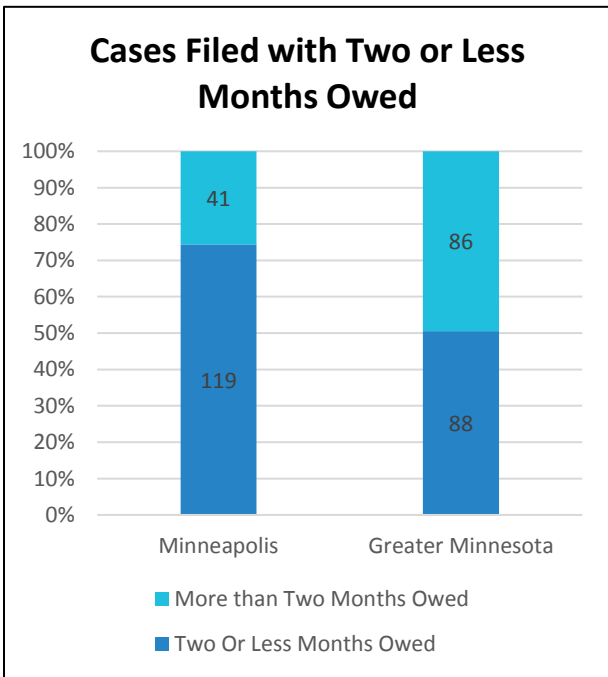


**Minneapolis Report**

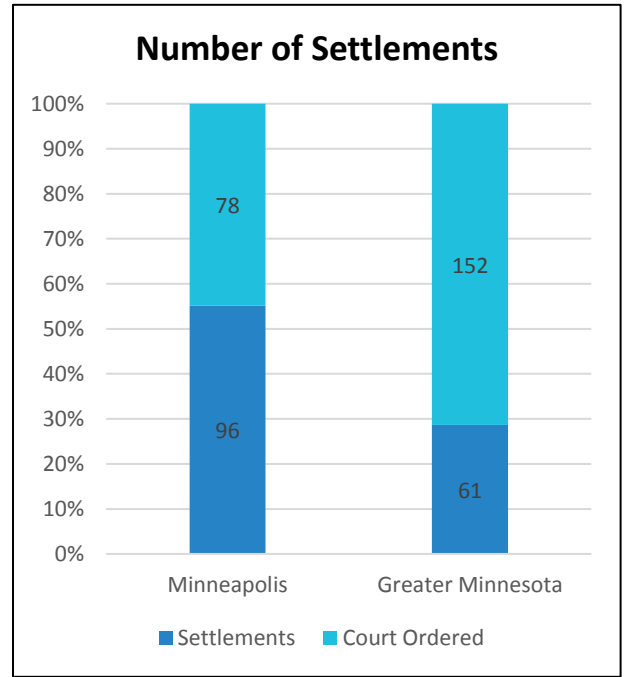


**Greater Minnesota**

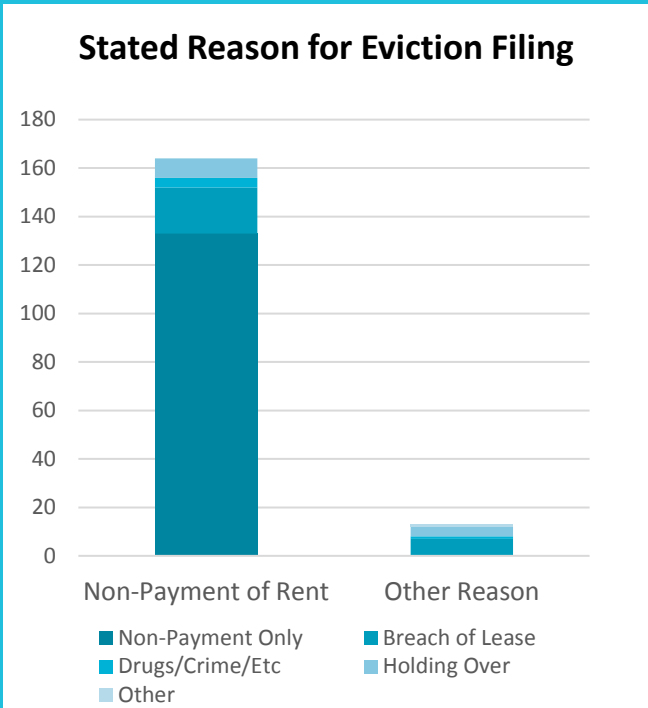
*Fig 16.-17. Writs Issued in Minneapolis and Greater Minnesota*



