



TENANT COVID RECOVERY

Give people more time to get back on their feet

In the December special session, lawmakers took important emergency action to keep people safe and stable in their homes during the pandemic's health and economic crisis. By extending the eviction moratorium through June 2021 and providing \$200 million in a landlord compensation fund and rent assistance, our state stepped up to start to meet the immediate need. Now we need to ensure those investments weren't just a temporary fix that would still leave renters evicted or leave a permanent stain on their record that would have a lifelong effect on them and increase costs to the community. SB 282-1 will give people just a little more time to get back on their feet.

After the eviction moratorium ends on June 30, 2021, SB 282-1 would:

- **Extend repayment grace period** to February 28, 2022 and continue temporary extended non-payment termination notice. This will give renters extra time to access rent assistance funds or earn income to get caught up on back rent.
- **Protect tenants' ability to rent in the future.**
 - Prohibit potential landlords from screening out applicants based on COVID-era evictions and allow sealing of evictions during COVID from a tenant's record.
 - Prohibit credit history reports on any late payments during the moratorium, extend grace periods for back rent, and prohibit landlords from screening out tenants based on nonpayment during the eviction moratorium and grace period.
- **Protect the right to share resources in a crisis.** Prohibit eviction for doubling-up/occupancy limit violations during the COVID period when people have had to share housing due to the pandemic and wildfires.
- **Protect against landlord retaliation and manufactured for-cause notices.** Extend HB 4401 increased damages provision for retaliation violations during the COVID era and ensure that protections cover retaliation against tenants for having used the moratorium or grace period provisions.

Why more protections are necessary:

We must ensure Oregon's recovery doesn't leave anyone out.

Working mothers, BIPOC Oregonians and blue-collar workers have borne the economic brunt of the pandemic because they are most likely to have lost income, are more likely to rent their homes or are more likely to have contracted COVID. And according to the state Office of Economic Analysis, **job prospects for low-income Oregonians "remain dim" during the recovery and Oregon won't be back to full employment until 2023.**

An estimated 11-16% of renters have fallen behind on rent. With dim prospects for recovering lost income, renting Oregonians need more time to stabilize their families. As nearly a half a billion dollars of state and federal tenant and landlord assistance are being distributed, we must ensure that people have time to access assistance, and aren't unfairly evicted after the moratorium ends. A temporary setback during COVID shouldn't make it impossible to rent in the future.

