



FACT SHEET

RRHA Lease Enforcement Process for Non-Payment of Rent

DATE | October 10, 2022

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1) As of October 10, 2022, RRHA has **1,795** residents with a balance of **\$51** or more. This is an *increase* of **75** persons from last month. As a caveat, these numbers are subject to change *daily* due to changes in payment status and are updated on a monthly basis.

The following is a chart of overages broken down per community

BALANCES OWED as of October 10, 2022					
PROPERTY	# Families	\$51 - \$499	\$500 - \$999	\$1000 - \$4999	\$5000 & up
Creighton	108	50	25	30	3
Hillside	242	112	59	64	7
Fairfield	286	107	67	94	18
Mosby	297	119	58	102	18
Whitcomb	265	129	57	67	12
Gilpin	468	204	84	144	36
Senior Sites	129	83	22	22	2
	1795	753	372	523	96

2) In the last 30 days, RRHA has received **\$228,466.30** for **99** households in Rent Relief funding from the Department of Housing and Community Development (*DHCD's online application portal*) for DHCD's Rent Relief Program.

Property	# Families	Amount
Creighton	1	\$1,240.00
Hillside	14	\$24,270.42
Fairfield	16	\$16,516.65
Mosby	15	\$56,840.91
Whitcomb	14	\$46,549.84
Gilpin	38	\$82,262.48
Senior Sites	1	\$786.00
	99	\$228,466.30

- 3) Since the restart of lease enforcement action, RRHA has issued **166** late notices. *(RRHA did not issue any late notices during the month of September 2022)*
- 4) Since the restart of lease enforcement action, RRHA has filed **59** unlawful detainers.
- 5) Since the restart of lease enforcement action, RRHA has filed lease enforcement proceedings for **five (5)** households.
- 6) Currently RRHA has **49** families that are on repayment agreements.

Property	# HH on Repayment Agreements
Creighton	9
Hillside	0
Fairfield	12
Mosby	10
Whitcomb	2
Gilpin	12
Senior Sites	4
	49

- 7) Public housing households who have a pending rent relief application *(whether they applied on their own or consented to RRHA applying on their behalf)*, are currently NOT being considered for lease termination based on non-payment of rent.
- 8) If a public housing household rent relief application was denied and they have not paid the full balance owed, they will have the option to sign up for a repayment agreement as long as they have not recently defaulted on a current repayment agreement. If that household does not sign up for a repayment agreement, then RRHA will move forward with lease enforcement action.
- 9) Signing a repayment agreement is an option for an RRHA public housing family who owes past rent, as long as they have not defaulted on a current repayment agreement.
- 10) A family who signs a repayment agreement is considered in “good standing” and RRHA will take no legal action against them for any unpaid amount so long as they make payments in accordance with the agreement.
- 11) If a family misses two consecutive monthly payments under a repayment agreement, or if they fall behind in paying rent or other charges that come due after signing the repayment agreement, RRHA may take action to enforce the lease and/or repayment agreement.
- 12) Each family will have one opportunity to sign a repayment agreement and can ask for that repayment agreement at any point until the court awards RRHA possession in an unlawful detainer proceeding.

13) RRHA will utilize lease enforcement action for non-payment as a last resort and will use a **PHASED** approach starting with those households with the largest balances.

14) The process for regaining possession of an RRHA unit for non-payment of rent:

Step 1| For the month of **October 2022**, RRHA continues to monitor resident accounts and will issue legal notices as necessary.

Step 2| After 30 days if the account has not been brought into good standing an unlawful detainer will be issued.

Step 3| RRHA will go to court after the unlawful detainer is issued. *(Court date will depend on the court's schedule and availability – generally 21 days after UD is issued)*

Step 4| Judgement and possession issued by the court. If the resident appears in court, RRHA will schedule possession 10 days after court date. *(This depends on the court's schedule and any continuance requests from either party)*

PLEASE NOTE: At any time during this process up to the time that the sheriff comes to the home and serves the notice to vacate, the leaseholder can pay the amount owed and lease enforcement action will cease.