



**Benton
County**
OREGON

Board of Commissioners

Office: (541) 766-6800
Fax: (541) 766-6893

205 NW 5th St.
Corvallis, OR 97330

co.benton.or.us

AGENDA

BENTON COUNTY BOARD OF COMMISSIONERS

Special Meeting

Wednesday, February 3, 2021

GoToMeeting: <https://global.gotomeeting.com/join/255837341>

or Dial 1 (571) 317-3112, Access Code 255-837-341#

(Chair May Alter the Agenda)

- I. Introductions and Announcements**
- II. Topic of Discussion**
 - 2.1 The Board will discuss Emergency Operations Center and Vaccine Clinic Related Resource Needs**
- III. Other**

ORS 192.640(1)" . . . notice shall include a list of the principal subjects anticipated to be considered at the meeting, but this requirement shall not limit the ability of a governing body to consider additional subjects."

The Board of Commissioners may call an executive session when necessary pursuant to ORS 192.660. The Board is not required to provide advance notice of an executive session. However, every effort will be made to give notice of an executive session. If an executive session is the only item on the agenda for the Board meeting, notice shall be given as for all public meetings (ORS 192.640(2)) and the notice shall state the specific reason for the executive session as required by ORS 192.660.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the Board of Commissioners Office, (541) 766-6800.

MINUTES OF THE MEETING
BENTON COUNTY BOARD OF COMMISSIONERS
Special Meeting
Wednesday, February 3, 2021
4:30 p.m.

GoToMeeting: <https://global.gotomeeting.com/join/255837341>
or Dial 1 (571) 317-3112, *Access Code* 255-837-341#

Present: **Xanthippe Augerot**, Chair; **Pat Malone**, Commissioner; **Nancy Wyse**, Commissioner; **Vance Croney**, County Counsel

Staff: **Suzanne Hoffman**, Health; **Tracy Martineau**, Human Resources; **Erika Milo**, BOC Recorder; **Mary Otley**, Finance

Chair Augerot called the meeting to order at 4:30 p.m.

I. Opening:

A. Introductions

B. Announcements

There were no announcements.

II. Topic of Discussion

**2.1 Discussion of Emergency Operations Center (EOC) and Vaccine Clinic
 Related Resource Needs**

Kerby explained that when the EOC was activated several months ago, Kerby asked Hoffman and Lee to compile a list of resources needed for mass vaccination clinics. Kerby, Otley, Martineau, Hoffman, Lee, and others revised the list on January 29, 2021. Decisions need to be made quickly. The team is unified on these requests.

Hoffman explained that the first two requests relate to COVID-19, not vaccination: changing two case investigators from temporary six-month maximum to limited duration employees. Health would like to retain these highly skilled and effective individuals, whose temporary positions expire in February 2021. The individuals will have to undergo an application process. Retention is more efficient than training new temporary employees who later move on; this will increase stability for the Communicable Disease (CD) team in contact tracing, case investigation, and outbreak response. This will also allow two permanent CD staff to perform non-pandemic work, and free up other staff for ongoing duties, which is necessary to prevent other disease outbreaks.

The Spanish Writer position is a top priority and will report to the Joint Information Center (JIC). The County COVID-19 website needs to be frequently updated, which includes translating content into Spanish. So far, Rocio Muñoz has performed all this work, which has made it hard to focus on outreach for cultural responsiveness and vulnerable populations.

The Volunteer Coordinator position is a critical EOC role. An Emergency Management Specialist would assist Lee and Sierra Anderson, Sheriff's Office, in the EOC.

Regarding the Call Center Lead and Call Center Customer Service Representatives: the County has had a call center throughout the COVID-19 pandemic, staffed by existing County staff and volunteers. The County was downsizing the call center due to decreased demand, but with the vaccine rollout, calls are proliferating. To be responsive, the call center resumed Monday through Friday fulltime hours. There is no longer a volunteer pool, as the job can be emotionally stressful and volunteers are burnt out. Existing county staff were not necessarily hired or trained for that type of work and have experienced stress. Temporary call center staff are essential for a prepared workforce and consistent information.

On-call vaccine staff may be needed at the clinic site and often serve there as leads. Reser Stadium vaccination events may have as many as four leads working with different groups of volunteers at different locations. Existing staff have done a great job, but there is an ongoing need for these key roles, particularly as the County begins to offer additional events.

Finance and reporting support was added because the Federal Emergency Management Agency (FEMA) has added COVID-19 vaccine program aspects to the emergency plan. Personnel and supply expenses that are directly related to vaccination can receive 100% reimbursement. This requires much documentation, so the investment in additional staff is worthwhile.

Additional Communications Coordinator for the JIC: until recently, the JIC did not re-create State vaccine information on the County website, due to limited communication resources. However, recently there was a high community demand to change that approach and make the website more accessible, especially for those having challenges navigating the State site or those who prefer to trust a local source of information. The new approach received positive feedback. This position should have HTML knowledge in order to perform web updates.

Responding to a question from Augerot, Hoffman confirmed that these vaccination-related positions are 100% reimbursable under the new FEMA guidance, as opposed to the normal 70%.

Lee added that FEMA will frontload the County with a percentage of the funds, then the County must reconcile those funds with actual expenses.

Otley noted that cost estimates were made by FEMA without County input. FEMA estimates the County will spend \$6,000,000 on vaccination by the end of April 2021.

Lee confirmed that the County would receive \$3,000,000 up front. The only County input was the estimate of maximum vaccinations that could be administered per day, which Lee placed at around 2,000. The FEMA standard formula projects that every dose will cost \$101 to administer. The predicted end of the COVID-19 emergency is September 28, 2021.

Augerot asked how quickly the County can administer vaccines, and whether extending vaccinations into doctors' offices and pharmacies will reduce the need, or just extend the pace of vaccination.

Hoffman replied that it will be some time before the vaccine is available in doctors' offices, due to supply volume and cold storage requirements. This will become more possible as new forms of vaccine come out that do not have specialized storage, but local Public Health Departments will still have to coordinate the process. Staff do not know how long this level of effort will be required.

Lee added that the State may have overpromised on doses, and doses for the elderly and others may be delayed by months. It will take a while for the vaccine to be available from every provider. County Health Departments will become the coordination hubs.

Hoffman shared that according to Oregon Health Authority (OHA), the senior population will probably not be fully vaccinated until May 2021, even if that group becomes eligible in early March 2021. OHA will continue to focus on counties that have not finished vaccinating the Phase 1a group.

Wyse asked if there is a plan to transition the new limited-duration employees out of the organization at the official end of the COVID-19 emergency.

Otley answered that the employees must be terminated at the end of the emergency, as the County must certify to FEMA that those employees were hired to address vaccination.

Malone asked if the County could administer more than 2,000 doses per day.

Lee replied the number could easily be increased with sufficient supply. Two thousand is the maximum number of doses for a Reser Stadium clinic, but the County could operate additional sites such as school gymnasiums.

Hoffman noted that the County could also hold multiple Reser events per week.

Lee shared that staff are examining the OSU Alumni Center as a backup site in case of severe weather, which could also accommodate close to 2,000 vaccinations per day. Both sites could be operated simultaneously. Ongoing vaccination supplies (such as bandages and gauze) will cost about \$3,500 per week if staff continue current processes.

MOTION: Malone moved to support the FEMA positions going forward as soon as possible. Augerot seconded the motion, which **passed 2-0**.

MOTION: Malone moved to support adding the two case investigator positions from CARES funding (conversion from temporary positions to limited duration). Augerot seconded the motion, which **passed 2-0**.

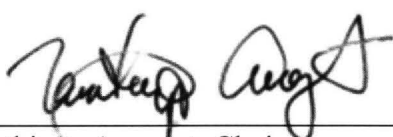
Hoffman will meet with Martineau and Lee next week to develop a project plan to ensure the hiring happens as quickly as possible. The intent is to post the positions around February 9-11, 2021 if descriptions are completed in time. Staff are reaching out to Workforce Oregon to pre-identify potential applicants.

III. Other

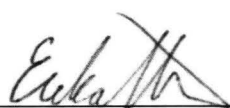
No other business was discussed.

IV. Adjournment

Chair Augerot adjourned the meeting at 4:50 p.m.



Xanthippe Augerot, Chair



Erika Milo, Recorder



OFFICE OF THE DIRECTOR

Kate Brown, Governor

Oregon
Health
Authority

500 Summer St NE E20

Salem OR 97301

Voice: 503-947-2340

Fax: 503-947-2341

January 16, 2020

Dear Board Chairs and Local Public Health Administrators:

The Oregon Health Authority (OHA) appreciates all you are doing to help to vaccinate Oregonians against COVID-19. As you are aware, using a framework of equity and individual, environmental and activity factors that may put individuals at increased risk for contracting or spreading the virus, OHA identified the individuals who are eligible for vaccination in Phase 1a. These prioritized groups should have access to what is still a limited amount of vaccine. OHA must have assurances that local public health authority (LPHA) jurisdictions have made sufficient efforts to vaccinate the individuals in Phase 1a, including having done outreach and providing vaccination opportunities.

