

**Q.1 With the rental amounts and how long support can be given based on the family's situation, is there any guidance around how not to violate Fair Housing laws since most of our participants are in a protected class?**

- A. The Fair Housing Act is a federal act in the United States intended to protect the buyer or renter of a dwelling from seller or landlord discrimination. Its primary prohibition makes it unlawful to refuse to sell, rent to, or negotiate with any person because of that person's inclusion in a protected class. The prohibition is specifically on treating households different because of their belonging to a protected class (race, gender, etc.). Considering factors like family size and needs of family members when done consistently and fairly would not be a violation of fair housing. In RRH programs, participants sign a lease with the landlord/property owner. RRH program staff must review the lease and its requirements with each participant and educate the participants on Fair Housing laws. Tailoring rental assistance and length of time in the program to the household's needs does not violate Fair Housing because every RRH participant will be treated in that very same way. RRH program staff should explain to participants how their assistance will change as resources and individual situations change.

**Q.2 It seems like providing choice to participants and searching for the most affordable housing options are contradictory ideas. Can you clarify?**

- A. Conversations about housing affordability and participant choice should occur before making a housing placement. When describing the RRH program and options for housing placement, RRH program staff should also talk with the participant about their income resources and expenses to get a sense of:
1. The amount of rent the participant might be able to pay when assistance ends
  2. Amount of income resources the participant will need to take over rent
- Setting realistic expectations of what a participant can afford while providing them with choice in their placement is not contradictory. It is important to take the household's preferences into consideration whenever possible and allow them to refuse options without jeopardizing their opportunity to have other options offered. Metro Denver has a very tight rental market, and there may not be many options available for the participant to choose from, which is a challenge. When engaging and recruiting landlords for RRH participants, RRH programs should avoid talking about the maximum payment standards or maximum amounts that the program can allow (FMR, Rent reasonableness, etc.). Landlords and property owners should understand that RRH assistance is temporary and eventually the household will pay rent on their own.

**Q.3 We already recertify every month and occasionally have folks needing less than 3 months assistance. Does month 3-month recertification apply here?**

A. If you have participants enrolled for less than 3 months, the 3 month re-certification does not apply.

**Q.4 Has MDHI had developed any lists of landlords who have been amenable to RRH?**

A. MDHI has not developed a list of landlords who have been amenable to RRH, but we hope as we move forward with OneHome and the RRH collaboration in our CoC that this will be something we can work on developing.