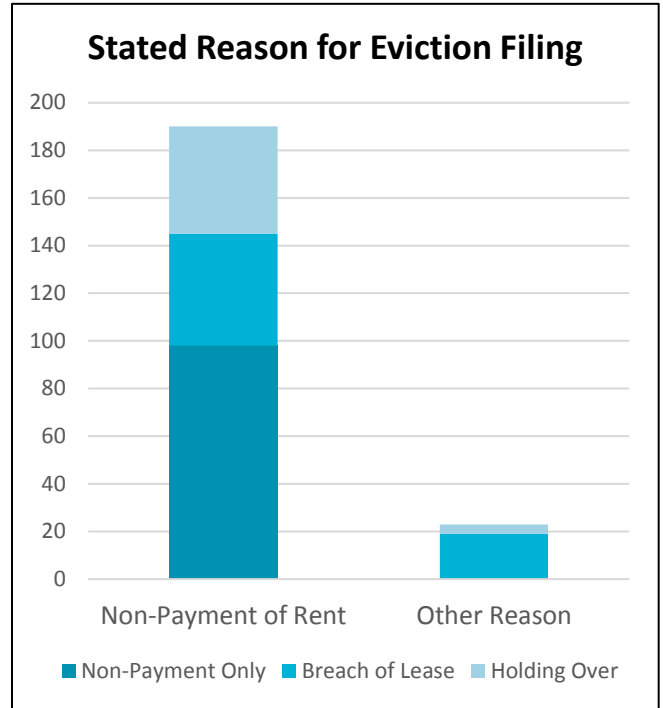
*Fig 18. Cases Filed with Two or Less Months Owed*



*Fig 19. Number of Settlements*



#### Minneapolis Report



#### Greater Minnesota

Fig 20.-21. Reasons for Evictions in Minneapolis and Greater Minnesota

Greater Minnesota does have cases that alleged both non-payment and crimes as noted in the more specific table accompanying Fig. 6. However, due to the way the issues are combined (see Fig. 6's note) that specific category does not show up here.

