

December 17, 2020

Joint Committee On The Third Special Session of 2020  
2019-2020 Interim  
Oregon Legislature

**Subject: AOC Testimony on LC 18**

Dear Co-Chair Courtney, Co-Chair Kotek, Co-Vice Chair Girod, and Co-Vice Chair Drazan, and Members of the Committee,

Thank you for the opportunity to provide testimony on LC 18.

We want to help the Legislature understand the opportunity to develop a "wraparound eviction resolution model" that can utilize mediation programs and other community based tools (e.g. credit counseling services) to minimize the impact of the evictions tidal wave that is likely to hit Oregon and the nation in the early summer of 2021.

Even assuming Oregon's eviction moratorium is extended by LC 18, our state will likely still face a stark reality: a tidal wave of as many as 90,000 evictions could overwhelm our state's communities at the end of this moratorium in about six months (see attached September 25, 2020 Stout Study which was prepared for the National Council of State Housing Agencies).

AOC has been in discussions with the University of Oregon Community Dispute Resolution Program and its affiliated network of Community Dispute Resolution Centers (CDRCs). We believe a mediation based approach can help in the following ways:

1. Significantly reduce the number of evictions;
2. Tailor local mediation capacity to meet the specific needs of BIPOC communities; vulnerable populations such as seniors, individuals with serious mental illness or intellectual/developmental disability; and rural areas;
3. Help coordinate access to local resources and systems to support long-term housing stability; and
4. Limit the number of situations that end up in formal, expensive landlord-tenant court proceedings.

**The Opportunity:** We believe the Legislature has the opportunity to support a collaborative planning process that could develop a statewide eviction prevention mediation program that could be ready to launch in the Spring of 2021. The general approach we're contemplating is similar to the Oregon Foreclosure Avoidance program used in the aftermath of the 2008 mortgage/housing crisis. We want to bring some lessons learned from 2008 and to begin planning now.

**Specific Request Related to LC 18:** We request that the Legislature support a collaborative process through a future Eboard allocation to bring together Community Dispute Resolution Centers (CDRCs), state agencies, local government partners, tenant partners, landlord partners, BIPOC organization partners, civic/community foundation partners, business partners and others, to begin developing a robust, statewide mediation program to help cope with the looming eviction crisis. This collaborative group would be charged with submitting a formal proposal to the Legislature by March 31, 2021. In order to be most successful, this collaborative should begin now and should include participation from all key state agency partners including OJD, OHCS, OHA and DHS.

Thank you again for the opportunity to be part of this important Third Special Session and our state's effort to meet the needs of all Oregonians during this unique time.

A handwritten signature in black ink, appearing to read 'A. Smith', with a long horizontal flourish extending to the right.

