



### **Who are Housing Partners of Larimer?**

Housing Partners of Larimer is an initiative of the Larimer County Office of Housing Stability with the goal of connecting existing housing providers to tenants who are exiting a housing crisis or who are experiencing barriers to accessing housing, despite having rental assistance and/or wraparound social services.

We partner with like-minded property owners, managers, real estate agents, and developers with affordable housing portfolios participating in rental assistance programs who collaborate with service providers to offer flexible screening criteria for households seeking stability and safe housing.

### **Do fair housing laws allow housing providers to partner with Housing Partners of Larimer?**

Yes. Often housing providers use strict screening criteria to establish an applicant's eligibility. Fair housing laws allow the use of alternative criteria to enable applicants to establish eligibility. Screening applicants only for information relevant to the likelihood that they will comply with their tenancy obligations can help ensure that screenings are fair and nondiscriminatory. If a screening policy disproportionately excludes applicants of a certain race or other protected class, conducting the screening in a more precise way may be a less discriminatory alternative.

Past actions unrelated to tenancy and past incidents unlikely to recur (e.g., eviction due to job loss) should not be the basis for denials. Screening criteria should be waived if they are not relevant for an applicant's individual circumstances, even if the criteria might be relevant in general.

### **Do fair housing laws allow housing providers to use alternative screening criteria for Housing Partners of Larimer renters?**

Yes. Fair housing requires consistency. Consistent screening requires all prospective residents to establish eligibility for housing by verifying that they can and will:

- Pay rent on time
- Care for the property
- Be good neighbors

### **How can I get more fair housing information and support?**

1. Contact the Colorado Civil Rights Division: 1560 Broadway, Suite 825, Denver, CO 80202
  - a. Phone: 303-894-2997 | Toll Free: 800-886-7675 | 711 TTD - Relay
  - b. Hotline Español: 720-432-4294
  - c. Fax: 303-894-7830
  - d. General Inquiries: [DORA\\_CCRD@State.co.us](mailto:DORA_CCRD@State.co.us)
2. Contact HUD: U.S. Department of Housing & Urban Development, Denver Regional Office of FHEO, U.S. Department of Housing and Urban Development, 1670 Broadway Denver, Colorado 80202-4801
  - a. (303) 672-5437
  - b. (800) 877-7353
  - c. TTY (303) 672-5248
  - d. Civil Rights Complaints: [ComplaintsOffice08@hud.gov](mailto:ComplaintsOffice08@hud.gov)