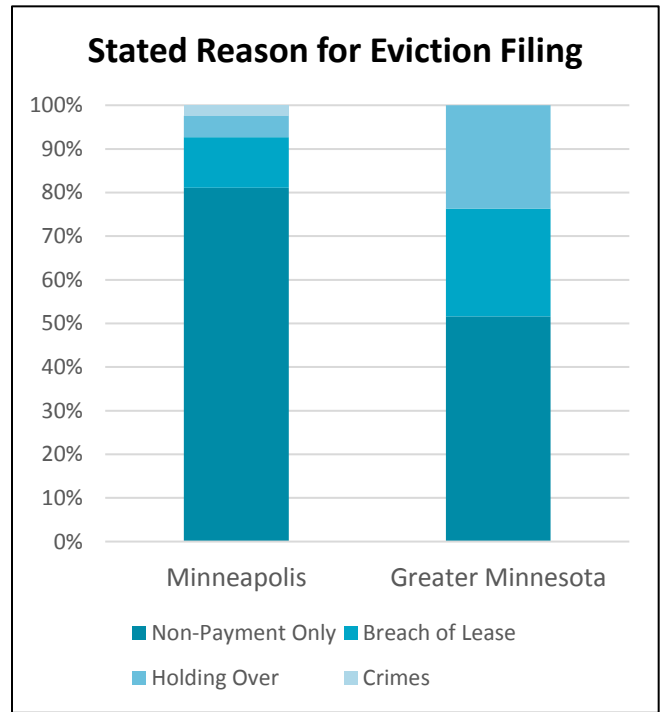
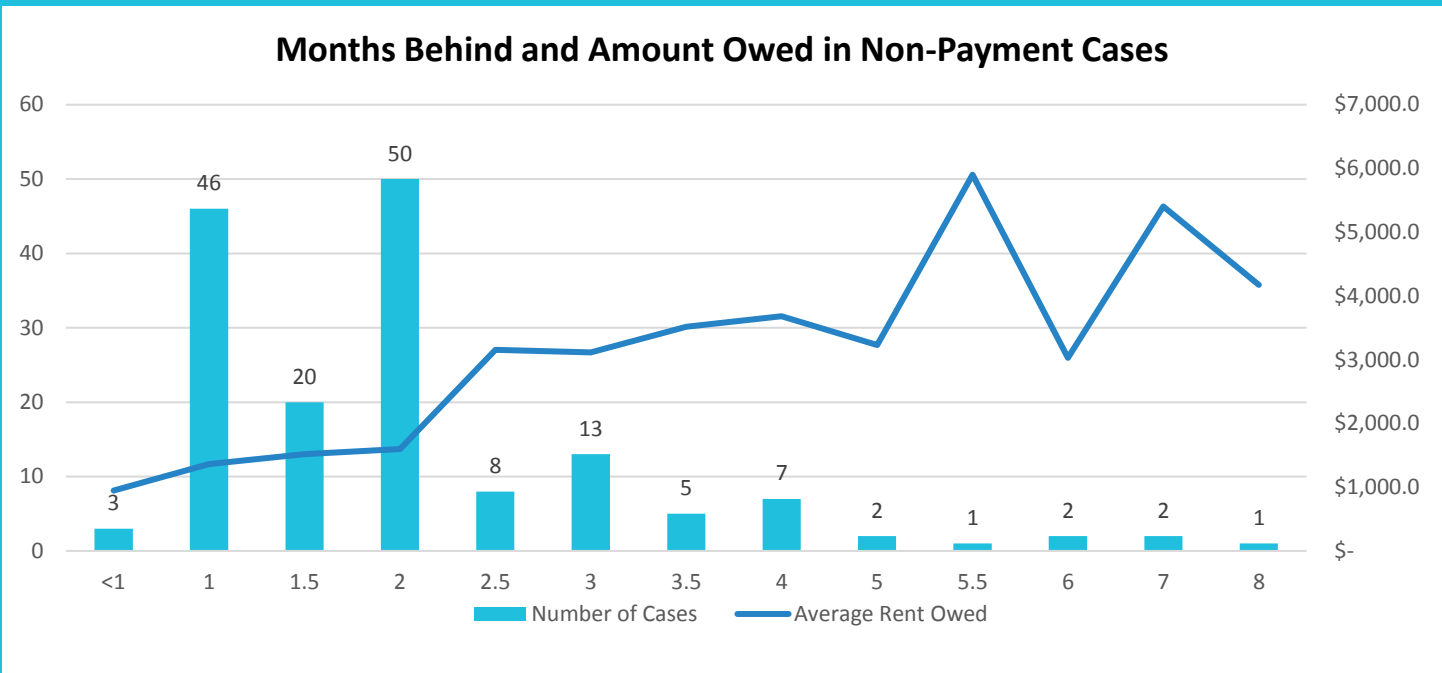
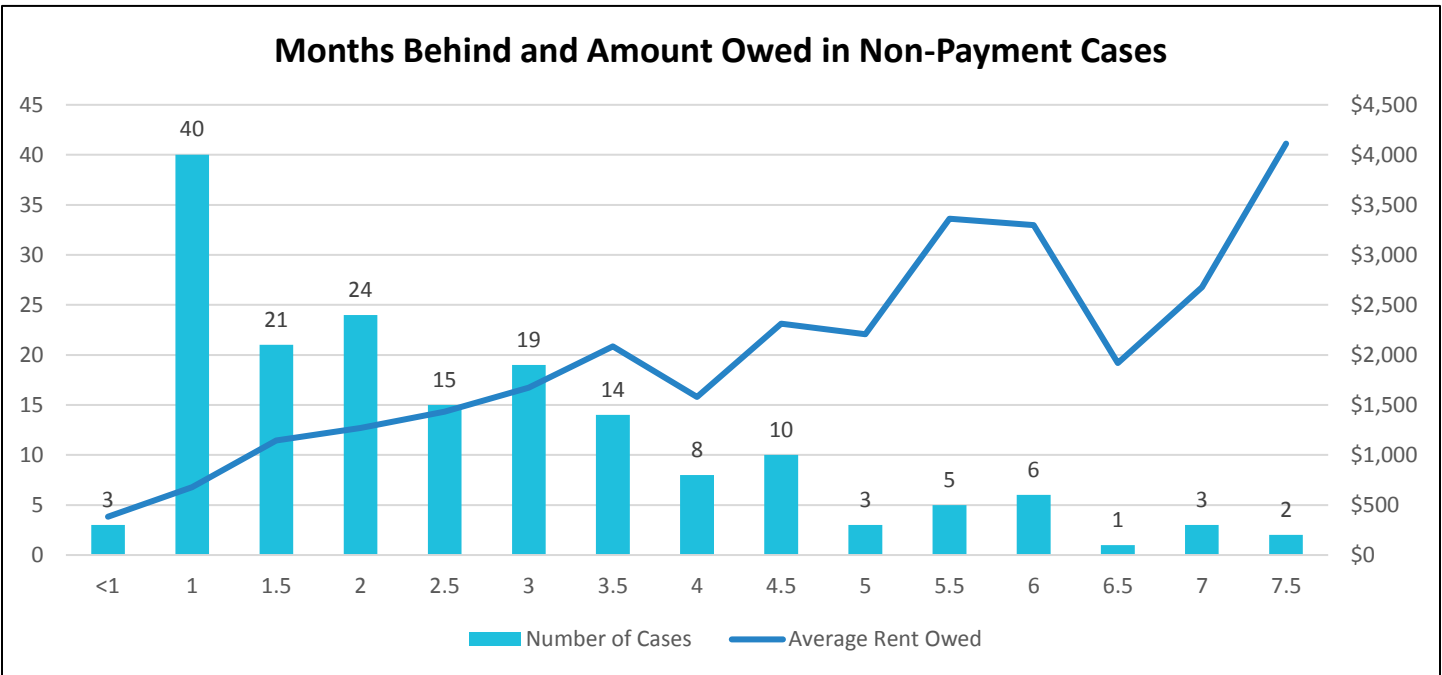