Therefore, we are asking that you review the attached Phase 1a checklist and let us know whether you have made sufficient efforts to offer vaccinations and vaccinate all individuals in Phase 1a populations and are ready to move to Phase 1b. We ask that in addition to checking the appropriate box below that you include documentation regarding your outreach and vaccination efforts in reaching individuals with intellectual and developmental disabilities, traditional health workers, health care interpreters and individuals in adult foster homes. If there are barriers to reaching all individuals in Phase 1a please include that information as well and how you have or intend to address them.

If your jurisdiction has sufficiently moved through all Phase 1a populations and are ready to move to Phase 1b, please complete the attached attestation form and a letter providing the documentation described above regarding efforts to reach individuals with intellectual and developmental disabilities, traditional health workers, health care interpreters and individuals in adult foster homes.

Individuals eligible for vaccination may be vaccinated anywhere in Oregon, not just their county of residence.

Local public health jurisdictions may and are expected to start vaccinating K-12 education and early learning staff beginning January 25th and seniors in accordance with OHA's established age groups, beginning February 8th. All individuals in the Phase 1a category continue to be eligible for vaccines.

OHA may request additional information if needed and will provide feedback regarding whether you have made sufficient efforts to vaccinate those in Phase 1a. You may not move to vaccinate individuals in Phase 1b other than K-12 education and early learning staff or seniors without OHA approval.

Please note that information about the LPHA jurisdiction's attestation regarding Phase 1a will be made available publicly. Both the Local Public Health Administrator and County or Public Health District Board Chair must sign the form and letter, pursuant to their authority under ORS 431.413, 431.415, and 431.418.

Sincerely,
Patrick M. Allen
Director, Oregon Health Authority



OFFICE OF THE DIRECTOR

Kate Brown, Governor

Oregon
Health
Authority

- ☒ I have reviewed the attached checklist and affirm that the LPHA jurisdiction has made sufficient efforts to ensure that the individuals in Phase 1a have been given the opportunity to be vaccinated.
- ☒ The LPHA jurisdiction is ready to move onto vaccinating individuals in Phase 1b, starting with staff in K-12 education and early learning settings, and as vaccine becomes available, individuals 65 and older.
- ☒ The LPHA jurisdiction will continue to make efforts to reach out to individuals in Phase 1a who have not yet been vaccinated, provide initial vaccinations for these individuals not yet vaccinated, and will ensure that individuals in Phase 1a get their booster dose.
- ☒ The LPHA jurisdiction has ensured that vaccines sites are culturally responsive, linguistically appropriate and accessible to people with physical, intellectual and developmental disabilities.

X

Board Chair

Electronic signature (PC only).

X

2/22/2021

Local Public Health Administrator

Electronic signature (PC only).

Phase 1a Checklist

This checklist is intended for use by COVID-19 vaccine sites in order to more specifically identify which individuals are eligible for vaccination in Phase 1a so that outreach efforts and plans can be made to get them vaccinated. Oregon's Phase 1a Sequencing Plan has additional detail and statutory references if there are questions about what some of the terms used mean. The plan can be found here: <https://sharedsystems.dhsosha.state.or.us/DHSForms/Served/le3527.pdf>.

Definitions: For purposes of this checklist and Oregon's Phase 1a Sequencing Plan:

- **"Health Care Personnel" (HCP)** means paid and unpaid persons serving in health care settings who have the potential for direct or indirect exposure to patients or infectious materials, including body substances (e.g., blood, tissue and specific body fluids); contaminated medical supplies, devices and equipment; contaminated environmental surfaces; or contaminated air. HCP include, but are not limited to, emergency medical service (EMS) personnel, nurses, nursing assistants, home health care personnel, physicians, technicians, therapists, phlebotomists, pharmacists, students and trainees, contractual staff not employed by the health care facility, and persons not directly involved in patient care but who could be exposed to infectious agents that can be transmitted in the health care setting (e.g., clerical, dietary, environmental services, laundry, security, engineering and facilities management, administrative, billing and volunteer personnel).
 - HCP is intended to encompass not only licensed health care providers, but any other staff, contractors or volunteers who have direct patient or resident contact in one of the settings described in Phase 1a, or could be exposed to infectious materials in one of these settings.

GROUP 1

- ☒ HCP at hospitals (including satellites like freestanding emergency departments)
- ☒ Patients at inpatient psychiatric hospitals
- ☒ HCP at special inpatient care facilities (freestanding hospice facilities, substance use disorder treatment facilities, rehabilitation hospitals, includes Children's Farm Home in Benton County)
- ☒ HCP at urgent care clinics
- ☒ HCP and residents at skilled nursing facilities
- ☒ HCP and residents at memory care facilities (residential care, assisted living or nursing facility with memory care endorsement)
- ☒ HCP working in Tribal Health Programs for tribes receiving state allocation:
 - Coquille Tribe
 - Klamath Tribe
 - Burns Paiute Tribe
 - Grand Ronde Tribes
 - Siletz Tribe
 - Coos, Siuslaw and Lower Umpqua Tribes
 - Urban Indian Health Program, NARA Wellness Center
- ☒ Emergency Medical Services Providers (EMTs, paramedics)
- ☒ First responders (law enforcement, fire personnel)
- ☒ Traditional health workers working in any health care setting in group 1

- ✕ Health care interpreters working in any health care setting in group 1
- ✕ HCP providing culturally specific health services including tribal practices in any health care setting in group 1

GROUP 2

- ✕ HCP and residents at residential facilities (residential care facilities, residential training facilities, residential treatment facilities, residential training homes, residential treatment homes or conversion facilities)
- ✕ HCP and residents at assisted living facilities
- ✕ HCP and residents at any long-term care facility not already specified
- ✕ HCP in hospice programs
- ✕ HCP and residents in adult foster homes
- ✕ HCP and residents in behavioral health adult foster homes
- ✕ HCP and age eligible residents in group homes for children with intellectual or developmental disabilities (ID/DD)
- ✕ HCP and residents in group homes for adults with ID/DD
- ✕ HCP and residents in licensed residential behavioral health treatment settings:
 - Residential treatment homes, residential treatment facilities, secure residential treatment facilities
 - Substance use disorder and problem gambling residential and recovery services
 - Alcohol detox programs
 - Psychiatric residential treatment services facilities
- ✕ Secure transport and transport custody providers serving behavioral health patients
- ✕ HCP providing mobile crises care and related services, including Assertive Community Treatment (ACT)
- ✕ HCP and residents in licensed Community-Based Structured Housing (CBSH) facilities
- ✕ HCP and other staff and contractors with the potential for direct or indirect exposure to adults in custody in Oregon Department of Corrections (DOC) facilities (includes transport personnel and parole officers)
- ✕ HCP and other staff and contractors with the potential for direct or indirect exposure to youth in custody in Oregon Youth Authority (OYA) facilities (includes transport personnel and parole officers)
- ✕ All paid and unpaid staff and contractors who have potential for direct or indirect exposure to individuals in custody or infectious materials working in the jail system within LPHA Jurisdiction, including those providing physical, behavioral, oral/dental or health and pharmacy services (includes transport personnel)
- ✕ Traditional health workers working in any of the settings referenced in Group 2
- ✕ Health care interpreters working in any of the settings referenced in Group 2
- ✕ HCP providing culturally specific health care services including tribal-based practices in any of the settings referenced in Group 2

GROUP 3

- ✕ HCP providing treatment, services and care to patients in the home including home health worker, personal support workers, in-home caregivers
- ✕ Parents, foster parents and other caregivers of medically fragile children or adults who live at home

- ☒ Age eligible children or adults who live at home and who have a medical condition or disability that requires outside HCP or direct care personnel to deliver in-home services
- ☒ HCP working in a freestanding birth center or providing home midwifery services
- ☒ HCP providing day treatment services
- ☒ HCP providing dialysis services
- ☒ HCP providing medication assisted treatment (MAT) services
- ☒ Non-emergency medical transportation personnel (NEMT)
- ☒ Traditional health workers working in any of the settings referenced in Group 3
- ☒ Health care interpreters working in any of the settings referenced in Group 3
- ☒ HCP providing culturally specific health care services including tribal based practices in any of the settings referenced in Group 3

GROUP 4

- ☒ HCP serving in outpatient settings including but not limited to:
 - Ambulatory surgery centers
 - Outpatient infusion centers
 - Medical offices
 - Dental offices
 - Offices providing addiction services
 - Offices providing mental health services
 - Veterinary clinics
 - Laboratories (including providing phlebotomy services)
 - Pharmacies
- ☒ HCP providing direct services to people with intellectual or developmental disabilities (ID/DD).
- ☒ HCP providing direct services to high risk populations.
- ☒ HCP in public health settings, including state and local public health staff
- ☒ HCP serving in early learning settings, including Head Start sites, or providing home visiting services
- ☒ Death care workers with the potential for direct or indirect exposure to infectious materials (state and medical examiners within LPHA Jurisdiction, autopsy technicians, forensic administrators, forensic anthropologists, medical-legal death investigators, morticians, funeral home workers and other death care professionals)
- ☒ Traditional health workers not captured in earlier Groups
- ☒ Health care interpreters not captured in earlier Groups
- ☒ HCP providing culturally specific health services including tribal-based practices in any setting in Group 4

Benton County: Assessing Phase 1a

February 25, 2021

Equity is the foundation of Benton County's COVID-19 vaccination outreach, access, and planning. To this purpose, Benton County provides culturally responsive communication in English and Spanish on the County website, in email communications, at vaccination sites, and at the fully staffed COVID-19 vaccine call center. To reach vulnerable Phase 1a populations, Benton County leveraged the existing relationships with providers and organizations that serve these populations to inform these individuals of their eligibility and provide both in-facility, mass-vaccination, and in-home options for COVID-19 vaccination access. Benton County continues to expand its network to reach vulnerable populations and will continue to prioritize eligible individuals within these groups in COVID-19 vaccination outreach, access, and planning.

