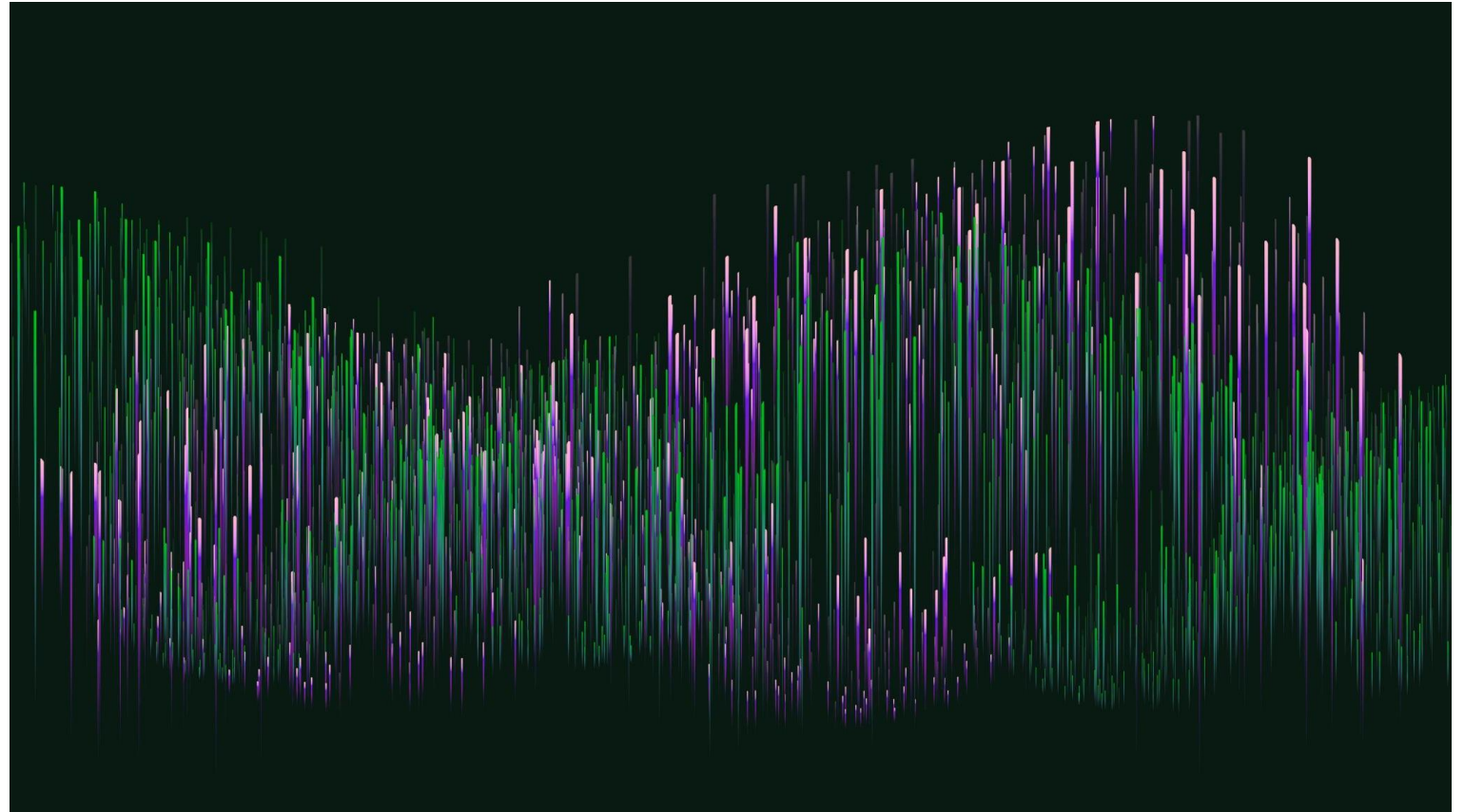


Oregon Eviction Filings Data

Compiled and Analyzed by Eviction
Defense Project Attorneys

Oregon Law Center (OLC) and Legal
Aid Services of Oregon (LASO)

