

Evicted in Oregon

Multnomah County Eviction Profile

2022-2023

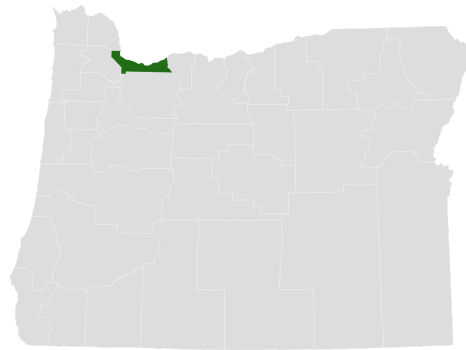


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MULTNOMAH COUNTY AT A GLANCE

Population: 815,438

Oregon: 4,246,155

Median Age: 38.4

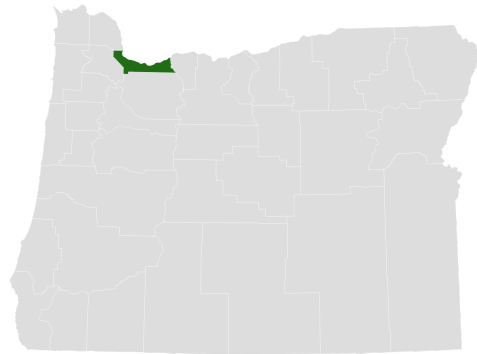
Oregon: 40.1

Poverty Rate: 12.3%

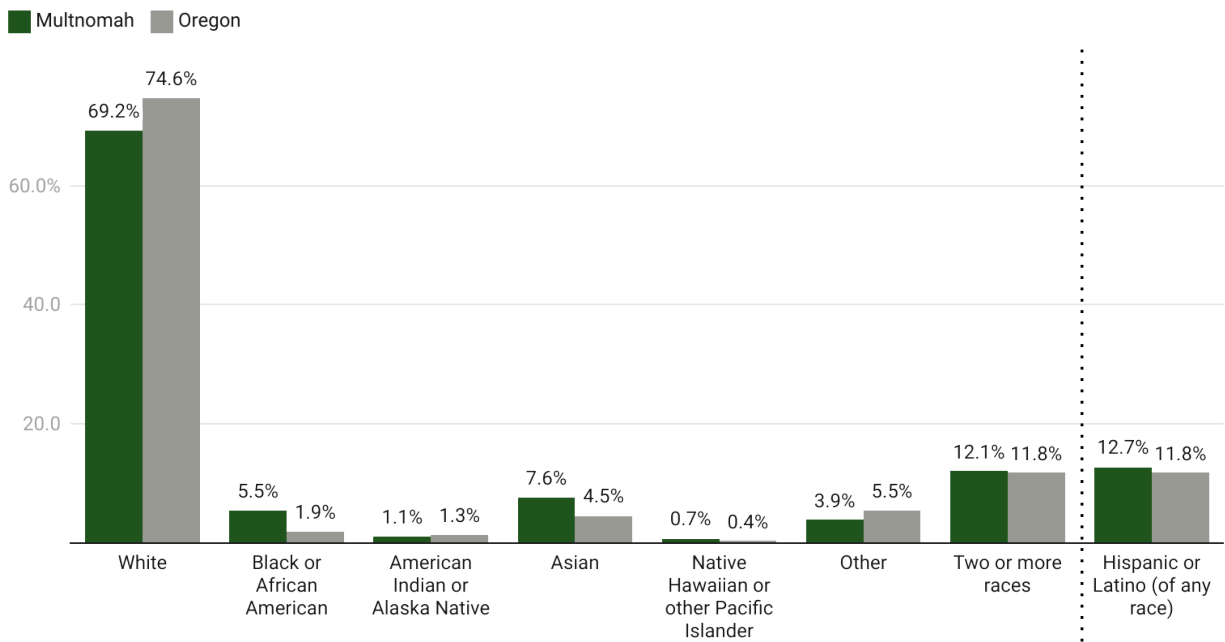
Oregon: 12.2%

Median Household Income: \$78,319

Oregon: \$71,562



Race and Ethnicity:



