

# Racial Disparities in Oregon State Eviction Filings

## Quarter 1, 2024 Report



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## Executive Summary

Quarter 1, 2024 experienced the highest eviction filing count and the widest racial disparities in the state's history. January, February, and March saw an average of about 2,000 cases per month that were between 46% and 70% above 2019's historical average. These are the highest gaps ever observed where in the past two years, only four months have fallen below historical average. Trends suggest that eviction counts are not expected to reach pre-pandemic levels any time soon.

Racial disparities are also at an all-time high with Black renters facing between 8 to 10 cases per 1,000 Black renters and, for the first time, a sizable increase in Latinx filings reaching a peak of 6.4 cases per 1,000 Latinx renters. The gap between these groups and the state rate continues to widen with differences of upwards of 60% to 137%. Eviction rates continued to persist in the most diverse, moderately priced, and lowest income neighborhoods with Black and Latinx renters seeing higher rates than any other group across all neighborhood socio-economic types.

These results reveal a troubling trend of above-expected filing rates that are most pronounced among Black and Latinx renters. It is unclear when these trends will decrease unless policy solutions are enacted. Otherwise, eviction will exacerbate racial disparities in access to housing, health, and economic mobility in Oregon.

## Introduction

Eviction is a devastating event that can result in forced displacement from a tenant's home, leading to homelessness, financial instability, and a host of negative health outcomes. Even if a renter can reach an agreement with their landlord to stay on the

premises, an eviction on a rental history record can limit options in applying for future affordable housing in safe neighborhoods.<sup>1</sup>

What is particularly alarming is that eviction rates are significantly higher for Black and Latinx populations, which increases inequality and decreases economic stability.<sup>2</sup> For example, a Washington State study found that 1 in 6 Black renters report having experienced eviction compared to 1 in 55 white renters.<sup>3</sup> Oregon's racial composition is similar to Washington's with 74% White, 14% Latinx, 5% Asian, 2% Black, and 5% all other racial and ethnic groups.<sup>4</sup> As you will read in this report, they also share extreme disparities in Black and Latinx evictions.

Racial disparities in housing stability are rooted in a long history of discriminatory policies and practices that have limited access to homeownership and affordable housing for communities of color, particularly Black households.<sup>5</sup> Residential segregation, mortgage discrimination, and wealth inequality have resulted in households of color being overrepresented among low-income households and more likely to experience housing cost burden—paying higher shares of your income towards rent that would otherwise go towards basic needs, education, investment, and health.<sup>6</sup> These factors, combined with discrimination and bias in the housing market, put households of color at greater risk of eviction.

Examining Oregon's racial disparities in eviction is important because it sheds light on how systemic racism and discrimination contribute to even greater housing instability and homelessness among Black and Latinx households. Because eviction affects housing stability and where renters can live, and it overwhelmingly falls on the backs of Black and Latinx renters, these groups are more likely to be affected by the consequences of an eviction as compared to other groups.

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<sup>1</sup>See Nikita Smith vs. Wasatch Property Management, Inc. et al.

<https://www.aclu.org/cases/nikita-smith-v-wasatch-property-management-inc-et-al>

<sup>2</sup> See

<https://www.brookings.edu/articles/the-coming-eviction-crisis-will-hit-black-communities-the-hardest/>;

<https://community.solutions/research-posts/racial-disparities-in-debt/>;

<https://www.opportunityhome.org/resources/racial-equity-housing/>

<sup>3</sup> See

<https://www.washington.edu/news/2020/02/10/uw-study-reveals-gender-racial-disparities-in-evictions/>

<sup>4</sup> See <https://www.census.gov/quickfacts/OR>

<sup>5</sup> Rothstein, Richard. *The Color of Law: A forgotten history of how our government segregated America*. Liveright Publishing, 2017.

<sup>6</sup> Oliver, Melvin, and Thomas Shapiro. *Black wealth/white wealth: A new perspective on racial inequality*. Routledge, 2013.

In Oregon, the collection of tenant demographics during an eviction are not part of the procedural process, leaving a massive gap in measuring racial disparities. This report fills that gap by estimating race and ethnicity using a data science model widely used by academics and legal experts that predicts race using names and the racial composition of where they live. Drawing from court data collected across 23 counties, we examine filing rates, judgments, and neighborhood characteristics through a racial lens to better understand the extent of racial disparities in evictions across the state.

As post-pandemic eviction rates increase across much of the country, states like Oregon who wrestle with housing affordability and high rates of homelessness are likely to see further increases in the near term. Eviction is one factor related to precarity and the findings within this report will help contribute to a broader conversation on housing justice and racial equity. These findings can also provide motivation and information for targeted policies and interventions aimed at reducing evictions, stabilizing housing for vulnerable families, and addressing root causes of housing inequality. By shedding light on the racial disparities in evictions, this report underscores the urgent need for solutions that promote housing stability and equity for all Oregonians.

## Methodology

### Eviction process

An eviction is not a single event, but a series of steps that a landlord takes to repossess property from a tenant. It starts with a landlord writing and delivering a “notice to terminate” to the tenant where the tenant may leave within a short period or receive an eviction filing where there will be a court hearing. At trial, the tenant may plead their case or end in an eviction judgment or even lockout by the Sheriff’s department.<sup>7</sup> Any loss of housing for the tenant is considered a displacement, even if there is not a judgment to evict. Unfortunately, the only data point in Oregon regarding these events is the eviction filing, meaning there is no way to count the total number of tenant displacements that may have occurred. In other words, these data are undercounts of tenant displacement through repossession.

### Data and Racial estimation

Oregon eviction filings are collected by Portland State University’s Evicted in Oregon (EIO) team on a weekly basis. They consist mostly of Circuit court systems in 22

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<sup>7</sup> See Evicted in Oregon’s “How do Evictions Work in Oregon?” for more details on the process. <https://www.evictedinoregon.com/how-evictions-work>.

counties and one Multiple court-system county (Lane).<sup>8</sup> Berkeley's Eviction Research Network (ERN) team pulls these filings from EIO's online storage into a secure Berkeley campus server and applies a multi-step cleaning and demographic estimation process in the statistical program R. The first cleaning step involves standardizing addresses to optimize geocoding performance in the following step by removing unnecessary characters or duplicate information such as apartment numbers or state acronyms. These cleaned addresses are then sent to two geocoders<sup>9</sup> to convert the address into a latitude and longitude and then spatially joined to census tracts to aid in demographic estimation.