7/2021 – 1/2023



Court-Filed Eviction Cases, By Month

Since August of 2022, filing #s have far surpassed pre-pandemic levels

Source: Oregon Law Center analysis of Oregon Judicial Department publicly available eviction court data

	2019	2021 – moratorium , then safe harbor						2022 – Safe Harbor in effect till July, Phase-out July thru Sept, Expired in October										2023			
	Monthly Average	Jan-June Average per month	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan
Total Filings	1,556	377	752	909	881	770	920	857	806	889	1122	1188	1266	1470	1370	1992	1912	2347	2083	2036	2244
% nonpayment			48%	51%	54%	54%	62%	60%	54%	61%	66%	65%	67%	68%	72%	79%	80%	86%	86%	86%	88%

- Since expiration of all protections, there have been an average of 2,178 eviction filings per month, which is a 45% increase over pre-pandemic levels. More than 86% of these filings have been for late payment.

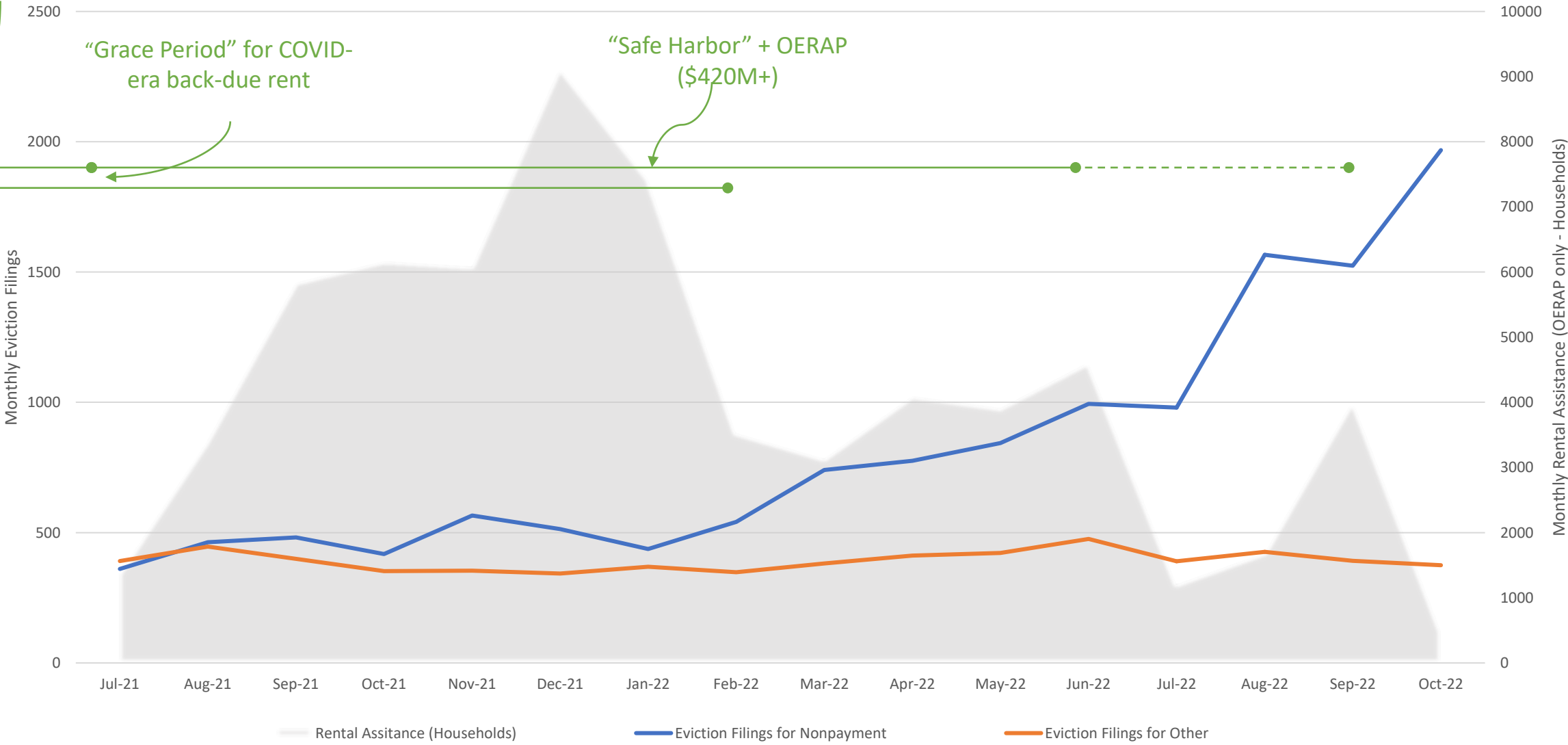
Note that eviction filing numbers are the tip of the iceberg in measuring displacement. [Studies](#) indicate that approximately 2-5x the # of people who face formal eviction filings are displaced through informal evictions.

