

# **COVID-19**

## *Rental Market Impacts and the Emergency Rent Assistance Program*

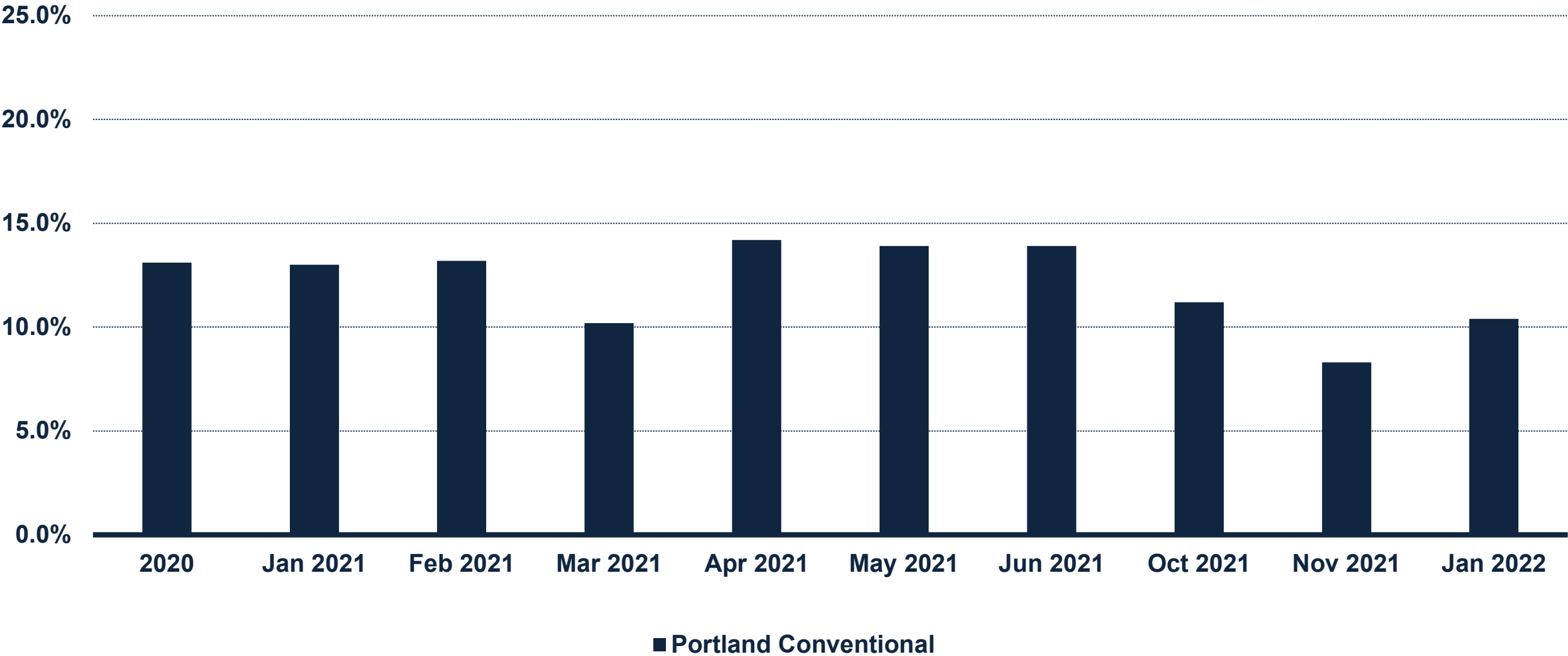


**Portland  
Housing Bureau**

**April 19, 2022**

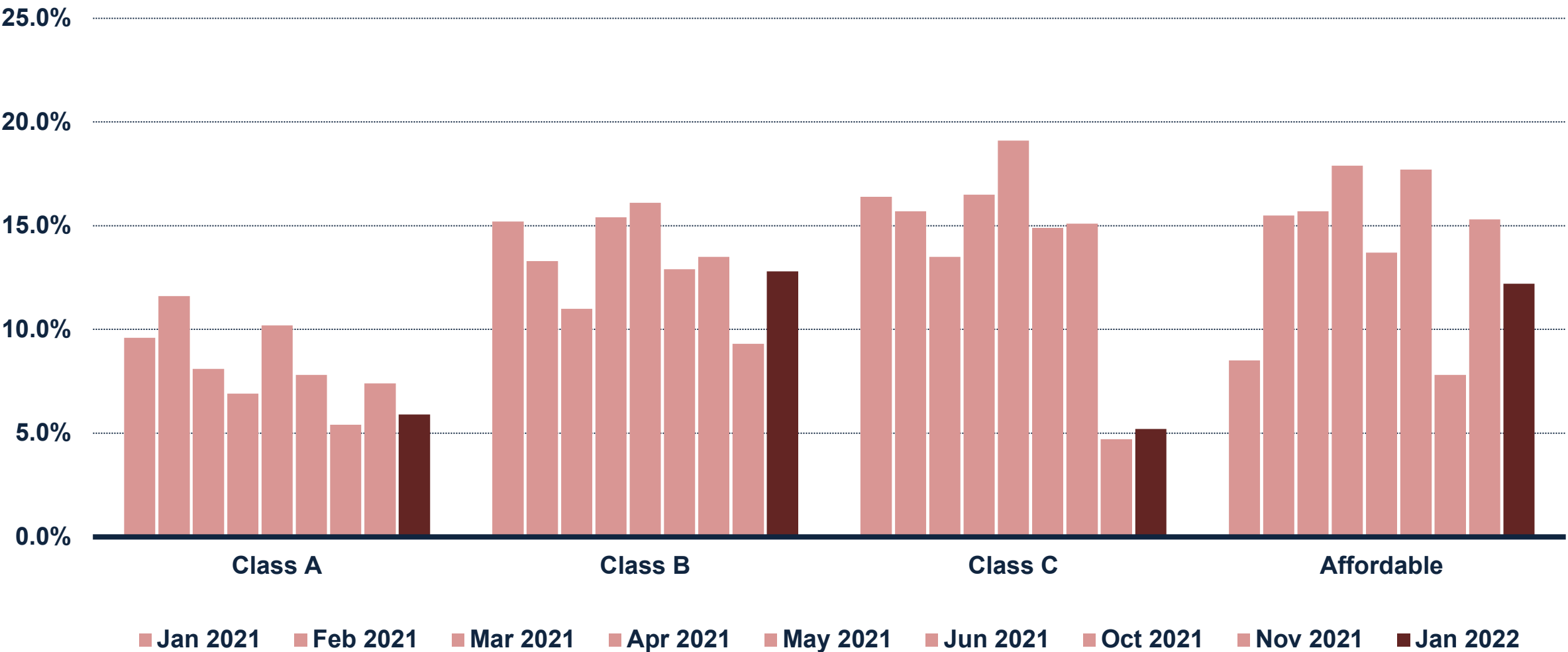
# Rent Non-Payment Rates

Multifamily NW Rent Survey