Next, we clean names, separating them into first and last names and apply a Bayesian demographic imputation to estimate the probability of a defendant's race and ethnicity in an eviction filing. While self-reported race is the best determinant of race, imputation better aligns with self-report than third-party observed race.<sup>10</sup> The reason we impute is because (1) filings do not have demographic estimation and (2) understanding demographic differences in eviction helps us understand how inequalities may persist in the housing and legal system and (3) spur realignment to ensure equitable and fair housing. These imputation methods are commonly used in both academic and legal settings.<sup>11</sup>

Once estimates are made, we align the location and demographics of eviction filings to census data to understand rates of eviction. A rate is calculated by dividing the number of evictions overall, or by race, to renters overall, or of a specific group, in a census tract or county.

## Findings

In this section we describe eviction filing rates in the first quarter of 2024 (January to March). We focus on racial and ethnic disparities in filings and judgments as well as trends across different neighborhood characteristics including median rents, percent low-income, and racial/ethnic majorities. Our analysis is limited to mostly Circuit court

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<sup>8</sup> See EIO's "Data Availability" page for more info on the different court systems.

<https://www.evictedinoregon.com/data-availability>.

<sup>9</sup> The online U.S. Census Bureau geocoder API and ESRI's online geocoder. Both geocoders are available through the R package "tidygeocoder."

<sup>10</sup> See this report on demographic estimation in Oregon.

<https://www.oregon.gov/cjc/CJC%20Document%20Library/RaceCorrectionTechDocFinal-8-6-18.pdf>.

<sup>11</sup> See the National Center for State Courts' report on demographic inference.

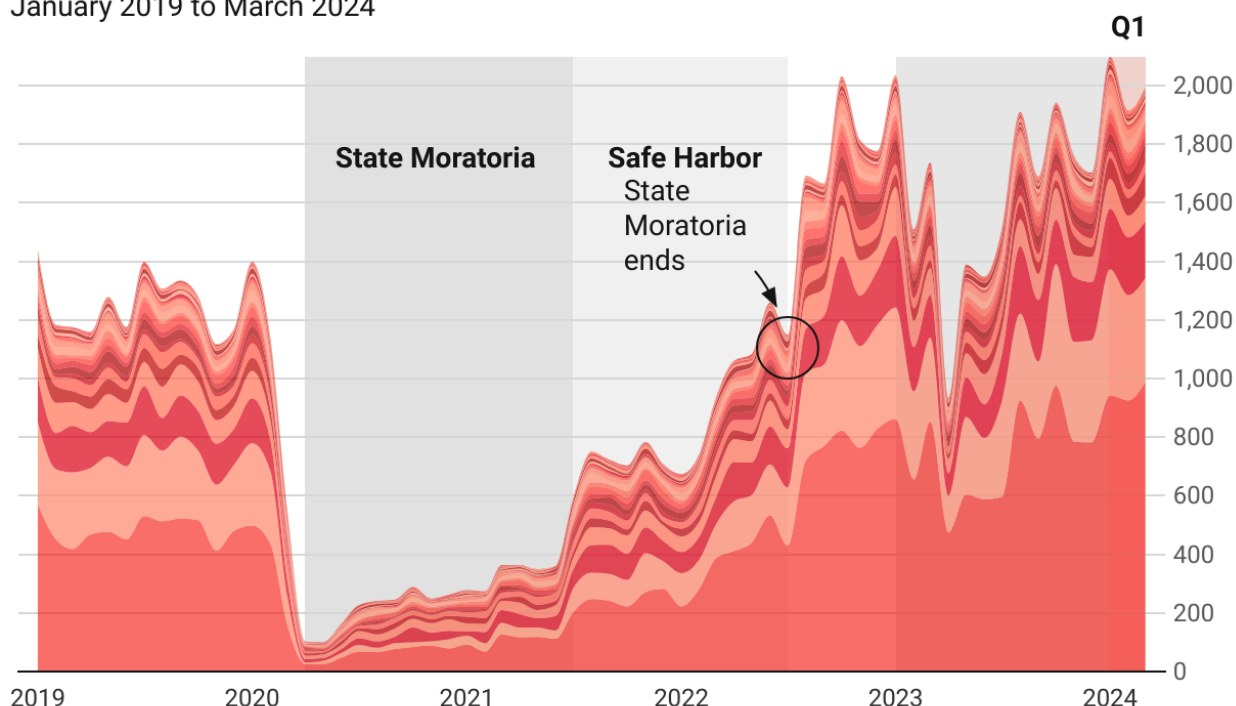
[https://www.ncsc.org/\\_data/assets/pdf\\_file/0025/85624/Race-and-Ethnicity-Demographics-White-Paper.pdf](https://www.ncsc.org/_data/assets/pdf_file/0025/85624/Race-and-Ethnicity-Demographics-White-Paper.pdf).

data across 23 counties in Oregon which includes Benton, Clatsop, Columbia, Coos, Crook, Curry, Deschutes, Hood River, Jackson, Jefferson, Josephine, Klamath, Lake, Lane, Lincoln, Multnomah, Polk, Umatilla, Union, Wallowa, Wasco, Washington, and Yamhill counties. Clackamas, Douglas, Linn, Malheur, Marion, Morrow, Tillamook, Baker, Gilliam, Grant, Harney, Sherman, and Wheeler Counties are under the Multiple Court system which are not currently collected and are therefore omitted for missing data.

## 1. Oregon State Eviction Filing Trends - Quarter 1, 2024

Figure 1. Oregon County Monthly Pre- and Post-Pandemic Filing Eviction Trends

January 2019 to March 2024



*Clackamas, Douglas, Linn, Malheur, Marion, Morrow, Tillamook, Baker, Gilliam, Grant, Harney, Sherman, & Wheeler counties are omitted due to missing data.*

