

Eviction & Homelessness Prevention



Project Background – Eviction & Homelessness Prevention Budget Note

Directed OHCS to “examine the distribution of state resources for eviction prevention and homelessness prevention services (...) to **inform a methodology to maximize available state funding**. The methodology should:

- Promote effective **direct assistance to the greatest number** of eligible households; and
- Include **limitations on provider administrative and program delivery costs** funded with state resources
- The report shall include the **estimated number of additional households** that could be served as a result of the recommendations; and
- A potential **timeline for implementation”**



Project Background – ORE-DAP

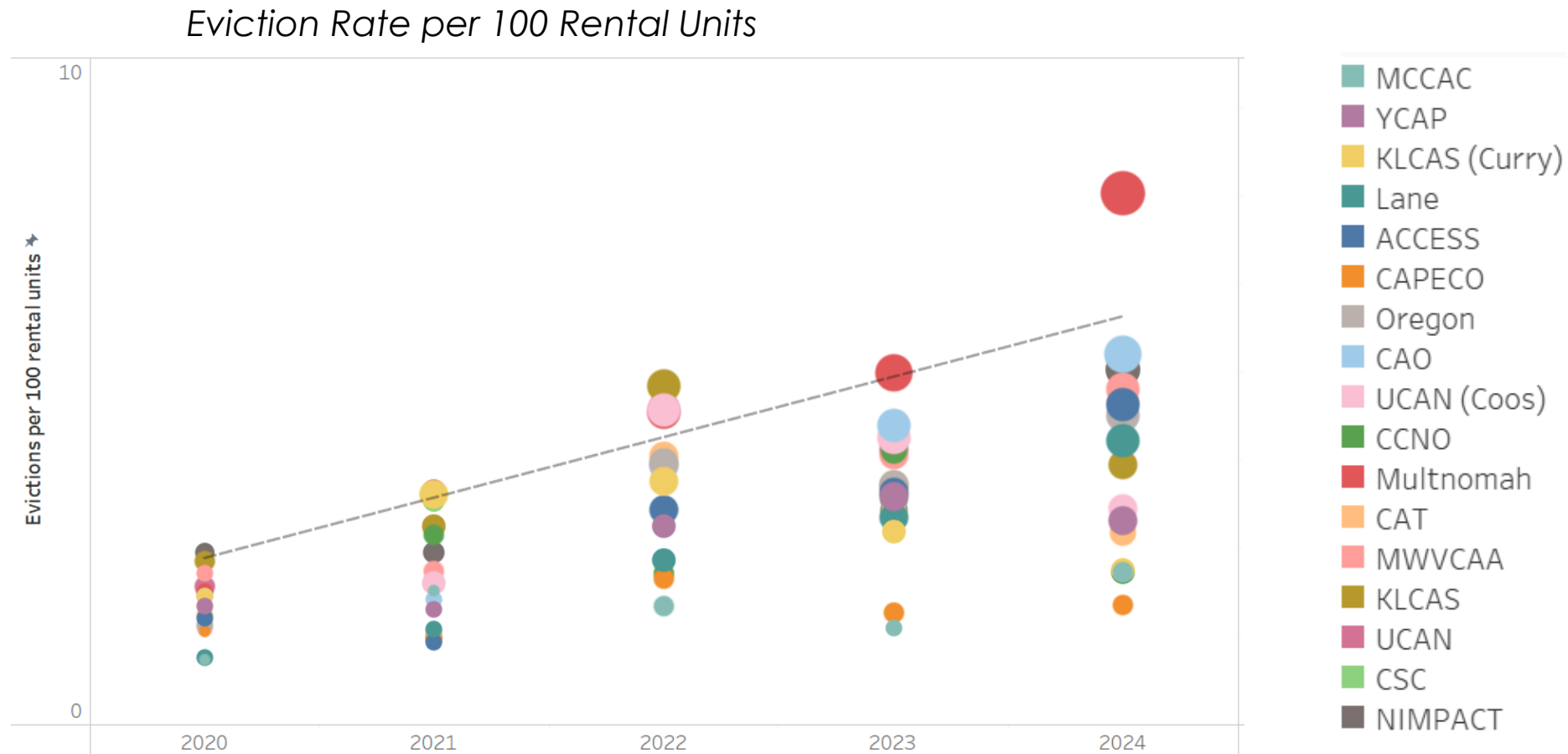
- Oregon Eviction Diversion & Prevention (ORE-DAP) program is OHCS' primary eviction and homelessness prevention program
- Funds deployed through Community Action Agency (CAA) network and Culturally Specific Organizations (CSOs)

| Biennium | Legislation | ORE-DAP Funding |
|----------|---------------------------|-----------------|
| 23-25 | HB 5019, SB 5511, SB 1530 | \$105.75M |
| 25-27 | HB 5011, HB 5006 | \$35.5M |