An estimated 8,240 Phase 1a eligible individuals reside in Benton County. The ALERT vaccine registry indicates that 14,267 Benton county residents received at least one dose of a COVID-19 vaccine by February 22, 2021. Along with community partners, Benton County participated in coordinating or distributing 11,082 first doses of COVID-19 vaccine.

Benton County implemented Oregon's Phase 1a vaccination sequencing using the following process, broadly outlined below:

1. Enumerated critical populations using survey estimates
2. Targeted communication outreach to Phase 1a population
3. Implemented a multi-pronged vaccination approach
4. Conducted point-in-time surveys on COVID-19 vaccination coverage
5. Continued prioritization of Phase 1a eligible individuals

1. Enumerated critical populations using survey estimates

The County enumerated the Phase 1a eligible critical populations in Benton County using 23 data sources, including the American Community Survey, the Tiberius allocation planning tool, the Oregon Department of Corrections, Oregon Youth Authority, the Oregon Office on Disability and Health, and the Office of Developmental Disabilities Services.

When multiple data sources were available, we opted for the larger estimate in an effort to ensure adequate availability in these critical populations. For example, the critical populations dashboard indicates that 262 individuals with intellectual and developmental disabilities live outside of congregate care in Benton County. However, after obtaining an IHN-CCO registry of I/DD patients in Benton County, we increased this estimate to 447 eligible individuals.

We used the following estimates to determine the Phase 1a population in Benton County:

Group	Estimate	Source
Healthcare workers	6,385	American Communities Survey; Tiberius
First responders	806	American Communities Survey; Tiberius
Corrections	0	Department of Corrections; Oregon Youth Authority
Medically fragile individuals and caregivers at home	426	National Health and Aging Survey
Individuals with intellectual/developmental disabilities in congregate settings	176	Office of Developmental Disabilities
Individuals with intellectual/development disabilities in non-congregate settings	447	Office of Developmental Disabilities; I/DD Benton county registry
Total	8,240	

2. Targeted communication outreach to Phase 1a population

Contacting eligible groups

The Emergency Operations Center (EOC) Liaison team directly contacted Phase 1a licensed facilities in the County. The County used the existing registry of 11 assisted living facilities, nine adult foster care facilities, 36 adult group homes, four dialysis centers, two in-home health agencies, four organizations that support home-bound individuals, three licensed ambulatory centers, five agencies that support individuals with intellectual and developmental disabilities, both within congregate settings and outside congregate settings. The County I/DD team provided direct outreach and scheduling support to clients. In addition, the Liaison team requested a list of foster family agencies and contacted the agencies with facilities in Benton County. The Liaison team contacted each facility by phone or email to inform them that they would be invited to register for vaccination events.

Identifying vulnerable Phase 1a eligible populations

In addition to the outreach above, to identify individuals with diverse intellectual and developmental needs, the liaison team contacted agencies offering support services. These include ARC, Qualified Rehab Facilities (QRF), Cornerstone, WorkSource, and schools to request that these organizations contact eligible I/DD individuals and their caregivers to inform them of their eligibility and request that they sign up on the county's Phase 1a contact list for more information on scheduling their appointments. The liaison team also contacted the Oregon Youth Authority to identify eligible caregivers and youth under their jurisdiction.

To serve those who speak a language other than English, outreach was made to community-based organization Casa Latinos Unidos, public messages were shared among Latinx Facebook

groups in the region, and vaccine information was shared at farmworker testing events. The Joint Information Center (JIC) conducted outreach through press releases, social media, and videos in English and Spanish and requested that these groups sign up on the county's Phase 1a contact list for more information on scheduling their appointments.

Soliciting self-identified Phase 1a eligible individuals and groups:

To identify eligible Phase 1a individuals not identified through targeted outreach, the County created a COVID-19 vaccine needs survey, which creates a list of eligible individuals to send scheduling links for appointments at a vaccination event. Over 4,000 Phase 1a eligible individuals and organizations submitted the vaccine survey (some overlap with targeted outreach did occur). The County also provides information regarding eligibility on the website in English and Spanish, along with the option to receive email updates. The County's COVID-19 call center is also fully staffed.

3. Multi-pronged vaccination approach

To reach the Phase 1a population, the County has planned multiple approaches including a mass vaccination clinic at Reser Stadium in partnership with Samaritan Health Systems and Oregon State University, rural and smaller vaccination clinics, mobile clinics (for homebound and other vulnerable populations), and community vaccination utilizing existing infrastructure.

Individuals were required to self-attest to their Phase 1a eligibility before receiving the vaccine. By February 22nd, more than 11,000 initial doses of vaccine have been received by Benton County Public Health and Samaritan Health Services.

Note that Samaritan Health Services receives allocations for its entire service area, so it is difficult to determine sub-allocations. A best estimate is provided below. Additionally, doses allocated and administered does not equate to residents receiving vaccination.

Vaccination distribution for Phase 1a eligible individuals

Vaccination type	Partner/Enrolled provider	Doses administered*
Mass vaccination	Good Samaritan, OSU	5,088p
Mass vaccination	Sam Care Express	1,045p + 1044b
Staff, area providers	Good Samaritan Hospital	3,319p + 3,318b
Staff, 65+	Benton Community Health Centers	170p + 130b
Staff, medically fragile	Corvallis Family Medicine	200p + 60b
Medically fragile, hospice	Rice's Pharmacy	320p + 170b
Staff	Childrens Farm Home	160p + 100b
Staff	OSU Student Health Services	50p + 50b
Staff, 65+	The Corvallis Clinic	200p + 100b
Staff, 65+	Community Outreach free clinic	30p + 30b
Homebound 65+	Fred Meyer Pharmacy	100p
Emergency responders	Corvallis Fire	400p + 400b
Total doses allocated		11,082p + 5,402b

*Doses with 'p' indicate prime (first) doses; doses with 'b' indicate booster (second) doses

4. Point in time surveys on COVID-19 vaccination coverage

In addition to ALERT data, on February 1, Benton County assessed Phase 1a completion using a four-question emailed survey to Phase 1a eligible groups to assess the proportion that reported receiving the vaccine and the number of additional eligible people within the respective organization who had not yet received the vaccine. The survey indicated that 1,600 Phase 1a eligible individuals had received the vaccine, 1,121 Phase 1a eligible individuals had not yet received the vaccine, and 191 declined vaccination. Approximately 50% of the contacts in the Phase 1a directory did not respond.

To assess the progress of Phase 1a vaccination, we compared the Phase 1a enumeration estimates to the COVID-19 vaccination distribution records in ALERT and the proportion of survey respondent indicating that they had received the vaccine.

Additional weekly communications with Phase 1a eligible groups found that approximately 500 individuals remain in need of vaccination as of February 16.

5. Continued prioritization of Phase 1a eligible individuals

Benton County continues to prioritize Phase 1a eligible individuals, even as vaccine eligibility expands to subsequent eligibility groups. To support this prioritization, the registry of Phase 1a eligible individuals will continue: this group will receive registration notification emails for mass vaccination events before other eligible groups. By reserving time for scheduling of Phase 1a eligible individuals, Benton County can continue to prioritize this high-priority group while expanding COVID-19 vaccination access to additional eligible individuals.

February 16, 2021

Oregon Housing and Community Services
Sandra Flickinger, Assistant Director of Procurement and Grant Compliance
725 Summer Street NE, Suite B
Salem, OR 97301
E-mail: OHCS.Contracts@oregon.gov

Subject: Request for Information (RFI) #914-6090-21, Administration of the 2021 Emergency Rental Assistance Program

Dear Ms. Flickinger,

Thank you for the opportunity to provide information on the distribution of Emergency Rental Assistance (ERA) under section of H.R.133 - Consolidated Appropriations Act, 2021. We are thankful to Congress for passing this very important legislation, which includes \$25 billion of federal emergency rental assistance funding and specifically \$281.26 million to Oregon.

Oregon's Crisis

Portland State University's (PSU) Homelessness Research & Action Collaborative Portland published a report on February 9, 2021, which highlights the scope of the eviction crisis facing Oregon: "Approximately 89,000 Oregon households owe back rent, according to the center's analysis of the Census Household Pulse survey of social and economic impacts of the coronavirus. As many as 200,000 have little to no confidence in their ability to pay next month's rent, which suggests that these numbers will continue to grow."