Evictions increased when tenant protections and rent assistance expired.

Eviction moratoria (2020) + Landlord Compensation Fund (\$150M)

“Grace Period” for COVID-era back-due rent

“Safe Harbor” + OERAP (\$420M+)

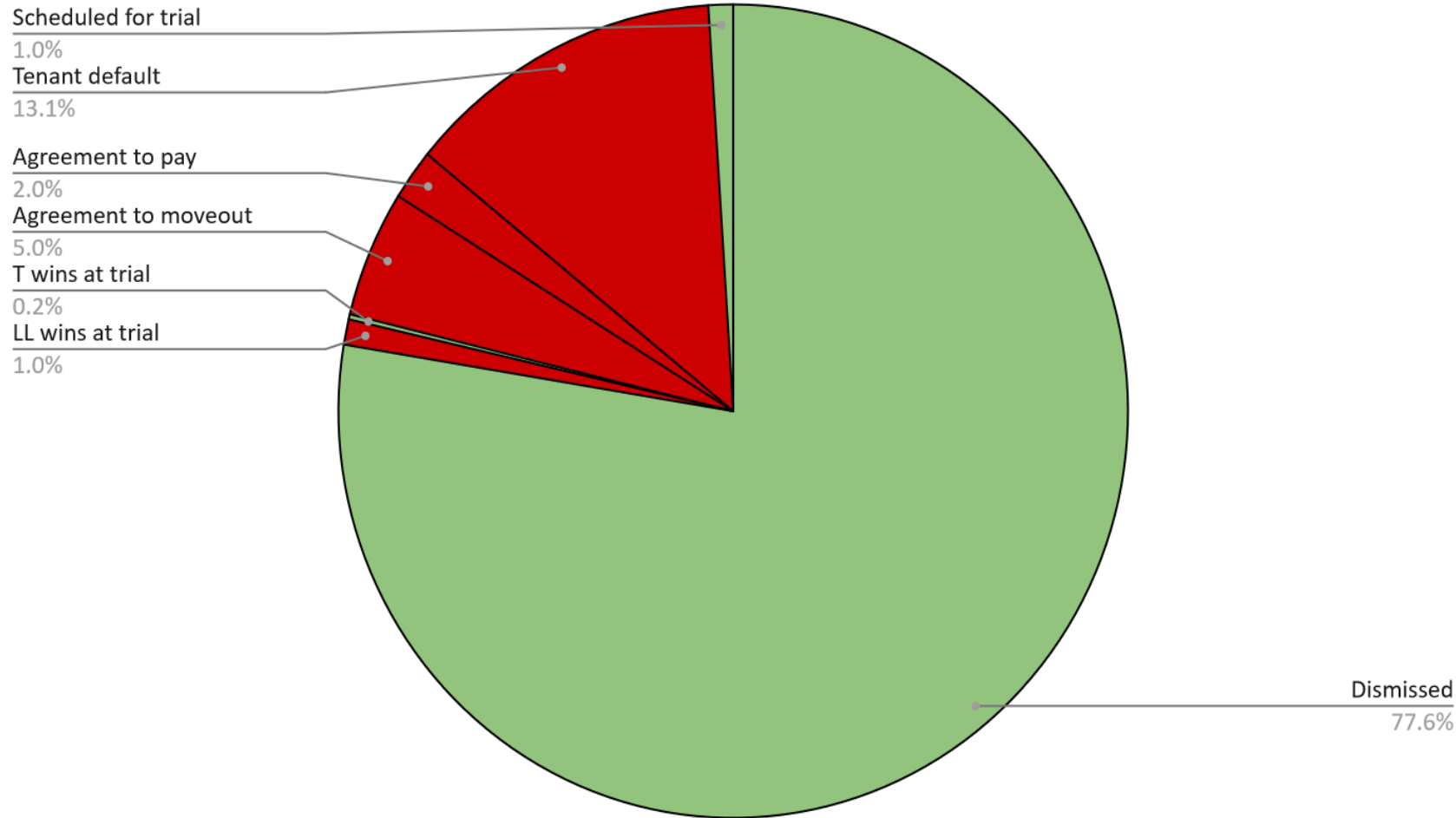


█ Rental Assistance (Households)
 █ Eviction Filings for Nonpayment
 █ Eviction Filings for Other

Case Outcomes

- When Safe Harbor and tenant protections were in place, along with robust rent assistance, not only were there fewer eviction cases, but more cases were resolved successfully – more landlords got paid and more tenants kept their homes.
- When protections and assistance expired, more cases were filed, and outcomes were worse.

Nearly 80% of cases that accessed the SB 891 safe harbor resulted in payment and dismissal of the case – these tenants remained housed



Total setovers: 2,142

- 77% Cases dismissed
- 1% Scheduled for trial
- 13.1% Tenant default
- 2% Agreement to pay
- 5% Agreement to move out
- 1% Landlord wins at trial
- .2% Tenant wins at trial

When Protections and Rent Assistance go Down, More People Lose Their Homes

Nonpayment case outcomes (April vs. Nov 2022): As rent assistance and eviction protections expired, negative outcomes nearly tripled

- Percent of agreements to move nearly tripled
 - *Many of these agreements end not only in displacement but also judgment against tenant*
- Percent of court-filed payment plans increased nearly 5x.
 - *Generally, approximately 30-40% of payment plans end in default and subsequent eviction judgment.*

Lessons Learned

