



Keeping Minnesota Families Stably Housed

PREVENTING UNNECESSARY EVICTIONS

A stable home provides the foundation for all Minnesotans to thrive, supporting better health, education and employment outcomes. Yet more than 15,000 households face eviction each year in Minnesota, often leading to long-term housing instability and homelessness. According to a 2018 Wilder study, 39% of people experiencing homelessness left their previous home due to an eviction or lease non-renewal.

To improve housing stability and prevent families from sliding into homelessness, Greater Twin Cities United Way is advocating for reforms to create a fair eviction process.

Over 90% of evictions are filed for unpaid rent

40% of Households of Color pay more rent than they can afford, reflecting deep disparities

Rent assistance is the #1 reason people call 211, United Way's statewide Resource Helpline

At its quickest, Minnesota has one of the fastest eviction processes in the nation

ADDRESSING CURRENT NEEDS

Too many Minnesotans pay more than they can afford for housing. Rising rents amidst falling renter incomes have added strain on 557,000 households that pay more than 30% of their income on housing. This means many families are one emergency away from losing their home.

- **In every county, 10-30% of households pay more than half of their income on rent.**

Evictions disproportionately affect low-wealth households and Households of Color. In some low-income neighborhoods, nearly half of renter households have had an eviction filed against them.

- **Black women with children are especially vulnerable to eviction.**

43 states require landlords to notify tenants before filing an eviction.

- **MN, WV, LA and GA are among the few states that have no pre-notification requirement.**

It's an issue of fairness. Property owners have 14 days to correct a problem after being notified by a tenant. Tenants should have the same notice period if a landlord decides to start the eviction process for past-due rent.

Eviction processes need to be updated so they are fair and reasonable. Once an eviction is filed, it immediately appears on a renter's record, even if they reach a settlement, pay all rent owed or the court rules in favor of the tenant. These records are reportable by tenant screening agencies for seven years, often preventing renters from obtaining housing in the future.





EVICTON PREVENTION IS HOMELESSNESS PREVENTION

Legislative Policy Solutions

Require 14-day notice before a formal eviction action is filed

by the landlord, allowing the tenant time to find resources to pay rent owed, negotiate an agreement with the property owner, or vacate the unit. This could often prevent the need for an eviction to be filed at all.

Prohibit an eviction from being reported on a tenant's record

unless the court rules in favor of the landlord. Reforms would also include the expungement of a tenant's record three years after an eviction, if the case is dismissed or ruled in favor of the tenant, and if the tenant meets all requirements within an agreed-upon settlement.

Implement a fair, equitable eviction court process.

Among other actions, this would require an eviction summons to include more detail, including the amount of rent owed, available resources to apply for financial help, the right to seek legal advice and how to obtain an interpreter. It would also make the eviction record non-public until the court issues a final decision.

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