Additional findings in the report are alarming: "Using these sources — the estimates of households at risk of eviction (89,000), the calculator, and statewide health, shelter, child welfare, and juvenile justice data — the center estimates that Oregon might be forced to spend between \$1 billion and \$3.3 billion to respond to displacement of this magnitude in the short term if additional eviction supports are not adopted..."

...the total rent arrears owed in Oregon is estimated at \$378 million at the high end, according to Stout, a global investment bank advisory firm. Those costs will continue to rise but will likely be a fraction of the cost of evictions."

Need for a Statewide, Multi-pronged Approach

A. We want to ensure that these funds will be directed to reach every corner of the state, so that all of Oregon's counties can benefit from these critical federal rental and utility assistance monies to meet the needs of their citizens. The reality of the pandemic is that we have high levels of housing instability and risk of eviction in every region, county and city in Oregon.

B. Applicants for these federal ERA funds should have the option to utilize up to 10% this funding for "Housing Stability Services" as authorized under the bill. Both Congress and the PSU report recognize the need for an approach that includes substantial rent assistance as well as funding for additional services that support housing stability.

- Congressional intent of the ERA related to “case management and others related services” is contained in the Committee record (see attached). The intent states: “Eligible renters would be able to receive assistance with rent and utility payments, unpaid rent or utility bills that have accumulated since the beginning of the coronavirus pandemic, and other housing expenses that were incurred due, directly or indirectly, to the pandemic. Eligible renters would also have access to services, such as case management and tenant-landlord mediation, to help them remain stably housed.”
- Section 501(c)(3) of the ERA states: “HOUSING STABILITY SERVICES -- Not more than 10 percent of funds received by an eligible grantee from a payment made under this section may be used to provide eligible households with case management and other services related to the novel coronavirus disease (COVID-19) outbreak, as defined by the Secretary, intended to keep households housed.”
- The PSU report, referenced above, includes recommended actions such as “fully funding rent supports to meet the scale of the need and extending renter protections including: relief from no-cause evictions, access to mediation instead of eviction, and reasonable repayment periods for arrears to avoid mass evictions in Oregon.”
- “Community mediation is uniquely suited to be of service during this pandemic. It increases access to justice and builds capacity for conflict resolution and social capital within communities,” according to Susan Jeghelian, Executive Director, Massachusetts Office of Public Collaboration. She added that Massachusetts’ “plan to deploy community mediation as a tool for eviction diversion to promote housing stability is a smart, strategic use of local dispute resolution resources.”

Opportunity: Housing Stability Services

All tenants who can benefit from these funds must be provided equitable, meaningful and timely access to these funds.

We believe, as Congress envisioned, that up to 10% of the ERA funding should be made available for applicants who seek funding for housing stability services which include but are not limited to the following:

- Increased case management capacity
- Trusted, culturally competent system navigators who can help individuals and families access rental assistance dollars
- Access to pre-eviction mediation/dispute resolution services
- Coordinated referral to needed social and healthcare services
- Providing education about and improving access to critical eviction prevention services and programs such as credit counseling, home share programs, food security and job search resources

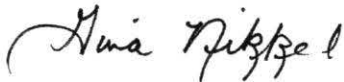
The Association of Oregon Counties and the League of Oregon Cities work in partnership with a variety of community organizations, including the Oregon Office of Community Dispute Resolution, community action agencies, CBO’s and other state and local housing partners. We believe a blend of case management, mediation, community based and culturally competent

based engagement and other coordination of resources can help address the evictions crisis in the following specific ways:

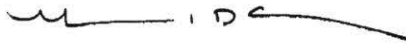
1. Significantly increase the number of Oregonians who take advantage of all available rental and utility assistance options
2. Empower local community action agencies and their local BIPOC partners to engage tenants who have historically underutilized public benefits, such as rental assistance
3. Help ensure that especially vulnerable populations (such as seniors, individuals with serious mental illness or intellectual/developmental disability; those living in remote rural areas; and those who lack basic internet services) are not overlooked in this housing crisis
4. Help coordinate access to immediate rental and utility assistance while simultaneously strengthening connections to local resources and services that will support long-term housing stability.

Thank you for your willingness to support us in this important work.

Sincerely,



Gina Nikkel, Executive Director
Association of Oregon Counties



Mike Cully, Executive Director
League of Oregon Cities



Patrick Sponsler, Administrator, Oregon Office for Community Dispute Resolution
University of Oregon School of Law



Ernesto Fonseca, CEO
Hacienda CDC



Jimmy Jones, Executive Director
Mid-Willamette Valley Community Action Agency



Paula Hall, Chief Executive Officer
CAPECO


Claire Hall

Commissioner, Lincoln County



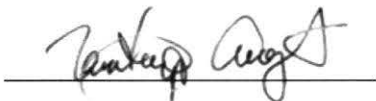
Pegge McGuire, Executive Director
Community Services Consortium



Scott Cooper, Executive Director
NeighborImpact



Kim Brick, Executive Director
Oregon Coast Community Action



Xanthippe Augerot, Chair Benton County Commissioner



Pat Farr, Commissioner
Lane County

Attachments

1. PSU Homelessness Research & Action Collaborative Report of February 9, 2021
2. U.S. House Committee Emergency Rental Assistance December 20, 2020
3. Massachusetts Eviction Diversion Initiative

Cc:

Representative Fahey, Chair, House Committee on Housing
Senator Jama, Chair, Senate Committee on Housing and Development
Representative Kotek, Speaker of the House
Senator Courtney, Senate President
Governor's Office

**Homelessness Research & Action Collaborative
Portland State University**

Post Office Box 751 - HRAC
Portland, Oregon 97207-0751
Market Center Building
1600 SW 4th Avenue, Suite 425A
Portland, OR 97201

503-725-2150 tel
homelessness@pdx.edu
www.pdx.edu/homelessness



February 9, 2021

To evaluate the downstream community costs of evictions in Oregon during the pandemic, PSU's [Homelessness Research & Action Collaborative](#) used a calculator developed by the University of Arizona and estimates of how many renter households are at risk of eviction. The center worked with community partners to gather data from emergency shelters, inpatient and emergency medical services, child welfare, and juvenile justice services. Wherever data were not readily available or did not appear to be tracked in Oregon, the center used national averages.

Approximately 89,000 Oregon households owe back rent, according to the center's analysis of the Census Household Pulse survey of social and economic impacts of the coronavirus. As many as 200,000 have little to no confidence in their ability to pay next month's rent, which suggests that these numbers will continue to grow. More than half of the 200,000 households include children. The [Oregon Renters Survey](#) conducted by Dr. Lisa K. Bates showed that Black, Indigenous, and People of Color were disproportionately at risk of eviction during the pandemic.

To calculate the statewide cost of evictions, the center used the [Cost of Eviction Calculator](#) developed by the Innovation for Justice program at University of Arizona College of Law. The calculator was created to show the aggregate community costs of eviction and promote systemic shifts toward eviction prevention. It allows users to input local data, use national figures, or refer to localized data from other jurisdictions. The calculator was built in Neota Logic, and draws from Neil Steinkamp's work analyzing the costs and benefits of providing a right to counsel in evictions.

Using these sources — the estimates of households at risk of eviction (89,000), the calculator, and statewide health, shelter, child welfare, and juvenile justice data — the center estimates that Oregon might be forced to spend between \$1 billion and \$3.3 billion to respond to displacement of this magnitude in the short term if additional eviction supports are not adopted (Pages 2–4). The estimate does not include costs due to lost income, increase in public assistance, gaps in education, or the long-term impact to health, education, and earnings. Neither does it capture the costs of building new shelters and creating new emergency support as a result of exceeding current system capacity. The estimate also does not include costs associated with possible increased COVID transmission due to evictions. Several studies have linked higher rates of evictions to higher [rates of transmission and deaths](#). Considering these factors, the \$1 billion to \$3.3 billion calculation is likely an underestimate.

In comparison, the total rent arrears owed in Oregon is estimated at \$378 million at the high end, according to [Stout](#), a global investment bank advisory firm. Those costs will continue to rise, but will likely be a fraction of the cost of evictions. This report includes recommended actions such as

fully funding rent supports to meet the scale of the need and extending renter protections including: relief from no-cause evictions, access to mediation instead of eviction, and reasonable repayment periods for arrears to avoid mass evictions in Oregon (Pages 4-7).

