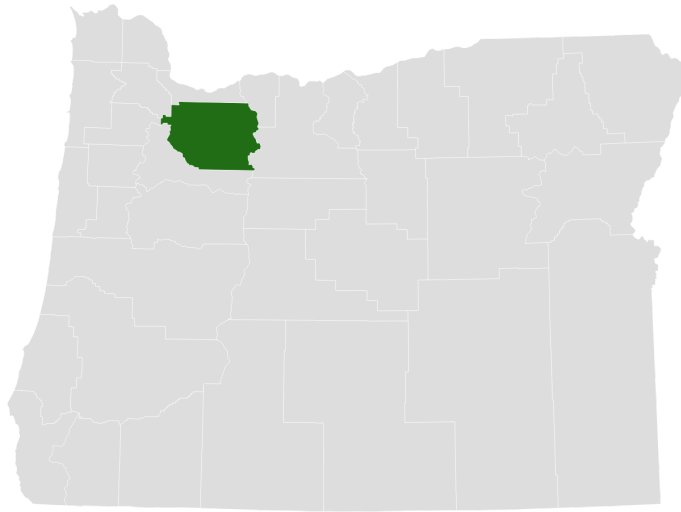


*Evicted in Oregon*

# *Clackamas County Eviction Profile*

*2022-2023*



## ***TABLE OF CONTENTS***

CLACKAMAS COUNTY AT A GLANCE	1
RENTING IN CLACKAMAS COUNTY	2
EVICTON COURT IN CLACKAMAS COUNTY	3
EVICTON COURT PROCEDURAL PATHS	3
EVICTON BY THE NUMBERS	4
CLACKAMAS JUSTICE COURT PROCEDURES	6
ENDNOTES	8
EVICTED IN OREGON	8

