

# 2023 State Homelessness Prevention Package

Eviction Reform | Reasonable Rent | Rental Market Data | Rent Assistance

As the state and communities work on solutions for Oregon's housing crisis, we must reduce the evictions and rent spikes that increase homelessness.

**We need action now.** During the pandemic, lawmakers took action to reduce evictions and keep people safe and stable in their homes. Now we need action again. Oregonians are counting on policymakers for reasonable and fair protections to reduce unnecessary evictions and the number of Oregonians forced to live in cars, RVs and on the streets.

**Evictions and rent hikes create disproportionate harm to BIPOC communities,** and ACLU research shows that Black women in Oregon are twice as likely to face eviction. BIPOC Oregonians are more likely to be renters because of systemic barriers to housing and employment.

**43%** increase in avg. monthly court evictions compared to 2019

**14.6%** 2023 rent increase in older buildings and **unlimited** in newer buildings

## Summary of Homeless Prevention Package:

- Rent Assistance to help people who need it,
- Eviction Reform to stop fast-track evictions and prevent landlords from refusing payments when people have the money or rent assistance comes through.
- Reasonable Rent Limits so that people can afford their housing, and,
- Rental Market Data so we know more about property owners and housing availability.

## Rent Assistance Budget Resources

\$100 Million in OHCS Budget Bill

- Funding for community action agencies and culturally specific programs across the state for the provision of emergency rent assistance and eviction prevention funds.

## Eviction Reform and Reduction Bill

HB 2001

***This bill helps ensure people have enough time to challenge false accusations or get rent assistance if needed, and solves the problem of some landlords refusing to accept rent payments.***

- Give people time to get help and prohibit landlords from refusing payment. Give tenants 10 days after receiving a termination notice before allowing court action. Require that if the case goes to court, landlords must still accept payment until final judgment. Today tenants have only 72 hours before landlords can refuse payment and take them to court.
- Require eviction notices and summonses to provide information about where to seek legal and rent assistance and how to obtain translations.
- Gives tenants 15 days after an eviction notice before the first court date and if the eviction goes to trial, it will be scheduled between 15-30 days after the first appearance.
- Improve default judgment standards and streamline current eviction judgment sealing process.

## Reasonable Rent Bill

SB 611 and HB 2733

**Lawmakers did the right thing passing SB 608 in 2019. But we are now facing extreme inflation and the 2023 rate increase is an unreasonable 14.6%. We need to close the loopholes for extreme inflation and new buildings. Oregon's low rental vacancy rates also mean people need more resources to avoid homelessness if their landlord issues a no-fault eviction.**

- Amend the rent stabilization law to limit rent increases to 3% plus inflation, or 8%, whichever is lower, during a calendar year.
- Reduce the exemption from the rent stabilization law for newer buildings from 15 years to 3 years from the certificate of occupancy.
- Increase the amount of relocation assistance required in no-fault evictions for landlords with more than four units from one-months' rent to three-months' rent.

## Rental Market Data Bill

HB 3169

**Oregon's housing market does not have transparency. We don't know who owns properties, how many rentals are available in local communities, or how to reach landlords when necessary. As we work to address the housing crisis in our communities, this bill will help local communities know more about local housing needs.**

- Develop a statewide central registry at OHCS of residential long and short term rental units. Manufactured Home Parks would be exempt as they are already addressed in statute.
- Registration requirement applies after issuance of occupancy permit.
- Registration to include: Name and contact info of the landlord/manager/owner; Type and % of ownership; Property type; Number of bedrooms; Year built; Monthly Rent charged; Vacant Unit or Rented; Eviction Filings; Whether unit is accessible (establish definition of what qualifies as accessible)
- Implements annual registration fee. Affordable housing providers would be exempt from the fee.
- Requires OHCS to use the registration fee funds to contract with third-party provider training about fair housing and landlord/tenant laws.
- Requires OHCS to publish an annual aggregate summary report, and quarterly reports by region for use by local governments.
- Registry will be implemented over several years to allow for property owner education about the program.

The 2023 Homeless Prevention Package is endorsed by:



To learn more and join the coalition, go to [StableHomesOR.org](https://StableHomesOR.org)