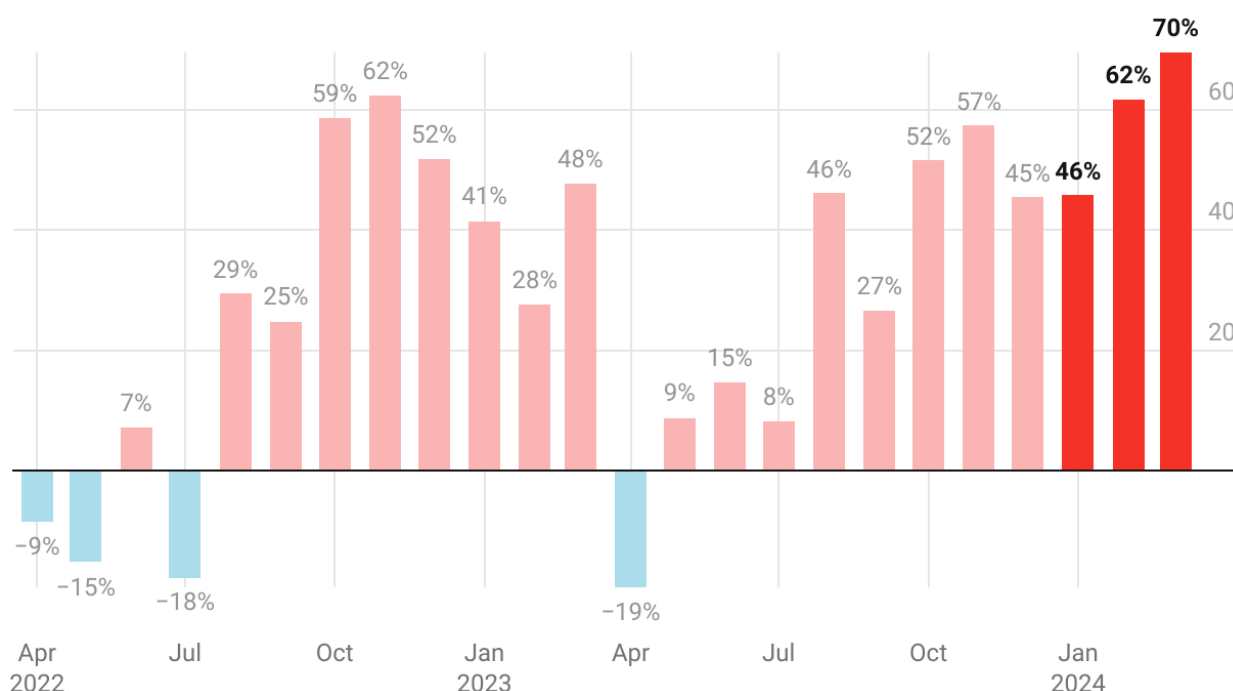
Chart: The Eviction Research Network • Source: Evicted in Oregon • Created with Datawrapper

Figure 1 visualizes the monthly filing counts for our 23-county study area from January 2019 to the end of March 2024. The red shaded layers represent the 23 counties in our study with the highest number of filings occurring in Multnomah (bottom layer of the graph) followed by Washington, Lane, and Jackson counties. All the stacked layers provide the total number of filings for our study area.

January 2024 broke the State's filing count record at 2,098 cases followed by 1,914 and 1,994 cases in February and March. Quarter 1, 2024 had roughly 800 more cases than the average pre-pandemic monthly count and about twice as many cases as when HB 2001<sup>12</sup> was passed in April 2023. January is usually one of the seasonally highest months for filings while February and March are often the lowest. However, this is not the situation for Quarter 1, 2024 with February and March cases having the 4th and 5th highest filing counts to ever occur in the State's history.

**Figure 2. Oregon State Monthly Eviction Filing Counts Compared to 2019's Monthly Filing Counts**

Above (red) & below (blue) average trends as compared to 2019



*Clackamas, Douglas, Linn, Malheur, Marion, Morrow, Tillamook, Baker, Gilliam, Grant, Harney, Sherman, & Wheeler counties are omitted due to missing data. Historical Average = the respective month's eviction filing count ÷ the respective month's 2019 filing count. The historical average result is then subtracted by one and multiplied by 100 to obtain a positive or negative percentile.*

Chart: The Eviction Research Network • Source: Evicted in Oregon & U.S. Census Bureau • Created with Datawrapper

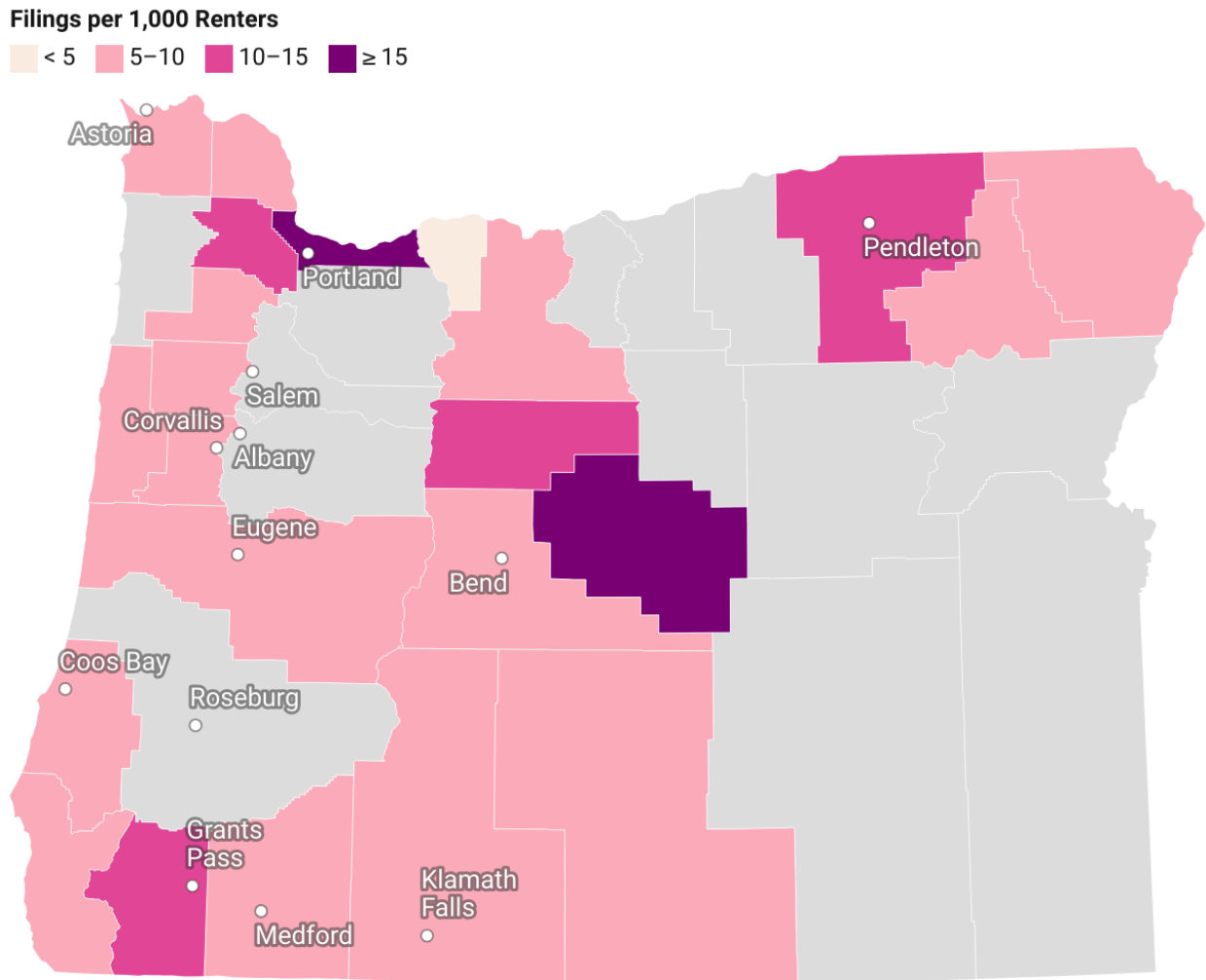
Figure 2 shows filing trends compared to the monthly historical average (i.e., current months compared to the respective month in 2019) where blue bars show below historical average rates while red bars show above historical average rates.

