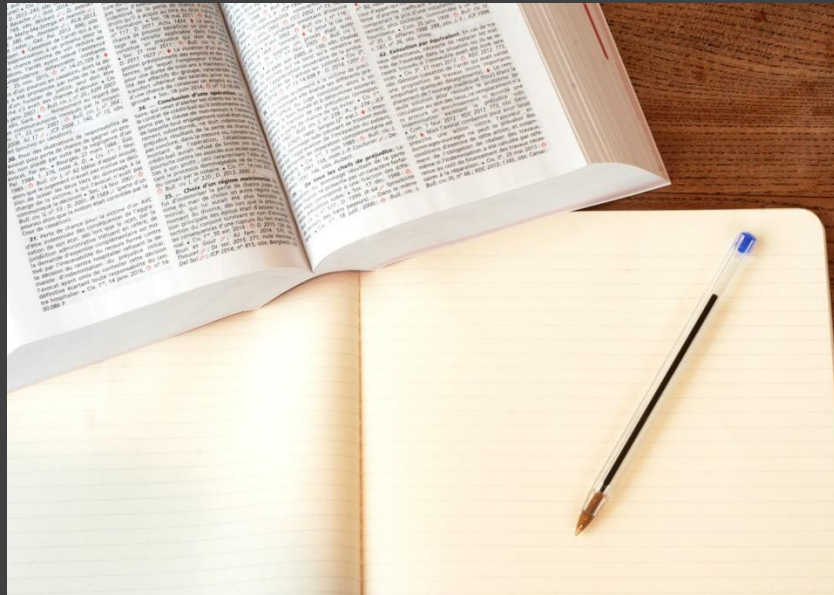


# RESOURCES FOR RENTERS

PRESENTED BY:  
EL PASO COUNTY ECONOMIC  
DEVELOPMENT DEPARTMENT

November 12, 2020

# Disclaimer



This presentation is not intended to provide legal advice in any way. This presentation is intended to give information only. Specific legal questions should be asked of a fair housing professional or attorney.

# Fair Housing Basics

You cannot be discriminated against for:

- Race/Ancestry
- Color
- Religion
- National Origin
- Creed
- Disability
- Family Status
- Age
- Gender
- Sexual Orientation

It is illegal to retaliate against someone for filing a complaint  
(including sexual harassment)

# Fair Housing Basics

Factors that are not covered by  
the Fair Housing Act:

- Smoking
- Source of Income
- Past Evictions
- Criminal History
- Active Users of  
Illegal Substances

Persons who are on a sex offender registry or charged with making meth can be banned from Federal Housing Programs

# Fair Housing Basics

## How discrimination occurs:

- Application rejection
- Lying about availability
- Advertising
- Refusal to make reasonable accommodations/modifications
- Steering applicants toward certain units

# Examples of Discrimination

- “Adults only”
- “Ideal for able-bodied tenants”
- “Foreign Nationals have to pay a higher deposit”
- “English Speakers Only”
- “Seeking a clean Catholic tenant”

- **Exception: Senior Housing**

- Property can be “adults only” or refuse families with children.

# Examples of Discrimination



**DISCRIMINATION IS RARELY THIS OBVIOUS,  
BUT IT'S JUST AS REAL. AND JUST AS ILLEGAL.**

If the landlord gives you the runaround or says:

**"We don't take kids."**

**"The apartment you asked about on the phone has been rented."**

**"We only take people who speak English clearly."**

**"We don't take teenagers."**

**"The ad was wrong – the rent is really \$50 more."**

**"I can't assign you a handicap parking space."**

# Do I Have an ADA Disability?

## STEP ONE:

The disability must limit:

- Speaking
- Concentrating
- Walking
- Reading
- Lifting
- Hearing
- Seeing
- Standing
- Working

## STEP TWO:

The person must have a record of having a disability. This step also protects people who previously have had a disability.



# Understanding Disabilities

- A disability may not be obvious
  - Heart Disease, Chronic Fatigue Syndrome, Mental Illness
- A disability does not necessarily need an assistive device
  - Walking Cane, Hearing Aid
- Recovering from addiction is considered a disability
- A person who is discriminated against because they are “perceived” to have a disability may still file a housing complaint, regardless of their actual disability status.

# Be Reasonable!

## Reasonable Accommodation

- Policies or procedures are altered to accommodate a disability

### Examples:

- Waiving a no pet policy
- Meeting a tenant in an accessible office
- Presenting property rules in simpler terms

## Reasonable Modification

- The property itself is modified to work with a disabled person's needs

### Examples:

- No-Slip grips on floors
- Automatic shut-off faucets
- Braille or color-coded signs
- Flashing light smoke alarms

# Eviction Protection

- Eviction Moratorium
  - CDC has suspended eviction of tenants who make less than \$99,000 until December 31<sup>st</sup>
    - Delays rental payments, does not forgive them
- Mandatory Eviction Notice
  - As of Sept. 1, 2020: Landlords need to give 30 days warning before pursuing an eviction.