Calculation Breakdown (Details and figures from Cost of Eviction Calculator)

The following calculation details and figures were provided by the Cost of Eviction calculator developed by the University of Arizona, [based on inputs](#) gathered and entered by Portland State University's Homelessness Research & Action Collaborative (HRAC). Portland State calculated a higher and lower total cost based on two major variables: the estimated percentage of evictions that would result in shelter needs, and the cost of a one-day stay in an emergency shelter. National studies cited by the calculator estimate that 25% of evictions result in a shelter stay, but recent surveys in the Seattle area (Seattle Women's Commission and King County Bar Association, "Losing Home: The Human Cost of Eviction in Seattle") estimate that up to 62% of evictions may result in shelter or transitional housing needs (although many of those evictions resulted directly in unsheltered homelessness). The lower estimate of shelter needs was coupled with a pre-COVID shelter cost from a representative shelter in Oregon, while the higher estimate was coupled with a COVID-period shelter cost. A full list of the inputs used and the source for each is available at: bit.ly/CostOfEvictions

Step 1: Shelter Costs

*The calculator estimated total shelter costs to be **\$1,980,575,740 (high)** or **\$529,992,775 (low)**.*

The calculator estimates COVID-19 eviction-related shelter costs by multiplying the following five variables: (1) the total number of renter households at risk of eviction; (2) the average number of persons per household; (3) the percentage of evictions that result in shelter needs; (4) the cost of a one-day stay in emergency shelter; and (5) the average number of days per year that a person experiencing homelessness stays in emergency shelter.

	Total Shelter Cost	# HH evicted	# of people/ HH	% needing shelter	costs of a one-day stay	# days stayed per year
HIGH	\$1,980,575,740	89,000	2.5	62%	\$110.0	130
LOW	\$529,992,775	89,000	2.5	25%	\$73.0	130

Step 2: Inpatient Medical Care Costs

*The calculator estimated inpatient medical care costs to be **\$613,127,524 (high)** or **\$247,228,840 (low)**. (Calculation based on pre-COVID costs and does not account for increased COVID transmission due to evictions.)*

The calculator estimate for inpatient medical care costs is the product of the following seven variables: (1) the total number of renter households at risk of eviction; (2) the average number of persons per household; (3) the percentage of evictions resulting in homelessness; (4) the percentage of individuals experiencing homelessness that use inpatient medical care services; (5) the estimated share of these individuals who would not be utilizing these services if they were not experiencing homelessness; (6) the average costs of one inpatient hospital visit; and (7) the

average length of a hospitalization for someone experiencing homelessness.

	Total Inpatient Cost	# HH evicted	# of people / HH	% needing shelter	usage rate	use due to homelessness	cost of one visit	length
HIGH	\$613,127,524	89,000	2.5	62%	23%	80%	\$3,437	7
LOW	\$247,228,840	89,000	2.5	25%	23%	80%	\$3,437	7

Step 3: Emergency Room Care Costs

The calculator estimated emergency medical care costs to be **\$239,597,034 (high) or \$96,611,707 (low)**. (Based on pre-COVID costs and does not account for increased COVID transmission due to evictions.)

The calculator estimated COVID-19 eviction-related emergency department (ED) costs by multiplying the following seven variables: (1) the total number of renter households at risk of eviction; (2) the average number of persons per household; (3) the percentage of evictions resulting in homelessness; (4) the percentage of individuals experiencing homelessness that use emergency department services; (5) the estimated share of these individuals who would not be utilizing these services if they were not experiencing homelessness; (6) the average costs of one emergency department visit; and (7) the average number of times per year that a homeless person uses emergency department services.

	Total ER Costs	# HH evicted	# of people/ HH	% needing shelter	usage rate	Use due to homelessness	cost of one visit	# of visits per year
HIGH	\$239,597,034	89,000	2.5	62%	32%	75%	\$1,802	4
LOW	\$96,611,707	89,000	2.5	25%	32%	75%	\$1,802	4

Step 4: Foster Care Costs

The calculator estimated foster care costs to be **\$318,922,998 (high) or \$128,597,983 (low)**.

The calculator estimated the costs of foster care due COVID-19 eviction-related homelessness by multiplying the following eight variables: (1) the total number of renter households at risk of eviction; (2) the percentage of evictions resulting homelessness; (3) the share of all households that are families with children; (4) the average number of children in families with children; (5) the percentage of homeless families who receive child welfare services in the form of out-of-home placements; (6) the average cost of foster care placements per month; and (7) the average number of months a child remains in foster care.

	Total Foster Care Cost	# of HH evicted	% needing shelter	% families w/children	# of children per family	% entering FC	Monthly cost of FC	# of months in FC
HIGH	\$318,922,998	89,000	62%	27.0%	1.9	16%	\$3,483	19.8
LOW	\$128,597,983	89,000	25%	27.0%	1.9	16%	\$3,483	19.8

Step 5: Child Delinquency Costs

*The calculator estimated child delinquency costs to be **\$191,045,909 (high)** or **\$77,034,641 (low)**.*

The calculator estimated juvenile delinquency costs due to COVID-19 eviction-related homelessness by multiplying the following eight variables: (1) the total number of renter households at risk of eviction; (2) the percentage of evictions resulting in homelessness; (3) the share of all households that are families with children; (4) the average number of children in families with children; (5) the share of all children who are ages 12-17; (6) the percentage of homeless youth who are first arrested after becoming homeless; (7) the average cost of juvenile detention per day; and (8) the average number of days a child remains in detention.

	Total Delinquency Cost	# of HH evicted	% HH w/ children	# of children per HH	% ages 12-17	% needing shelter	% arrested	Daily rate of detention	# of days in detention
HIGH	\$191,045,909	89,000	27.0%	1.9	34.2%	62%	25%	\$308	251
LOW	\$77,034,641	89,000	27.0%	1.9	34.2 %	25%	25%	\$308	251

Next Steps

Provided by the Innovation for Justice program at University of Arizona College of Law

How can I use this report?

Housing and civil legal advocates: Advocates can use this report to encourage local decision-makers to take action and reduce evictions. By demonstrating the scope of the downstream costs of evictions, advocates can persuade local leaders to consider shifting funds to earlier intervention.

Local governments and decision-makers: Legislators and officials can utilize this report to determine how much spending on eviction-related costs could be shifted to eviction prevention programs.

Educators: Teachers and professors can use this report as an awareness-raising tool in their classrooms and communities.

Social Service Providers: Social service providers can use this report to support grant applications for eviction-prevention and eviction-reduction services.

What can I do next?

Set up a meeting with local decision-makers: Meet with legislative representatives or city officials to bring these costs to their attention. Tell them what eviction prevention policies are on the table and how these policies could actually save community resources.

Convene stakeholders: The Cost of Eviction Calculator aggregates the downstream costs of eviction across the silos of homelessness services, medical care, emergency medical care, child welfare and juvenile delinquency services. Now that you have information about the costs those systems are incurring as a result of evictions, bring together stakeholders from these spaces to discuss how they can work together to prevent eviction and reduce those downstream costs.

Get involved: Create or join a local housing coalition to advocate for eviction prevention. Volunteer with local legal aid or housing advocacy organizations.

Eviction-Prevention Strategies

Now that you know how much Oregon might spend on just some of the after effects of eviction due to the pandemic, you can use this information to identify ways Oregon could allocate resources to prevent evictions before they happen. This is a short list of eviction strategies compiled by the Innovation for Justice program at University of Arizona Law. Visit <http://evictioninnovation.org/> for additional strategies.

Eviction Prevention Policy Strategies

Provide legal advice and assistance in eviction court: New York and San Francisco have implemented tenant's right to counsel programs. Tenants represented by counsel in eviction proceedings tend to have better outcomes and are more likely to avoid evictions. Similarly, some jurisdictions have created non-lawyer assistance programs where "Navigators" help unrepresented litigants navigate eviction court.

Emergency rent assistance programs: Provide emergency financial assistance to tenants facing the possibility of an eviction. Many tenants only owe \$600 dollars when eviction proceedings begin. Evictions can be reduced if decision makers create robust emergency rent assistance programs to help tenants experiencing housing instability. (During the pandemic and recovery, renters also need repayment schedules that allow them to pay back arrears at a rate that they can afford).

Adopt "Just cause" standards: Advocates suggest implementing "just cause" standards that require landlords to show just cause—such as non-payment of rent or violation of lease terms—before being able to file an eviction. These initiatives aim to reduce the number of eviction actions brought in a bad faith or arbitrary manner.

Landlord-tenant mediation: Communication and relationship-building can prevent an eviction notice from ever being stuck to a tenant's door. Creating opportunities for landlords and tenants to

work together on payment plans and conflict resolution without resorting to the legal system can reduce evictions and deliver community cost-savings. Check out the legislative proposal, The Eviction Prevention Act, for an example of this strategy: [Text - S.2486 - 116th Congress \(2019-2020\): Prevent Evictions Act of 2019](#).

Tenant education and self-help: Some communities have launched tenant's education programs that help tenants know their rights and responsibilities before a rental issue leads to an eviction. See the Tucson RENT project for an example: tucsonrentproject.org. Self-help tools can also empower tenants to informally resolve disputes with landlords before resorting to court proceedings. To see an example, check out this letter-writing tool for tenants to communicate with their landlords: <https://hellolandlord.org/about/>.

Affordable housing initiatives: The cost of rent steadily continues to rise, leaving people with few affordable housing options. For the lowest-income renters, affordable housing is particularly absent. This could be addressed by advocating for more inclusionary zoning policies, which increase capacity for more affordable housing construction. Communities can also help local housing non-profit organizations fund their own affordable housing programs. Local and state leaders can be encouraged to support the addition of affordable housing and fund non-profit organizations affordable housing initiatives.

