



# Portland Housing Bureau

Commissioner Dan Ryan • Director Shannon Callahan

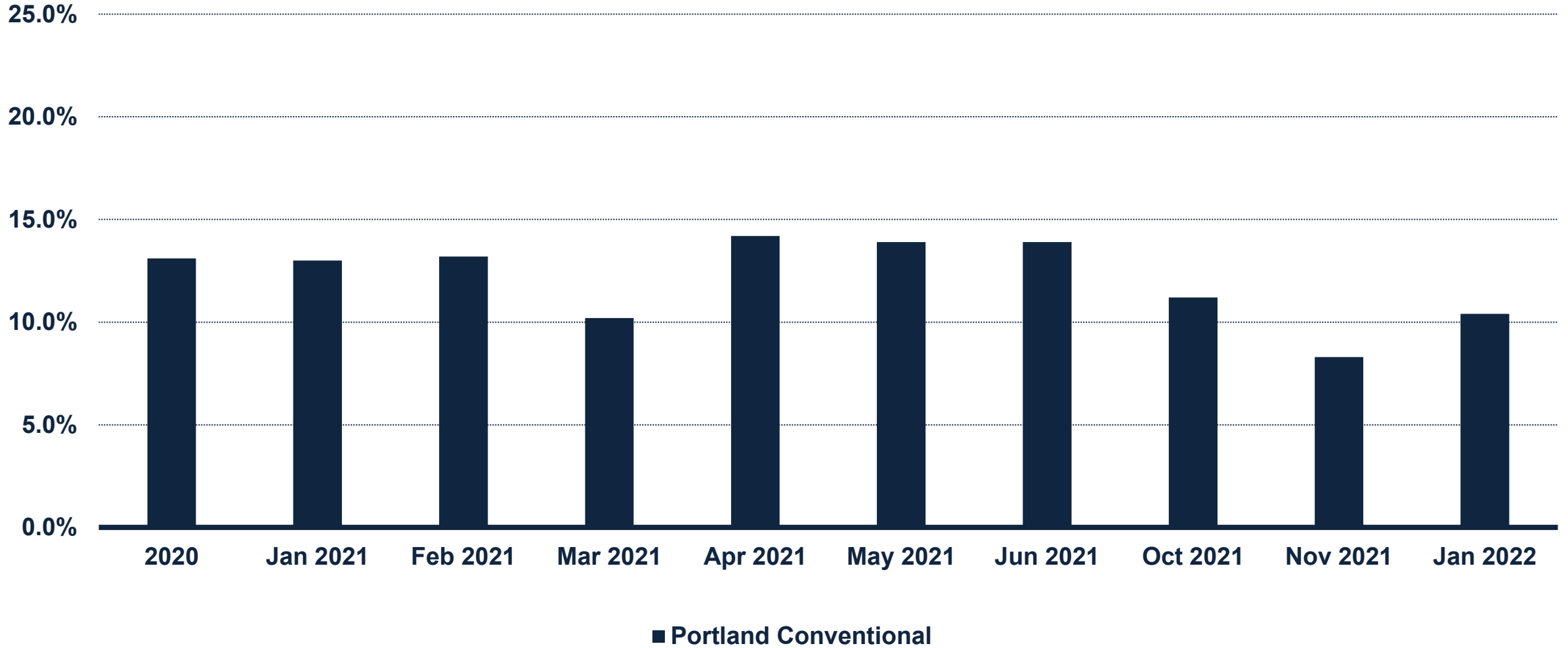
# The Eviction Landscape in Multnomah County