<sup>12</sup> House Bill 2001 extended the notice to evict from 72 hours to 10-days and required the landlord to cooperate with emergency rental relief efforts. This temporarily stalled cases until evictors were able to adapt to the new filing requirements. See <https://www.portland.gov/phb/rental-services/news/2023/3/29/hb2001-passed-oregon-legislature>.



March 2024 experienced the highest above-historical-average month in the State's history with 70% more cases filed as compared to March 2019 before the pandemic. Over the past 24 months, only four months fell below historical average. This suggests that high rates of eviction are likely to be expected for the foreseeable future unless new laws to stem cases or additional renter assistance is provided.

Figure 3. Oregon State Filings per 1,000 Renters - Quarter 1, 2024



*Clackamas, Douglas, Linn, Malheur, Marion, Morrow, Tillamook, Baker, Gilliam, Grant, Harney, Sherman, and Wheeler Counties are omitted for missing data. Filings per 1,000 renters by race = (filings by race ÷ renter households by race) x 1,000.*

Map: The Eviction Research Network • Source: Evicted in Oregon & U.S. Census Bureau • Created with Datawrapper

A map of the state shows continued high filing rates in both urban and rural counties. Figure 3. shows the eviction filings per 1,000 renters across 23 Oregon counties in Quarter 1, 2024.

Between January and March, Multnomah and Crook County had the highest rates of 18 and 17 filings per 1,000 renters. Washington, Umatilla, Jefferson, and Josephine had between 10 and 13 per 1,000 renters while the remaining counties had less than 10. As compared to the prior Q4 2023, Multnomah increased from 16 to 18 cases per 1,000 renters while Crook saw a rather high increase from 11 to 17 cases per 1,000 renters. Crook has a smaller renter population of 2,542 with 42 evictions, creating a sizable rate. Multnomah, on the other hand, has over 156,000 renters and the highest filing count of 2,854. More than half of Oregon counties had over 8 cases per year.<sup>13</sup>

## 2. Racial Disparities in Eviction Filings

Research shows that there are severe racial disparities in eviction across the U.S.<sup>14</sup> and are present within the state of Oregon. This is largely due to the legacy of racial segregation and discrimination that prevented many Black households from being able to buy homes, limiting equity accrual, and leading to a persistent and large Black/White wealth gap.<sup>15</sup> This resulted in a large share of Black households renting rather than owning.

Today, Black Oregonian households have the lowest median incomes that fall below 80% of the local median income, which by the Department of Housing and Urban Development's standards is considered low-income. The combined higher share of renting and lower incomes among Black households along with rising costs of rental housing greatly increases their risk of eviction.

The following section analyzes the racial disparities in eviction between Black, Latinx, White, and all other racial and ethnic groups. We estimate the race of each person named in a filing using a tested method used by academics and legal experts.<sup>16</sup> The method takes the probability of being Black, Latinx, White, or an "Other" group based on the last name of a person and improves that probability based on the racial composition

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<sup>13</sup> See Table 1 at the end of the report for a breakdown of cases and filing rates per county.

<sup>14</sup> New York Advisory Committee to the U.S. Commission on Civil Rights. 2022. "Racial Discrimination and Eviction Policies and Enforcement in New York." New York, NY.  
<https://www.usccr.gov/files/2022-03/New-York-Advisory-Committee-Evictions-Report-March-2022.pdf>.

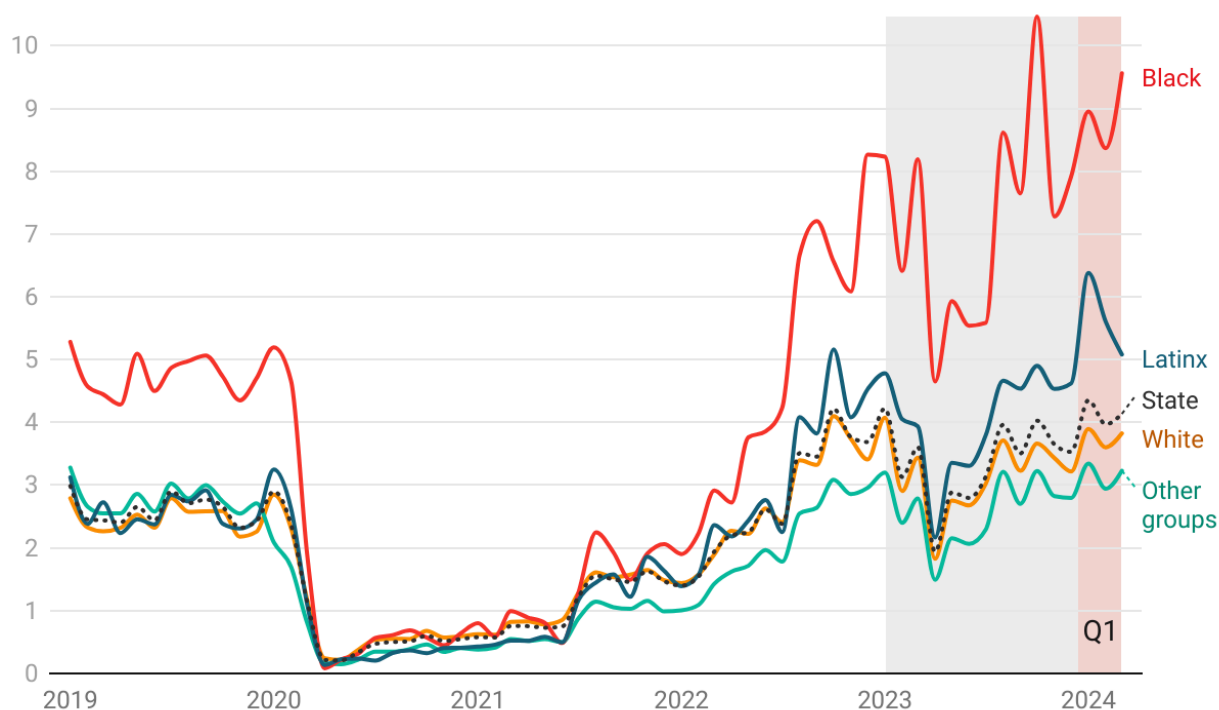
<sup>15</sup> Oliver, Melvin L., and Thomas M. Shapiro. 2006. *Black Wealth, White Wealth: A New Perspective on Racial Inequality*. 10th anniversary ed. New York, NY: Routledge.