Fig 22. Direct Comparison of Reasons for Filings



**Minneapolis Report**



**Greater Minnesota**

*Fig 23.-24. Months Behind and Amounts Owed in Minneapolis and Greater Minnesota*



## Eviction Rate by County and Year

<b>County</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Cumulative</b>
<i>Aitkin</i>	2.39%	1.51%	2.11%	2.00%
<i>Anoka</i>	4.69%	4.51%	4.32%	4.51%
<i>Becker</i>	2.55%	2.40%	2.36%	2.44%
<i>Beltrami</i>	1.78%	1.52%	1.77%	1.69%
<i>Benton</i>	3.18%	2.86%	3.12%	3.05%
<i>Big Stone</i>	0.84%	0.63%	1.27%	0.91%
<i>Blue Earth</i>	2.25%	2.51%	2.40%	2.39%
<i>Brown</i>	1.39%	1.20%	1.42%	1.34%
<i>Carlton</i>	2.52%	2.25%	1.79%	2.19%
<i>Carver</i>	2.63%	2.27%	1.95%	2.29%
<i>Cass</i>	1.25%	1.86%	1.50%	1.54%
<i>Chippewa</i>	2.34%	2.09%	2.23%	2.22%
<i>Chisago</i>	4.63%	3.62%	3.41%	3.89%
<i>Clay</i>	2.55%	2.98%	3.13%	2.88%
<i>Clearwater</i>	0.67%	0.55%	0.27%	0.49%
<i>Cook</i>	0.72%	0.58%	0.72%	0.67%
<i>Cottonwood</i>	1.47%	1.05%	0.96%	1.16%
<i>Crow Wing</i>	2.53%	2.87%	2.91%	2.77%
<i>Dakota</i>	3.38%	3.28%	3.42%	3.36%
<i>Dodge</i>	2.55%	2.41%	2.41%	2.46%
<i>Douglas</i>	1.63%	1.91%	1.83%	1.79%
<i>Faribault</i>	1.29%	1.13%	1.19%	1.20%
<i>Fillmore</i>	0.92%	0.72%	1.11%	0.92%
<i>Freeborn</i>	1.99%	2.60%	2.16%	2.25%
<i>Goodhue</i>	2.05%	2.18%	1.90%	2.04%
<i>Grant</i>	0.80%	2.17%	1.18%	1.38%
<i>Hennepin</i>	3.19%	2.92%	2.88%	3.00%
<i>Houston</i>	0.79%	1.11%	0.72%	0.87%
<i>Hubbard</i>	1.71%	1.24%	1.80%	1.58%
<i>Isanti</i>	3.75%	3.63%	3.41%	3.60%
<i>Itasca</i>	1.59%	1.37%	2.11%	1.69%
<i>Jackson</i>	0.59%	1.85%	1.03%	1.15%
<i>Kanabec</i>	4.03%	4.11%	3.86%	4.00%
<i>Kandiyohi</i>	1.77%	1.70%	1.70%	1.72%
<i>Kittson</i>	0.54%	0.57%	0.28%	0.47%



