

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY



*Building Communities.
Changing Lives.*

Resuming Lease Enforcement

Friday, January 7, 2022 | Richmond City Council

Mission and Vision

➤ Mission

Building Vibrant Communities

➤ Vision

To be the catalyst for quality affordable housing and community revitalization



Enforcing the Lease

➤ December 2021

- **December 1, 2021** – Letter to RRHA public housing families re: the end of the lease enforcement moratorium
- **December 14, 2021** – Letters to families owing \$1000 or more

➤ January 2022

- Rent is due the **first day** of **each month**
- Rent is **late** after the **eighth day** of the month
- **January 9, 2022** - Late fees assessed on unpaid rent balances, and
- **30 Day Termination Notice** will be sent Jan. 9, 2022



Enforcing the Lease

- **Unlawful Detainer** | The earliest possible date that RRHA can file any unlawful detainer for nonpayment is early to mid-February (30 calendar days from the date of the termination notice).
- **Court Hearing** | Once filed, the court will likely not hear the case until some time in mid to late March; the case could also be continued for several more months.
- **Order of Possession** | If the Court grants RRHA an order of possession, it will be at least another 15 days before the Sheriff executes that order.
- **Still Able to Pay** | Throughout this entire time, RRHA families will still be able to pay their balance, which will stop the lease enforcement process and keep them housed.

Efforts to Keep Families Housed

➤ **Come Current Brochure** *(Detailed efforts Nov. 2019 through Dec. 17, 2021)*



Public Housing Family Options

- **Pay the Balance – No further action**
- **Repayment Agreement**
- **Apply for Rent Relief**
- **Do Nothing**



QUESTIONS