<sup>16</sup> See "Inferring Race and Ethnicity Demographics from U.S. Census Data: Testing the Feasibility for Use in State Court Disparity Analyses."  
[https://www.ncsc.org/\\_data/assets/pdf\\_file/0025/85624/Race-and-Ethnicity-Demographics-White-Paper.pdf](https://www.ncsc.org/_data/assets/pdf_file/0025/85624/Race-and-Ethnicity-Demographics-White-Paper.pdf)

of where the defendant lives. While self-identified race and ethnicity is the ideal standard measurement, this approach comes close and helps identify disparities among individuals facing eviction. This method does well at naming White, Black, and Latinx households in Oregon but poorly estimates Asian, Pacific Islander, Middle Eastern, Indigenous, and other groups. These latter groups are combined into the “Other” category. See the methods section for more information on this process.

Below, we show the racial and ethnic disparities in eviction filings and judgments followed by several analyses on various neighborhood characteristics related to eviction rates and race. This includes an assessment of median rent, percent low-income, and neighborhood racial majority.

Figure 4. Eviction Filings per 1,000 Renters by Race Between January 2019 to March 2024



Clackamas, Douglas, Linn, Malheur, Marion, Morrow, Tillamook, Baker, Gilliam, Grant, Harney, Sherman, and Wheeler Counties are omitted for missing data. Filings per 1,000 renters by race = (filings by race ÷ renter households by race) x 1,000.

Chart: The Eviction Research Network • Source: Evicted in Oregon & U.S. Census Bureau • Created with Datawrapper

Figure 4 shows the monthly number of filings per 1,000 renters by race and ethnicity for the 23 counties of available data from January 2019 to the end of Quarter 1 in March 2024 (vertical red shaded area). The gray shaded area covers Q1 through Q4 2023 that are documented in earlier reports.

In Q1, 2024, the Black monthly eviction rate (red line) continued to increase reaching the 2nd and 3rd highest rates in the history of the data at 9.6 and 9 filings per 1,000 Black renters. October in the previous Q4 2023 had the highest rate of 10.5. We also see that Latinx renters experienced a record-breaking rate of 5.1 to 6.4 filings per 1,000 Latinx renters. Both the Black and Latinx rate gaps widened in the beginning of 2024 with Black renters obtaining filings 125% more than the state rate and Latinx renters obtaining cases 40% more than the state rate.

The overall state rate continued to increase after HB 2001 due to the higher eviction filing rate among Black and Latinx renters while White and Other racial and ethnic group renters did not see much of an increase.

It is unclear exactly why there is such a high rate of evictions among Black and Latinx renters. What we do know is that most of the Black renting population lives in urban areas such as Multnomah and surrounding counties while Latinx renters live in both urban and rural areas. In Q1, both urban and rural spaces saw higher filing counts than in prior quarters, where it seems cases increased in communities where Black and Latinx households rent.

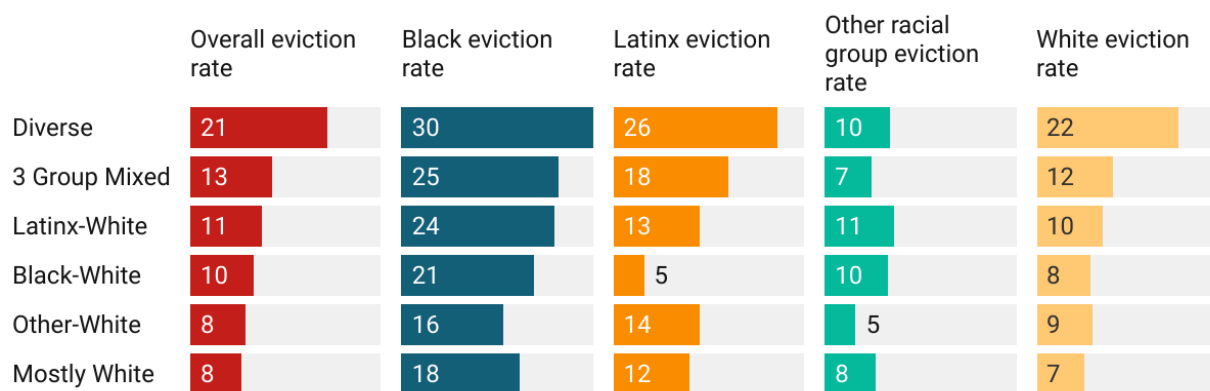
### 3. Eviction Distributions Across Different Types of Neighborhoods

Evictions are not randomly distributed across a geography but fall within specific socio-demographic spaces. For example, neighborhoods with more renters, lower income households, and demographic diversity often see higher rates of eviction because these are often the few spaces that households vulnerable to eviction can afford to live in. Because there are so few places for low-income households to move to, competition for limited affordable homes and discrimination in the renting process can occur.

This section disentangles where evictions may occur most and for which racial and ethnic groups.

**Figure 5. Oregon State Eviction Rate by Neighborhood Racial and Ethnic Majority - Quarter 1, 2024**

Eviction filings per 1,000 renters by racial group for different neighborhoods' racial & ethnic majority.



*Neighborhood types highlight which groups have more than a 10% composition in a census tract. Race and renter compositions come from the 2022 5-year ACS. Race & ethnicity of the evicted is estimated using names & addresses.*

Chart: The Eviction Research Network • Source: Evicted in Oregon & U.S. Census Bureau • Created with Datawrapper

Figure 5 shows the overall, racial, and ethnic breakdown of evictions by the racial and ethnic majority within a neighborhood. These definitions are determined by labeling which group has more than a 10% share of the population in a census tract. For example, “Mostly White” means that no other group other than White households have more than a 10% composition while “Latinx-White” means Latinx and White households have more than a 10% share each in these neighborhoods while others are below 10%. “Diverse” means four or more groups are over 10%.