## Eviction Rate by County and Year

<b>County</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Cumulative</b>
<i>Koochiching</i>	1.34%	0.51%	1.94%	1.26%
<i>Lac qui Parle</i>	0.84%	0.49%	1.79%	1.04%
<i>Lake</i>	1.17%	1.39%	1.39%	1.32%
<i>Lake of the Woods</i>	1.27%	2.07%	0.41%	1.25%
<i>Le Sueur</i>	2.44%	3.40%	3.06%	2.97%
<i>Lincoln</i>	0.39%	1.36%	0.97%	0.91%
<i>Lyon</i>	1.81%	1.17%	1.51%	1.49%
<i>Mahnomen</i>	2.06%	2.50%	3.04%	2.54%
<i>Marshall</i>	0.65%	0.66%	0.80%	0.70%
<i>Martin</i>	1.16%	0.85%	1.12%	1.04%
<i>McLeod</i>	1.45%	1.06%	2.09%	1.53%
<i>Meeker</i>	2.30%	2.20%	2.68%	2.39%
<i>Mille Lacs</i>	3.22%	2.66%	2.58%	2.82%
<i>Morrison</i>	1.88%	2.32%	2.21%	2.14%
<i>Mower</i>	2.36%	1.95%	2.07%	2.13%
<i>Murray</i>	0.72%	0.70%	0.42%	0.61%
<i>Nicollet</i>	1.52%	1.73%	1.26%	1.50%
<i>Nobles</i>	0.55%	0.61%	0.44%	0.53%
<i>Norman</i>	0.38%	1.39%	1.19%	0.99%
<i>Olmsted</i>	1.99%	2.13%	2.34%	2.15%
<i>Otter Tail</i>	1.92%	1.78%	2.33%	2.01%
<i>Pennington</i>	2.46%	1.45%	2.58%	2.16%
<i>Pine</i>	3.82%	3.93%	2.45%	3.40%
<i>Pipestone</i>	0.69%	1.25%	1.14%	1.03%
<i>Polk</i>	1.17%	1.40%	0.94%	1.17%
<i>Pope</i>	0.52%	0.94%	0.94%	0.80%
<i>Ramsey</i>	3.23%	3.08%	3.03%	3.11%
<i>Red Lake</i>	1.71%	1.53%	0.92%	1.39%
<i>Redwood</i>	0.74%	1.08%	0.93%	0.91%
<i>Renville</i>	1.85%	1.48%	2.33%	1.89%
<i>Rice</i>	1.85%	1.67%	1.52%	1.68%
<i>Rock</i>	0.31%	0.39%	0.49%	0.40%
<i>Roseau</i>	0.81%	1.28%	1.20%	1.10%
<i>Scott</i>	3.17%	2.77%	2.63%	2.86%
<i>Sherburne</i>	3.25%	3.57%	3.00%	3.27%
<i>Sibley</i>	1.33%	1.22%	1.30%	1.28%

## Eviction Rate by County and Year

<b>County</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Cumulative</b>
<i>St. Louis</i>	2.53%	2.29%	2.41%	2.41%
<i>Stearns</i>	1.70%	1.74%	2.04%	1.83%
<i>Steele</i>	2.93%	2.65%	3.20%	2.93%
<i>Stevens</i>	0.67%	0.52%	0.61%	0.60%
<i>Swift</i>	1.24%	1.48%	0.82%	1.18%
<i>Todd</i>	1.16%	0.77%	1.43%	1.12%
<i>Traverse</i>	0.34%	1.44%	2.53%	1.44%
<i>Wabasha</i>	1.80%	2.09%	1.35%	1.75%
<i>Wadena</i>	1.30%	1.07%	1.57%	1.31%
<i>Waseca</i>	2.54%	2.19%	3.00%	2.58%
<i>Washington</i>	3.07%	2.97%	2.86%	2.97%
<i>Watonwan</i>	1.05%	1.37%	0.77%	1.06%
<i>Wilkin</i>	0.59%	0.75%	0.60%	0.64%
<i>Winona</i>	1.72%	1.88%	1.99%	1.86%
<i>Wright</i>	3.84%	3.65%	3.12%	3.53%
<i>Yellow Medicine</i>	1.35%	0.77%	0.88%	1.00%