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

RENTING IN MULTNOMAH COUNTY

Renter Occupied Units: 153,735 (45% of all occupied units)

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

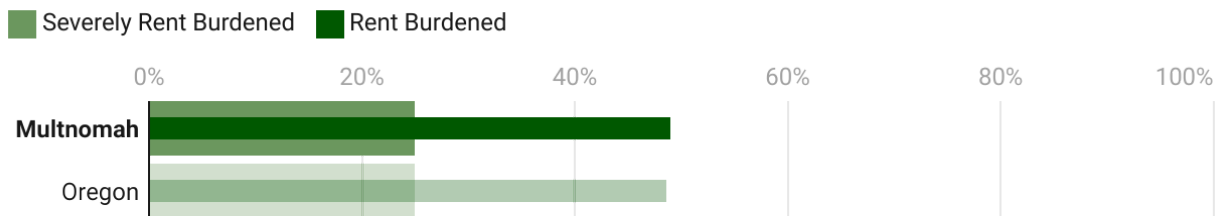
Median Rent: \$1,394

Oregon: \$1,282¹

Affordability:

49% of Multnomah renters (76,819 households) are **rent-burdened**, meaning they spend **30% or more of their income on rent**

25% of Multnomah renters (38,253 households) - nearly half of all rent-burdened households - are **severely rent-burdened**, meaning they spend **50% or more of their income on rent**²



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

Point-in-Time Homeless Count (2023):

6,297 people

3,944 unsheltered

1,821 in shelter

532 in transitional housing³

EVICITION COURT IN MULTNOMAH COUNTY



Created with Datawrapper

Multnomah County processes evictions through the Multnomah County Circuit Court located in downtown Portland.

Multnomah County Circuit Court
1200 SW 1st Avenue
Portland, OR 97204

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

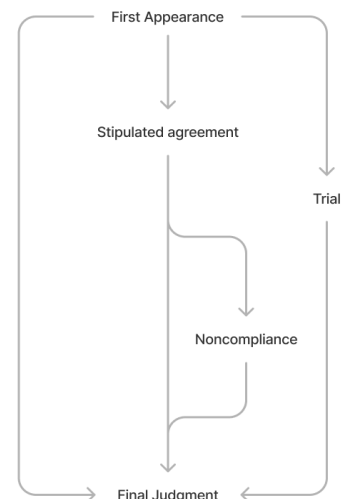
A judge issues a final judgment at the first appearance hearing. Includes *default judgments of eviction* (when a tenant misses a court appearance) and *dismissals* requested by the plaintiff.

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](#).

Eviction Filings

	2022		2023	
	Multnomah	Oregon	Multnomah	Oregon
Cases filed	6,609	18,812	8,894	22,470
Cases filed per 100 rental units	4.3	3.1	5.8	3.7

Causes Listed on Eviction Notice⁴

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

	2022		2023	
	Multnomah	Oregon	Multnomah	Oregon
Nonpayment	82% (5,410)	75% (14,132)	88% (7,812)	81% (18,257)
No cause	1% (41)	3% (581)	0.4% (39)	2% (539)
For cause	14% (936)	15% (2,868)	9% (765)	10% (2,278)
Landlord reason	1% (46)	3% (480)	0.2% (20)	1% (220)
Tenant notice	1% (91)	1% (239)	1% (73)	1% (206)
Others	1% (85)	3% (512)	2% (185)	4% (970)

Eviction Cases with a First Appearance Hearing

2022

	Multnomah	Oregon
Cases with a first appearance hearing	6,602	18,738

2023

	Multnomah	Oregon
Cases with a first appearance hearing	8,887	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 Court⁵

2022

	Multnomah	Oregon
Landlord has a lawyer or agent	77%	54%
Tenant has a lawyer	11%	9%

2023

	Multnomah	Oregon
Landlord has a lawyer or agent	81%	57%
Tenant has a lawyer	6%	6%

Eviction Case Outcomes

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

2022

	Multnomah	Oregon
Eviction judgment	32% (2,081)	36% (6,723)
Dismissed	67% (4,428)	61% (11,486)
Final outcome unknown	1% (93)	3% (529)

2023

	Multnomah	Oregon
Eviction judgment	23% (2,017)	27% (6,161)
Dismissed	62% (5,553)	55% (12,359)
Final outcome unknown	15% (1,317)	17% (3,916)

TOP EVICTORS IN MULTNOMAH COUNTY

We classify evictors as individuals or entities listed on circuit court filings as plaintiffs. These entities can be property management companies who oversee multiple buildings, individual buildings, corporations, or subsidized and public housing entities.

