

# RESIDENTIAL OPERATIONS

MANAGING THROUGH THE PANDEMIC AND BEYOND



*Thank you.*







# *Pandemic*

MANAGING THROUGH THE PANDEMIC AND BEYOND









health care, Perception,  
uncertainty,

Pandemic  
Work

MONEY

economic turn  
RENTERS

online learning

virus

PANICKING

Work

worryes  
housing market

SOCIAL DISTANCE

payments  
money,

Financial

challenges

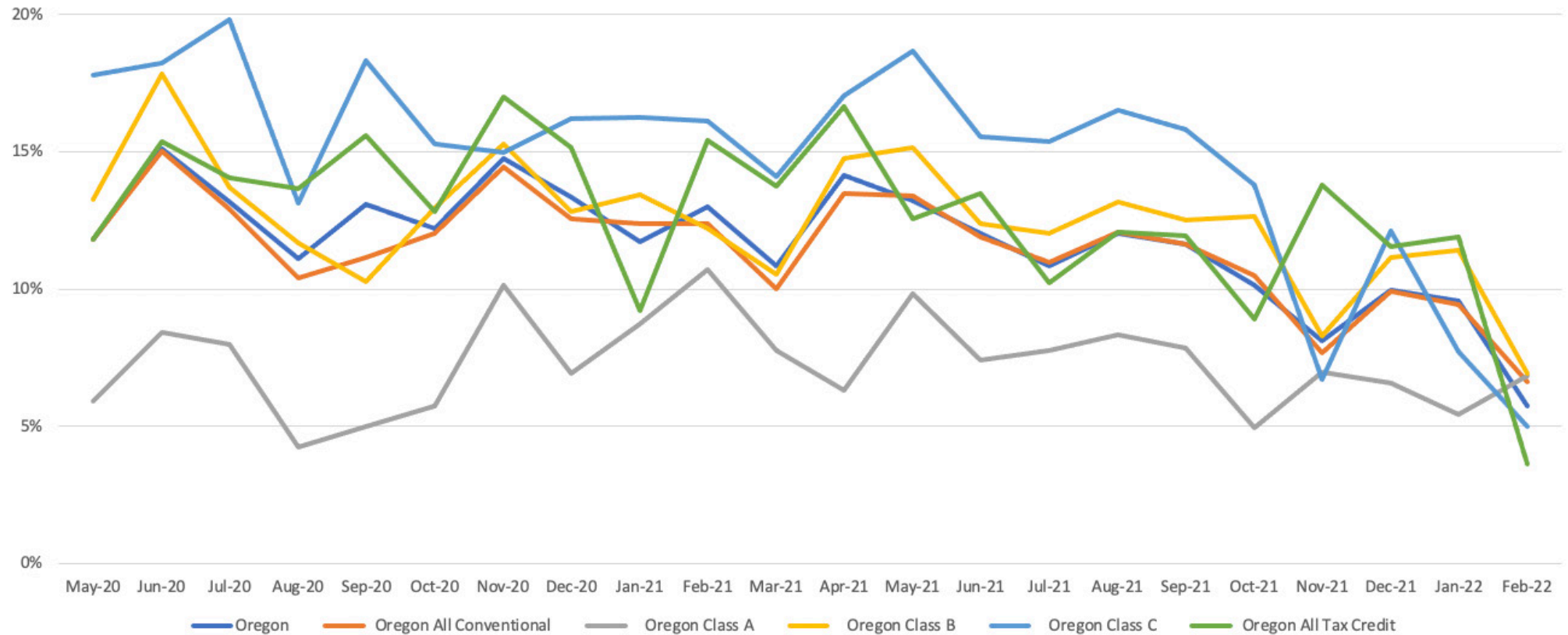
ONLINE

uncertainty

social dist  
unav



# Oregon Monthly Delinquency



Data provided by Multifamily NW



# Emergency Rental Assistance



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Were you redirected to this page?