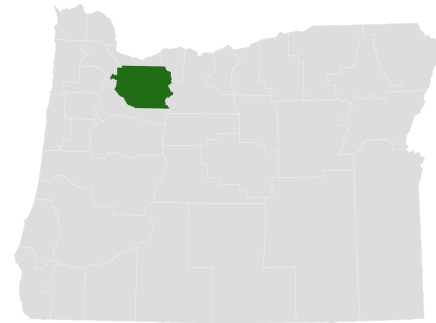
# CLACKAMAS COUNTY AT A GLANCE

**Population: 418,577**  
Oregon: 4,246,155

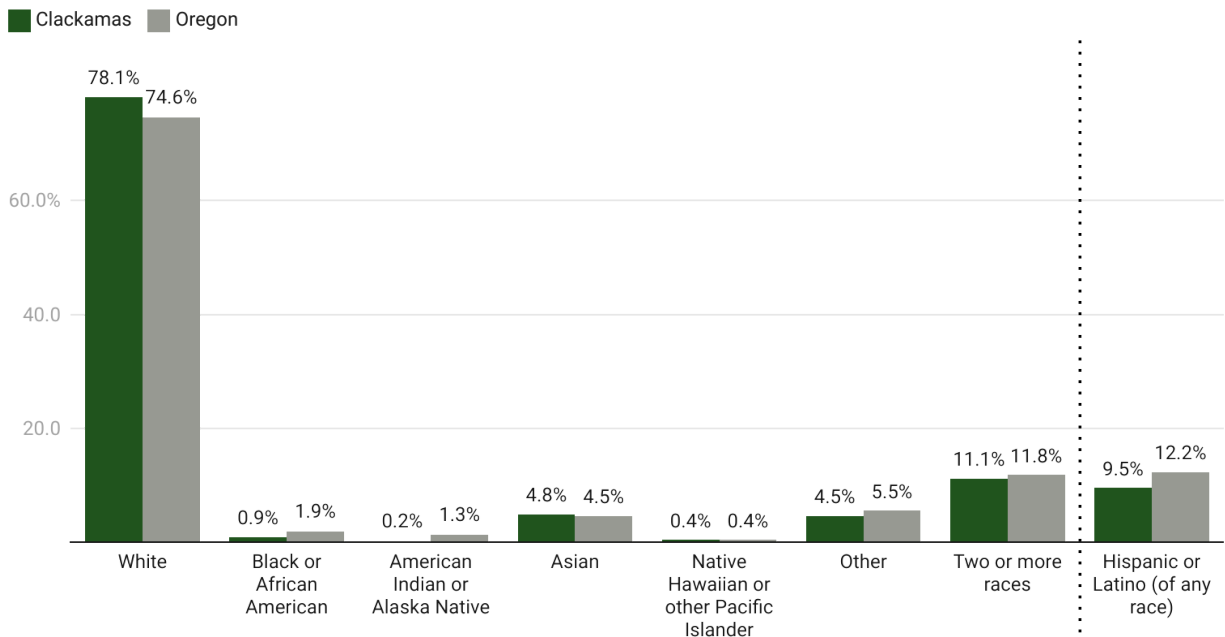
**Median Age: 41.9**  
Oregon: 40.1

**Poverty Rate: 8.3%**  
Oregon: 12.2%

**Median Household Income: \$91,329**  
Oregon: \$71,562



## Race and Ethnicity:



Source: US Census Bureau, American Community Survey 2021 • Created with Datawrapper

# RENTING IN CLACKAMAS COUNTY

**Renter Occupied Units:** 45,605 (27% of all occupied units)

**Oregon:** 616,569 (37% of all occupied units)

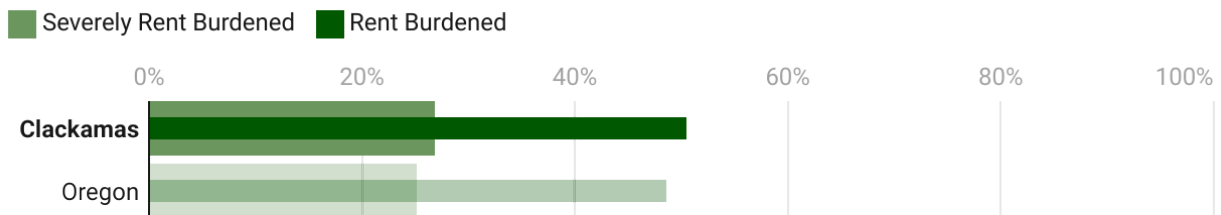
**Median Rent:** \$1,447

**Oregon:** \$1,282<sup>1</sup>

## Affordability:

**50.4%** of Clackamas renters (23,004 households) are **rent-burdened**, meaning they spend **30% or more of their income on rent**

**26.9%** of Clackamas renters (12,273 households) - almost half of all rent burdened households - are **severely rent-burdened**, meaning they spend **50% or more of their income on rent**<sup>2</sup>



Source: Housing Needs Assessment Report, Housing Solutions Lab at NYU Furman Center • Created with Datawrapper

## Point-in-Time Homeless Count (2023):

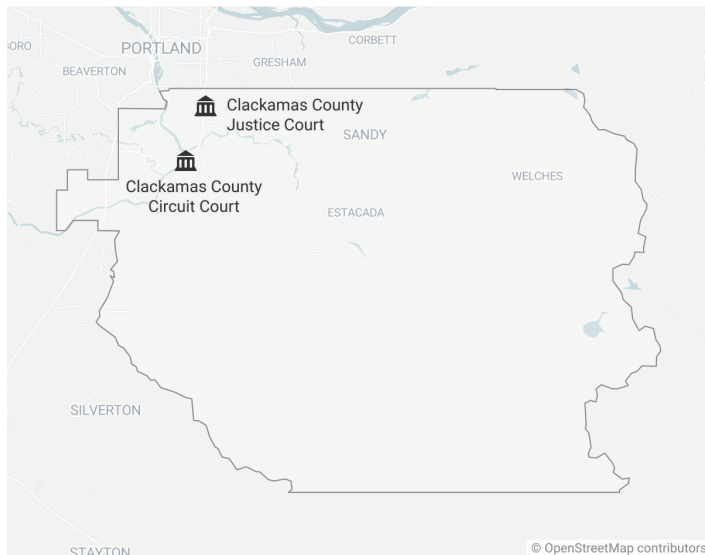
**410 people**

178 unsheltered

182 in shelter

50 in transitional housing<sup>3</sup>

# EVICITION COURT IN CLACKAMAS COUNTY



Created with Datawrapper

Clackamas County processes evictions through both the Clackamas County Circuit Court in Oregon City and the Clackamas County Justice Court in Happy Valley.