Tenant must certify that they:

- Are unable to pay rent due to loss of income.
- Are trying to make partial payments.
- Will become homeless if they are evicted.
- Are trying to obtain rental assistance



## Assert Your Rights

If you suspect you have been a victim of fair housing discrimination, there are resources available to you

# Fair Housing Contact Info:

## Denver Regional HUD Office

- (303) 672-5151
- Fair Housing Information

## Denver FHEO Center

- (303) 672-5155
- Fair Housing Complaints

## Colorado Civil Rights Division

- (303) 894-2997
- For all discrimination issues in housing, employment, and public accommodations

# Fair Housing Contact Info:

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## HUD National Office

- (800) 669-9777
- TTY (800) 927-9275
- Housing Choice Voucher Complaint: (800) 955-2232
- File Fair Housing complaints online or by phone

## The Independence Center

- (719) 471-8181
- Advocacy/Resources for persons with disabilities

# Fair Housing Contact Info:

## Denver Metro Fair Housing Center

- (720) 279-4291
- [www.dmfhc.org](http://www.dmfhc.org)
- Website available in multiple languages

## Colorado Housing Connects

- (844) 926-6632
- A housing navigator will connect you with a fair housing investigator or HUD-approved housing counselor to discuss your situation



## Renter Resources



# Service Providers

## Mercy's Gate

- (719) 277-7470
- Emergency rent and utility assistance, and many other stability services



## Beautiful Redemption

- (719) 659-2781
- Rent, utility, and other emergency needs



Beautiful  
Redemption

## The Resource Exchange

- (719) 380-1100
- Aids in navigating the support system of services throughout El Paso County



# Service Providers

## Westside CARES



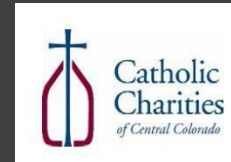
- (719) 389-0759
- Ecumenical and interfaith nonprofit collaboration providing crisis services

## Tri-Lakes Cares



- (719) 481-4864
- Food, rent, utilities and medical assistance

## Catholic Charities of Central Colorado



- (719) 477-9365
- 75 programs and services to help successfully move out of Crisis, build Resiliency and achieve Stability

# Service Providers

## Silver Key Senior Services

- (719) 884-2300
- Emergency rent and utility assistance, as well as food services/delivery



## Salvation Army Colorado Springs

- (719) 636-3891
- Food, housing, and holiday assistance for families



## Home Front Military Network

- (719) 434-1407
- Rent, utilities and case management for veterans, active-duty soldiers, and their families



# Services and Transitional Housing

## TESSA



- (719) 633-3819
- 24-Hour Safe Line: (719) 633-3819
- Confidential support and services

## Family Promise



- 719-329-1244
- Guidance and services to prevent homelessness

# Transitional Housing

## Homeward Pikes Peak



- (719) 473-5557
- Transitional Housing Program sponsored by HUD

## Rocky Mountain Human Services



- (303) 636-5600
- Homelessness and eviction prevention

## Ithaka



- (719) 578-1629
- Transitional/service-based housing

# Rental Assistance

## Housing First

- (719) 375-8794
- Case management and rental assistance



## Mt. Carmel Veterans Center

- (719) 772-7000
- Rent/utility assistance and employment training for veterans and their families



## Community Partnership for Childhood Development

- (719) 635-1536
- Early childhood programs and rent/utility assistance



# Other Housing Assistance

## Partners in Housing



- (719) 473-8890
- Homelessness assistance, homelessness prevention, transitional housing, and supportive services

## Pikes Peak Habitat for Humanity



- (719) 475-7800
- Builds affordable homes for low-income families

## Rocky Mountain Land Trust



**ROCKY MOUNTAIN  
COMMUNITY LAND TRUST**

- (719) 447-9300
- Provides transitional housing and affordable rentals

# Rental Housing Providers

## Colorado Housing Finance Authority

- (800) 877-2432
- Provides funding for affordable rental housing



## Colorado Springs Housing Authority

- (719) 387-6700
- Offers several housing assistance programs



## Greccio Housing

- (719) 475-1422
- Provides stable, safe, affordable housing





# Rental Housing Providers

## Fountain Housing Authority

- (719) 382-5639
- Provides affordable rental housing in Fountain

## Calhan Housing Authority

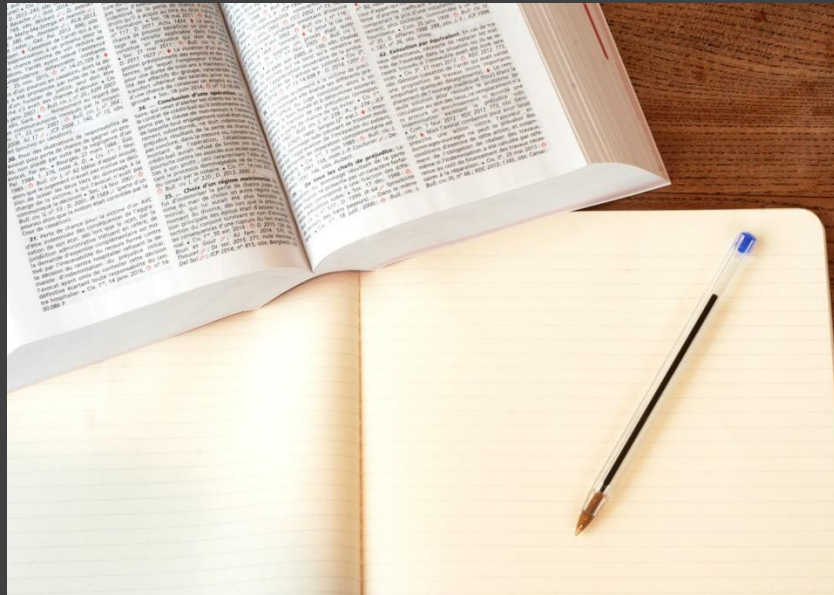
- (719) 347-2616
- Provides affordable rental housing for seniors in Calhan

## DOLA Foreclosure Hotline

- 1-844-926-6632
- State hotline for foreclosure assistance



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# QUESTIONS OR COMMENTS



# THANK YOU FOR ATTENDING: RESOURCES FOR RENTERS

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