

Dear Governor Polis,

On behalf of the **[list local government signing on, or the entire Consortium of Cities if all approve by the deadline]**, we respectfully thank you for all you have done to protect Coloradans' ability to remain housed during this pandemic. To ensure continued housing stability through the duration of the pandemic, we respectfully request your support in extending and expanding existing executive orders action to institute state-wide protections for renters and landlords adversely impacted COVID-19. Specifically, we ask the state to provide for the following protections:

- Extend or make permanent the executive order D 2020 101 requiring landlords to give tenants a 30-day Demand for Compliance notice, rather than the current statutory 10-day Demand for Compliance, when the compliance breach is non-payment of rent, before filing an eviction case in court. We recommend an extension through 12/31/21 to augment the Emergency Rental Assistance Program (ERAP) established by the Consolidated Appropriations Act, 2021. The CDC moratorium does not replace the need for this extended notice. Tenants need three to four weeks to avail themselves of mediation services or to secure financial support. With a 10-day Demand, many tenants simply avoid conversation with their landlord and give up trying to find the help they need.

Information should be provided in English and Spanish, or the first language of the renter, as reasonably feasible, and include information regarding financial assistance, community mediation, legal representation or other resources supporting housing stability, as available.

- Extend the state moratorium on fees or penalties for late rent payments for COVID-19 impacted tenants or cap late fees to a reasonable percentage (e.g., 2%-5%) of monthly rents.
- Reinstate the eviction moratorium in Colorado, to complement and support the national moratorium imposed by the Centers for Disease Control and Prevention (CDC).

The protective actions in your previous executive order D 2020 101 proved to be a lifeline to community members at risk of losing their housing due to the economic impacts of COVID-19. These protections allowed many residents to successfully maintain their housing in the face of the economic impacts of the pandemic, especially by pairing the moratoriums with rental assistance, community mediation and legal services, thus giving the support necessary to both allow residents to remain housed and to allow landlords to stay financially afloat.

The member jurisdictions of the Consortium of Cities thank you sincerely for your tremendous efforts to keep Coloradans housed. We ask that you take the above actions to renew or affirm these critical protections for housing stability and financial solvency for tenants and landlords. We also welcome the opportunity to provide more information, data, and individual stories about impacts, or answer any questions you have. Thank you for your consideration of our requests.

Respectfully,