

THE JUSTICE CENTER PRESENTS



EVICITION PREVENTION

LAST UPDATED AUGUST 2021

A TOOLKIT

PIKES PEAK REGION, COLORADO

FUNDING FOR THIS PROJECT MADE POSSIBLE BY
THE COLORADO HEALTH FOUNDATION | COLORADOHEALTH.ORG

MORE INFORMATION: [JUSTICECENTERCOS.ORG](https://justicecentercos.org)

THIS RESOURCE CONTAINS:

FREE LEGAL ADVICE

Find out how to talk to a real lawyer one-on-one and get free advice.

CLS: LEGAL ASSISTANCE FOR TENANTS

Colorado Legal Services provides assistance and representation in eviction actions for individuals and families who financially qualify. They also provide help with ERAP applications.

HOUSING VIDEOS

Made by lawyers to help you navigate common housing questions.

SAMPLE HOUSING FORMS

Sample forms to use for a variety of housing issues.

EVICITION RESEARCH GUIDE

Contains regarding laws, procedures, where to find help, & special COVID-19 programs.

COLORADO REVISED STATUES

The Colorado Revised Statues that cover landlord/tenant law.

EVICITIONS & FAIR HOUSING

Fair housing laws apply to landlords, brokers, lenders, HOAs, and other entities and apply to most housing transactions, including evictions.

COURT RESOURCES

Resources on how to respond to an eviction & what to do if you think you are being evicted unlawfully.

RENTER RIGHTS 101

Free quarterly workshops covering lease basics, reasonable accommodations repairs, eviction & updates on legislation.

HOUSING NONPROFITS

A short list of nonprofits that may be able to assist with specific needs.



FREE LEGAL ADVICE

You can speak with a lawyer over the phone for free about your housing issue.

The Justice Center has lawyers standing by every Wednesday night from 7 pm - 9 pm, MST, to take calls and offer advice.

Call (719) 473-6212 this upcoming Wednesday night for free legal advice!*

**If you have specific questions about a lease or an eviction or any other housing document, please have that document available during your call, in case the lawyer has any specific questions about the content of these documents.*



CLS: LEGAL ASSISTANCE FOR TENANTS

Colorado Legal Services (CLS) provides free legal assistance and representation in eviction actions to those who are financially eligible and to seniors (60+). If you are a tenant and have been served with a notice, received court papers, or have a problem with your housing, you can contact CLS for assistance. CLS will provide interpretation in any language.

We also provide assistance with ERAP applications.

- Meet with CLS staff at the El Paso County Court in Room W-163.
Tuesday through Thursday, 8:30 am - 12 pm.
- Call (719) 471-0380 during M-F, 8:30 am - 5 pm
- Apply online at applyonlinecls.org or scan QR code below.





HOUSING VIDEOS

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Scan the QR code next to the video you would like to watch.



Assistance Animals in Housing



Security Deposit 101



Mutual Rescission of Lease
(An Alternative to Eviction)

All videos can be found at justicecentercos.org/landlordtenant



HOUSING VIDEOS

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Scan the QR code next to the video you would like to watch.



**Reasonable Accommodations &
Modifications in Housing**



**Crucial Conversations with Your
Landlord**



**Best Practices for Landlord &
Tenant Communication**

All videos can be found at justicecentercos.org/landlordtenant



HOUSING FORMS

Sample forms on a few different housing matters have been created as templates for renters to use. Please keep in mind that these are SAMPLE forms. If you would like legal advice on completing them, please refer to the Free Legal Advice portion of this packet.

At this time, sample forms include:

- Mutual Rescission of Lease form
- Warranty of Habitability demand letter

Scan to QR code below to select and download a housing form.



All forms can be found at justicecentercos.org/tenant-toolkit



EVICTIION RESEARCH GUIDE

An estimated 95,000-195,000 households in Colorado may face eviction due to loss of income resulting from COVID-19. In this guide, created by the Pikes Peak Library District, you will find information regarding eviction laws and procedures, where to find legal assistance, special COVID-19 programs and resources, and information on non-profits who assist with housing and shelter resources.



This resource can also be found at research.ppld.org



COLORADO REVISED STATUTES

Scan the QR code below to access the Colorado Revised Statutes.

Landlord Tenant laws can be found in Title 38 Article 12.



