



FACT SHEET

RRHA Lease Enforcement Process for Non-Payment of Rent

DATE | November 15, 2022

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1) As of October 10, 2022, RRHA has **1,860** residents with a balance of **\$51** or more. This is an *increase* of **65** 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	106	53	20	30	3
Hillside	275	132	54	81	8
Fairfield	288	109	60	100	19
Mosby	312	119	63	113	17
Whitcomb	278	119	68	79	12
Gilpin	462	199	98	135	30
Senior Sites	139	88	24	26	1
	1860	819	387	564	90

2) In the last 30 days, RRHA has received **\$29,683.89** for 21 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	0	\$0
Hillside	6	\$7,789.02
Fairfield	0	\$0
Mosby	2	\$1,866.00
Whitcomb	2	\$1,243.83
Gilpin	11	\$18,785.09
Senior Sites	0	\$0
	21	\$29,683.89

- 3) Since the restart of lease enforcement action, RRHA has issued **244** 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 **97** unlawful detainers.
- 5) Since the restart of lease enforcement action, RRHA has filed lease enforcement proceedings for **5** households.
- 6) Currently RRHA has **301** families that are on repayment agreements.

Property	# HH on Repayment Agreements
Creighton	50
Hillside	10
Fairfield	34
Mosby	31
Whitcomb	98
Gilpin	74
Senior Sites	4
	301

- 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 **November 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.