



# Renter's Resource Guide

A list of resources for renters

**HOUSING GUIDE** for the  
**RURAL AMERICAN WEST.**

by EPICENTER through a grant from  
ENTERPRISE COMMUNITY PARTNERS

This document is only a guide.  
Please always consult a professional,  
read warning labels, and use caution  
when doing home maintenance.

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# RENTER’S RESOURCE GUIDE

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# About This Guide

**This guide is a list of resources for renters. If you currently rent housing but would like to buy or build a house, please refer to our Homeowner's Resource Guide for programs that can assist you. Each program here has its own particular eligibility requirements and contact information, which may change from time to time, but we've tried to list the basics that appear to be accurate as of the current edition. Each resource is also marked with the following symbol to help you figure out what makes sense for you:**

**\* = No citizenship status or social security number (SSN) required**

**The Epicenter team believes everyone deserves a dignified place to call home, no matter how much money they have or where they live. We made these guides for anyone that wants to rent, buy, maintain, or develop homes. The programs listed in the resource guides are generally intended to make up the gap when people can't afford to live in available housing, or when no housing exists where they live. As we develop housing in Green River, Utah, we'll share more of what we learn here. While this information is intended for people in the Green River area, many of these resources are just as available to people living elsewhere in rural American western states**

# Fair Housing

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When you rent housing, you have the right to be treated fairly and equally regardless of where you come from, what you look like or who is part of your family. The Federal Fair Housing Act provides protection against housing discrimination based on: race, national origin, sex, family status, religion, or disability. There are some exceptions to the Federal Fair Housing Act's protections: If you rent from a small landlord in a building with four or less units or if you rent a single-family house AND the landlord is not a corporate entity AND does not use a broker or property management services, then you are not protected by the Act.

The Utah Fair Housing Act also protects against housing discrimination based on source of income, sexual orientation, and gender identity. "Source of income" means that if you receive assistance such as welfare, food stamps (EBT), or housing vouchers (Section 8), you can't be denied housing solely because you receive that assistance. You can still be denied housing based on the amount or stability of income, and you might need to provide proof that you are actually receiving that assistance.

If you have experienced negative treatment and you suspect discrimination, contact the agencies below:

**Disability Law Center**

205 N 400 W

Salt Lake City, UT 84103

Email: [FairHousing@DisabilityLawCenter.org](mailto:FairHousing@DisabilityLawCenter.org)

[DisabilityLawCenter.org](http://DisabilityLawCenter.org)

800-662-9080

**Utah Antidiscrimination and Labor Division (UALD)**

160 E 300 S, 3rd floor

PO Box 146600

Salt Lake City, UT 84114-6600

Email: [Discrimination@Utah.gov](mailto:Discrimination@Utah.gov)

800-222-1238

# Utility Assistance

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Most churches have funds to support their members in crisis circumstances. Many do not require membership. Churches individually set limits based on their own evaluations and policies.

**Qualifications:** None

**Contact:**

The Church of Jesus Christ of Latter-day Saints (435-610-1522)

Green River Bible Church (435-820-4822)

St. Michael the Archangel Catholic Church (435-637-1846)

**Website:**

<https://local.churchofjesuschrist.org/en/us/ut/green-river>

<https://www.grbiblechurch.com/>

<https://www.dioslc.org/parishes/saint-michael-the-archangel-catholic-mission>

**Additional Resources:** Churches also often provide clothing or food, either directly or via vouchers to stores.

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## **Rocky Mountain Power \***

The Home Electric Lifeline Program (HELP) provides qualified Rocky Mountain Power (RMP) customers with discounts on their monthly electric bills. The best way to apply for HELP is to apply for HEAT and get the benefit of both programs.

**Qualifications:** Household income at or below 150% of the Federal Poverty Level

**Contact:** Call 801-521-6107 or toll-free 844-214-3090

**Website:** <https://jobs.utah.gov/housing/scso/seal/help.html>

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## **Enbridge Gas (formerly Dominion Energy)**

The Residential Energy Assistance through Community Help (REACH) administered by The Salvation Army, provides supplemental assistance to customers who have been approved by the HEAT program with an additional credit on their natural gas bills.