Andrew J. Smith  
Association of Oregon Counties  
County Solutions Director

# **Analysis of Current and Expected Rental Shortfall and Potential Evictions in the U.S.**

Prepared for: National Council of  
State Housing Agencies

September 25, 2020

<b>State</b>	<b>Estimated Range of Renter Households Unable to Pay Rent and at Risk of Eviction</b>	<b>Estimated Eviction Filings by January 2021</b>	<b>Estimated Range of Rent Shortfall by January 2021</b>
Alabama	150,000 - 240,000	140,000	\$279,000,000 - \$401,000,000
Alaska	20,000 - 30,000	20,000	\$49,000,000 - \$74,000,000
Arizona	170,000 - 250,000	150,000	\$461,000,000 - \$630,000,000
Arkansas	100,000 - 140,000	80,000	\$170,000,000 - \$225,000,000
California	1,110,000 - 1,730,000	1,030,000	\$3,692,000,000 - \$5,561,000,000
Colorado	150,000 - 230,000	140,000	\$469,000,000 - \$666,000,000
Connecticut	100,000 - 160,000	90,000	\$281,000,000 - \$400,000,000
Delaware	20,000 - 30,000	20,000	\$59,000,000 - \$78,000,000
District of Columbia	20,000 - 40,000	30,000	\$80,000,000 - \$130,000,000
Florida	830,000 - 1,080,000	640,000	\$2,130,000,000 - \$2,662,000,000
Georgia	340,000 - 460,000	270,000	\$824,000,000 - \$1,052,000,000
Hawaii	50,000 - 70,000	40,000	\$224,000,000 - \$266,000,000
Idaho	40,000 - 50,000	30,000	\$73,000,000 - \$103,000,000
Illinois	350,000 - 540,000	320,000	\$857,000,000 - \$1,232,000,000
Indiana	180,000 - 250,000	150,000	\$376,000,000 - \$485,000,000
Iowa	80,000 - 120,000	70,000	\$161,000,000 - \$211,000,000
Kansas	60,000 - 80,000	50,000	\$133,000,000 - \$185,000,000
Kentucky	130,000 - 200,000	120,000	\$236,000,000 - \$350,000,000
Louisiana	150,000 - 230,000	140,000	\$281,000,000 - \$394,000,000
Maine	20,000 - 40,000	20,000	\$55,000,000 - \$81,000,000
Maryland	160,000 - 240,000	140,000	\$412,000,000 - \$599,000,000
Massachusetts	160,000 - 290,000	170,000	\$472,000,000 - \$757,000,000
Michigan	270,000 - 400,000	240,000	\$603,000,000 - \$808,000,000
Minnesota	70,000 - 120,000	70,000	\$162,000,000 - \$287,000,000
Mississippi	100,000 - 150,000	90,000	\$159,000,000 - \$225,000,000
Missouri	150,000 - 230,000	130,000	\$294,000,000 - \$417,000,000
Montana	10,000 - 30,000	10,000	\$23,000,000 - \$51,000,000
Nebraska	60,000 - 80,000	50,000	\$125,000,000 - \$162,000,000
Nevada	140,000 - 180,000	110,000	\$337,000,000 - \$431,000,000
New Hampshire	30,000 - 40,000	20,000	\$69,000,000 - \$101,000,000
New Jersey	330,000 - 480,000	280,000	\$1,009,000,000 - \$1,331,000,000
New Mexico	60,000 - 80,000	50,000	\$105,000,000 - \$153,000,000
New York	800,000 - 1,230,000	730,000	\$2,504,000,000 - \$3,437,000,000
North Carolina	300,000 - 410,000	240,000	\$632,000,000 - \$824,000,000
North Dakota	20,000 - 30,000	20,000	\$41,000,000 - \$56,000,000
Ohio	250,000 - 400,000	240,000	\$544,000,000 - \$792,000,000
Oklahoma	130,000 - 180,000	100,000	\$248,000,000 - \$323,000,000
Oregon	100,000 - 150,000	90,000	\$249,000,000 - \$378,000,000
Pennsylvania	260,000 - 400,000	240,000	\$697,000,000 - \$958,000,000
Rhode Island	30,000 - 60,000	30,000	\$77,000,000 - \$119,000,000
South Carolina	150,000 - 210,000	120,000	\$329,000,000 - \$429,000,000
South Dakota	20,000 - 30,000	20,000	\$36,000,000 - \$49,000,000
Tennessee	220,000 - 310,000	180,000	\$457,000,000 - \$599,000,000
Texas	1,120,000 - 1,460,000	860,000	\$2,819,000,000 - \$3,401,000,000
Utah	40,000 - 60,000	40,000	\$120,000,000 - \$166,000,000
Vermont	10,000 - 20,000	10,000	\$20,000,000 - \$33,000,000
Virginia	220,000 - 320,000	190,000	\$578,000,000 - \$802,000,000
Washington	190,000 - 300,000	170,000	\$600,000,000 - \$858,000,000
West Virginia	40,000 - 70,000	40,000	\$70,000,000 - \$102,000,000
Wisconsin	170,000 - 240,000	140,000	\$345,000,000 - \$465,000,000
Wyoming	20,000 - 30,000	10,000	\$36,000,000 - \$45,000,000
<b>U.S Total</b>	<b>9,700,000 - 14,200,000</b>	<b>8,380,000</b>	<b>\$25,062,000,000 - \$34,344,000,000</b>