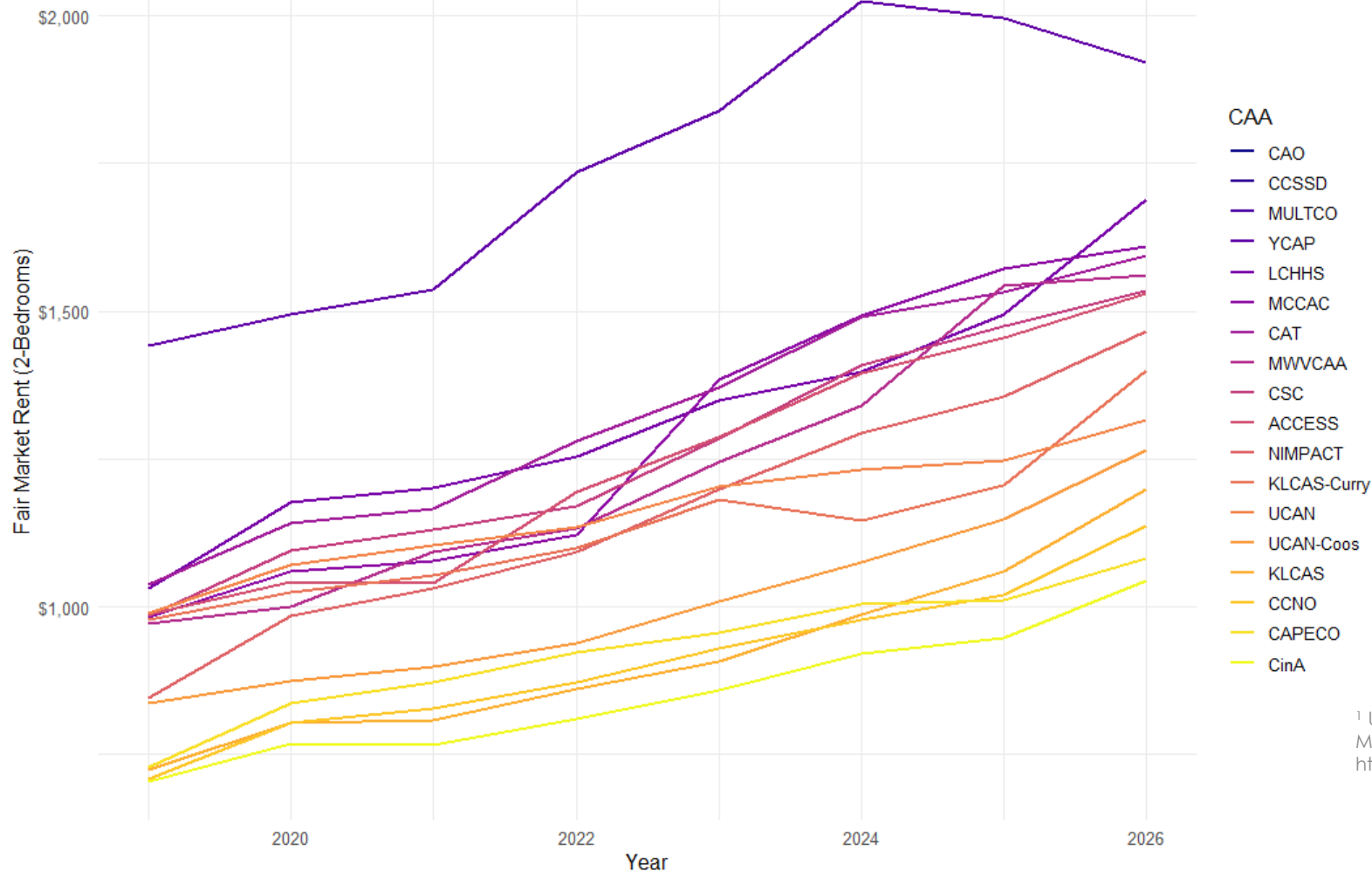
Key Findings: Eviction Data

- Evictions are rising; homelessness continues to grow
- PSU's Evicted in Oregon reported **30,507 evictions** filed in 2024



Key Findings: Eviction Data

Annual Change in Fair Market Rent (2020-2026)



- Rents continue to rise, but not uniformly
- Annual increases in fair market rent (FMR) reflect higher rental rates¹

¹ U.S. Department of Housing and Urban Development. "Fair Market Rents (40th Percentile Rents)," (2025), <https://www.huduser.gov/portal/datasets/fmr.html>.

Key Findings: Months of Rent Assistance

- ORE-DAP primarily used as short-term intervention for households in crisis
- Households that participated in ORE-DAP in 23-25 received on average just **two months** of rental assistance
- CAAs ranged from **just over one month to just over three months** of assistance



Key Findings: Key Elements

Key elements must be incorporated for eviction prevention program to effectively reduce homelessness:

- **Wraparound services**, including case management and housing navigation
- Sustained **investment in infrastructure**, including administrative investments
- **Provider staff capacity**
- Capacity to **outreach to the most at-risk populations**

Key Findings: ORE-DAP Demographics

ORE-DAP is prioritizing vulnerable populations:

- In most cases, household size was larger than average for that region's general population
- **55% had at least one child residing in home**
- ORE-DAP households **including a member with a disability ranged from 20% to as high as 60%**
 - In Oregon, 15.1% of the population has a disability



Key Findings: Cost Effective Intervention

Eviction and homelessness prevention keep families in their homes and reduces the need for emergency shelter and related services.