**Qualifications:** Enrolled in the HEAT program (Household income at or below 150% of the Federal Poverty Level, Household must have AT LEAST one U.S. citizen or qualified non-citizen)

**Contact:** 801-969-0526

**Website:** <https://www.enbridgegas.com/utwyid/billing/billing-options-and-assistance/reach>

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**Southeastern Regional Development Association (SERDA,  
formerly SEUALG) \***

The HEAT Program provides year-round energy and water assistance as well as energy and water-related crisis assistance for eligible low income households throughout Utah. Apply online or submit print applications to: SERDA HEAT Program, PO Box 1106, Price Utah, 84501

**Qualifications:** Household income at or below 150% of the Federal Poverty Level, Household must have AT LEAST one U.S. citizen or qualified non-citizen

**Contact:** Call HEAT Program hotline at 435-613-0100

**Website:** <https://jobs.utah.gov/mycase/web/heat/app>

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**Assurance Wireless \***

The Lifeline program provides a discount on home or mobile phone service for qualifying low-income consumers in every state and on Tribal lands.

**Qualifications:** If your income is 135% or less than the federal poverty guidelines, or if you use SNAP (food stamps), Medicaid, or other federal assistance programs.

**Contact:** Forms at the website below, or call 888-321-5880

**Website:** <https://www.assurancewireless.com/lifeline-services>

# Rent Assistance

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## **Southeastern Regional Development Association (SERDA, formerly SEUALG) \***

The Temporary Assistance for Needy Families (TANF) program assists families with a dependent under the age of 18 living in the home. TANF helps families obtain stable housing by providing rental deposits, rental assistance, rental arrears, and mortgage assistance in Carbon, Emery, Grand, and San Juan counties.

**Qualifications:** Dependant under the age of 18 living in the home, Applicant must be a U.S. citizen or qualified non-citizen, Must already be enrolled in certain government assistance programs OR household income is 300% or less of the Federal Poverty Level

**Contact:** Call or email Renee Raso at 435-613-0067 or rraso@seualg.utah.gov

**Website:** <https://serda.utah.gov/tanf>

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## **Carbon Emery Housing Authority \***

The Housing Choice Voucher program, also called the “Section 8” program allows private landlords to rent apartments and homes at fair market rates to qualified low income tenants who receive a rental subsidy.

**Qualifications:** Applicant must be a U.S. citizen or qualified non-citizen earning less than a certain income.

**Contact:** 435-637-5170, apps@haocc.org

**Website:** <https://www.carbonemeryhousing.com/section-8>

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## **State of Utah \***

Circuit Breaker (Renter Refund) allows qualifying senior citizens or a surviving spouse, who have income below a certain level to receive a rent or manufactured home lot lease refund.

**Qualifications:** The applicant must be 66 years of age as of December 31st of the year for which they are applying and have lived in Utah for the entire calendar year for which they are applying. A widow or widower of any age may qualify. The applicant cannot be claimed as a dependent on someone else’s tax return for the year in which they are applying.

**Contact:** 801-297-6254

**Website:**

<https://tax.utah.gov/relief/circuitbreaker/renter-refund>

# Working With Your Landlord

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## **Utah People's Legal Aid \***

Utah People's Legal Aid helps renters understand their rights under the current system, help them understand how to navigate the legal process and tips on negotiating with landlords and their representatives. Utah law gives renters very little time to respond to an eviction notice. We provide timely and free legal consultations and representation in court for Utahns facing eviction.

**Qualifications:** Case by case

**Contact:** Call 855-752-8824 or email [intake@plautah.org](mailto:intake@plautah.org)

**Website:** <https://www.plautah.org>

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## **Utah Legal Services \***

Utah Legal Services can provide legal services or representation.

**Qualifications:** Case by case

**Contact:** Call 801-328-8891

**Website:** <https://www.utahlegalservices.org/>

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## **Utah Community Action \***

Utah Community Action's landlord/tenant mediation program acts as a bridge to navigate conflicts between landlords and tenants. This service assists with landlord/tenant education and tenant rights. This service may help maintain housing and avoid evictions but does not include any legal services or representation.