**Clackamas County Circuit Court**  
807 Main Street  
Oregon City, OR 97045

**Clackamas County Justice Court**  
11750 SE 82nd Ave D  
Happy Valley, OR 97086

## EVICITION COURT PROCEDURAL PATHS

For every eviction complaint filed in Oregon, a *first appearance* will be scheduled and a *final judgment* will be issued. The case begins at the first appearance hearing and is disposed of at that hearing, through an agreement, or at trial.

### 1. Concluded at First Appearance

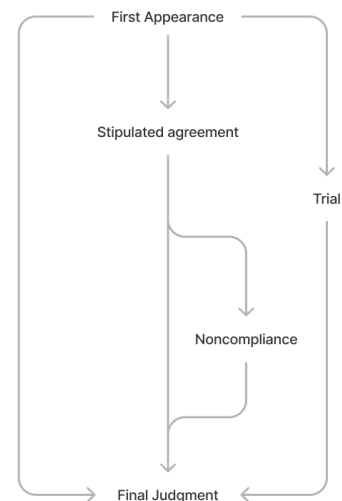
A judge issues a final judgment at the first appearance hearing. Includes *default judgments of eviction* (when a tenant misses a court appearance) and *dismissals* requested by the plaintiff.

### 2. Stipulated Agreement is Reached

A *stipulated agreement* is a court-enforced agreement between the tenant and the landlord. Common terms include a payment plan, a move-out date, and/or changes in behavior. The case may remain open until a final judgment of dismissal or eviction is issued.

### 3. Goes to trial

Trials are where a judge hears and considers evidence and testimony regarding the complaint and defenses from the tenant. At the conclusion of the trial, a final judgment—either a *dismissal* or a *judgment of eviction*—is issued.



# EVICTED IN OREGON

All data from this section—with the exception of the causes listed on eviction notices—were drawn from Oregon Judicial Department court records. Data tables were generated in February 2024. You can find the most recent eviction data on [Evicted in Oregon’s website](#). **The data in this section represents eviction cases filed in the Clackamas County Circuit Court only.**

## Eviction Filings<sup>4</sup>

	2022		2023	
	Clackamas	Oregon	Clackamas	Oregon
Cases filed	289	18,812	278	22,470

## Causes Listed on Eviction Notice<sup>5</sup>

Data on the causes listed on eviction notices is provided by the Oregon Law Center.

	2022		2023	
	Clackamas	Oregon	Clackamas	Oregon
Nonpayment	53% (152)	75% (14,132)	58% (161)	81% (18,257)
No cause	9% (26)	3% (581)	6% (18)	2% (539)
For cause	16% (46)	15% (2,868)	13% (36)	10% (2,278)
Landlord reason	8% (22)	3% (480)	3% (8)	1% (220)
Tenant notice	2% (6)	1% (239)	2% (5)	1% (206)
Others	13% (37)	3% (512)	18% (50)	4% (970)

## Eviction Cases with a First Appearance Hearing

**2022**

	Clackamas	Oregon
Cases with a first appearance hearing	289	18,738

**2023**

	Clackamas	Oregon
Cases with a first appearance hearing	274	22,436

Percentages shown in the tables below are calculated based on cases that have had a first appearance hearing

## Legal Representation in Landlord-Tenant Court<sup>6</sup>

**2022**

	Clackamas	Oregon
Landlord has a lawyer or agent	55%	54%
Tenant has a lawyer	14%	9%

**2023**

	Clackamas	Oregon
Landlord has a lawyer or agent	69%	57%
Tenant has a lawyer	15%	6%

## Eviction Case Outcomes

Outcome data below is organized based on the year cases were filed (not the year cases received a judgment).

