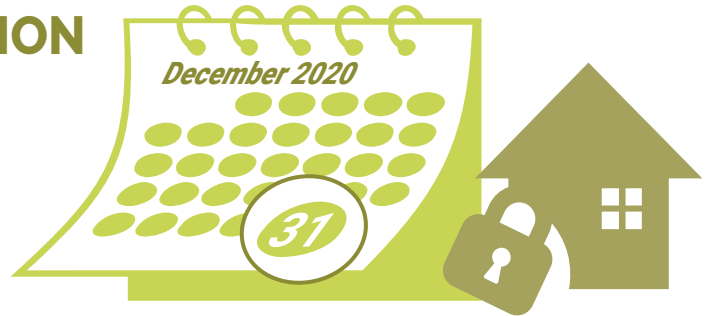




DECEMBER 31, 2020:

OREGON STATEWIDE EVICTION MORATORIUM ENDS



STATE LAWMAKERS MUST:

- ✓ Extend the eviction moratorium
- ✓ Provide rent assistance that protects both renters and landlords

During the biggest public health crisis of our lifetimes, we've protected people who need help the most. Thanks to the eviction moratorium, all renters have had a place to stay at home and stay safe, to come home to after working on the front lines of the pandemic, and to provide at-home education for their children.

Oregon renters—particularly people of color—have been able to hang on to their homes during COVID.

A majority of Black and Latinx Oregonians rent their homes as a result of historic discrimination in housing, barriers to homeownership and economic barriers. Allowing evictions to resume will have a greater impact on communities of color, who have already been disproportionately negatively impacted by the pandemic. Allowing evictions to resume will have a greater impact on communities of color, who have already been disproportionately negatively impacted by the pandemic.

The eviction moratorium is working.

The overwhelming majority of Oregon renters have been paying all or part of their rent. Even in the face of astonishing job losses there has not been a new wave of homelessness thanks to the eviction moratorium. We've done a good job in Oregon to prevent a new wave of homeless children, families, and individuals. We must keep going.

OREGONIAN RENTERS WHO OWE BACK RENT:

56%
PEOPLE OF COLOR

35%
OVERALL

AVERAGE AMOUNT OF BACK RENT OWED:

\$1,250 - \$2,700

The best prevention during the pandemic is a safe place to stay.

Oregon's COVID-19 caseloads are spiking at dangerous levels. If we don't extend the moratorium we will force more people into shelters, straining our capacity to keep people safe.

Families need stability to provide for their children's education.

More than one in five families with children who rent their homes say they may not be able to pay next month's rent. Oregon already has one of the highest rates of student homelessness in the country. We cannot force families whose children have been learning remotely to lose stability, internet connection and the ability to keep their education going in the pandemic.

Landlords need certainty that the rent will be paid.

This proposal will both extend the moratorium, and provide rent assistance to landlords and tenants to help provide stability. Without action, both landlords and tenants will face a patchwork of different protections in different communities. If landlords evict tenants for nonpayment of rent starting in January, they may never receive the back rent they are owed.

Oregon's renting families have hung on this long. We cannot take away their lifeline now.

We promised Oregon renters that they wouldn't lose their homes during the pandemic.

We need to keep that promise by:

- Extending the eviction moratorium through June, 2021 to get families through the school year
- Providing protection to protect both renters and landlords against financial losses from back rent.
 - Give people more time to pay back rent
 - Providing protections for renters who have been unable to pay full rent
 - Creating a landlord compensation fund in the event renters aren't able to pay all or part of their rent

OREGON RENTERS AT RISK OF EVICTION BECAUSE THEY CAN'T PAY NEXT MONTH'S RENT:

1 in 3

BLACK OREGONIANS (30%)

>1 in 5

FAMILIES WITH CHILDREN (22%)

>1 in 4

PEOPLE OVER 55 YEARS (27%)

1 in 5

ALL OREGON RENTERS (18%)

OREGONIANS USING CREDIT CARDS OR BORROWING MONEY TO MEET SPENDING NEEDS:

47%

OREGONIANS WHO HAVE CUT BACK PAYING FOR FOOD OR MEDICINE TO PAY RENT:

53%

Sources: PSU Housing Instability Survey, September 2020, Stout, Pulse Survey, Point in Time, Week 17, 10/14/20-10/26-20.



FAQ:



- ✓ **Extending the eviction moratorium.**
- ✓ **Providing protections for both landlords and tenants.**

What percentage of renters haven't been able to pay their rent during the COVID-19 pandemic?

A minority. According to an Oregonian investigation, "Majority of Oregonians paying rent on time, but debt is adding up for those who can't" between 85 to 87% of renters have managed to keep up with their rent. Our proposal will help those who have been hit hardest by the pandemic.

For the small percentage of people who owe back rent, when is it due?

There are different rules and deadlines depending on where you live.

Most places outside of Multnomah County:

Jan. 1, 2020: Renters will face eviction if they can't pay full rent plus back rent for Oct., Nov., Dec.

April 1, 2020: Renters will owe all additional back rent accrued through September.

In Multnomah County:

Jan. 8, 2020: Renters face eviction if they can't pay January rent.

July 1, 2021: All back rent for 2020 comes due.

How much back rent would the landlord compensation fund cover?

Today landlords are facing great uncertainty, not knowing whether they will be paid any back rent at all. This proposal gives them a guarantee that they will get 80% back if they have a tenant who is behind during the COVID and wildfire crisis and helps keep people stable and safe during the pandemic.

How has the problem with the Oregon Unemployment Department affected renters?

According to the Oregon Employment Department there are nearly 100,000 people who have applied for unemployment but have been blocked in the system. They have been waiting for their benefits for nearly eight months. The state has an obligation to help people who have been harmed by delays in unemployment benefits.

What about landlords who are also worried about keeping their properties or paying their bills?

Every Oregonian is affected by COVID-19. We support extending protections against foreclosures and other programs to help landlords keep their properties. These protections need to go hand in hand with protections for renters.

We support extending the eviction moratorium and providing rent relief for Oregonians harmed by the coronavirus pandemic.
