

## Model Notification of CDC Eviction Protection Order

Dear Tenant,

I am writing to inform you that you may be protected from eviction under a temporary halt by the federal Centers for Disease Control (CDC).<sup>1</sup>If you meet **ALL** of the following conditions, you may not be evicted for nonpayment of rent between September 4, 2020 and December 31, 2020.

- 1) You have used best efforts to obtain all available government assistance for rent or housing **AND**
- 2) You (i) expect to earn no more than \$99,000 in annual income for Calendar Year 2020 (or no more than \$198,000 if filing a joint return); **OR** (ii) you were not required to report any income in 2019 to the U.S. Internal Revenue Service, **OR** (iii) you received a coronavirus Economic Impact Payment (stimulus check) from the federal government **AND**
- 3) You are unable to pay the full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, a layoff, or extraordinary out-of-pocket medical expenses **AND**
- 4) You are using best efforts to make timely partial payments that are as close to the full payment as the your circumstances may permit, taking into account other necessary expenses **AND**
- 5) Eviction would likely render you homeless; **OR** you would need to move into a homeless shelter; **OR** you would need to move into a new residence shared by other people who live in close quarters because you have no other available housing options.

To be covered, you must provide your landlord name/property owner name a signed declaration form that you meet all five of these requirements. A blank declaration form can be found [here in English](https://tinyurl.com/yykmp5qd) (<https://tinyurl.com/yykmp5qd>), and [here translated into multiple other languages](https://tinyurl.com/yyzg6d99) (<https://tinyurl.com/yyzg6d99>). (attached to this letter is an English and Spanish declaration).

Please be aware, even if you meet the requirements above, you can still be evicted for:

- Engaging in criminal activity while on the premises
- Threatening the health or safety of other residents
- Damaging or posing an immediate and significant risk of damage to property
- Violating any applicable building code, health ordinance, or similar regulation relating to health and safety
- Violating any other contractual obligation, other than the timely payment of rent or similar housing-related payment (including non-payment or late payment of fees, penalties, or interest).

<sup>1</sup> The full CDC order can be found here: <https://tinyurl.com/y7wnhzzl>

Please note:

- You still owe rent during this protection period, as per your rental agreement. If you are covered by the CDC order, all of your rent will be due January 1, 2021 so we advise you to continue to seek rental assistance.
- No landlord, mobile home park owner, property management entity, or any individual or entity acting on behalf of a landlord, mobile home park owner, or property management entity shall charge a monetary sum, fee, or other penalty against a tenant or mobile home owner for failure to timely pay any portion of rent, beginning the day this Executive Order is executed. Any fee or penalty assessed on or after January 1, 2021, shall apply only to rent due on or after that date.
- **Tenants may be protected from eviction in cases for nonpayment of rent if they qualify under the CDC Declaration.** Once the CDC Order ends on December 31, 2020, tenants may be evicted for non-payment of rent regardless if they are a covered person under the CDC Order.

If you are unable to pay your rent, please contact your landlord/property manager immediately to enter into a repayment agreement. If you do not enter into a repayment agreement, the entire amount of rent that you missed plus any late fees will be due on January 1, 2021.

Sincerely

Landlord/Property Manager

The statements contained in this notice do not constitute legal advice and, to the extent a tenant in a “covered property” has questions about his or her rights under the CDC eviction moratorium order, such questions should be directed to a qualified attorney.

## **Rental Assistance Resources**

In order to qualify for eviction prevention, you must use best efforts to obtain all available government assistance for rent or housing. There are many local and state rental assistance programs available to you.

### **Housing Counseling**

Get assistance finding out what program is best for you by contacting Colorado Housing Connects at: 1-844-926-6632

[www.ColoradoHousingConnects.org](http://www.ColoradoHousingConnects.org)

### **State of Colorado Emergency Housing Assistance Program (EHAP)**

Email: [EHAP\\_Team@BrothersRedevelopment.org](mailto:EHAP_Team@BrothersRedevelopment.org) to get an application

Local agencies providing rental assistance in your county can be found here: <https://cdola.colorado.gov/rental-assistance>

### **Other Rental Assistance Programs**

Call 211 or go to <https://www.211colorado.org/> to identify other resources available.

**Property Owner Preservation Program:** Landlord/property manager may be willing to apply for rental assistance from the State's Property Owner Preservation program on your behalf. You must provide us with your signed declaration form before the 15th of the month to be eligible.