**2022**

	Clackamas	Oregon
Eviction judgment	37% (108)	36% (6,723)
Dismissed	48% (138)	61% (11,486)
Final outcome unknown	15% (43)	3% (529)

**2023**

	Clackamas	Oregon
Eviction judgment	38% (104)	27% (6,161)
Dismissed	38% (105)	55% (12,359)
Final outcome unknown	24% (65)	17% (3,916)

# CLACKAMAS JUSTICE COURT PROCEDURES

Clackamas County processes evictions through both the Clackamas County Circuit Court in Oregon City and the Clackamas County Justice Court in Happy Valley. **The information in this section details the court process and procedures for the Clackamas County Justice Court only.** EiO community researchers conducted court observation between September-December 2022. Procedural information was updated by calling court staff in October 2023. Some procedures may have changed since these data collection periods.

## Eviction court proceedings are held in person

In Oregon, individual eviction courts set their own policies concerning in-person or virtual attendance. Virtual attendance can make it easier for some tenants to attend their hearings, especially if they live far from the courthouse.<sup>7</sup> However, virtual attendance can also be a barrier for households with limited access to the internet.<sup>8</sup>

In both 2022 and 2023, court attendance at the Clackamas County Justice Court was in-person only. This means that tenants had to take time out of their day not only for their hearing, but also for travel to the courthouse.

## Tenants face difficulties at first appearance hearings

First appearance hearings sort eviction cases into different procedural paths. The case may be dismissed, parties may negotiate a stipulated agreement, or the court may schedule a trial. If tenants fail to appear at their first appearance hearing, they automatically receive a judgment of eviction.

The Clackamas County Justice Court is located in a strip mall adjacent to Clackamas Town Center. During the 2022 observation, the court doors were locked from the inside, so when a tenant arrived they had to knock on the one-way glass doors to be let in by a court employee. Once inside, tenants were directed to meet with their landlord or the landlord's representative to discuss a stipulated agreement. During the 2022 observation period, court staff did not regularly explain the purpose of the first appearance hearing and tenants often asked questions about the process. Judges also frequently interrupted tenants at first appearance hearings.

## Tenants are advised to enter stipulated agreements

A stipulated agreement is a court-enforced agreement between the tenant and the landlord that is used to avoid a trial. Common terms in these agreements include a payment plan, a move-out date, and/or changes in tenant behavior. If tenants fail to fulfill the terms of their agreement, they can receive an eviction judgment from the court.

At first appearance hearings at the Clackamas County Justice Court, tenants were directed to negotiate stipulated agreements with their landlord. Tenants did not meet with a judge or get an explanation of the eviction process before they began negotiating. Negotiations took place in the lobby or in a small meeting room. In 2022, observers noted that there was very little negotiating; landlord representatives typically had a set of predetermined terms and gave them to the tenant to accept or reject.

If an agreement was reached, the tenant was directed to take the agreement paperwork to the window and submit it to the court. The judge met with them at the window to review the terms of the agreement before entering it into the court record. If an agreement was not reached, they were instructed to wait until the judge called their case to set a trial date.

## **Most observed trials ended with an eviction judgment**

In Oregon, most eviction cases do not make it to trial; they are either dismissed or avoid trial through a stipulated agreement. Trials are the only time during the process that tenants can challenge an eviction and present evidence in their defense.

At the Clackamas County Justice Court, very few cases make it to trial. During the 2022 observation period, trials lasted about 30 minutes on average. Of the observed trials, the majority ended with a judgment of eviction against the tenant, who were all unrepresented. During observed trials, tenants struggled with following court procedures. For instance, the judge often rejected evidence that tenants brought to the court on the day of trial, because the tenant had not submitted it correctly beforehand.