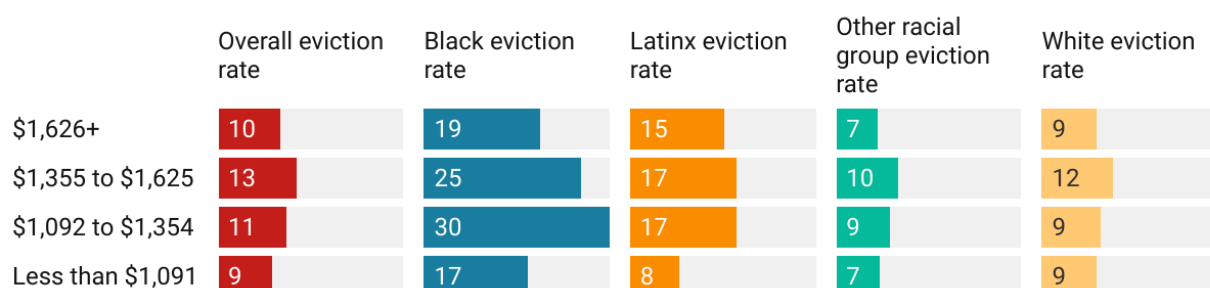
Diverse neighborhoods continue to have the highest eviction rates at 21 cases per 1,000 renters followed by “3 Group Mixed” (13) and Latinx-White (11). “Mostly White” and Other-White had 8 cases per 1,000 renters while Black-White filing rates increased from 7 to 10 cases as compared to last quarter.

Black renters continue to have higher rates than any other group with four out of six neighborhood types having more than 21 cases per 1,000 Black renters. The highest rates occurred in Diverse neighborhoods with 30 filings per 1,000 Black renters followed by “3 Group Mixed” (25), Latinx-White (24), and Black-White (21) majority neighborhoods. Their rates were between 38% and 165% higher than White rates and in many cases over 200% higher than “Other” groups.

Latinx eviction filing rates were similar to Black rates except in Black-White neighborhoods where there is a much smaller share of Latinx households. White renters had the 3rd highest rates with 22 filings per 1,000 White renters in Diverse neighborhoods and a dozen or less in other neighborhoods.

**Figure 6. Eviction Rate by Neighborhood Median Gross Rent - Quarter 1, 2024**

Eviction filings per 1,000 renters by racial group for different neighborhoods by median rent.



*Neighborhood median gross rent comes from the 2022 5-year ACS, an often lower-bound median rent as compared to current trends. Race & ethnicity of the evicted is estimated using names & addresses.*

Chart: The Eviction Research Network • Source: Evicted in Oregon & U.S. Census Bureau • Created with Datawrapper

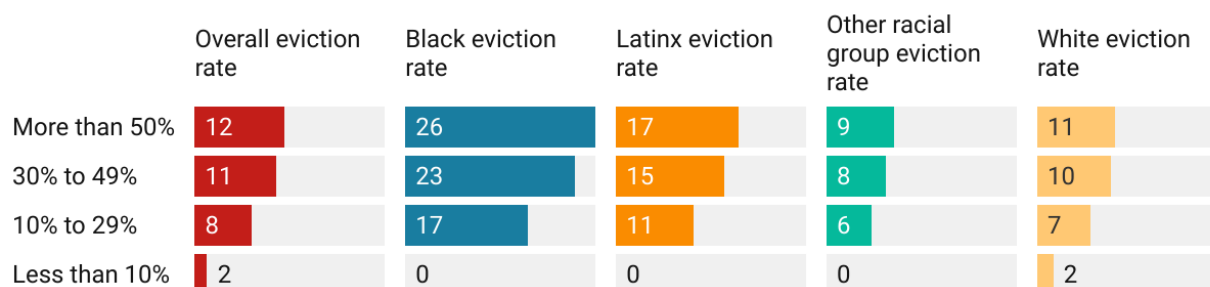
Figure 6 shows a breakdown of different neighborhoods by median rent<sup>17</sup> and eviction filings. In Quarter 4, 2023, overall rates followed the same trend as in Quarter 3 except for case rates rising by several points. Overall rates were mostly similar across all median rent neighborhoods ranging from 8 to 12 cases per 1,000 renters—the lowest rate being in the lowest rent neighborhoods.

Black renters continue to have higher rates than any other group with the highest rate occurring in lower rent neighborhoods (30 cases) followed by higher and highest rent neighborhoods (25 and 19). Latinx saw an increase in evictions in the highest rent neighborhoods with declining rates as median rents go down. Both White and Other racial group renters had relatively even rates across all neighborhood groups.

<sup>17</sup> Median rent includes all bedroom types.

Figure 7. Eviction Rate by Neighborhood Percent Low-Income - Quarter 1, 2024

Eviction filings per 1,000 renters by racial group for different neighborhoods by percent low-income group(s).



*Low-income = the percent of households that make less than 80% of the county median income. Neighborhood low-income data comes from the 2022 5-year ACS. Race & ethnicity of the evicted is estimated using names & addresses.*

Chart: The Eviction Research Network • Source: Evicted in Oregon & U.S. Census Bureau • Created with Datawrapper

Finally, Figure 7 shows the eviction rate by percent low-income renters living in neighborhoods broken down by race and ethnicity. We use HUD’s threshold of “low-income” which is when a household makes less than 80% of the median income in the county that they live in.

Overall and across all racial groups, neighborhoods with at least a share of 30% low-income renters saw higher rates of eviction. This has been the trend across all prior reports and shows that low-income renters are at higher risk of eviction. The only communities with low eviction rates are those that are more affluent and have less than a 10% share of low-income households.

Black renters continue to have the highest rates among all groups with 23 to 26 filings per 1,000 Black renters in neighborhoods with more than 30% low-income and 17 filings in 10% to 29%. Latinx renters had the second highest rates ranging from 11 to 17 filings per 1,000 Latinx renters. White come in third (2 to 11) and “Other” groups come in last.