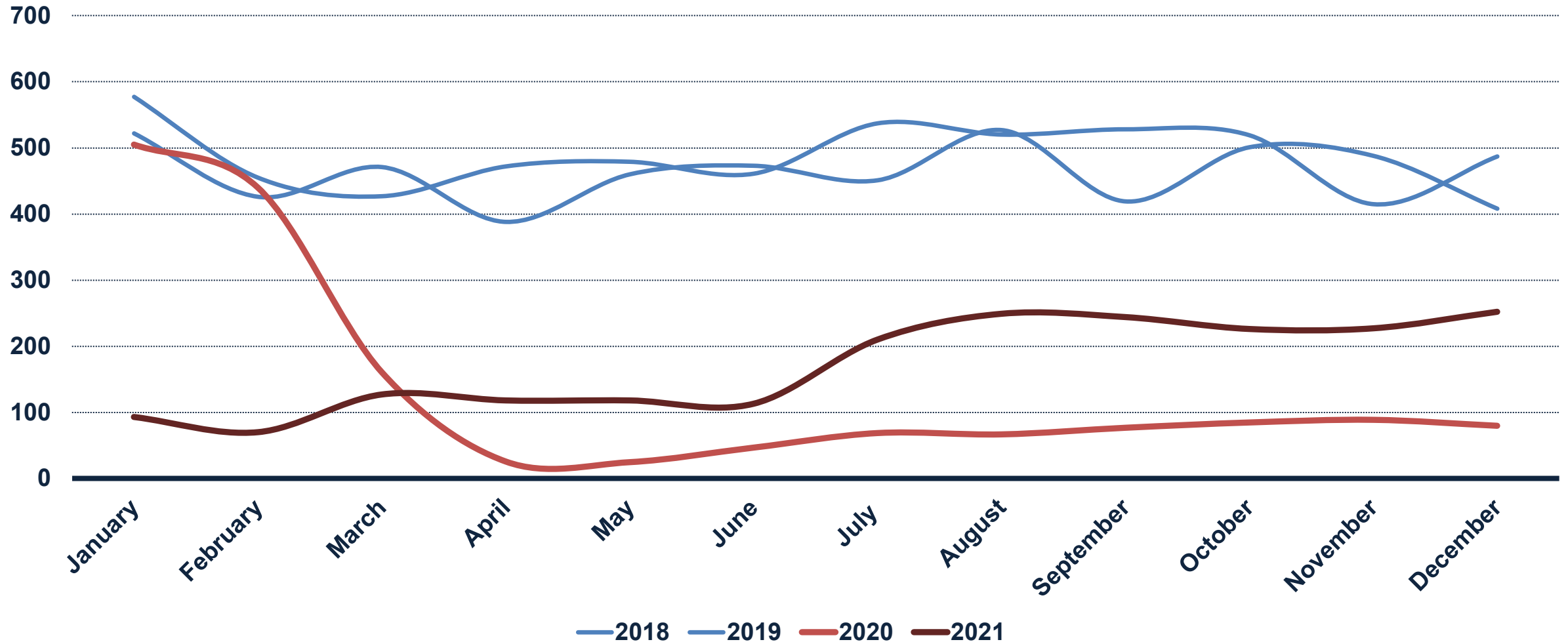
# Rent Non-Payment Rates

Multifamily NW Rent Survey



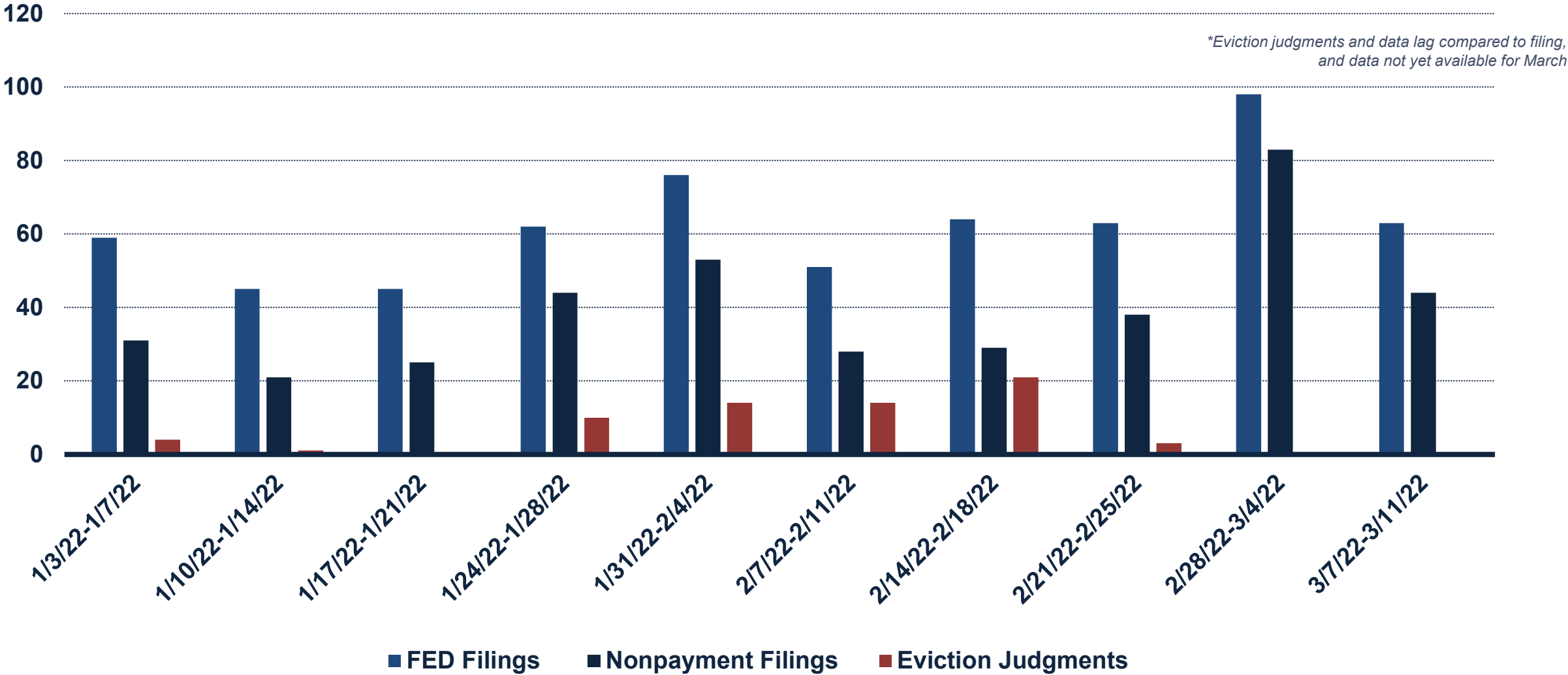
# Monthly FED Filings

*Oregon Law Center and Portland State University*



# 2022 FED Filing and Judgements

Oregon Law Center and Portland State University