Report Authors

PSU Associate Professor and Faculty Researcher with Homelessness Research & Action Collaborative Dr. Lisa K. Bates; PSU Associate Professor and Director of Homelessness Research & Action Collaborative Dr. Marisa Zapata; Homelessness Research & Action Collaborative Assistant Director Jacen Greene; and Homelessness Research & Action Collaborative Communications Specialist Stefanie Knowlton.

Community Partners

This work would not be possible without the help of more than a dozen individuals representing organizations across the state who provided data for the calculation. Sources include but are not limited to Abby Ahern, Clackamas County Community Development; Megan Bolton, Oregon Housing & Community Services; Katie Cadigan, Health Share of Oregon; Katharine Cahn, PSU Center for Improvement of Child & Family Services; Anna Cox, Department of Human Services; Ryan Deibert, Health Share of Oregon; Brian Glass, Oregon Department of Human Services; Kathryn Helms, The Geospatial Enterprise Office; Jimmy Jones, Mid-Willamette Valley Community Action Agency; Judy Kuper, Department of Human Services; Stephanie Renfro, OHSU Center for Health Systems Effectiveness; Charles Rynerson, PSU Population Research Center; Shannon Singleton, Office of Governor Kate Brown; Lisë Stuart, Lane County Homeless Information Management System. We apologize to anyone we may have missed. We appreciate all of your work.

Acknowledgment

Thank you to the Innovation for Justice program at University of Arizona College of Law for developing the Cost of Eviction Calculator and encouraging others to use and share it.



About (<https://mass211.org/about/>)

Services (<https://mass211.org/services/>)

Find Help (<https://www.helpsteps.com/hs/home/#/>)

Resources (<https://mass211.org/resources/>)

Contact (<https://mass211.org/contact/>)

(<https://mass211.org/>)

Baker-Polito Administration Announces Comprehensive Eviction Diversion Initiative To Keep People Safely Housed During Pandemic

\$171 million initiative will support tenants and landlords through expanded rental assistance, rapid rehousing



Translate »

Privacy - Terms

BOSTON – Today, the Baker-Polito Administration announced a comprehensive set of resources, known as the Eviction Diversion Initiative, to support tenants and landlords during the financial challenges caused by the pandemic. The goal of this initiative is to keep tenants safely in their homes and to support the ongoing expenses of landlords once the Commonwealth's pause of evictions and foreclosures expires on Saturday, October 17th. This strategy was developed by a cross-agency team assembled by the Administration in coordination with the Massachusetts Trial Court to manage the end of the moratorium on October 17th and reflects input from a broad range of stakeholders.

"The pandemic has created financial challenges for many individuals and families who are struggling with rent payments, and today we are pleased to announce a \$171 million initiative to promote household stability, and provide more support for tenants and small landlords," **said Governor Charlie Baker**. "This strategy has been designed to be user friendly and easily accessible for tenants and landlords in need, and is comprised of new or expanded programs to help people stay in their homes. This would not be possible without the Legislature's foresight in granting flexibility for the RAFT authorization. I am grateful to the Court System and all stakeholders for their partnership in this effort in keeping all families and households stable throughout this pandemic."

"We are pleased to provide new options for tenants and landlords to come together prior to an eviction and to quickly find a new home if a resolution is not reached," **said Lt. Governor Karyn Polito**. "These new and expanded resources will meet residents where they are and provide enhanced assistance in navigating a complex process, which has been made even more difficult by this pandemic."

"The Trial Court has modified its procedures to provide for a two tier process that will enable tenants and landlords to access resources and mediate their disputes in order to preserve tenancies," **said Trial Court Chief Justice Paula Carey**. "The Trial Court has worked to increase its technological capacity to handle these cases safely when parties come into court and to provide those without assistance with information and access to technology where needed."

The Administration is making a \$171 million total commitment this fiscal year, with \$112 million of new funding to support new and expanded housing stability programs during the remainder of the fiscal year, including:

- \$100 million commitment this fiscal year to expand the capacity of the Residential Assistance for Families in Transition (RAFT) program to provide relief to renters and landlords impacted by COVID-19;
- \$48.7 million to HomeBASE and other rapid rehousing programs for when tenants are evicted and are at risk of homelessness;

Translate »

[Privacy](#) - [Terms](#)

- \$12.3 million to provide tenants and landlords with access to legal representation and related services prior to and during the eviction process, as well as community mediation to help tenants and landlords resolve cases outside of court;
- \$6.5 million for Housing Consumer Education Centers (HCECs), the “front door” for those facing a housing emergency; and
- \$3.8 million for the Tenancy Preservation Program (TPP), to provide case management support and to act as a neutral party to help tenants and landlords come to agreement.

New investments will expand the capacity of the RAFT program and increase the maximum benefit available through RAFT from \$4,000 to \$10,000 per household, with a goal of helping more families stabilize their housing for six months, or until the end of June if there are school-age children in the household, on their path to recovery.

New funding will also expand capacity at the nine regional Housing Consumer Education Centers (HCECs) to provide housing counseling and coordinate with community mediators, legal services, and caseworkers. Income eligible tenants and landlords will also be able to access legal representation and related services as they navigate the eviction process.

The Administration is also updating the RAFT program to improve turnaround time on applications, while maintaining program integrity, by:

- streamlining the application process for both the RAFT and Emergency Rental and Mortgage Assistance (ERMA) programs for low to moderate income households;
- verifying applicant eligibility with data collected through MassHealth, the Department of Transitional Assistance (DTA), Department of Unemployment Assistance (DUA), and the Department of Revenue (DOR);
- referring applicants to MassHIRE Career Centers; and
- allowing landlords who own fewer than 20 units to apply directly for RAFT and ERMA, with consent from tenants.

“It is important that we support both our tenants and landlords who are struggling due to COVID-19, and changes to the RAFT program, as well as increased resources, will deliver relief more efficiently,” said

Secretary of Housing and Economic Development Mike Kennealy. “To keep people in their homes and help property owners with expenses, we are streamlining the RAFT application process, expanding t

capacity at the 'front doors' where tenants access assistance, and allowing small landlords to apply directly for available funding."

"We are beyond proud of the collaborative approach that led to the Eviction Diversion Initiative, and are thankful for our partners at the Massachusetts Trial Court Division and Chief Justice Paula Carey, and our vital housing agencies, including CEDAC, MassHousing, and MHP," **said Housing and Community Development Undersecretary Jennifer Maddox.** "This package of new and expanded resources will help us reach thousands more households in need to prevent evictions and ensure stability for families with children through the end of the school year."

With the goal of bringing landlords and tenants together to avoid an eviction, the Administration will invest in expanding access to mediation services. In coordination with the Trial Court, the Administration is working to launch a new Community Mediation program that will be available prior to a court filing, and supplement court-provided mediation that is generally available after a filing has been made. The Administration will also provide funding to the Trial Courts to support bringing back recall judges to help handle caseload once the moratorium ends and to add additional housing specialists to help mediate agreements. Additionally, the existing Tenancy Preservation Program (TPP) will be expanded to serve a broader population of vulnerable households.

Massachusetts will also provide additional funding for post-eviction diversion, helping households to find new housing quickly and prevent a longer period of homelessness. HomeBASE, the Commonwealth's rapid rehousing benefit, and the Strategic Prevention Initiative (SPI) will be expanded and continue to offer financial assistance and stabilization case management services to families as they are in the process of securing stable housing. A new temporary emergency program will also provide funds to households for periods of up to 12 months to assist with moving expenses, rent, including first or last month's, or security deposit, while transitioning into a stable housing situation.

CDC Moratorium

When the state moratorium expires, a moratorium established by the Center for Disease Prevention and Control (CDC) will become effective in Massachusetts. Through December, the CDC moratorium will prevent evictions for non-payment for qualified tenants who submit a written declaration to their landlord. Courts will accept filings and process cases, and may enter judgments but will not issue an order of execution (the court order that allows a landlord to evict a tenant) until after the expiration of the CDC order. Protection is limited to households who meet certain income and vulnerability criteria. Declaration may be found at

<https://www.cdc.gov/coronavirus/2019-ncov/downloads/declaration-form.pdf>

In order to ensure tenants are aware of available resources, the Administration has kicked off a public information campaign, including a new option available to call the Massachusetts 2-1-1 information hotline, effective Tuesday, October 13. Operators for 2-1-1 are trained to answer questions and connect residents to the agencies that administer RAFT and ERMA. An easier path to important information has also been launched on the state's website: mass.gov/CovidHousingHelp (<http://mass.gov/CovidHousingHelp>). This effort also includes outreach through social media, videos, webinars, and other mediums. All materials and messaging will be made available in multiple languages.

"Housing is a human right and, in the middle of this pandemic due to COVID-19, it is both a concern for public health and economic stability. We applaud the Baker Administration's commitment to launching this important initiative," **said Annette Duke, Senior Housing Attorney, Massachusetts Law Reform Institute.** "A broad coalition has come together to support access to legal assistance in eviction actions in Massachusetts because such access will avert unnecessary evictions, displacement, and homelessness – and will prevent human and economic devastation. This initiative creates a path to housing stability that will strengthen all our communities."