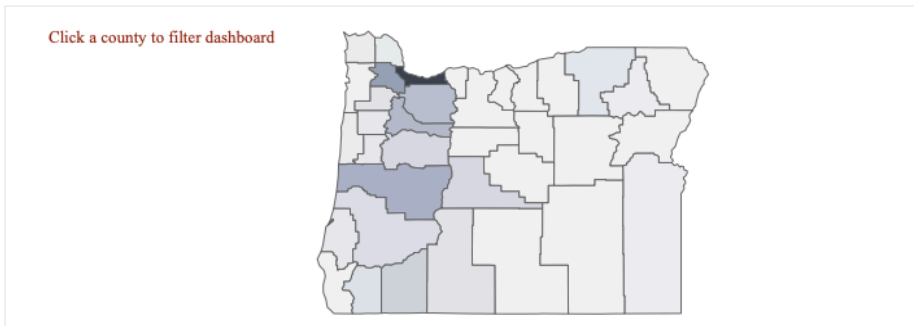




Oregon Housing and Community Services OERAP Dashboard  
 May 2021 - April 2022  
 For questions on this dashboard, please contact [elise.cordlekennedy@hcs.oregon.gov](mailto:elise.cordlekennedy@hcs.oregon.gov)

Filter dashboard by paid or unpaid applications  
 (All) ▾

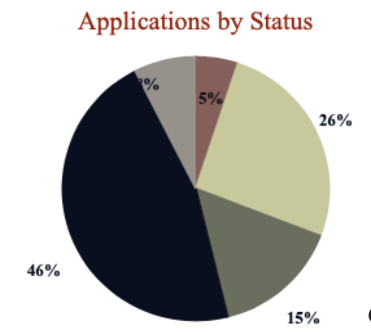
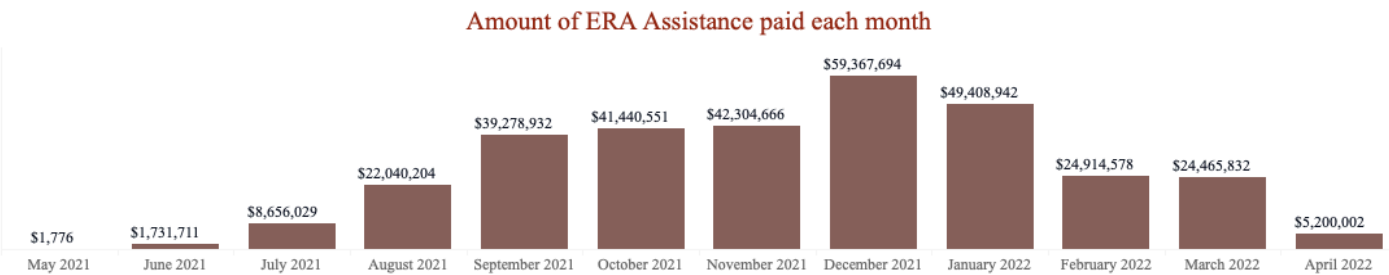
**105,082**  
**OERAP Applications**  
*\*some households have multiple applications so the number of applications received is higher than the number of households who applied*



**\$319,264,140**  
 paid in rent and utility assistance

**48,313**  
 applications paid

Status Key  
 ■ Applicant or Landlord Response Required   ■ In Review   ■ Withdrawn or Duplicate Applications  
 ■ Declined or Ineligible Applications   ■ Submitted for Funding



Current as of April 5, 2022.





NATHANIEL J WYETH  
ASAHEL BUSH + CHIEF  
CONCOMLY + FRANCOIS  
NORBERT BLANCHET

THOMAS JEFFERSON + GEORGE  
ABERNETHY + JOHN KENDRICK  
MARTIN D'AGUILAR + ROBERT  
NEWELL + WILLIAM S HARNEY

WILSON PRICE HUNT + JAMES W NESMITH  
R S WILLIAMSON + LAFAYETTE GROVER  
WILLIAM H WILLSON + MATTHEW P DEADY  
SAMUEL PARKER + FRANCOIS X MATTHIEU