Eviction Protections plus
Accessible Rent Assistance
= Fewer Evictions and
Fewer Displacements

Removal of Protections
and Expiration of Rent
Assistance

= More Evictions and
More Displacements

Black and Brown Oregonians are at greater risk of home loss and homelessness.

In Oregon, Black women face eviction filings at more than twice the rate of white renters.

Households of color are at greater risk of homelessness after losing their homes.

We must change the eviction process to address these impacts, so that people get the help they need and can avoid displacement.

Evictions,
displacements,
and
homelessness
are systemic.

Evictions and high rents cause
homelessness.

When people get evicted, many become
homeless. ([Studies show](#) between 12% and 37%)

High rents lead to demonstrably higher rates of
eviction and homelessness. Inflation is making
things worse.

What We've Learned Over the Past Few Years

Affordability: SB 611 and HB 2733

Reasonable protections from extreme rent increases can prevent displacement and homelessness. Our current policies do not provide adequate protection.

Eviction Process: SB 799

People facing eviction have better outcomes if they have time to get rent assistance, legal and translation services.

Landlord and Owner Data: HB 3169

More accurate data about the availability of Oregon's rental housing across the state can help us better understand shortages.

Rent Assistance:

Emergency rent assistance should be fast, available, and flexible to meet needs, especially for communities at greatest risk.