



Operational) Challenges for) Housing) Providers)

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How Landlords Screw Us And How to Screw Them Back

By Aleksandra Bliszczyk

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

Relationship between rental assistance and non- payment

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?



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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