RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY



Building Communities. Changing Lives.

LEASE ENFORCEMENT BRIEFING

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

Council Chambers



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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	\$ 316,0 <mark>31.53</mark>	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	\$19 <mark>7,025</mark> .56	372	\$ 269,883.30	523	\$ 1,136,871.70	96	\$ 813,087.37	2945	
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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.
- 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.



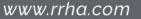
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- 7. RRHA may use ANY remedy permitted by law to collect on late or missed payments, including unlawful detainer.
- 8. A decrease in income will decrease the monthly payment amount. Resident must show proof of decrease.
- 9. An increase in income will 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.

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BY THE NUMBERS

From May 2022 to date

<u>166</u> Total 30-day lease termination notices issued to residents

STATUS of Lease Termination Notices

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



QUESTIONS



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