2022
Total Eviction Filings: 6,609

Evictor	Filings
Legacy Property Management	316
Stark Firs Management	304
Avenue 5	267
Income Property Management	234
Central City Concern	131
C & R Management Group	130
Sylo Property Management	99
Guardian Management	91
Home Forward	88
Fortress Property Management	82

2023
Total Eviction Filings: 8,894

Evictor	Filings
Avenue 5 Residential	400
Stark Firs Management	396
Legacy Property Management	325
Income Property Management	254
Central City Concern	191
Pinehurst Management	166
Reach Community Development	163
Home Forward	154
Guardian Management	153
Princeton Property Management	152

MULTNOMAH CIRCUIT COURT PROCEDURES

EiO community researchers conducted court observation between September-December 2022. Procedural information was updated with additional observation in October 2023. Some procedures may have changed since these observation periods.

Eviction court is mostly attended 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.⁶ However, virtual attendance can also be a barrier for households with limited access to the internet.⁷

At the Multnomah County Circuit Court, landlord representatives must attend in-person, while tenants can attend virtually via Webex or phone. In 2023, more than half of tenants attended their first appearance hearing in-person and the rest attended virtually. This is a change from 2022, when it was more common for tenants to attend Multnomah eviction court virtually.

First appearance hearings are frequent and fast-paced

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 Multnomah County Circuit Court holds first appearance hearings five days a week (Monday-Friday). The court's first appearance dockets are packed with cases. In 2023, the average first appearance docket was about 30 cases a day (149 cases a week). This is an increase from 2022 when the average first appearance docket was 22 cases a day (110 cases a week). During court observations in both 2022 and 2023, tenants often asked questions or raised concerns about their case during first appearance hearings. However, Multnomah's large caseload leaves little time for explaining the process to tenants or answering tenant questions, and procedures move very quickly.

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 the Multnomah County Circuit Court, if both parties appear at the first appearance hearing in-person, they are asked to step out and negotiate a stipulated agreement in the lobby meeting areas. If someone appears virtually, the judge will ask the parties to exchange phone numbers to

negotiate an agreement. Discussions typically last five to ten minutes, but sometimes run longer. This leaves little time for substantial negotiations; most landlord representatives have a standardized agreement already prepared to offer. If the landlord is represented by one of the commonly used law firms or agents, tenants may have to wait their turn to speak to a representative who is juggling several negotiations at once.

In 2023, 38% of eviction cases in Multnomah County were resolved through the negotiation of a stipulated agreement. This is a slight decrease from 2022, when 39% of eviction cases in the county were resolved through a stipulated agreement.

Eviction trials are rare

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.

In 2023, 13% of eviction cases filed in the Multnomah County Circuit Court were scheduled for trial and only 5% of cases had a trial held. In 2022, 11% of eviction cases were scheduled for trial and 7% had a trial held. At many of the trials observed in both 2022 and 2023, tenants without an attorney struggled to cross-examine, give testimony, or submit evidence in a way that the court and the plaintiff's lawyers would accept.

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.

Commons Law Center provided valuable onsite legal services at the Multnomah Circuit Court in 2023, representing tenants at first appearance hearings and in stipulated agreement negotiations. This is a significant change from the 2022 observation period, when no legal assistance was regularly available on site unless tenants had already obtained representation through the Eviction Defense Project or private bar.

Onsite information about legal services has varied over time at the Multnomah County Circuit Court, and has not always been highly visible. While Multnomah County has a substantially funded Eviction Defense Project including multiple legal service providers, this program was not mentioned in court. In 2023, a screen in the courthouse suggested that tenants visit OregonLawHelp.com or call the Oregon State Bar Lawyer Referral Service for legal assistance. Tenants were also occasionally referred to a desk with cards and flyers for legal assistance resources. During the 2022 observation period, cards with the Oregon State Bar's "modest means" program were occasionally distributed.