JOHN S NEWBERRY + THOMAS H  
BENTON + CORNELIUS GILLIAM  
SAMUEL R THURSTON + JOHN C  
AINSWORTH + THOMAS CONDON

MARIE AIOE DORION  
ELIJAH WHITE + JOHN  
WORK + JOHN LEDYARD  
EDWARD R S CANBY



Legislative Policy Changes

MANAGING THROUGH THE PANDEMIC AND BEYOND



2020 SB 1533

2020 HB 4213

2020 HB 4401

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2021 HB 2025

2021 HB 2097

2021 HB 2101

2021 HB 2372

2021 HB 2484

2021 HB 2580

2021 HB 2583

2021 HB 2729

2021 HB 2736

2021 HB 2842

2021 HB 2966

2021 HB 3113

2021 HB 3263

2021 HB 3306

2021 SB 87

2021 SB 278

2021 SB 282

2021 SB 291

2021 SB 327

2021 SB 330

2021 SB 87

2021 SB 891

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2022 SB 1536

2022 HB 4125

2022 HB 4137



# 27 Bills Introduced Since the 2020 Regular Session



2020 SB 1533

2020 HB 4213

2020 HB 4401

2021 HB 2025

2021 HB 2097

2021 HB 2101

2021 HB 2372

2021 HB 2484

2021 HB 2580

2021 HB 2583

2021 HB 2729

2021 HB 2736

2021 HB 2842

2021 HB 2966

2021 HB 3113

2021 HB 3263

2021 HB 3306

2021 SB 87

2021 SB 278

2021 SB 282

2021 SB 291

2021 SB 327

2021 SB 330

2021 SB 87

2021 SB 891

2022 SB 1536

2022 HB 4125

2022 HB 4137

# 11 Have Passed Since 2020



2015 SB 390

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2016 HB 4001

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2017 SB 794

2017 SB 880

2017 SB 933

2017 SB 259

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2018 – NONE

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2019 SB 484

2019 SB 608

2019 SB 970

Out of Nine,  
**ONLY 3** Have Passed  
in the Last Five Years



A person with their hair in a bun, seen from behind in silhouette, stands on a balcony or in a high-rise building, looking out over a vast cityscape at dusk. The sky is a mix of soft pinks and blues, and the city below is filled with lights and buildings. The overall mood is contemplative and forward-looking.

# Looking ahead



# Virtual Touring & Self-Guided Tours





# Collaborate & Connect *while* Socially Distanced





# Virtual Training & Online Classes

## PAST EVENTS

MAR 14 TO MAR 18	<b>VIRTUAL CAPS COURSE</b>
JAN 19 TO JAN 28	<b>VIRTUAL CAM COURSE</b>
JAN 19 TO JAN 28	<b>VIRTUAL CAS COURSE</b>
OCT 18 TO OCT 28	<b>VIRTUAL CAM COURSE</b>
OCT 7	<b>VIRTUAL SPECTRUM 2021</b> 9:00 AM - 3:00 PM
APR 13	<b>FAIR HOUSING FAIR 2021 VIRTUAL CONFERENCE</b> 9:10 AM - 3:00 PM
MAR 17	<b>SPRING APARTMENT REPORT VIRTUAL PANEL</b> 7:30 AM - 9:00 AM

## SIGNATURE EVENTS

Maintenance Fair  
 ACE Awards  
 PDX Charity Golf Tournament  
 SWV Golf Tournament  
 Spectrum  
 Reverse Trade Show  
 Prism Educational Conference

## ONGOING EDUCATION OPPORTUNITIES

The foundational **5-Part Oregon Landlord/Tenant Law Series** is offered several times a year. Part I webinars focus on beginning of tenancies, from application to move-in. Part II webinars address all end-of-tenancy scenarios, abandoned property, deposit accounting, and FEDs.

Every 2nd Friday of the month from 12-1pm for **It's the Law Lunchtime Series** with landlord/tenant law attorney Jeffrey S. Bennett. He brings a different timely topic for successful property management each month.



## Tenants, landlords agree a rocky rollout marred Oregon rent assistance push

Published: Mar. 30, 2022, 7:00 a.m.

## Oregon Emergency Rental Assistance pause deadline looms while funds dwindle

by Allison Mechanic | Monday, November 22nd 2021

HOUSING • NEWS

## Multnomah County Renters Protected From Eviction for 90 Days Under New Policy

by Alex Zielinski • Jul 8, 2021 at 12:23 pm

## Oregon to halt rental assistance program Dec. 1

by Lauren Dake (OPB) and Sam Stites (OPB)  
Nov 12, 2021 | 3:49 p.m.

OREGON

## Might Oregon extend eviction moratorium again?

by [Lindsay Nadrich](#)  
Posted: Nov 17, 2021 / 03:23 PM PST  
Updated: Nov 17, 2021 / 06:12 PM PST

## Thousands of Oregon renters could soon be evicted



[Bill Poehler](#)  
Salem Statesman Journal

Published 10:37 a.m. PT March 2, 2022 | Updated 10:38 a.m. PT March 2, 2022

## Straight Talk: Landlords and tenants frustrated with assistance delays

## Opinion: Poor oversight, flawed software the culprits in rent assistance debacle

Updated: Dec. 13, 2021, 8:55 a.m. | Published: Dec. 12, 2021, 6:30 a.m.





Return to Normal

MANAGING THROUGH THE PANDEMIC AND BEYOND



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*Thank you!*

ANDIE SMITH  
HOLLAND RESIDENTIAL

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