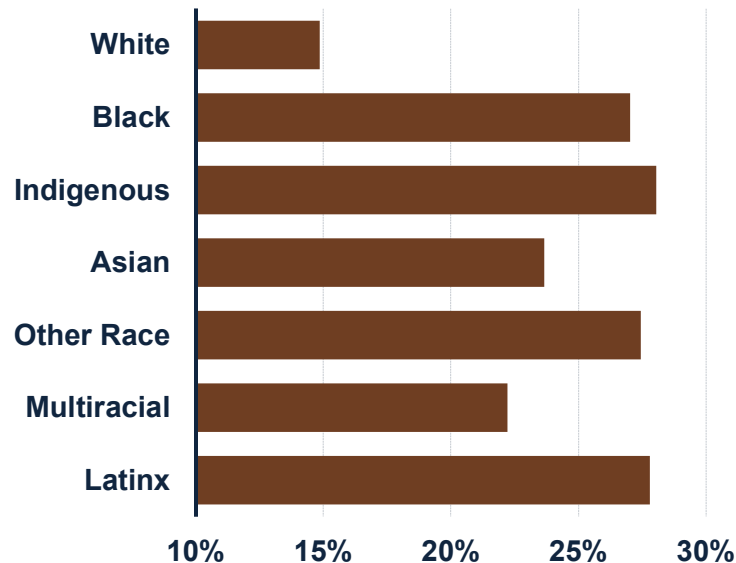


# COVID Emergency Rent Assistance

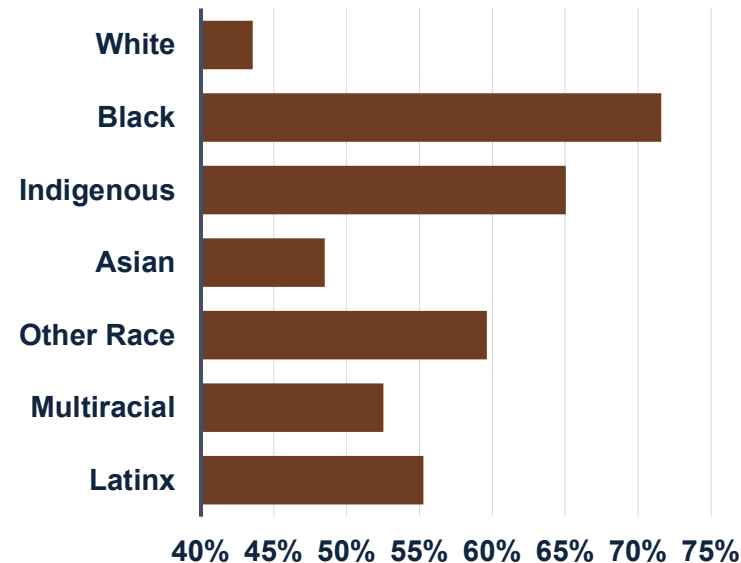
# Leading with Racial Equity

Which communities have the largest share of people:

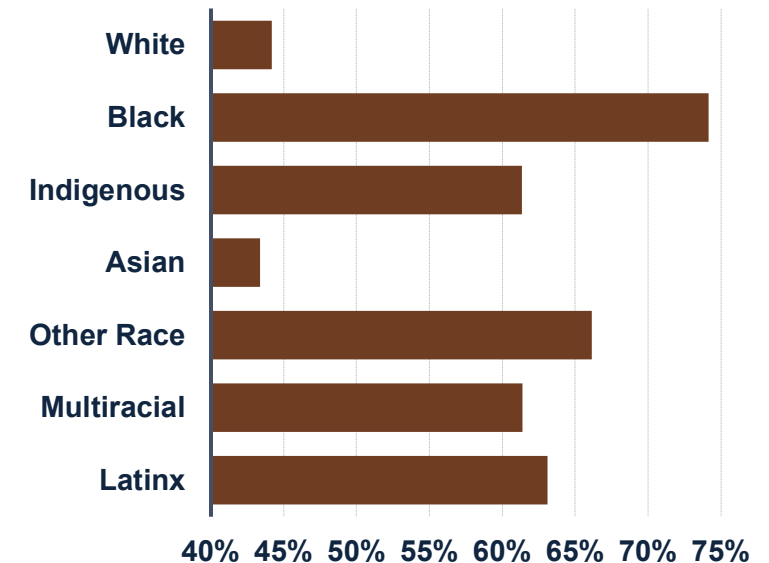
Working in Service Occupations



Earning Below \$60,000



Renting





# Utilize Existing Systems

+ *Expand System Capacity*

## Short Term Rent Assistance Network



## Work Systems Inc. Network



## Expanded Partner Network





# Program Framework

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## Shared *City-County-Community* Program

### **Jurisdictions jointly established framework:**

- Multnomah County resident
- 80% Area Median Income \* (*Preference for 50% AMI*)
- COVID-19-affected
- Eviction prevention focus
- Single application for all funding sources