Christina Dirks, RSO Policy and Program Coordinator

May 3, 2022

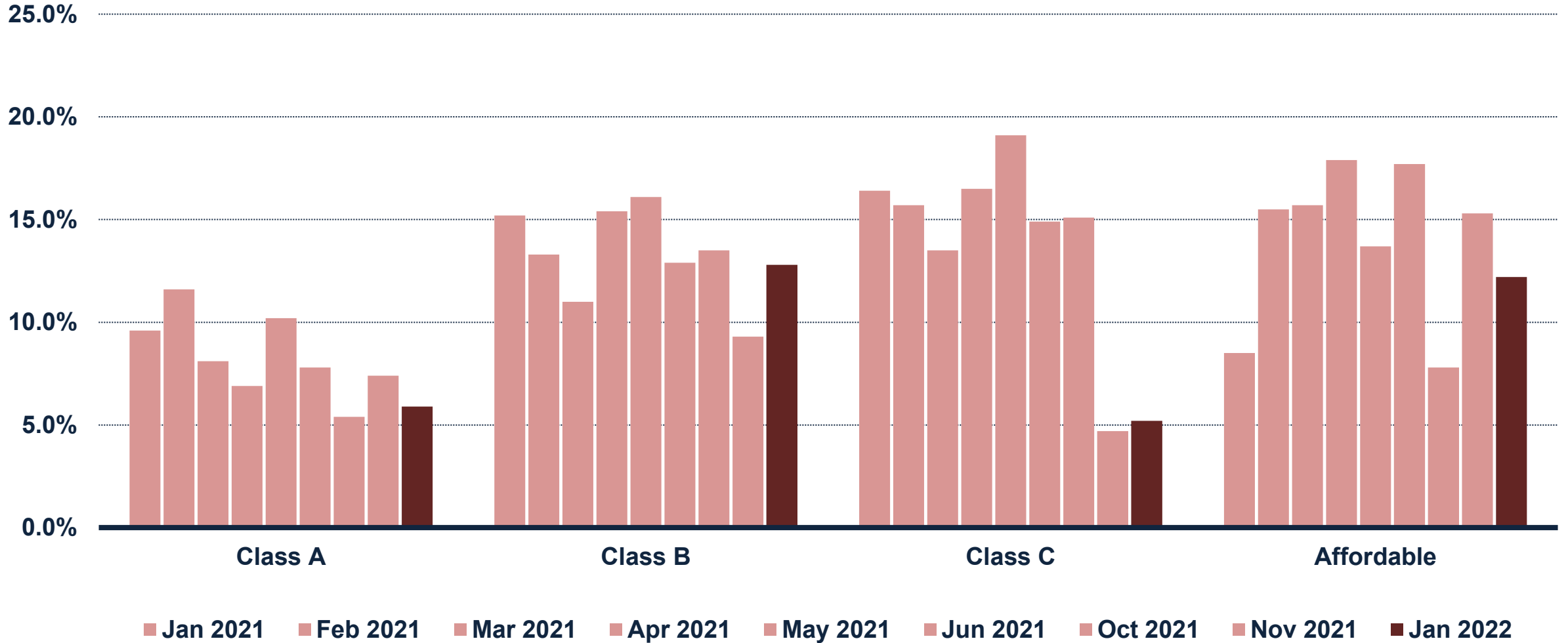
# Rent Non-Payment Rates

*Multifamily NW Rent Survey*



# Rent Non-Payment Rates

*Multifamily NW Rent Survey*



# The Eviction Cliffs

**7/1/21**

Ongoing monthly rent obligation resumed

**2/28/22**

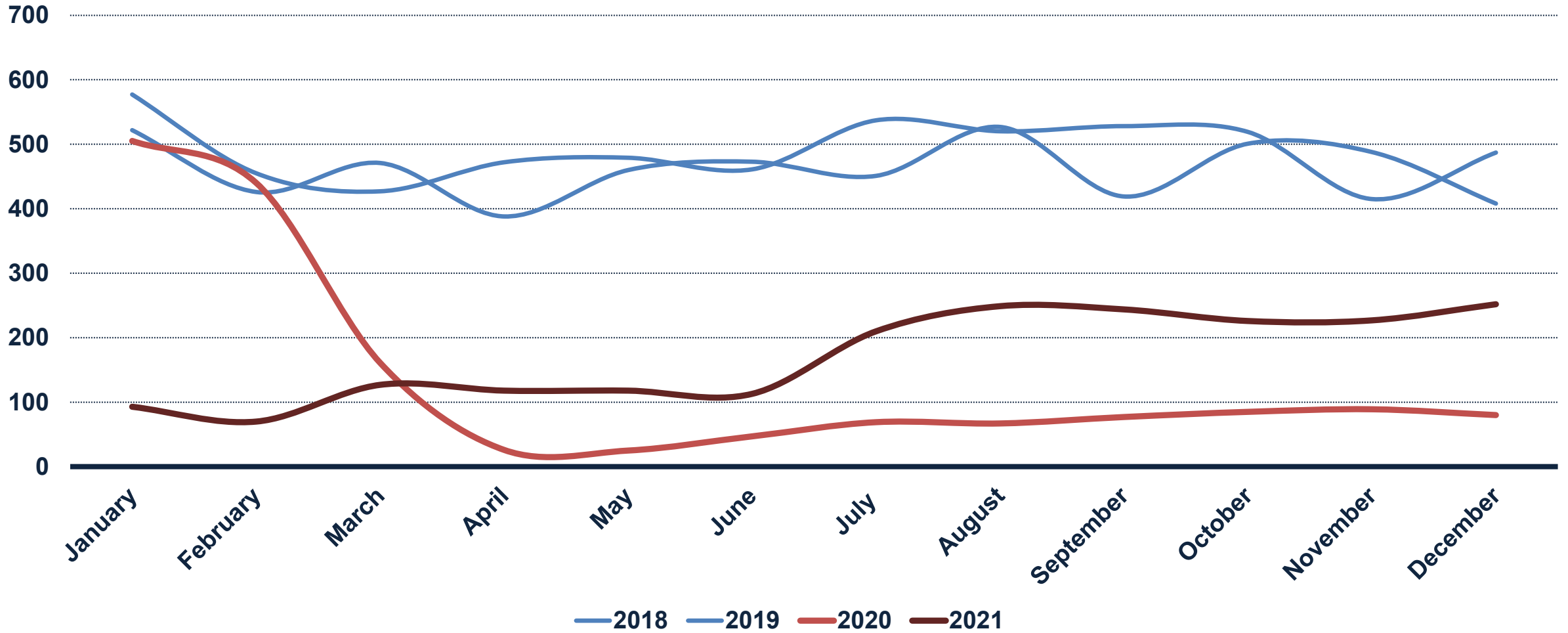
All rent deferred between 4/1/20 and 6/30/21 became due