The findings from the neighborhood analysis suggests that eviction concentrates in specific types of neighborhoods, particularly those that are lower income and more racially diverse. Among all racial groups, Black and Latinx renters are facing an overwhelming disparity in evictions in these spaces. The concentration of specific racial and economic groups can exacerbate existing racial inequalities and perpetuates cycles of poverty and instability. This disparity not only disrupts the lives of Black and Latinx families, leading to homelessness and adverse health outcomes, but also undermines

community cohesion and economic mobility, further entrenching systemic inequities rooted in historical and ongoing discrimination.<sup>18</sup>

## 4. Filing Judgments by Race & Ethnicity

Tenant displacement can occur at any stage in the eviction process, either before or after a notice, after trial, after judgment, or after a Sheriff lockout. Eviction by judgment is one of the few data points where there's some evidence that a tenant likely left, however, it is still a lower bound estimate of the true displacement that may have occurred.

One of the outcomes of a judgment is a *dismissal* meaning the case was closed without a landlord winning a judgment. However, it does not necessarily mean the tenant won or remains in the unit. A dismissal can occur when the landlord does not appear for a court date, or they drop the case without needing to provide a reason. In these instances, it could be because the tenant vacated the premises resulting in tenant displacement. A dismissal can also mean the complaint was filed improperly, the two parties reached an agreement, a defendant requests dismissal based on improper filing or procedure by the landlord, or the judge finds the landlord did not provide enough evidence at trial to merit an eviction judgment.<sup>19</sup> Therefore, a case that was “dismissed” does not mean the tenant was able to stay on the premises.

It is important to note that these counts are incomplete because judgments have not been assigned to all cases at the time of analyzing these data. One reason for this is the timing in which data were pulled, which for this report was about one month prior to the date of this study. Many cases take some time to reach an agreement and therefore the counts and resolutions may not reflect the actual judgments for this quarter.

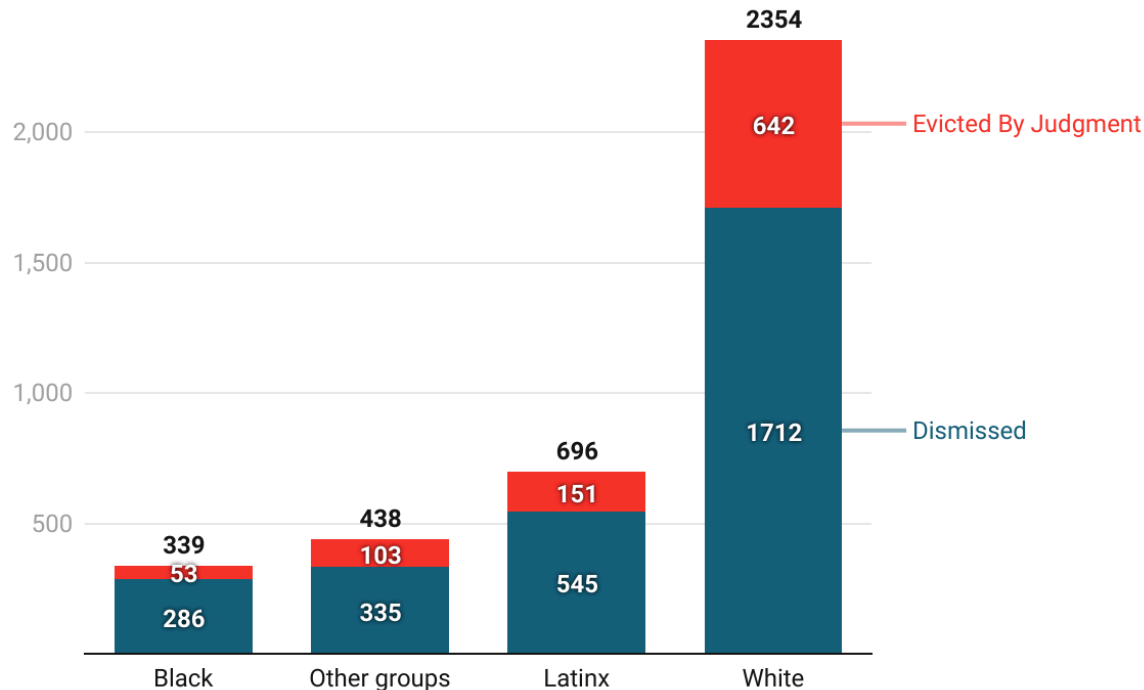
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<sup>18</sup> Han, Hye-Sung. “What Explains Variation in Neighborhood Evictions? Investigation of Neighborhood Characteristics and Federal Rental Assistance: Case Study of Kansas City, Missouri.” *Journal of Urban Affairs*, May 11, 2023, 1–25. <https://doi.org/10.1080/07352166.2023.2198131>.

<sup>19</sup> See Evicted in Oregon’s “Working with the Data” FAQ for more info: <https://www.evictedinoregon.com/working-with-the-data>



Figure 8. Judgments by Race & Ethnicity - Quarter 1, 2024



*Clackamas, Douglas, Linn, Malheur, Marion, Morrow, Tillamook, Baker, Gilliam, Grant, Harney, Sherman, and Wheeler Counties are omitted for missing data.*

Chart: The Eviction Research Network • Source: Evicted in Oregon • Created with Datawrapper

Figure 8 shows the Quarter 1, 2024 number of cases between January and March that resulted in dismissal and eviction by judgment by race. Dismissals were the main outcome of a case by about 73% to 84% for each racial and ethnic group—a higher share than in previous reports. White renters had the most cases (2,354) and 642 evictions by judgment (27% of cases). Latinx had the second highest number of cases (696) with 151 cases ending in eviction by judgment (30%). Black households (also with a 30% judgment rate) had the lowest number of cases.

## Conclusion

This report reveals troubling trends in eviction filings in Oregon that are disproportionately impacting Black and Latinx renters. Quarter 1 of 2024 saw record high eviction filing counts that were 46-70% above historical averages from 2019. Even more concerning, racial disparities reached an all-time high, with Black renters facing eviction filing rates 8-10 times higher than the state average, and Latinx renters seeing a sharp increase to 6.4 filings per 1,000 renters.

The data shows evictions are concentrated in the most diverse, moderately priced, and lowest income neighborhoods, with Black and Latinx households bearing the brunt of this crisis. Oregon's troubling history of racially exclusionary laws and ongoing wealth gaps between White and households of color are root causes that make Black and Latinx renters more vulnerable to housing instability and eviction.<sup>20</sup>

Increasing eviction rates coinciding with the lack of affordable housing, inflation, and increasing housing cost burden suggest that the state may see even more cases in the coming months. Without significant policy interventions, racial disparities will likely persist and worsen, exacerbating existing inequities. Eviction has devastating impacts on families, leading to increased homelessness, damaged credit, job loss, and negative health outcomes that can span generations. Action is needed at both the state and local level to help keep people housed.

