

Operational Challenges for Housing Providers

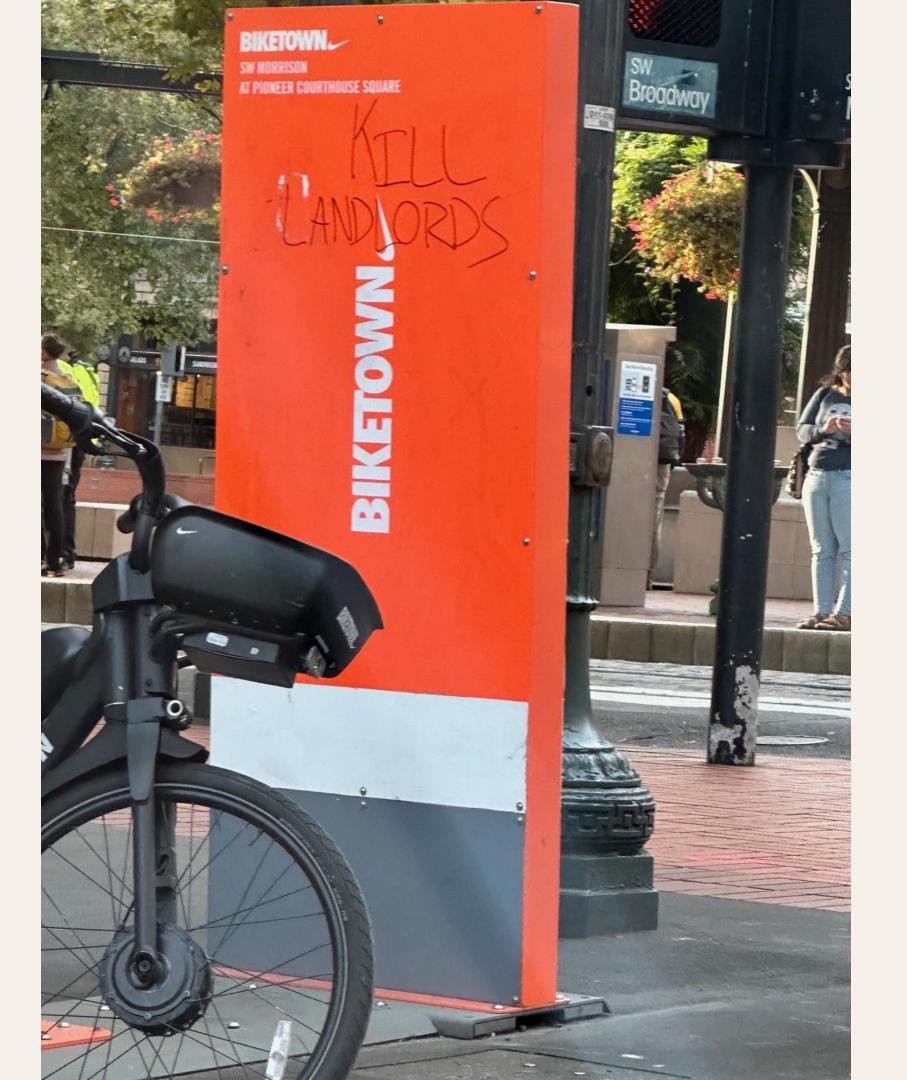
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How Landlords Screw Us And How to Screw Them Back

By Aleksandra Bliszczyk

May 18, 2023, 1:37am





2023 OHCS State of the State Housing Report cites housing shortage of 140,000 units, up from 2018 shortage of 128,000

EXAMPLE

Renter in Multnomah County owing one month's rent of \$2000, affordable property, 30 day nonpayment notice

IMPACTS

	Renter	Housing Provider
First Appearance: 40 days	Owes 3 months of rent (\$6000)	Owes: Mortgages, taxes, utilities, insurance, fees, legal costs, maintenance
Trial: 60 days	Owes 5 months of rent (\$10,000)	Hourly attorney fees plus above amounts

Uncertainty, stress, frustration for both parties and stress on court and rental assistance system

WHAT HAPPENS AT TRIAL?

- Renter cure?
- Average debt carried by renters with no cure?
- Endless cycle

What are WE going to do about it?



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Focus on Shared Goals

- Renters paying on time
- Renters with unexpected loss have access to short term funding
- Renters with longer term issues have access to longer term assistance
- Streamlining the rental assistance process so:
 - People are matched with the right kind of assistance for their needs
 - Assistance is processed quickly, efficiently and effectively BEFORE the need for an eviction action

Thank you.

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