## Total Evictions Filed by County and Year

<b>County</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Cumulative</b>
<i>Aitkin</i>	32	20	28	80
<i>Anoka</i>	1171	1139	1091	3401
<i>Becker</i>	72	68	67	207
<i>Beltrami</i>	92	80	93	265
<i>Benton</i>	148	139	152	439
<i>Big Stone</i>	4	3	6	13
<i>Blue Earth</i>	198	233	223	654
<i>Brown</i>	33	27	32	92
<i>Carlton</i>	72	63	50	185
<i>Carver</i>	178	161	138	477
<i>Cass</i>	31	46	37	114
<i>Chippewa</i>	35	30	32	97
<i>Chisago</i>	138	107	101	346
<i>Clay</i>	172	207	218	597
<i>Clearwater</i>	5	4	2	11
<i>Cook</i>	5	4	5	14
<i>Cottonwood</i>	15	11	10	36
<i>Crow Wing</i>	165	188	191	544
<i>Dakota</i>	1335	1332	1387	4054
<i>Dodge</i>	33	31	31	95
<i>Douglas</i>	60	69	66	195
<i>Faribault</i>	19	17	18	54
<i>Fillmore</i>	17	13	20	50
<i>Freeborn</i>	61	83	69	213
<i>Goodhue</i>	93	101	88	282
<i>Grant</i>	4	11	6	21
<i>Hennepin</i>	5826	5449	5382	16657
<i>Houston</i>	12	17	11	40
<i>Hubbard</i>	28	20	29	77
<i>Isanti</i>	101	98	92	291
<i>Itasca</i>	62	52	80	194
<i>Jackson</i>	6	18	10	34
<i>Kanabec</i>	49	50	47	146
<i>Kandiyohi</i>	81	78	78	237
<i>Kittson</i>	2	2	1	5
<i>Koochiching</i>	17	6	23	46

## Total Evictions Filed by County and Year

<b>County</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Cumulative</b>
<i>Lac qui Parle</i>	5	3	11	19
<i>Lake</i>	12	14	14	40
<i>Lake of the Woods</i>	3	5	1	9
<i>Le Sueur</i>	49	69	62	180
<i>Lincoln</i>	2	7	5	14
<i>Lyon</i>	58	38	49	145
<i>Mahnomen</i>	11	14	17	42
<i>Marshall</i>	5	5	6	16
<i>Martin</i>	27	19	25	71
<i>McLeod</i>	51	36	71	158
<i>Meeker</i>	42	41	50	133
<i>Mille Lacs</i>	85	69	67	221
<i>Morrison</i>	51	65	62	178
<i>Mower</i>	102	82	87	271
<i>Murray</i>	5	5	3	13
<i>Nicollet</i>	52	59	43	154
<i>Nobles</i>	12	14	10	36
<i>Norman</i>	2	7	6	15
<i>Olmsted</i>	302	327	360	989
<i>Otter Tail</i>	99	91	119	309
<i>Pennington</i>	38	23	41	102
<i>Pine</i>	95	96	60	251
<i>Pipestone</i>	7	12	11	30
<i>Polk</i>	41	48	32	121
<i>Pope</i>	5	9	9	23
<i>Ramsey</i>	2735	2619	2573	7927
<i>Red Lake</i>	5	5	3	13
<i>Redwood</i>	10	14	12	36
<i>Renville</i>	24	19	30	73
<i>Rice</i>	109	98	89	296
<i>Rock</i>	3	4	5	12
<i>Roseau</i>	11	16	15	42
<i>Scott</i>	250	223	212	685
<i>Sherburne</i>	190	190	160	540
<i>Sibley</i>	17	16	17	50
<i>St. Louis</i>	618	569	600	1787

## Total Evictions Filed by County and Year

<b>County</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Cumulative</b>
<i>Stearns</i>	292	313	367	972
<i>Steele</i>	99	91	110	300
<i>Stevens</i>	8	6	7	21
<i>Swift</i>	14	18	10	42
<i>Todd</i>	21	14	26	61
<i>Traverse</i>	1	4	7	12
<i>Wabasha</i>	30	37	24	91
<i>Wadena</i>	17	15	22	54
<i>Waseca</i>	42	38	52	132
<i>Washington</i>	555	531	511	1597
<i>Watonwan</i>	12	16	9	37
<i>Wilkin</i>	4	5	4	13
<i>Winona</i>	99	106	112	317
<i>Wright</i>	299	305	261	865
<i>Yellow Medicine</i>	12	7	8	27