



June 20, 2019

JUNE HOUSING LAW UPDATES

Volunteer Lawyers Network Housing Newsletter

Hello VLN Housing Volunteers! We're trying out something new—a monthly newsletter. We are looking for ways to better communicate with you: volunteer opportunities, case law updates and other things we think you might want to know. Let us know what you think!

Did you know our volunteer housing training materials are available online at:
<https://www.vlnmn.org/housing-volunteers>

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"[A Volunteer Attorney with VLN at the Hennepin County Housing Court Project] helped me clear my record from a domestic abuse situation that led to me being homeless for several years. Thank You is an understatement. Me and my children are forever grateful for his help. He was so professional and he gave me HOPE when I had almost given up. I literally cried because I was so HAPPY! My landlord haunted me for years because of that man."

-Client Story, May 13, 2019

Ramsey Clinic CLE/Training and Happy Hour open to all!

Please join us for a free, one-hour CLE on housing law and the Ramsey County Housing Court Clinic. Immediately following the training, we'll be heading over to Sweeney's for a Happy Hour (a few blocks away). Heavy appetizers provided/ drinks on your own.

When: Tuesday June 25, 2019 from 4:00—6:00PM

Where: Neighborhood Justice Center (500 Laurel Avenue, St. Paul) Happy Hour at Sweeney's Saloon

What: This CLE and Happy Hour is for current Ramsey County Housing Court Clinic volunteers, AND for people interested in learning more about the clinic. CLE topics will include: Essential Eviction Clinic Skills, Hypotheticals, Questions and Answer Session (Bring your questions!)

RSVP's appreciated to Ann.McFarland@vlnmn.org

Practice Tip

The Minnesota Supreme Court recently issued an Order clarifying Minn. Gen. Rule of Practice 603. Hennepin and Ramsey County Housing Courts construed 603 differently: Hennepin allowed non-attorney agents to appear on behalf of corporations and Ramsey did not. The Order attempts to resolve that disparity by disallowing the Hennepin practice. For further discussion and a practice tip on the recent Order and Rule 603, please click [here](#).

HOUSING UPDATES

EA on-site in Hennepin County at eviction calendars

Hennepin County Emergency Assistance is now available to meet with tenants during initial appearance calendars in Hennepin County. EA staff will set up a temporary office on the 4th floor on Monday, Wednesday and Friday afternoons. Tenants can use the elevator or the stairs at the north end of the 3rd floor hallway.

While the EA approval period is not fast enough to grant money to tenants in time for most settlements, sometimes tenants have pending applications with EA or EA can deny an application on the spot, which opens up other funding to the tenants. Please encourage tenants to make use of this valuable service!

Minneapolis expands rental licensing information available via the web.

The City of Minneapolis Regulatory Services department has made more information about rental properties readily available to the public.

- Information about whether a rental property is currently licensed continues to be available [here](#).
- **New!** At the [Violations Dashboard](#), the public can also search by property address for all past and current citations attached to a property address.
- **New!** At the [fees dashboard](#), the public can search by address to find out if there are unpaid fees attached to a rental property.

These website are bookmarked at the computer in the HCP office. Please use them when advising clients on their rental properties!

Check out a Violations Dashboard Training [here!](#)

Volunteer Opportunity: Eviction Representation Project (ERP)

The Eviction Representation Project (ERP) is a joint undertaking by VLN and Mid-Minnesota Legal Aid at the Hennepin County Housing Court. A 2018 study conducted by VLN and Legal Aid found that fully represented tenants win or settle their cases 96% of the time, and those without any legal services win or settle only 62% of the time. Moreover, fully represented tenants are almost twice as likely to stay in their homes as other tenants who settle their cases. You can read the full report [here](#).

The purpose of the ERP is to provide full representation to tenants during their initial appearance eviction hearings and subsequent trial (if scheduled) in Hennepin County. Full representation may be completed upon negotiating and signing a settlement agreement at the initial appearance hearing or lead to a trial scheduled 7-14 days after the hearing. Time commitment is one initial appearance calendar shift (Monday, Wednesday, or Friday from 1-4pm) and a minimum of 20 hours over 2 weeks if a trial is scheduled. On demand training available. On-site mentoring and shadowing opportunities available.



Hennepin County Housing Court Project Office