This resource can also be found at leg.colorado.gov/colorado-revised-statutes



EVICTIONS & FAIR HOUSING

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State and federal fair housing laws exist to ensure everyone has equal access to the housing of their choice. In Colorado, it is against the law to discriminate on the basis of:

- Disability (*A mental or physical impairment which substantially limits a major life activity*)
- Race
- Creed
- Color
- Religion
- Sex
- Sexual Orientation (*Statutorily defined as "including transgender status" - i.e. Gender Identity*)
- Marital Status
- Familial Status
- National Origin
- Ancestry
- Source of Income



EVICCTIONS & FAIR HOUSING

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Fair housing laws apply to landlords, brokers, lenders, HOAs, and other entities and apply to most housing transactions. Evictions are a type of housing transaction. If you are facing eviction and believe it was applied unequally on the basis of any of the protected classes listed above, contact the Colorado Civil Rights Division to submit a complaint.

Phone: (303) 894-2997 | Toll Free: 800-886-7675 | 711 TTD - Relay

Para español: (720) 432-4294

Visit the CCRD website to learn more. Scan QR code below.



This resource can also be found at ccrd.colorado.gov/housing-discrimination



COURT RESOURCES

Scan the QR code below to go to the forms and instructions for various types of evictions, residential foreclosures, and unlawful evictions.

These forms do not contain legal advice. If you are seeking legal advice, please refer to the first resource in this packet.



This resource can also be found at courts.state.co.us/Self_Help/housing



RENTER RIGHTS 101

The City of Colorado Springs hosts quarterly workshops on renter rights. Attendees will learn about legal tools and resources and a Colorado Legal Services housing attorney will present a wide variety of topics such as lease basics, reasonable accommodations and modifications, deposits, repairs, eviction, and updates on recent Colorado legislation on housing matters.

Scan the QR code below to learn more or sign up for an upcoming workshop.



This resource can also be found at coloradosprings.gov/renters101



HOUSING NONPROFITS

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- **CATHOLIC CHARITIES**

Catholic Charities offers rental assistance and mortgage assistance for families, along with other crisis services like food assistance, employment help, and family services.

Families: (719) 578-1222 or EmergencyServices@CCharitiesCC.org

Single Adults: (719) 475-7314 or Help@CCharitiesCC.org

- **COLORADO DIVISION OF HOUSING**

[Emergency rental and mortgage assistance](#) is available through the Colorado Division of Housing.

cdola.colorado.gov/rental-mortgage-assistance

1-888-480-0066

- **COLORADO LEGAL SERVICES**

Colorado Legal Services is a non-profit agency that provides free legal advice, clinics and representation to eligible low-income Coloradans and seniors.

coloradolegalservices.org

(719) 471-0380



HOUSING NONPROFITS

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- **COLORADO HOUSING CONNECTS**

Colorado Housing Connects is a free hotline that addresses all kinds of questions related to housing. Their priority at this moment is to assist residents at risk of losing their housing due to COVID-19.

coloradohousingconnects.org

1-844-926-6632

- **DISABILITY LAW COLORADO**

Disability Law CO offers legal representation, information and referrals to people with disabilities, older people, and their families.

disabilitylawco.org

1-800-288-1376

- **ENERGY RESOURCE CENTER**

Energy Resource Center is a non-profit construction company assisting income-qualified families through energy efficiency improvements. These efforts help renters and tenants [save money on energy bills](#), assist with the affordable housing crisis, and create a safe environment in which Colorado residents can thrive.

erc-co.org

(719) 591-0772



HOUSING NONPROFITS

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- **FAMILY PROMISE**

Family Promise provides transitional shelter and comprehensive services to families experiencing homelessness and those at immediate risk to experience homelessness. Their primary goal is to empower families with children to permanently transition into independent affordable housing.

ihn-cos.org

719-329-1244

- **GRECCIO HOUSING**

GRECCIO is a community housing development organization in Colorado Springs. Their mission is to provide stable, safe, affordable housing, to offer resources for residents to achieve stability, and to promote solutions to the affordable housing needs of our community.

greccio.org

info@greccio.org

(719) 475-1422



HOUSING NONPROFITS

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- **PARTNERS IN HOUSING**

Partners in Housing offers one year of transitional housing to families in crisis. Beyond housing, families also receive case management, life skills training, budget and credit counseling and career preparation and placement.

partnersinhousing.org

(719) 473-8890

- **REMERG**

Remerg provides a hub of re-entry information for people getting out of jail or prison in Colorado, including information on housing and renting.

remerg.com

(303) 548-3395



ABOUT THIS RESOURCE

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This resource was created by The Justice Center in collaboration with many additional housing service providers in the Pikes Peak region. Funding for this resource has been provided by the Colorado Health Foundation.

If you have any questions about any resources in this packet, please feel free to contact The Justice Center.

hello@justicecentercos.org

justicecentercos.org

(719) 473-6212 (*Messages are checked every 48 hours*)

Visit us online at justicecentercos.org or scan the QR code below.





ABOUT THIS RESOURCE

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Follow The Justice Center on social media to stay in touch and learn about other access to justice resources and events.



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