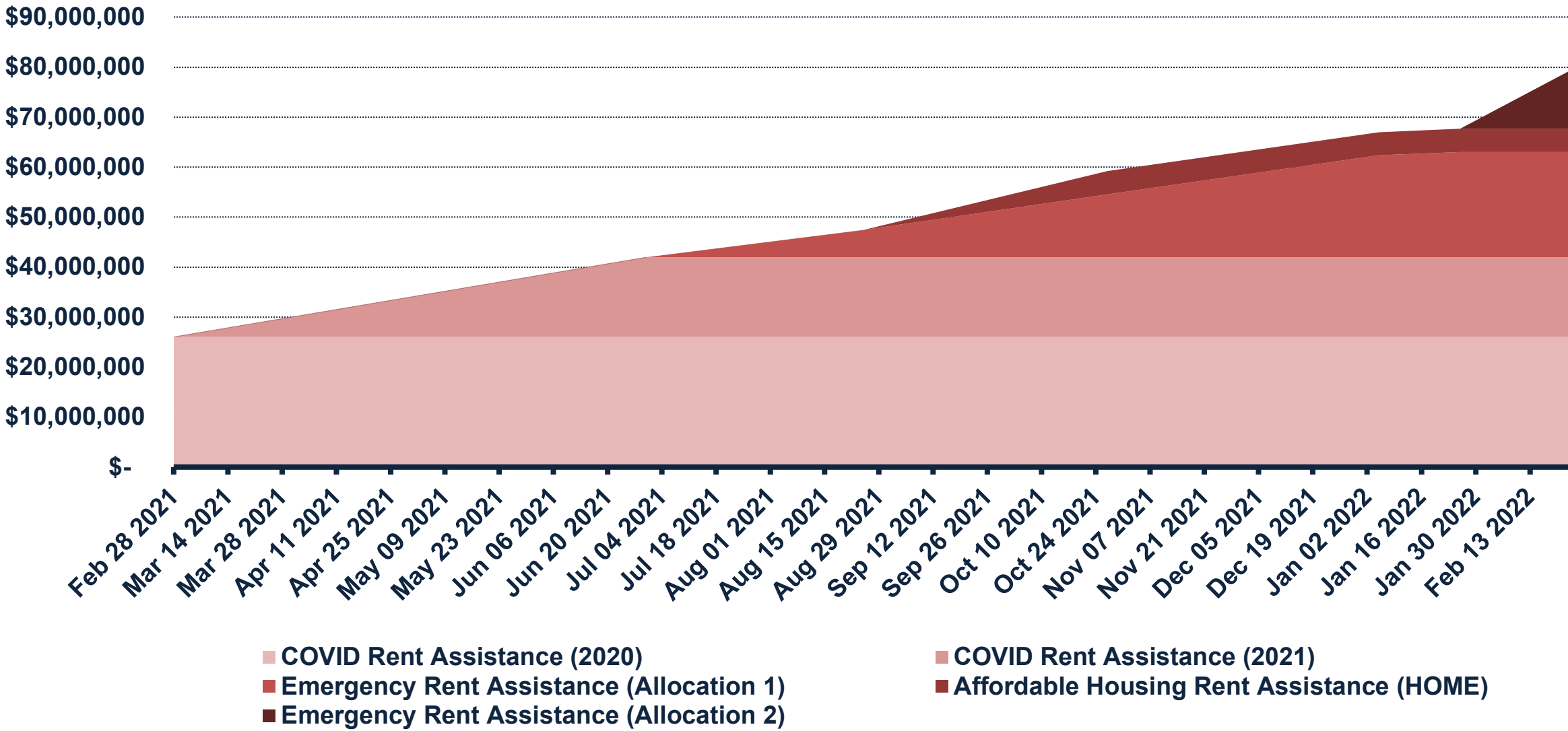
*A low barrier single application and all accompanying materials were translated into Spanish, Simplified Chinese, Russian, Vietnamese, Somali, and Swahili.*

### **Maximize flexibility for community partners:**

- Rent arrears, current/future rent, utilities, etc.
- Decentralized intake and prioritization process
- Flexible assistance amounts