**7/2/22**

Tenants no longer protected from eviction for nonpayment if they have pending application for rent assistance

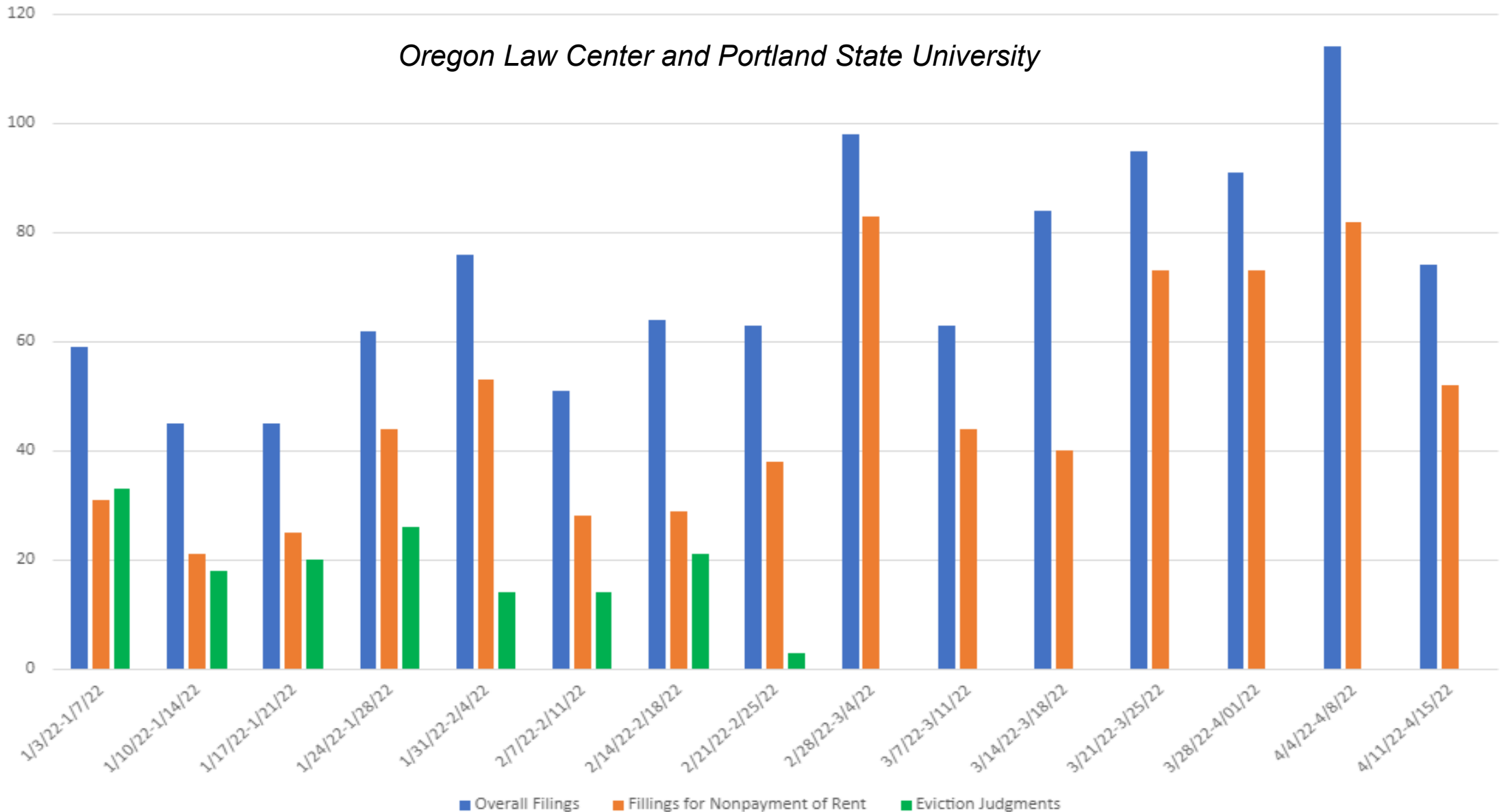
# Multnomah County Eviction Court Filings