"Community mediation is uniquely suited to be of service during this pandemic. It increases access to justice and builds capacity for conflict resolution and social capital within communities," **said Susan Jeghelian, Executive Director, Massachusetts Office of Public Collaboration.** "The Baker-Polito Administration's plan to deploy community mediation as a tool for eviction diversion to promote housing stability is a smart, strategic use of local dispute resolution resources."

"The Baker-Polito Administration recognizes the threat an eviction crisis poses to our existing housing and public health crises and is taking important steps today," **Stefanie Coxe, Executive Director, Regional Housing Network of Massachusetts.** "There's a long road ahead and those who need help should get in line now."

"As the public health emergency persists, renters and property owners continue to struggle in keeping up with mounting bills. The Governor's commitment for RAFT will help thousands of people catch up and pay their rent for the next several months, helping renters, property owners, and neighborhoods stay stable through these turbulent times. Legal assistance for tenants and owners with low incomes and outreach about available resources are also key components to preventing evictions, and we thank the Administration for including these provisions," **said Rachel Heller, CEO, CHAPA.** "However, more funding from the federal government will be critical in the months ahead to prevent people from losing their homes during and after the pandemic."

"A lot of us, renters and landlords alike, have been badly impacted by the events of the last seven months. Now that small owners can apply for RAFT on behalf of our renters, it's clearer than ever that we're all in this together and we can get through this together," **said Doug Quattrochi, Executive Director, Mass Landlords.**

These resources and programs will help thousands of families remain in their housing during this critical time. It is essential that tenants understand their rights and the resources available to them, and all of us can help spread the word," **said Joe Kriesberg, President and CEO, MACDC.** "Now we need the federal government to come to the table and pass meaningful relief! CDCs remain committed to keeping their tenants stable and safe, and we urge all landlords to partner with their tenants to find equitable solutions."

Together, the Administration estimates resources will help thousands of households with varying levels of needs; up to 50,000 households will have access to services at their local Housing and Consumer Education Centers, up to 25,000 households will have access to legal support or community mediation, and up to 18,000 households will have direct financial support. These investments reflect the Administration's strong commitment to stable housing for families.

For people in need of assistance, please call 211, visit the frequently asked questions website [here](https://www.mass.gov/info-details/covid-19-eviction-diversion-frequently-asked-questions) (<https://www.mass.gov/info-details/covid-19-eviction-diversion-frequently-asked-questions>), and see the fact sheet [here](https://www.mass.gov/info-details/covid-19-eviction-diversion-initiative-overview) (<https://www.mass.gov/info-details/covid-19-eviction-diversion-initiative-overview>). Please be aware all offices are closed for the holiday on Monday, October 12, 2020.

#

[Home \(https://mass211.org/\)](https://mass211.org/) [About \(https://mass211.org/about/\)](https://mass211.org/about/)

[Services \(https://mass211.org/services/\)](https://mass211.org/services/)

[Find Help \(https://www.helpsteps.com/hs/home/#/\)](https://www.helpsteps.com/hs/home/#/)

[2-1-1 Resources \(https://mass211.org/resources/\)](https://mass211.org/resources/)

[Contact \(https://mass211.org/contact/\)](https://www.linkedin.com/company/1923372?trk=tyah&trkInfo=clickedVertical%3Acompany%2CclickedEntityId%3A1923372%2Cid%3A2-Mass%2011%20Database%20Inclusion%20Exclusion%20Criteria)

[Terms of Use \(https://mass211.org/terms-of-use/\)](https://mass211.org/terms-of-use/)

https://twitter.com/Mass_211 [trk=tyah&trkInfo=clickedVertical%3Acompany%2CclickedEntityId%3A1923372%2Cid%3A2-Mass 211 Database Inclusion/Exclusion Criteria](https://www.linkedin.com/company/1923372?trk=tyah&trkInfo=clickedVertical%3Acompany%2CclickedEntityId%3A1923372%2Cid%3A2-Mass%2011%20Database%20Inclusion%20Exclusion%20Criteria)

[\(https://mass211.org/mass-211-database-inclusion-exclusion-criteria/\)](https://mass211.org/mass-211-database-inclusion-exclusion-criteria/)

**Homelessness Research & Action Collaborative
Portland State University**

Post Office Box 751 - HRAC
Portland, Oregon 97207-0751
Market Center Building
1600 SW 4th Avenue, Suite 425A
Portland, OR 97201

503-725-2150 tel
homelessness@pdx.edu
www.pdx.edu/homelessness



February 9, 2021

To evaluate the downstream community costs of evictions in Oregon during the pandemic, PSU's Homelessness Research & Action Collaborative used a calculator developed by the University of Arizona and estimates of how many renter households are at risk of eviction. The center worked with community partners to gather data from emergency shelters, inpatient and emergency medical services, child welfare, and juvenile justice services. Wherever data were not readily available or did not appear to be tracked in Oregon, the center used national averages.

Approximately 89,000 Oregon households owe back rent, according to the center's analysis of the Census Household Pulse survey of social and economic impacts of the coronavirus. As many as 200,000 have little to no confidence in their ability to pay next month's rent, which suggests that these numbers will continue to grow. More than half of the 200,000 households include children. The Oregon Renters Survey conducted by Dr. Lisa K. Bates showed that Black, Indigenous, and People of Color were disproportionately at risk of eviction during the pandemic.

To calculate the statewide cost of evictions, the center used the Cost of Eviction Calculator developed by the Innovation for Justice program at University of Arizona College of Law. The calculator was created to show the aggregate community costs of eviction and promote systemic shifts toward eviction prevention. It allows users to input local data, use national figures, or refer to localized data from other jurisdictions. The calculator was built in Neota Logic, and draws from Neil Steinkamp's work analyzing the costs and benefits of providing a right to counsel in evictions.

Using these sources — the estimates of households at risk of eviction (89,000), the calculator, and statewide health, shelter, child welfare, and juvenile justice data — the center estimates that Oregon might be forced to spend between \$1 billion and \$3.3 billion to respond to displacement of this magnitude in the short term if additional eviction supports are not adopted (Pages 2–4). The estimate does not include costs due to lost income, increase in public assistance, gaps in education, or the long-term impact to health, education, and earnings. Neither does it capture the costs of building new shelters and creating new emergency support as a result of exceeding current system capacity. The estimate also does not include costs associated with possible increased COVID transmission due to evictions. Several studies have linked higher rates of evictions to higher rates of transmission and deaths. Considering these factors, the \$1 billion to \$3.3 billion calculation is likely an underestimate.

In comparison, the total rent arrears owed in Oregon is estimated at \$378 million at the high end, according to Stout, a global investment bank advisory firm. Those costs will continue to rise, but will likely be a fraction of the cost of evictions. This report includes recommended actions such as

fully funding rent supports to meet the scale of the need and extending renter protections including: relief from no-cause evictions, access to mediation instead of eviction, and reasonable repayment periods for arrears to avoid mass evictions in Oregon (Pages 4-7).

Calculation Breakdown (Details and figures from Cost of Eviction Calculator)

The following calculation details and figures were provided by the Cost of Eviction calculator developed by the University of Arizona, [based on inputs](#) gathered and entered by Portland State University's Homelessness Research & Action Collaborative (HRAC). Portland State calculated a higher and lower total cost based on two major variables: the estimated percentage of evictions that would result in shelter needs, and the cost of a one-day stay in an emergency shelter. National studies cited by the calculator estimate that 25% of evictions result in a shelter stay, but recent surveys in the Seattle area (Seattle Women's Commission and King County Bar Association, "Losing Home: The Human Cost of Eviction in Seattle") estimate that up to 62% of evictions may result in shelter or transitional housing needs (although many of those evictions resulted directly in unsheltered homelessness). The lower estimate of shelter needs was coupled with a pre-COVID shelter cost from a representative shelter in Oregon, while the higher estimate was coupled with a COVID-period shelter cost. A full list of the inputs used and the source for each is available at: bit.ly/CostOfEvictions

Step 1: Shelter Costs

*The calculator estimated total shelter costs to be **\$1,980,575,740 (high)** or **\$529,992,775 (low)**.*

The calculator estimates COVID-19 eviction-related shelter costs by multiplying the following five variables: (1) the total number of renter households at risk of eviction; (2) the average number of persons per household; (3) the percentage of evictions that result in shelter needs; (4) the cost of a one-day stay in emergency shelter; and (5) the average number of days per year that a person experiencing homelessness stays in emergency shelter.

	Total Shelter Cost	# HH evicted	# of people/ HH	% needing shelter	costs of a one-day stay	# days stayed per year
HIGH	\$1,980,575,740	89,000	2.5	62%	\$110.0	130
LOW	\$529,992,775	89,000	2.5	25%	\$73.0	130

Step 2: Inpatient Medical Care Costs

*The calculator estimated inpatient medical care costs to be **\$613,127,524 (high)** or **\$247,228,840 (low)**. (Calculation based on pre-COVID costs and does not account for increased COVID transmission due to evictions.)*

The calculator estimate for inpatient medical care costs is the product of the following seven variables: (1) the total number of renter households at risk of eviction; (2) the average number of persons per household; (3) the percentage of evictions resulting in homelessness; (4) the percentage of individuals experiencing homelessness that use inpatient medical care services; (5) the estimated share of these individuals who would not be utilizing these services if they were not experiencing homelessness; (6) the average costs of one inpatient hospital visit; and (7) the

average length of a hospitalization for someone experiencing homelessness.

