

Eviction Prevention Rapid Response

Oregon Housing and Community Services

Special Needs Housing: Combating Homelessness

HFA Staff Contact

LeiLani Barney

leilani.barney@hcs.oregon.gov

Eviction Prevention Rapid Response (EPRR)

Background

The Eviction Prevention Rapid Response (EPRR) program is a rent assistance and legal support program that was created during the 2021-23 biennium in anticipation of increased evictions due to the expiration of Oregon's protections during the height of the COVID-19 pandemic. EPRR offers immediate rent assistance and legal services to households with a scheduled eviction hearing to prevent displacement. The program provides up to \$8,000 in emergency rental assistance per household and coordinates with legal and mediation partners to offer wraparound support.

Oregon Housing and Community Services (OHCS) continued to fund the program in the 23-25 biennium, which is administered by Public Partnerships LLC (PPL). PPL is an experienced entity already engaged in emergency rental relief work for the state and is uniquely positioned to help reduce the duplication of benefits with other statewide rental assistance programs. PPL has the infrastructure and experience to advance the needs of those facing eviction and needing rental assistance and related supports. Community Action Agencies and legal partners like [Oregon Law Center's Eviction Defense Project](#) refer clients to the program, which accepts applications online and over the phone to facilitate rapid response and access. The program supports housing stability and equity across Oregon through its streamlined intake process and community-driven service model.

An innovative and replicable model

EPRR is a first-of-its-kind program in Oregon that combines immediate financial relief with legal and mediation services in real time. Its "in the moment" approach—allowing phone and online applications during an active eviction—represents a groundbreaking shift in how eviction prevention services are delivered. By linking emergency rental assistance funding directly with legal advocacy, EPRR bridges the gap between crisis intervention and long-term housing stability.

Allowances within the EPRR program guidance include the ability to financially settle stipulated agreements and landlord-supplied ledgers encompassing rent arrearages, forward rent within payment caps, security deposit, pet rent, utilities, storage and other fees tied to the rental ledger. However, for some households who are experiencing concurrent issues like unemployment, unmet behavioral healthcare needs, and other system involvement like child welfare, one month of rent support may not be sufficient to avoid eviction in the long term.

The structure and implementation of the EPRR program make it easily replicable in other jurisdictions. Preventing and ending homelessness takes all of us—nonprofits, all levels of government, and culturally responsive organizations. We are committed to collective impact, walking alongside our partners in the communities they serve. By building partnerships with existing legal aid and housing networks, the model can be adapted to meet the specific needs of various communities, especially in areas with increasing eviction rates. Its centralized intake process, flexible funding, and use of virtual tools allow for easy adoption by other state or local housing agencies.

Responding to an important state housing need

Oregon continues to face a deepening housing crisis, particularly among people with low incomes and historically marginalized populations. With the eviction filings in Oregon surpassing pre-pandemic levels, EPRR directly addresses this need by intervening at a critical moment—before eviction judgments are finalized. By focusing on prevention rather than response, the program helps Oregonians avoid the destabilizing consequences of displacement. EPRR fills a critical gap in Oregon’s housing continuum, helping to stabilize families before they are uprooted. This is a far more cost-effective approach.

Demonstrates measurable benefits to HFA targeted customers

The benefits of EPRR are both immediate and long term. EPRR helps households retain housing and avoid court-ordered evictions, improving housing stability for the households served. For households served through the program, the most direct benefit is the ability to stay housed. Each successful intervention prevents the cascading effects of eviction, which include job loss, school disruption, adverse health outcomes, and prolonged housing instability.

Between January and December 2024, the program assisted 1,551 households in avoiding eviction. Due to the increasing costs of rent and the high need for eviction prevention interventions, the funding allocated to the EPRR program through June 30, 2025, was fully spent sooner. Currently, the referral system remains in place, though capacity is limited due to funding constraints.

A proven track record of success and benefits that outweigh costs

While EPRR itself is a relatively new program, it builds on lessons learned and partnerships forged during the 21-23 biennium, when OHCS funded legal aid and mediation efforts in response to COVID-19 housing challenges. Those initiatives demonstrated clear reductions in eviction filings and increased voluntary settlements between tenants and landlords. EPRR incorporated these lessons into a statewide initiative with expanded reach and documented success in preventing displacement.

The cost of supporting a household through EPRR, capped at \$8000, is significantly lower than the societal and governmental costs associated with eviction and homelessness. By investing in prevention, the program delivers long-term cost saving while reducing system costs associated with homelessness such as emergency shelter, and healthcare or law enforcement expenses.

Demonstrates effective use of resources and employs partnerships

EPRR maximizes the impact of public funding by targeting assistance where it is needed most—households on the brink of eviction. PPL ensures compliance with funding requirements while providing operational infrastructure to process applications efficiently. Legal and mediation partners with a triage approach, prioritizing the most urgent cases and tailoring interventions based on need and urgency. The program also leverages existing community assets such as legal aid organizations and mediation nonprofits rather than building entirely new systems from scratch. This use of existing infrastructure reduces overhead costs and accelerates service delivery.

Eviction Prevention Rapid Response
Oregon Housing and Community Services
Special Needs Housing: Combating Homelessness

Additionally, EPRR's focus on remote services expands its reach without requiring significant investment in physical spaces or travel, allowing more resources to go directly to households.

Partnership is at the heart of the EPRR model. The program brings together a coordinated network of public agencies, legal experts, mediation professionals, community organizations and financial administrators. These partnerships are not merely transactional. Regular communication, shared data, and joint decision making ensure that each partner's expertise contributes to an effective eviction prevention strategy.

Achieving strategic objectives

The Eviction Prevention Rapid Response program directly aligns with agency's strategic goals to reduce homelessness and promote housing stability through proactive eviction prevention measures. The program's approach supports evidence-based policymaking and continuous improvement. As Oregon moves forward with broader housing and homelessness strategies, EPRR serves as a key pillar of prevention—helping the state transition from reactive models of crisis response to proactive systems that keep families housed, healthy and thriving.