*Oregon Law Center and Portland State University*



# 2022 Multnomah County Eviction Court Filings and Judgments

*Oregon Law Center and Portland State University*



*\*Eviction judgments and data lag compared to filing, and data not yet available for March or April*

# Key Points

## Rent Non-Payment

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

## Evictions, FED filing, and Judgments

- No data on self evictions (prior to court filing)
- FED filings have stepped up at each reduction in protections
- 2020 and 2021 filings and judgments below pre-COVID levels
- 2022 filings/judgments are increasing and will continue to do so after eviction for nonpayment protections expire on July 1, 2022



**Portland  
Housing Bureau**

# **Emergency Rent Assistance Program (ERAP) Update**



# Guiding Principles

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- Prioritize BIPOC communities and culturally specific organizations
- Leveraging existing system capacity
- Eviction prevention focus
- Maximize shared resources
- Simple and single application
- Strengthen community and jurisdictional partnerships



# Program Framework

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## **Jurisdictions jointly established framework:**

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

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

- Rent arrears, current/future rent, fees
- Flexible assistance amounts
- Decentralized intake and prioritization process
- Centralized payments through Home Forward and data entry through Multnomah County

# ERAP Partners

## Short Term Rent Assistance Network



## Worksystems Inc. Network



## Expanded Partner Network



## County Programs



Intellectual & Developmental Disabilities  
Maternal, Child & Family Health Services



# Progress as of April 2022

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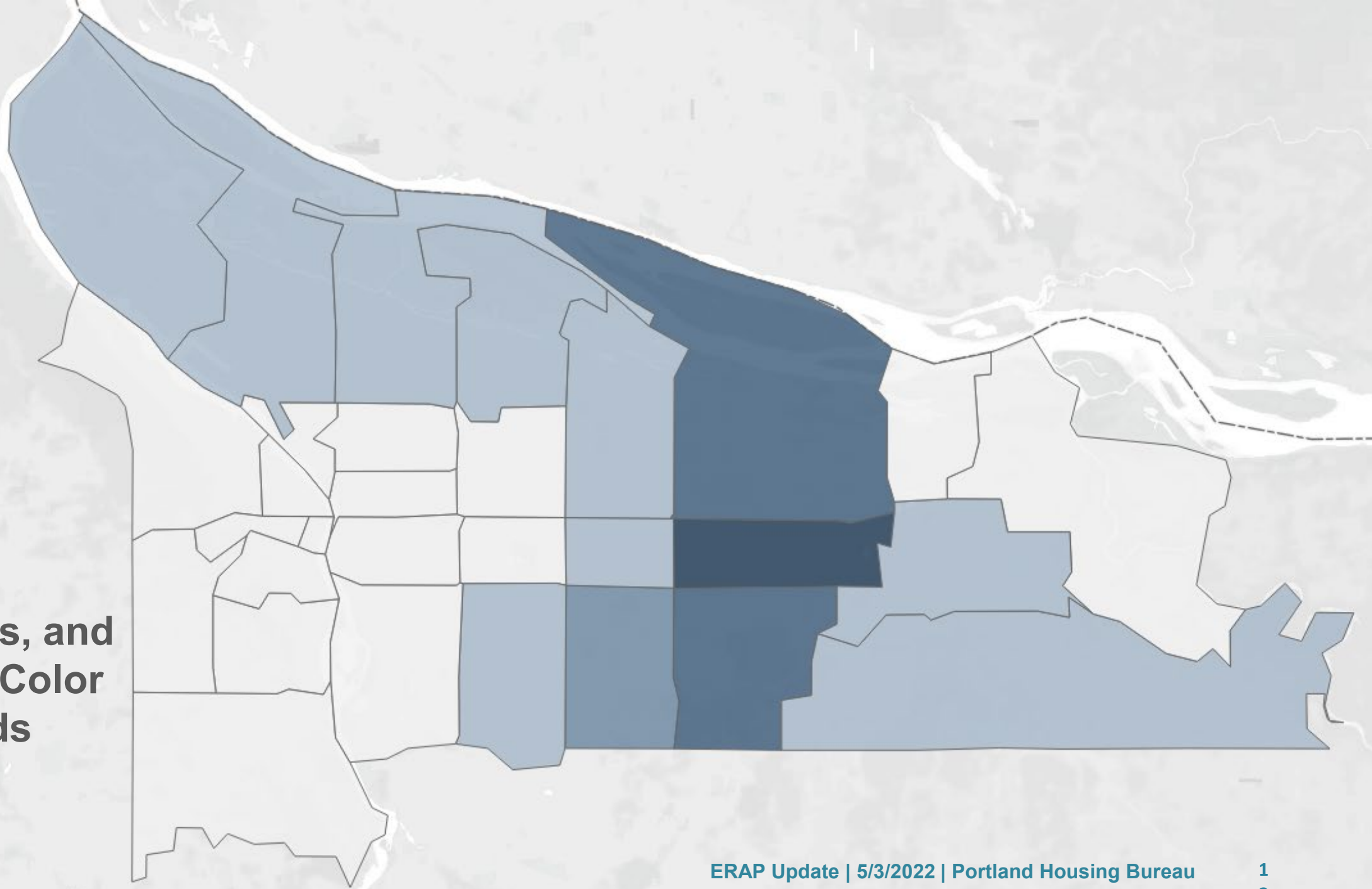
## ERAP-1 (Phase 1)