- Highly cost-effective intervention: **ORE-DAP's average cost per household is under \$5,000**
- Experiencing homelessness can lead to devastating consequences, especially for households with children

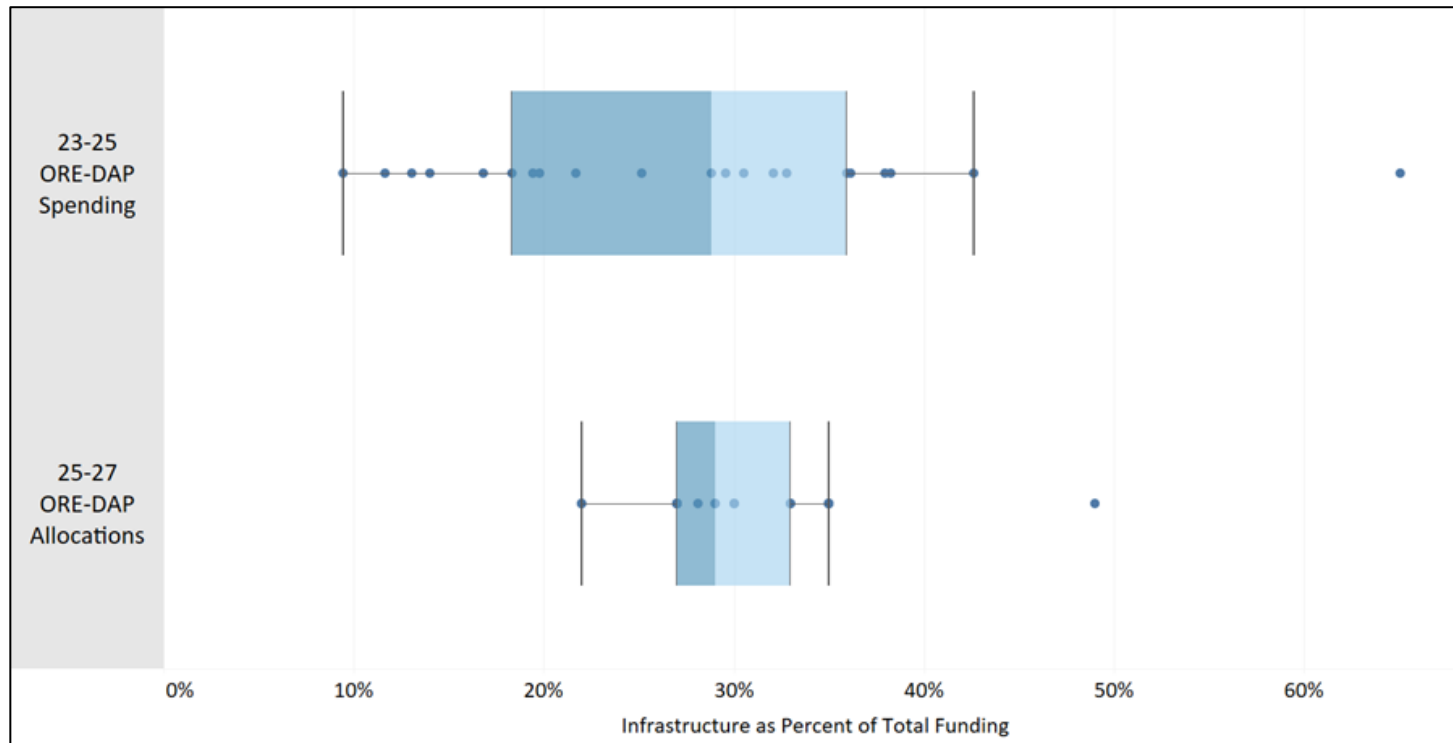


Year 1 Changes Address Budget Note Intent

- OHCS implemented caps on infrastructure in year one of 25-27 biennium, limiting provider administrative and program delivery costs, prioritizing direct client assistance
- Per household investment of <\$5,000 promotes effective assistance to the greatest number of eligible households
- Grantees committed to serving 7,255 households, a 48% increase from the estimate provided in the budget bill



Cost Efficiency Changes Implemented in Year One of 25-27



Year one of grant period included cost containment requirements by limiting infrastructure costs:

- CAAs: 71% direct financial assistance, 29% infrastructure
- CSOs: 65% direct financial assistance, 35% infrastructure



Additional Recommendations to Promote Program Effectiveness and Timeline

1. Add **outcome measures** that better capture the effectiveness of reducing inflows into homelessness;
2. Incorporate a **regional planning process** to identify at-risk populations and leverage existing infrastructure in local communities;
3. Continue collaboration with grantees to **reassess rates of direct financial assistance to infrastructure**, to retain individual flexibility where possible;
4. Increase coordination with grantees to **study rates of repeated use** of the ORE-DAP program and the regional policies and procedures put in place that may limit these returns; and
5. Explore **further increasing the overall average** rate of direct financial assistance to infrastructure in the 27-29 biennium.



Thank You!

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