## **Onsite tenant support has varied over time**

In Oregon, onsite tenant support—which can include mediation, childcare, limited legal assistance, or help with rental assistance—varies considerably across different eviction courts. Support also varies over time at individual courthouses.

In late 2023, mediators from Clackamas County Resolution Services were often onsite at the Clackamas County Justice Court to help landlords and tenants mediate eviction cases. In 2023, court staff also gave out an informational packet if tenants asked about resources. However, no tenant support was available onsite during the 2022 observation period. Housing mediation was available offsite for cases with either a summons or a notice of termination, but no mention of the program was observed in court.



## ENDNOTES

1. US Census Bureau, American Communities Survey 2021
2. Housing Needs Assessment, Housing Solutions Lab at NYU Furman Center
3. Lane County, [2023 PIT Count Data](#)
4. Although in other county profiles we include data on the number of eviction filings per 100 rental units, we do not include this data point for Clackamas County. This is because our eviction filing rates are calculated using only the eviction cases filed in circuit courts. Because most eviction cases in Clackamas are filed outside of the Clackamas County Circuit Court—and instead in the Clackamas County Justice Court—the circuit court eviction filing rate per 100 rental units would be a misleadingly low estimate of the actual eviction rate in Clackamas County.
5. For an explanation of the different types of causes listed in termination notices, see <https://www.evictedinoregon.com/causes-listed-on-notice-of-termination>.
6. For the latest data on legal representation rates in eviction court, see <https://www.evictedinoregon.com/disparity-in-legal-representation>.
7. David A. Hoffman and Anton Strezhnev. 2023. “Longer Trips to Court Cause Evictions.” Proceedings of the National Academy of Sciences 120 (2). <https://doi.org/10.1073/pnas.2210467120>.
8. “Digital Evictions: The Landlord and Tenant Board’s Experiment in Online Hearings” (Ontario, Canada: Advocacy Centre for Tenants Ontario, 2021). <https://www.acto.ca/production/wp-content/uploads/2021/06/Digital-Evictions-ACTO.pdf>.

## EVICTED IN OREGON

### RESEARCH TEAM

Portland State’s Evicted in Oregon research team includes: Dr. Lisa K. Bates, Colleen Carroll, Dr. Alex Farrington, Azad Amir-Ghassemi, Dr. Yi Wang, Minji Cho, and Natalie Cholula. Court observation data is collected by community court observers. Court case data is coded by attorneys at Oregon Law Center, and their support for legal interpretation is invaluable. Any errors of interpretation or analysis in this report should be attributed solely to its author.

### CONTRIBUTOR ROLES

**Lisa K. Bates:** Conceptualization, methodology, investigation, resources, data curation, writing (review and editing), visualization, supervision, project administration, funding acquisition

**Alex Farrington:** Conceptualization, investigation, data curation, writing (original draft), visualization, project administration

**Colleen Carroll:** Conceptualization, methodology, formal analysis, investigation, data curation, writing (review and editing), visualization, project administration

**Azad Amir-Ghassemi:** Conceptualization, methodology, formal analysis, investigation, data curation, project administration

**Jacen Greene:** Writing (review and editing), visualization, supervision, project administration

**Minji Cho:** Investigation, data curation, formal analysis

**Andrew Lindstrom:** Investigation, data curation, formal analysis

**Marisa Zapata:** Funding acquisition

## REPORT CONTACT

Alex Farrington, Ph.D. [afarr2@pdx.edu](mailto:afarr2@pdx.edu)

Research Associate, Toulon School of Urban Studies and Planning

Portland State University

## MORE INFORMATION

For more information about the eviction process, the latest statewide and county-level eviction data, and more visit [evictedinoregon.com](http://evictedinoregon.com).

© 2023 Portland State University

Prepared by

Portland State University - Evicted in Oregon

Evicted in Oregon is a research project interested in understanding how evictions happen, for the purpose of eliminating them.

Web: [www.evictedinoregon.com/](http://www.evictedinoregon.com/)

Email: [evicted@pdx.edu](mailto:evicted@pdx.edu)