



April 2, 2020

To Colorado Property Owners, Landlords, and Tenants:

Together we are facing significant challenges related to addressing the impact of COVID-19 on an individual basis, as families, and as a community. Colorado has taken deliberate actions to mitigate the many effects of this pandemic, including most recently a [state-wide stay-at-home order](#) that went into effect at 6:00 a.m. March 26th and will last until at least April 11, 2020.

Earlier, Governor Jared Polis issued [Executive Order D 2020-012](#), which includes **foreclosure and eviction directives intended to limit housing disruption, and provide temporary relief and resources to both owners and tenants in an effort to respond to immediate and future health and economic impacts**. It is imperative for the health and wellbeing of all Coloradans to maintain housing and limit the displacement and nonessential movement of residents during this crisis. As Executive Director of the Department of Local Affairs (DOLA), I recommend you read the order in its entirety since there are other aspects of the order that may be of significant interest to you, your family, and your community. I also urge property owners and landlords to:

1. [Avoid removing or executing eviction procedures against tenants or mobile home owners without cause, or as a result of late or nonpayment of rent or minor tenancy violations.](#)
2. [Exempt tenants and mobile home owners from fees or penalties for the late payment or nonpayment of rent.](#)
3. Consider temporarily modifying rent obligations and/or entering into alternative payment arrangements such as: a) accepting partial month payments from COVID-19 impacted tenants; b) reducing rent in a set amount across the board; c) discounting rent in exchange for advance payment; and d) signing promissory notes with impacted tenants in lieu of rent.
4. Ensure that those of you providing “covered housing” under the federal CARES Act are complying with the 120 day eviction moratorium and that you also promptly self-identify to tenants if you have a federally-backed mortgage so that they know you are covered.

Nothing in the Executive Order relieves tenants of the obligation to pay rent. Rather the Executive Order called on landlords to be mindful of the serious public safety concerns and challenges Coloradans are facing during a statewide stay-at-home order that may also impact their continued employment status.

DOLA is working on the distribution of temporary rental and mortgage assistance, and identifying other funding sources to help maintain the housing and shelter needs of Coloradans. We are also working with the Colorado Department of Labor and Employment (CDLE) to share data and develop guidelines and processes for distributing emergency assistance.





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Furthermore, President Trump signed the CARES Act into law on March 27th. This federal stimulus package in addition to state efforts will keep our economy and housing markets functioning while protecting public safety. The following are some key takeaways from the CARES Act:

- Funding to support public health efforts
- Direct payments to taxpayers
- Larger unemployment benefits for all, accessible by a broader range of people
- Loans to small and large businesses
- Loans and grants to targeted industries
- Tax cuts for corporations
- Direct support to local and state government budgets

Visit <https://cdola.colorado.gov/housing-covid19> for updates, resources, and additional information on DOLA's Division of Housing's strategy for implementing the federal government's stimulus package and the Governor's directives with your participation. I sincerely appreciate your consideration of Coloradans' needs during this challenging time.

Sincerely,

Rick M. Garcia, Executive Director
Department of Local Affairs