Policy recommendations include:

- Strengthening and enforcing fair housing laws to combat discrimination
- Expanding access to rent assistance along with multilingual legal aid and eviction diversion programs
- Increase support for community based organizations that serve populations at risk of eviction
- Increasing the supply of affordable housing through production and preservation of existing affordable housing
- Addressing the root causes of racial disparities, such as the Black-White income and wealth gaps
- Investing in economic development and anti-poverty initiatives in hard-hit rural communities

Oregon should act swiftly to prevent further increases in evictions that will have significant and unequal consequences for Black and Latinx renters. Protecting renters and closing racial disparities in evictions is both a legal and economic imperative for a more just and thriving Oregon.

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<sup>20</sup> See

<https://www.multco.us/multnomah-county/news/new-report-illustrates-obstacles-disparities-multnomah-county-renters>

## Tables

Table 1. County Case Counts - Quarter 1, 2024

County	▼ Filings	Renters	Filings per 1,000 Renters
Multnomah	2,854	156,286	18
Washington	1,148	89,954	13
Lane	597	64,535	9
Jackson	263	31,425	8
Deschutes	212	24,660	9
Josephine	110	10,645	10
Polk	101	11,261	9
Yamhill	99	11,754	8
Umatilla	98	9,175	11
Klamath	85	9,291	9
Benton	80	16,662	5
Coos	73	8,657	8
Lincoln	60	6,587	9
Columbia	44	4,758	9
Crook	42	2,542	17
Clatsop	38	6,583	6
Jefferson	25	2,564	10
Union	25	3,573	7
Wasco	23	3,658	6
Curry	13	2,606	5
Lake	7	1,262	6
Wallowa	5	854	6
Hood River	4	2,869	1

Table: The Eviction Research Network • Source: Evicted in Oregon & U.S. Census Bureau • Created with Datawrapper

Table 2. Total Eviction Filing Count and Rate by Race and Ethnicity - Quarter 1, 2024

<b>Filings &amp; Rates</b>	<b>January, 2024</b>	<b>February, 2024</b>	<b>March, 2024</b>
Total Filings	2,098	1,914	1,994
Black Filings	159	149	170
Latinx Filings	413	363	329
Other Group Filings	188	165	181
White Filings	1,338	1,237	1,314
Overall Eviction Rate	4.4	4.0	4.1
Black Rate	9.0	8.4	9.6
Latinx Rate	6.4	5.6	5.1
Other Group Rate	3.3	2.9	3.2
White Rate	3.9	3.6	3.8

*Eviction Rate = filings per 1,000 renters of the respective group.*

*Clackamas, Douglas, Linn, Malheur, Marion, Morrow, Tillamook, Baker, Gilliam, Grant, Harney, Sherman, & Wheeler counties are omitted due to missing data. Race is imputed using the last name and location of the first person named in a filing.*

Table: The Eviction Research Network • Source: Evicted in Oregon & U.S. Census Bureau • Created with Datawrapper

Table 3. Eviction Rate by Neighborhood Median Gross Rent - Quarter 1, 2024

Neighborhood	Less than \$1,091	\$1,092 to \$1,354	\$1,355 to \$1,625	\$1,626+
Filings	816	1,316	1,768	1,286
Black filings	21	109	163	119
Latinx filings	95	278	342	248
Other group filings	67	109	163	121
White filings	632	821	1,100	799
Overall eviction rate	9	11	13	10
Black eviction rate	17	30	25	19
Latinx eviction rate	8	17	17	15
Other racial group eviction rate	7	9	10	7
White eviction rate	9	9	12	9
Renters	93,696	119,037	137,817	129,918
Black renters	1,274	3,633	6,480	6,364
Latinx renters	11,874	16,332	20,129	16,301
Other group renters	9,445	12,312	16,201	18,163
White renters	71,106	86,760	95,011	89,147

*Eviction Rate = filings per 1,000 renters of the respective group.*

*Clackamas, Douglas, Linn, Malheur, Marion, Morrow, Tillamook, Baker, Gilliam, Grant, Harney, Sherman, & Wheeler counties are omitted due to missing data. Race is imputed using the last name and location of the first person named in a filing.*

Table: The Eviction Research Network • Source: Evicted in Oregon & U.S. Census Bureau • Created with Datawrapper

Table 4. Eviction Rate by Neighborhood Percent Low-Income - Quarter 1, 2024

Neighborhood	Less than 10%	10% to 29%	30% to 49%	More than 50%
Filings	2	754	3,005	1,436
Black filings	0	47	233	132
Latinx filings	0	96	565	302
Other group filings	0	64	266	131
White filings	2	548	1,941	871
Overall eviction rate	2	8	11	12
Black eviction rate	0	17	23	26
Latinx eviction rate	0	11	15	17
Other racial group eviction rate	0	6	8	9
White eviction rate	2	7	10	11
Renters	1,144	95,551	268,531	116,935
Black renters	9	2,777	9,975	5,013
Latinx renters	93	9,013	37,753	17,896
Other group renters	198	10,064	32,011	13,902
White renters	844	73,697	188,853	80,127

*Eviction Rate = filings per 1,000 renters of the respective group.*

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Table: The Eviction Research Network • Source: Evicted in Oregon & U.S. Census Bureau • Created with Datawrapper

Table 5. Oregon State Eviction Rate by Neighborhood Racial and Ethnic Majority - Quarter 1, 2024

Neighborhood	Diverse	Black-White	<sup>3</sup> Group Mixed	Latine-White	Other-White	Mostly White
Filings	548	41	1,151	1,759	381	1,198
Black filings	99	9	122	100	24	75
Latinx filings	111	2	227	366	33	116
Other group filings	57	4	109	151	41	103
White filings	280	27	693	1,142	282	904
Overall eviction rate	22	7	13	10	8	8
Black eviction rate	33	10	25	24	15	23
Latinx eviction rate	24	3	17	11	11	11
Other racial group eviction rate	11	7	7	11	4	9
White eviction rate	23	7	13	10	8	8
Renters	25,083	5,700	88,341	169,642	48,630	144,765
Black renters	3,018	858	4,904	4,130	1,675	3,189
Latinx renters	4,525	620	13,544	32,265	2,911	10,890
Other group renters	5,233	535	15,088	13,916	9,326	12,077
White renters	12,325	3,687	54,808	119,335	34,718	118,648

*Eviction Rate = filings per 1,000 renters of the respective group.*

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