In both 2022 and 2023, nonprofit or county organizations were occasionally onsite offering rental assistance support to tenants. However, judges were inconsistent about informing

tenants that this support was available. In 2023, the court provided free childcare onsite. This is a change from 2022, when there was no onsite childcare available at the courthouse.

ON THE GROUND IN MULTNOMAH COUNTY

Compared to other areas of Oregon, Multnomah County has a large concentration of tenant resources. While far from an exhaustive list, this section highlights some of the recent eviction prevention and defense efforts in the county.

Eviction Defense Project

The Eviction Defense Project is a legal assistance program for tenants facing eviction in Oregon. It was launched by the Oregon Law Center in 2021 and is funded by the state, Multnomah County, and the City of Portland. Multiple legal service providers in Multnomah County participate in the program.

- **Oregon Law Center** provides free legal defense to tenants in Multnomah facing eviction through the Eviction Defense Project.
- **Portland Community College Clear Clinic** provides free legal assistance to tenants facing eviction in Portland. They also help tenants negotiate with their landlords at the termination notice stage and connect to rental assistance through United Way.
- **Metropolitan Public Defender (Community Law Division)** provides free legal defense to tenants facing eviction through the Eviction Defense Project. They also connect tenants facing eviction to city- and county-based rental assistance through United Way.

Additional Tenant Resources

- **Commons Law Center** regularly has attorneys onsite at the Multnomah Circuit Courthouse providing limited representation services to tenants facing eviction cases. They represent tenants at their first appearance hearings and help them negotiate stipulated agreements.
- **Community Alliance of Tenants (CAT)** educates tenants through community workshops on landlord/tenant law, runs a Renters Rights hotline, offers eviction court counseling, circulates tenant union creation kits, and advocates for improving renter protections at the state and local level.

TENANT VOICES

A full understanding of evictions is impossible without talking directly to the people who experience them. To learn more about the impacts of eviction on renters, we conducted several focus groups with Multnomah tenants who had an eviction experience since the beginning of the pandemic.

Impacts on Mental and Physical Health

Evictions take a serious toll on tenants' brains and bodies. Many of the tenants we talked with reported that they suffered adverse mental and physical health impacts associated with their eviction.

"You never can tell the stress that comes with eviction, especially the unplanned or impromptu, the mental stress, the emotional breakdown, having to work extra hours. I mean everything about impromptu eviction is stress. Having to look for another apartment to fit in your money. I mean, everything was so stressful."

(Black/African-American tenant focus group, 2023)

"My first thought is what I'm going to do. Where am I going to go? How am I going to pay? Those are ideas that emotionally worry us, affects us, drain us. And make us sick. We got sick because of that."

(Latine immigrant focus group, 2022)

Advice to Others Facing Eviction

In our focus groups, we asked tenants what advice they would give others facing an eviction. Many tenants mentioned finding a new place to stay, seeking out legal help, and talking with others about their experience.

"Those are the three things I would tell them: First, get a place to stay. Second, if you want to fight for it, get an attorney. The third one is, it's going to get to your head. Well, stay calm, stay cool."

(Low-income tenant focus group, 2022)

"I have a really small building... and there were other people that got notices as well, and we all got together and we talked about it. And we talked about maybe making our own tenants' union... And so, my best advice to people would be just reach out to your community, and don't let these people push you around." (Legal assistance focus group, 2023)

ENDNOTES

1. US Census Bureau, American Communities Survey 2021
2. Housing Needs Assessment, Housing Solutions Lab at NYU Furman Center
3. 2023 Tri-County Point in Time Count, Homelessness Research and Action Collaborative at Portland State University
4. For an explanation of the different types of causes listed in termination notices, see <https://www.evictedinoregon.com/causes-listed-on-notice-of-termination>.
5. For the latest data on legal representation rates in eviction court, see <https://www.evictedinoregon.com/disparity-in-legal-representation>.
6. 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>.
7. "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

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MORE INFORMATION

For more information about the eviction process, the latest statewide and county-level eviction data, and more visit evictedinoregon.com.

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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.

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