| Total Rent Assistance Allocation | % Spent | Households Served |
|----------------------------------|---------|-------------------|
| \$21,082,574                     | 99%     | 5,666             |

## ERAP-2 (Phase 2)

| Total Rent Assistance Allocation | % Spent | Households Served |
|----------------------------------|---------|-------------------|
| \$25,585,821                     | 75%     | 3,982             |

More than  
**76%**  
Black,  
Indigenous, and  
People of Color  
households  
served



# Communities Served

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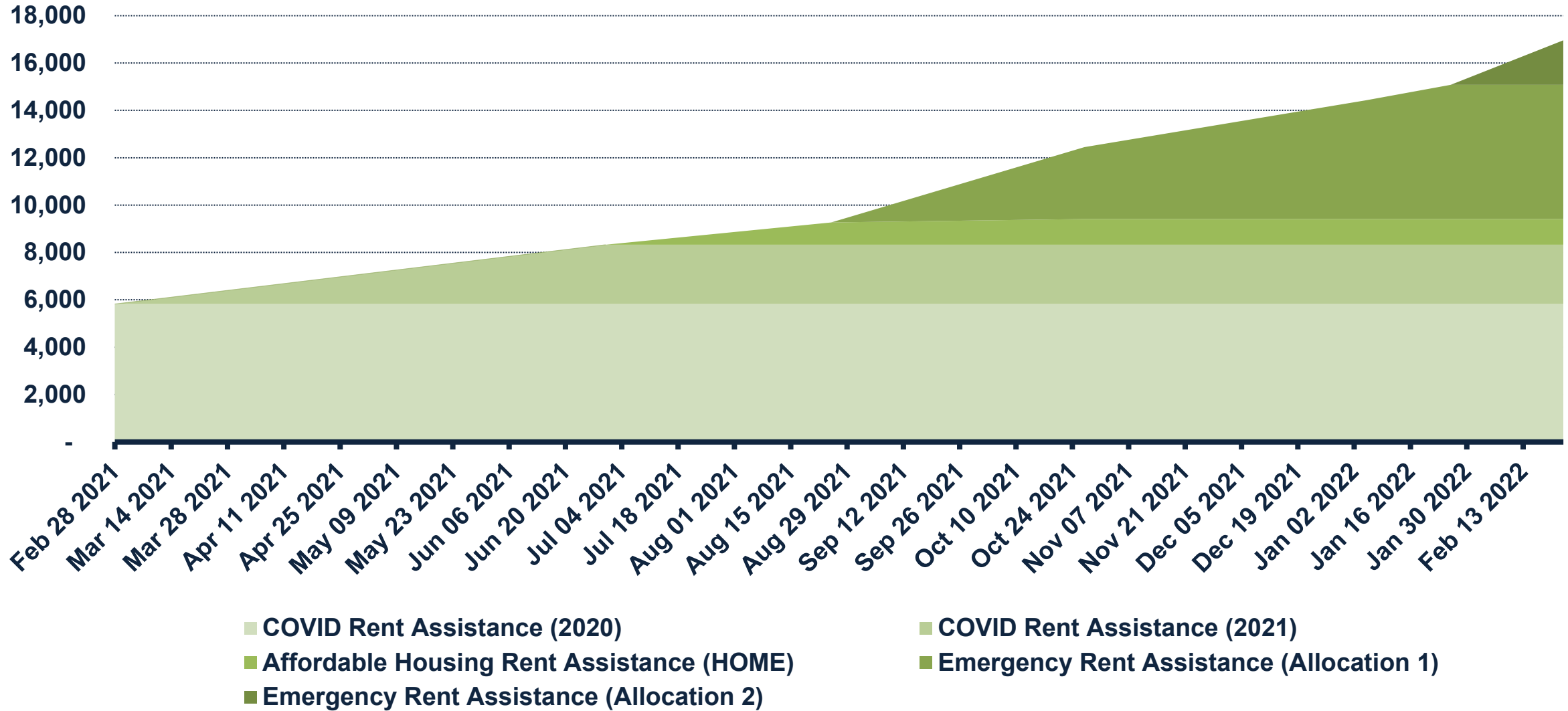
## Race and Ethnicity:

- Asian or Asian American 5%
- Black or African American 43%
- Latinx/Hispanic 23%
- Native American/Alaska Native 2%
- Native Hawaiian/Pacific Islander 3%
- Multiple races 3%
- White 28%

## Gender (head of household):

- Female 67%
- Male 32%
- Non-Binary < 1%
- Declined to respond < 1%

# COVID Emergency Rent Assistance Program: Households Served



# Stories from Partners and Families Assisted

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*“The pandemic hit a segment of the local Chinese American community hard. Almost all our rent assistance went to households in SE Portland, where restaurant business was the main income source for many community members. Through multiple outreach efforts, we found families in need of assistance and were able to help pay their rent. Almost all the families we assisted had language barriers. Rent assistance becomes a lifeline for those families.”*

— Hongcheng Zhao, Oregon Chinese Coalition



*“I want to let you know of some key things that have changed dramatically due to your help. I was able to pay off my loan that cost me \$130 a month out of my household budget. I was able to buy groceries. All of my utilities are caught up. My credit score has already risen from 580 to 691. I have been able to start a savings that has \$200 in it. I was never able to start saving before —I am 37! I have been able to make some payments on my credit card which I had to overly use from losing two of the three jobs I was working. I am so excited for the assistance you all have provided me in this time of struggle, police brutality, division amongst our neighbors, and the inability to just hug and share energy.”*

— Tanisha & Family (Oasis of Praise)

*“Laura S. left me a voicemail asking about rental assistance. Laura is a single mother with a little daughter. She had lost her job and was suffering from mental health, going in and out to the hospital, and was not able to pay her rent from April—October and she needed additional assistance for November, December, and January. I offered to help and advised her that we will pay all her passed due rent including November—January's rent. She could not believe it. **Laura said that she was afraid she would be evicted and lose her child.** I reassured her that was not going to happen. She was very thankful for the assistance!”*

— Hacienda CDC

*“We have so much gratitude for all the families we were able to assist. One community member we helped is a single father with eight children. Initially, when the Governor’s announcement came out about the eviction moratorium, the parent thought this meant rent was totally forgiven. AYCO staff was able to connect to this family, provide additional information about the moratorium, and offer assistance through the rent program. We were able to provide rent support for seven months and help stabilize this family. **Otherwise, they would have fallen into homelessness.** We are extremely proud of our team and this partnership.”*

— Jamal Dar, African Youth Community Organization



# Portland Housing Bureau

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## Rental Service Offices Program Spotlights: Landlord-Tenant Mediation Pilot Program & Eviction Legal Defense Program

Breonne DeDecker, RSO Manager

Christina Dirks, RSO Policy and Program Coordinator

May 3, 2022

The Portland Housing Bureau's Rental Services Office (RSO) is responsible for fair housing and landlord-tenant services, developing code and administrative rules associated with local landlord-tenant law, processing exemptions to local mandatory relocation assistance, and providing technical assistance to renters and landlords on general landlord-tenant law.



Are you a tenant who  
doesn't feel heard?

Are you a landlord who needs help  
enforcing lease terms?

**Our program can help.**

Avoid the eviction court process by using  
a trained mediator to help resolve rental  
housing disputes.



# FREE LANDLORD TENANT MEDIATION

**503-595-4830**

[resolutionsnorthwest.org/services](https://resolutionsnorthwest.org/services)  
[info@resolutionsnorthwest.org](mailto:info@resolutionsnorthwest.org)

[R]NW



# FREE EVICTION DEFENSE

If you are a low-income tenant in the  
City of Portland who:

- Received a termination notice
- Is losing your housing subsidy
- Has a pending eviction case

## HELP IS AVAILABLE

Don't wait!