	Total Inpatient Cost	# HH evicted	# of people / HH	% needing shelter	usage rate	use due to homelessness	cost of one visit	length
HIGH	\$613,127,524	89,000	2.5	62%	23%	80%	\$3,437	7
LOW	\$247,228,840	89,000	2.5	25%	23%	80%	\$3,437	7

Step 3: Emergency Room Care Costs

The calculator estimated emergency medical care costs to be \$239,597,034 (high) or \$96,611,707 (low). (Based on pre-COVID costs and does not account for increased COVID transmission due to evictions.)

The calculator estimated COVID-19 eviction-related emergency department (ED) costs by multiplying the following seven variables: (1) the total number of renter households at risk of eviction; (2) the average number of persons per household; (3) the percentage of evictions resulting in homelessness; (4) the percentage of individuals experiencing homelessness that use emergency department services; (5) the estimated share of these individuals who would not be utilizing these services if they were not experiencing homelessness; (6) the average costs of one emergency department visit; and (7) the average number of times per year that a homeless person uses emergency department services.

	Total ER Costs	# HH evicted	# of people/ HH	% needing shelter	usage rate	Use due to homelessness	cost of one visit	# of visits per year
HIGH	\$239,597,034	89,000	2.5	62%	32%	75%	\$1,802	4
LOW	\$96,611,707	89,000	2.5	25%	32%	75%	\$1,802	4

Step 4: Foster Care Costs

The calculator estimated foster care costs to be \$318,922,998 (high) or \$128,597,983 (low).

The calculator estimated the costs of foster care due COVID-19 eviction-related homelessness by multiplying the following eight variables: (1) the total number of renter households at risk of eviction; (2) the percentage of evictions resulting homelessness; (3) the share of all households that are families with children; (4) the average number of children in families with children; (5) the percentage of homeless families who receive child welfare services in the form of out-of-home placements; (6) the average cost of foster care placements per month; and (7) the average number of months a child remains in foster care.

	Total Foster Care Cost	# of HH evicted	% needing shelter	% families w/children	# of children per family	% entering FC	Monthly cost of FC	# of months in FC
HIGH	\$318,922,998	89,000	62%	27.0%	1.9	16%	\$3,483	19.8
LOW	\$128,597,983	89,000	25%	27.0%	1.9	16%	\$3,483	19.8

Step 5: Child Delinquency Costs

*The calculator estimated child delinquency costs to be **\$191,045,909 (high)** or **\$77,034,641 (low)**.*

The calculator estimated juvenile delinquency costs due to COVID-19 eviction-related homelessness by multiplying the following eight variables: (1) the total number of renter households at risk of eviction; (2) the percentage of evictions resulting in homelessness; (3) the share of all households that are families with children; (4) the average number of children in families with children; (5) the share of all children who are ages 12-17; (6) the percentage of homeless youth who are first arrested after becoming homeless; (7) the average cost of juvenile detention per day; and (8) the average number of days a child remains in detention.

	Total Delinquency Cost	# of HH evicted	% HH w/ children	# of children per HH	% ages 12-17	% needing shelter	% arrested	Daily rate of detention	# of days in detention
HIGH	\$191,045,909	89,000	27.0%	1.9	34.2%	62%	25%	\$308	251
LOW	\$77,034,641	89,000	27.0%	1.9	34.2 %	25%	25%	\$308	251

Next Steps

Provided by the Innovation for Justice program at University of Arizona College of Law

How can I use this report?

Housing and civil legal advocates: Advocates can use this report to encourage local decision-makers to take action and reduce evictions. By demonstrating the scope of the downstream costs of evictions, advocates can persuade local leaders to consider shifting funds to earlier intervention.

Local governments and decision-makers: Legislators and officials can utilize this report to determine how much spending on eviction-related costs could be shifted to eviction prevention programs.

Educators: Teachers and professors can use this report as an awareness-raising tool in their classrooms and communities.

Social Service Providers: Social service providers can use this report to support grant applications for eviction-prevention and eviction-reduction services.

What can I do next?

Set up a meeting with local decision-makers: Meet with legislative representatives or city officials to bring these costs to their attention. Tell them what eviction prevention policies are on the table and how these policies could actually save community resources.

Convene stakeholders: The Cost of Eviction Calculator aggregates the downstream costs of eviction across the silos of homelessness services, medical care, emergency medical care, child welfare and juvenile delinquency services. Now that you have information about the costs those systems are incurring as a result of evictions, bring together stakeholders from these spaces to discuss how they can work together to prevent eviction and reduce those downstream costs.

Get involved: Create or join a local housing coalition to advocate for eviction prevention. Volunteer with local legal aid or housing advocacy organizations.

Eviction-Prevention Strategies

Now that you know how much Oregon might spend on just some of the after effects of eviction due to the pandemic, you can use this information to identify ways Oregon could allocate resources to prevent evictions before they happen. This is a short list of eviction strategies compiled by the Innovation for Justice program at University of Arizona Law. Visit <http://evictioninnovation.org/> for additional strategies.

Eviction Prevention Policy Strategies

Provide legal advice and assistance in eviction court: New York and San Francisco have implemented tenant's right to counsel programs. Tenants represented by counsel in eviction proceedings tend to have better outcomes and are more likely to avoid evictions. Similarly, some jurisdictions have created non-lawyer assistance programs where "Navigators" help unrepresented litigants navigate eviction court.

Emergency rent assistance programs: Provide emergency financial assistance to tenants facing the possibility of an eviction. Many tenants only owe \$600 dollars when eviction proceedings begin. Evictions can be reduced if decision makers create robust emergency rent assistance programs to help tenants experiencing housing instability. (During the pandemic and recovery, renters also need repayment schedules that allow them to pay back arrears at a rate that they can afford).

Adopt "just cause" standards: Advocates suggest implementing "just cause" standards that require landlords to show just cause—such as non-payment of rent or violation of lease terms—before being able to file an eviction. These initiatives aim to reduce the number of eviction actions brought in a bad faith or arbitrary manner.

Landlord-tenant mediation: Communication and relationship-building can prevent an eviction notice from ever being stuck to a tenant's door. Creating opportunities for landlords and tenants to

work together on payment plans and conflict resolution without resorting to the legal system can reduce evictions and deliver community cost-savings. Check out the legislative proposal, The Eviction Prevention Act, for an example of this strategy: [Text - S.2486 - 116th Congress \(2019-2020\): Prevent Evictions Act of 2019](#).

Tenant education and self-help: Some communities have launched tenant's education programs that help tenants know their rights and responsibilities before a rental issue leads to an eviction. See the Tucson RENT project for an example: tucsonrentproject.org. Self-help tools can also empower tenants to informally resolve disputes with landlords before resorting to court proceedings. To see an example, check out this letter-writing tool for tenants to communicate with their landlords: <https://hellolandlord.org/about/>.

Affordable housing initiatives: The cost of rent steadily continues to rise, leaving people with few affordable housing options. For the lowest-income renters, affordable housing is particularly absent. This could be addressed by advocating for more inclusionary zoning policies, which increase capacity for more affordable housing construction. Communities can also help local housing non-profit organizations fund their own affordable housing programs. Local and state leaders can be encouraged to support the addition of affordable housing and fund non-profit organizations affordable housing initiatives.

Report Authors

PSU Associate Professor and Faculty Researcher with Homelessness Research & Action Collaborative Dr. Lisa K. Bates; PSU Associate Professor and Director of Homelessness Research & Action Collaborative Dr. Marisa Zapata; Homelessness Research & Action Collaborative Assistant Director Jacen Greene; and Homelessness Research & Action Collaborative Communications Specialist Stefanie Knowlton.

Community Partners

This work would not be possible without the help of more than a dozen individuals representing organizations across the state who provided data for the calculation. Sources include but are not limited to Abby Ahern, Clackamas County Community Development; Megan Bolton, Oregon Housing & Community Services; Katie Cadigan, Health Share of Oregon; Katharine Cahn, PSU Center for Improvement of Child & Family Services; Anna Cox, Department of Human Services; Ryan Deibert, Health Share of Oregon; Brian Glass, Oregon Department of Human Services; Kathryn Helms, The Geospatial Enterprise Office; Jimmy Jones, Mid-Willamette Valley Community Action Agency; Judy Kuper, Department of Human Services; Stephanie Renfro, OHSU Center for Health Systems Effectiveness; Charles Rynerson, PSU Population Research Center; Shannon Singleton, Office of Governor Kate Brown; Lisë Stuart, Lane County Homeless Information Management System. We apologize to anyone we may have missed. We appreciate all of your work.

Acknowledgment

Thank you to the Innovation for Justice program at University of Arizona College of Law for developing the Cost of Eviction Calculator and encouraging others to use and share it.