

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY



*Building Communities.
Changing Lives.*

LEASE ENFORCEMENT BRIEFING

Richmond City Council | November 7, 2022 | 5:45 p.m.

Council Chambers



RENT BALANCES

As of October 9, 2022, there are a total of **1,795** families with a ledger balance of **\$51 or more**.

Numbers updated November 10, 2022

Property	# of families	Balance	\$51 - \$499	Total Balance	\$500 - \$999	Total Balance	\$1000 - \$4999	Total Balance	\$5000 & over	Total Balance	# Occupied Units (as of 10/21/22)
Creighton	108	\$ 112,554.85	50	\$ 11,304.57	25	\$ 16,760.04	30	\$ 56,603.45	3	\$ 27,886.79	181
Hillside	242	\$ 266,696.01	112	\$ 26,112.63	59	\$ 44,372.06	64	\$ 146,562.13	7	\$ 49,649.19	389
Fairfield	286	\$ 458,956.87	107	\$ 26,276.61	67	\$ 49,374.56	94	\$ 215,096.21	18	\$ 168,209.49	438
Mosby	297	\$ 410,743.47	119	\$ 28,040.88	58	\$ 41,359.99	102	\$ 207,250.08	18	\$ 134,092.52	441
Whitcomb	265	\$ 324,433.84	129	\$ 33,480.96	57	\$ 40,977.74	67	\$ 146,862.29	12	\$ 103,112.85	427
Gilpin	468	\$ 739,837.76	204	\$ 49,030.44	84	\$ 61,467.12	144	\$ 313,309.07	36	\$ 316,031.53	752
Senior Sites	129	\$ 103,644.73	83	\$ 22,779.47	22	\$ 15,571.79	22	\$ 51,188.47	2	\$ 14,105.00	303
	1795	\$2,416,867.53	804	\$197,025.56	372	\$ 269,883.30	523	\$ 1,136,871.70	96	\$ 813,087.37	2945

1,795 families



REPAYMENT AGREEMENTS

Repayment Agreements

(Numbers as of October 21, 2022) Numbers are subject to change daily

Creighton	Fairfield	Gilpin	Hillside	Mosby	Whitcomb	Senior Sites	Total
41	25	37	3	22	35	4	162

TERMS OF RRHA'S Repayment Agreements

1. Monthly payments of 10% of outstanding rent balances or \$10 - whichever is greater until balance is paid.
2. No Down payment required.
3. Ability to pay more than monthly payment without penalty.
4. Payment is late if not paid by the 9th of each month.
5. Missing two (2) or more consecutive payments, means resident is in default.
6. Default of this Agreement means the Agreement and the Lease is terminated.
7. RRHA may use ANY remedy permitted by law to collect on late or missed payments, including unlawful detainer.
8. A decrease in income will decrease the monthly payment amount. Resident must show proof of decrease.
9. An increase in income will NOT cause the amount of the monthly payment to change.
10. Resident may only have one repayment agreement at any time. Defaulting on the Repayment Agreement, excludes entitled to sign another repayment agreement.
11. Resident must continue to comply with the Lease, including but not limited to *timely payment of all rent and other charges and costs.*



BY THE NUMBERS

➤ From May 2022 to date

- **166** Total 30-day lease termination notices issued to residents

➤ STATUS of Lease Termination Notices

- **107** BEFORE unlawful detainers filed resolved through repayment agreements, resident paying balance or Rent Relief funding
- **59** AFTER Unlawful detainers filed
 - **11** Total Cases Still Pending in court
 - **43** Total Cases Resolved through repayment agreements, resident paying balance or Rent Relief funding
 - **5** Resulted in Total Lease Enforcement Actions (Possession of Unit)



QUESTIONS