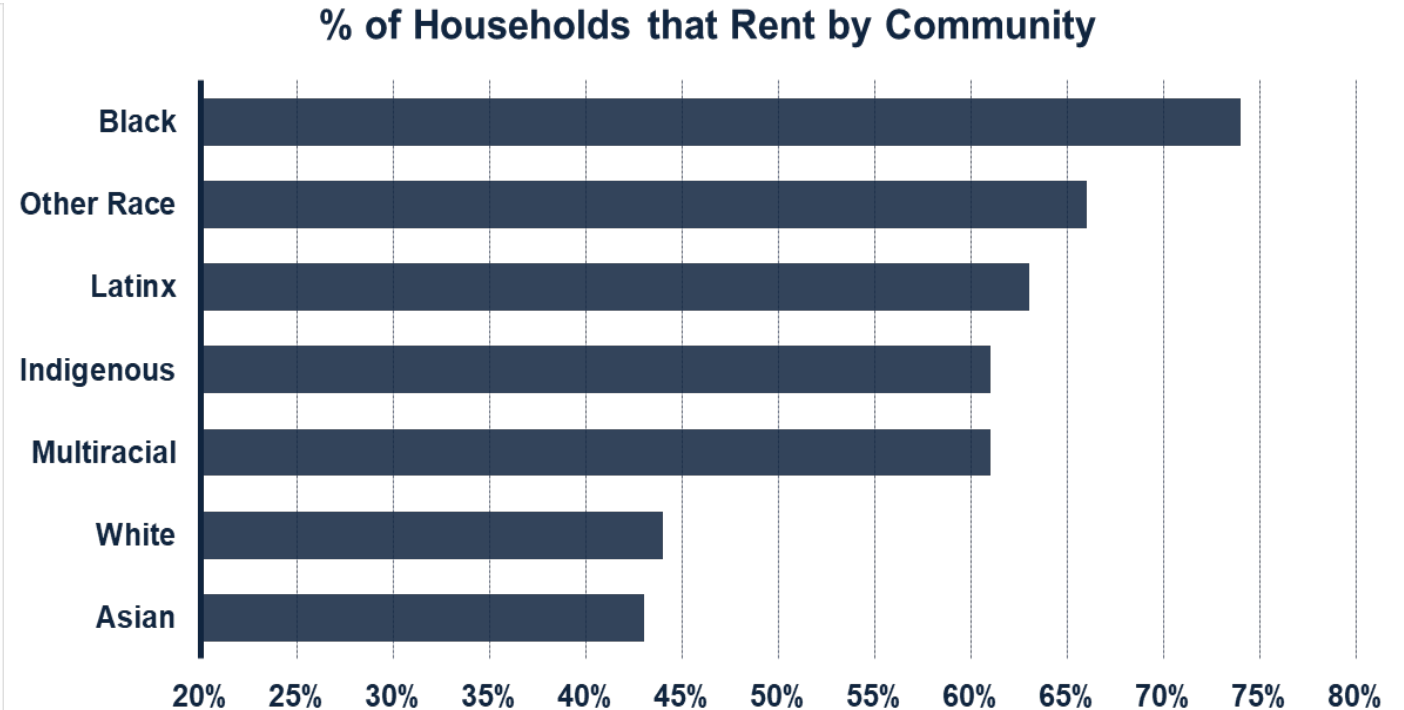
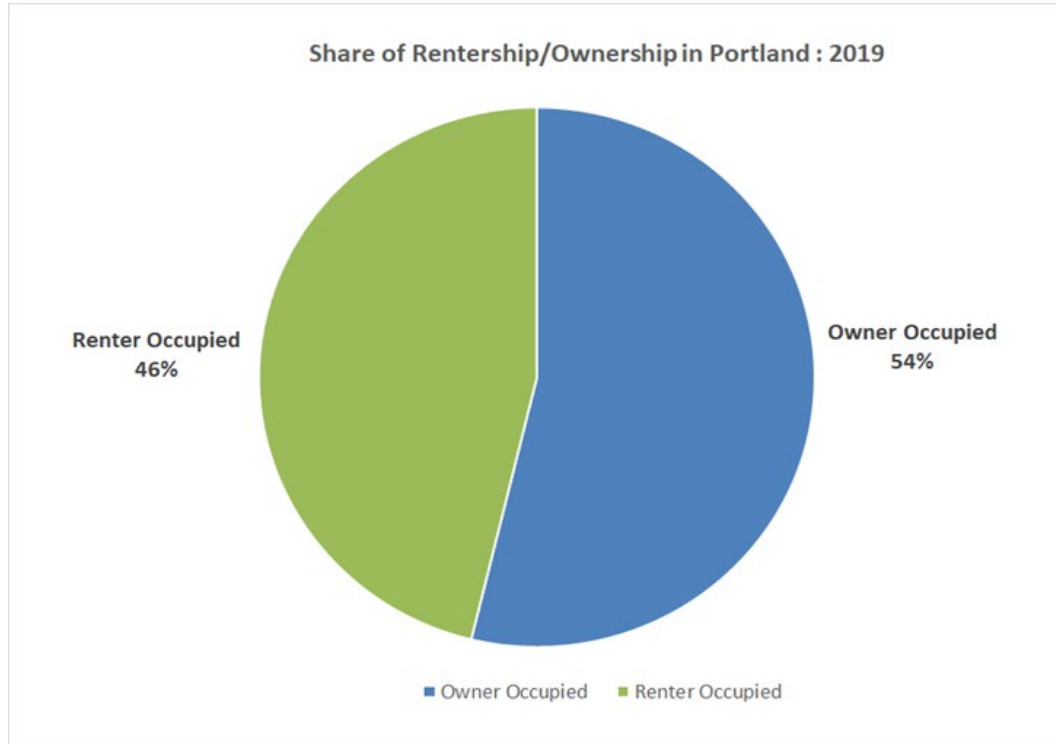
Call **888-585-9638**

for **FREE** legal help



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# Who Do These Program Aim To Serve?