**Qualifications:** Case by case

**Contact:** Call 801-214-3109 or email [mediation@utahca.org](mailto:mediation@utahca.org)

**Website:** <https://utahca.org/housing/>

# Home Repair Assistance

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**Southeastern Regional Development Association (SERDA,  
formerly SEUALG) \***

The weatherization program assists applicants in cutting energy costs and making their homes more comfortable to live in throughout Carbon, Emery, Grand, and San Juan counties.

**Qualifications:** Requires a certification by the Home Energy Assistance Target program (HEAT). Applicants must either own the land where the home is located or have landlord's written permission. There is an expedited program for crisis situations that is only available to homeowners.

**Contact:** Call 435-613-0025

**Website:** <https://serda.utah.gov/weatherization>

# Homelessness Prevention and Emergency Shelters

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## **Moab Solutions \***

Moab Solutions provides support for the houseless, works towards zero waste, and organizes trail restoration and cleanup crew. Moab Solutions is located in Moab.

**Qualifications:** Any individual may contact them, though services will be determined on a case to case basis.

**Contact:** 435-259-0910, 435-401-4685

**Website:** <https://www.seekhaven.org/shelter-services.html>

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## **Seekhaven \***

Seekhaven will provide confidential and secure shelter services for women and children fleeing domestic violence or sexual assault.

**Qualifications:** Residents of Grand and Emery counties fleeing domestic violence or sexual assault. The shelter is strictly substance free, which means that legal or illegal drugs or paraphernalia are not allowed in the shelter. Women and dependent children are sheltered on site, and male survivors are sheltered at hotels. Seekhaven is located in Moab.

**Contact:** 435-259-2229

**Website:** <https://www.seekhaven.org/shelter-services.html>

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## **Moab Valley Multicultural Center \***

Moab Valley Multicultural Center provides homelessness services, a food pantry, showers & hygiene supplies, missing ID and clothing vouchers, general social support, and crisis case management services. Moab Valley Multicultural Center is located in Moab.

**Qualifications:** There are no income requirements, but participants must be willing and able to cooperate with social services.

**Contact:** 435-259-5444

**Website:** <http://www.moabmc.org>

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**Homeward Bound of Grand Valley \*****(Pathways Family Shelter)**

Homeward Bound of Grand Valley's Pathways Family Shelter is a homeless shelter in Grand Junction that serves guests 24/7, but it is recommended that new guest intakes are completed before 5:00pm, and they will do intakes later. Services include case management, a 6-month inpatient recovery living program, purposeful work program, laundry, and meals (breakfast, lunch, and dinner).

**Qualifications:** Families and single adults

**Contact:** 970-256-9424

**Website:** <https://homewardboundgv.org/>

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**Homeward Bound of Grand Valley \*****(North Avenue Shelter)**

Homeward Bound of Grand Valley's North Avenue Shelter is an emergency homeless shelter in Grand Junction where new guest intakes are started at 4:00pm. Services include overnight stay, dinner, showers, case management, and an outside day area.

**Qualifications:** Single adults

**Contact:** 970-256-9424

**Website:** <https://homewardboundgv.org/>

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**St. Martin Place and St. Benedict Place \***

St. Martin Place and St. Benedict Place are low-income housing options in Grand Junction for veterans and other adult individuals who are chronically homeless and meet additional requirements.

**Qualifications:** Single adults

**Contact:** 970-241-3658

**Website:** <https://www.catholicoutreach.org/>

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**Grand Valley Catholic Outreach Transitional Housing \***

Grand Valley Catholic Outreach Transitional Housing is temporary housing (1-3 months) in Grand Junction for families with small children.

**Qualifications:** At least one parent must be employed

**Contact:** 970-241-3658

**Website:** <https://www.catholicoutreach.org/>

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**Latimer House \***

Latimer House is for individuals needing safe housing due to imminent danger from intimate partner violence and/or sexual assault in Grand Junction. They can provide case management and help with resources, advocacy, and referral to safe houses.

**Qualifications:** Domestic or sexual violence survivors

**Contact:** 970-241-0324, or call the crisis hotline at 877-543-9520

**Website:** <https://www.hilltoplatimerhouse.org/>