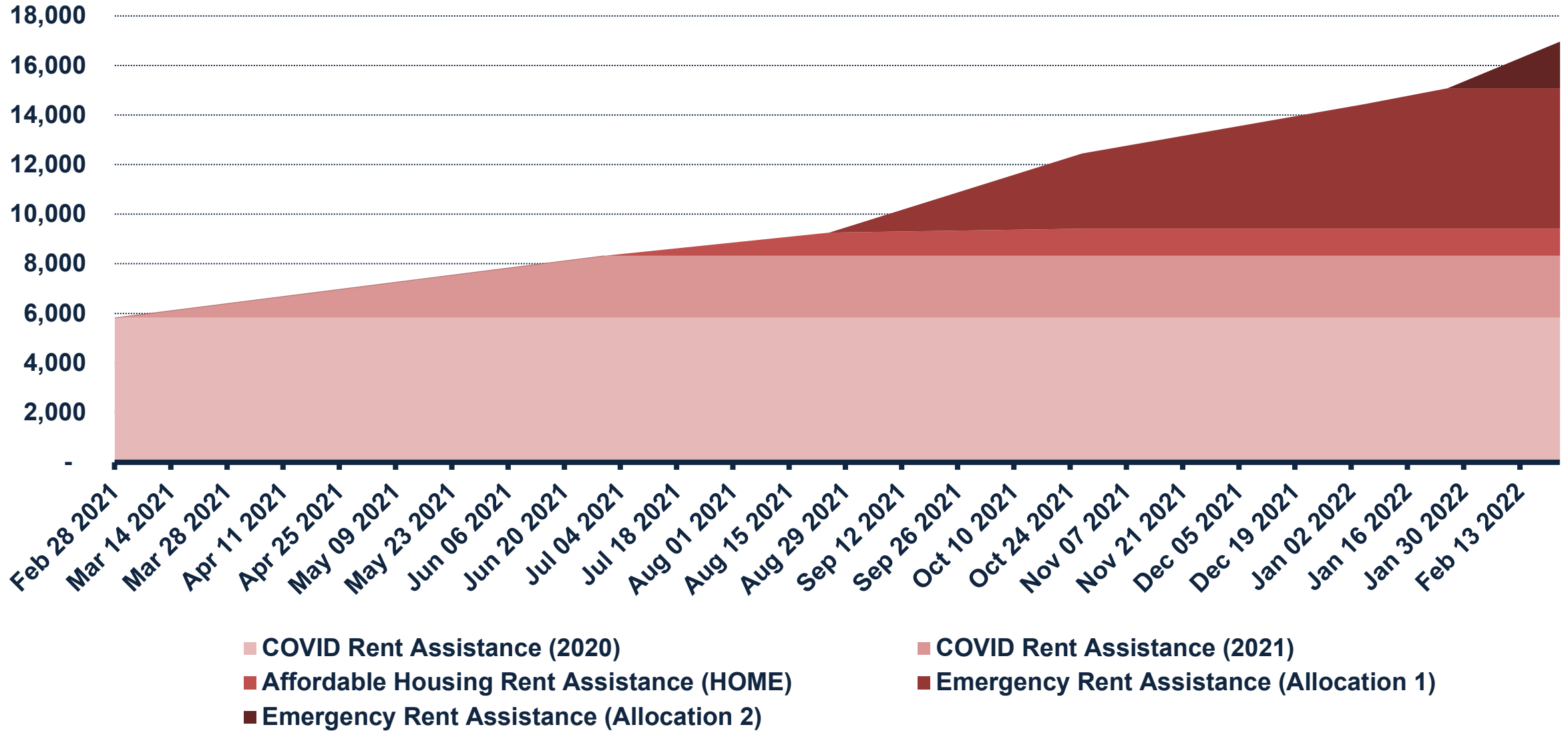
# COVID Rent Assistance: Payments

*Portland-Multnomah County Joint Program*

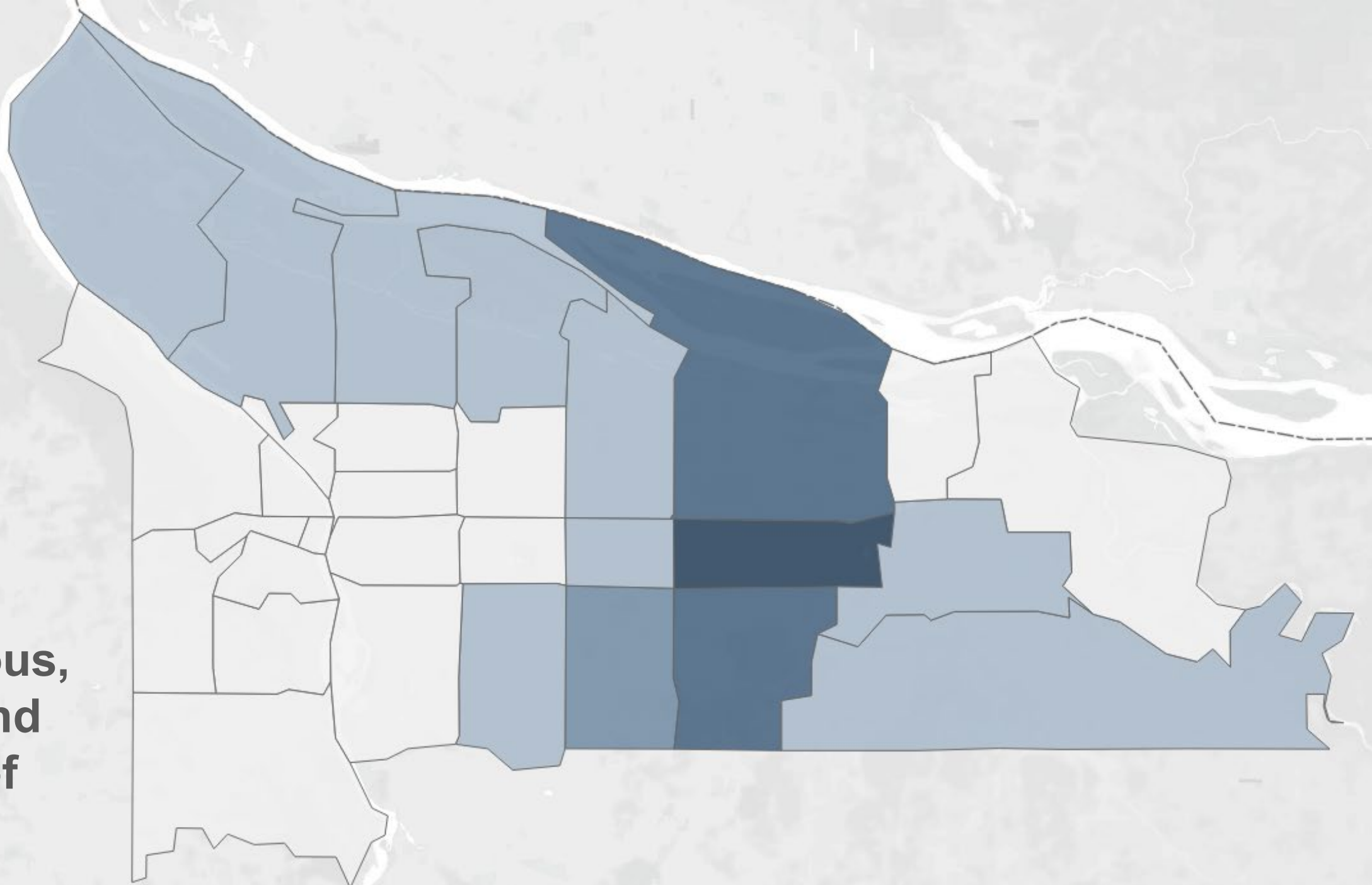


# COVID Rent Assistance: Households Served

*Portland-Multnomah County Joint Program*



Over  
**75%**  
Black,  
Indigenous,  
Latinx and  
People of  
Color



# Key Points

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## Rent Non-Payment

- Non-payment rates remain elevated overall
- Class B and Affordable elevated for last 2 reporting periods

## Evictions, FED filing, and Judgements

- No data on evictions
- FED filings have stepped up at each reduction in protections
- 2020 and 2021 filings and judgements below pre-COVID levels
- 2022 filings and judgements are increasing

## COVID Emergency Rent Assistance

- \$84 million and 18,000 households served since Summer 2020 (*\$4 million per month*)
- Less than \$9 million remaining (*as of 3 weeks ago*)
- Funds likely depleted sometime between May and June

**Questions?**