# Landlord-Tenant Mediation Pilot Program

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Preserving housing stability and avoiding court filings and the corresponding negative impact on both tenants and landlords through free professional mediation services



# Mediation Program Partner

**[R]NW**

# Landlord-Tenant Mediation Program



- Dispute must be related to a rental unit within the City of Portland
- Either landlord or tenant can initiate engagement with the Program
- No income restrictions to receive mediation services
- Services are free and voluntary

# Landlord-Tenant Mediation Program

- A portion of program funds are set aside for financial assistance to satisfy monetary terms outlined in a successful mediated agreement
- Tenants at or below 60% AMI are eligible for financial assistance

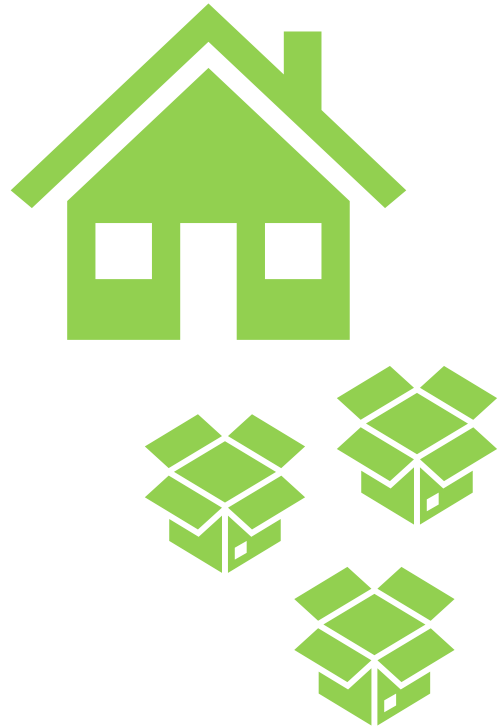
# Eviction Legal Defense Program

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Increasing access to legal representation for tenants facing termination of their subsidy or eviction from their housing

# Eviction Legal Defense: Need In Portland



In 2019 there were 5,904 evictions (FEDs) filed in Multnomah County

Only 1 in 33 tenants had legal representation

# Eviction Legal Defense Program

## Program Eligibility:

- Tenant household income is 60% AMI or below (limited services available for those 60-80% AMI)
- Rent a dwelling unit within the City of Portland
- Facing eviction due to a pending notice of termination, loss of housing subsidy, or eviction court case
- Not limited in non-payment cases

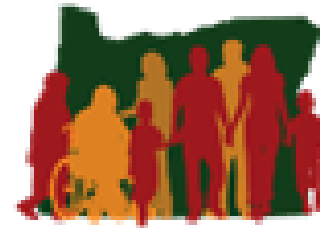
# Eviction Legal Defense Program

Program consists of three components:

- Free legal services
- Dedicated financial assistance to resolve pending eviction
- Data collection and analysis

# Eviction Legal Defense Program Partners

United Way of the  
Columbia-Willamette



Oregon  
Law Center



Portland State  
UNIVERSITY



Portland  
Community  
College

CLEAR  
Clinic



# Eviction Legal Defense Program Timeline

**Summer 2021:** Small-scale program with Rental Registration revenue



**December 2021:** Large-scale one-time ARPA funded program



**July 2023:** Scale down to small-scale Rental Registration funded program



# Questions



# Portland Housing Bureau

# 2022 Short Session Summary

## *Housing Funding*

Jessica Conner, Senior Policy and Planning Coordinator

May 3, 2022

# Development & Preservation - \$215 million

- \$65 million for Preservation
- \$55 million new construction: Small Projects & LIFT homeownership
- \$50 million to support affordable housing construction projects struggling with market and supply chain disruptions due to the pandemic
- \$35 million for manufactured housing:
- \$10 million to support land acquisition for affordable housing projects

# Supporting Homeownership - \$20 million

- \$15 million: Capacity for homeownership centers and nonprofits homeownership navigation, mortgages, and homebuying process, expand outreach and mediation associated with manufactured housing through Community Dispute Resolution Centers.
- \$5 million: Home loan program managed by Hacienda CDC to help first-time homebuyers across the state to make down payments, particularly BIPOC homeowners.

# Addressing Homelessness - \$165 million

- \$80 million: Immediate needs: shelter infrastructure and operations, rapid rehousing, resource referrals, and housing stability:
- \$50 million: [Project Turnkey 2.0](#), acquisition of hotels to convert to shelter
- \$25 million: Shelter capacity, hygiene needs, and outreach
- \$8 million: Coordinated regional responses across the state ([HB 4123](#))
- \$1.2 million: Services and tuition help for homeless youth ([HB 4013](#))
- \$500,000: Interagency Council on Homelessness for [Built for Zero](#)