

Dear Oregon Senate Committee On Housing and Development,

Please prevent the eviction crisis pending June 30th, 2021. Extend the eviction moratorium through the expenditure deadlines (3/31/22) for federal rental assistance programs. The expenditure timeline of (3/31/22), assumes the Oregon Housing and Community Services gets a 3 month extension on the original 12/31/21 deadline. The deadline is to have 65% of the funds expended by 9/30/21.

If we do not extend the eviction moratorium people will be evicted for nonpayment of rent with money still on the table, and in the middle of applying for assistance. If everyone is reeling from an eviction crisis and losing their housing, we create unneeded trauma and chaos in our system that could jeopardize us reaching the 65% expenditure requirement, causing us to forfeit the remaining federal funds. It would be cruel to be evicting people for nonpayment of rent in July when the program is expected to take until the end of September for 65% of the funds to be spent. We need an eviction moratorium to protect people through the rental assistance expenditure period while they are applying and being processed through the rent assistance system.

From the information we have available, we have a rather hopeful picture of being able to mitigate the eviction crisis, but that can only be accomplished if tenants have extended protections through the time it will take to disburse all of these funds. There is enough money to pay all of the back rent according to the available estimates.

Total Existing Dollar Amount for Rent Relief: \$520 million\*\*

Stout "Estimate of owed rent: \$249-378 million"(1)

Extending the moratorium is the only logical pathway forward because it does not make any sense to evict people for nonpayment of rent when there is rental assistance still to be disbursed. This program can pay forward rent, so it does not make sense for a landlord to evict for nonpayment in July while a tenant is in the process of getting all back rent and future rents going forward covered.

The eviction crisis does not have to happen in Oregon. Tenants need you to take bold action to prevent people needlessly losing their housing in a pandemic. There is incredible human cost to allowing an eviction crisis. If an eviction crisis is allowed to happen Oregon will pay system wide costs between \$1 billion and \$3.3 billion to respond to displacement of this magnitude (2).

Please extend the eviction moratorium through 3/31/22.

Sincerely,

Julia McKenna

1 [https://www.ncsha.org/wp-content/uploads/Analysis-of-Current-and-Expected-Rental-Shortfall-and-Potential-Evictions-in-the-US\\_Stout\\_FINAL.pdf](https://www.ncsha.org/wp-content/uploads/Analysis-of-Current-and-Expected-Rental-Shortfall-and-Potential-Evictions-in-the-US_Stout_FINAL.pdf)

2 <https://www.pdx.edu/homelessness/sites/g/files/zndhr1791/files/2021-02/Cost%20of%20Oregon%20Evictions%20Report%20%283%29.pdf>