

RRHA Neighborhood Homeownership Initiative (Scattered Site Housing) Timeline Disposition of sixty-six (66) houses

Sixty-six (66) of Richmond Redevelopment and Housing Authority's (RRHA) single-family housing units were included in a disposition application submitted to the Department of Housing and Urban Development (HUD) to sell the vacant houses. The houses are located in various Richmond neighborhoods and were initially included in a Section 32 Homeownership Plan that was approved by HUD's Special Application Center (SAC) in September 2007. Although eleven (11) houses were sold to first time affordable homebuyers, the project stalled due to the lingering effects of the 2008 national housing crisis which led to a decline in the real estate market and the recession of the economy.

In 2015, A reassessment of the project was conducted and it was determined that the disposition of the sixty-six (66) vacant units to be appropriate as it is one of RRHA's goals to "Revitalize Residential and Commercial Communities." RRHA received approval from the SAC on November 2015 to remove the sixty-six (66) vacant units from the approved homeownership plan therefore allowing for the submission of an alternative "disposition plan" to sell the units to non-profit developers or "as is" by public auction.

On July 2016, RRHA advertised a Request for Qualifications (RFQ) to solicit for developers who may be interested in rehabilitating the houses to create affordable homeownership. Project:Homes and Richmond Metropolitan Habitat for Humanity submitted the necessary qualification evidencing their capacity to renovate and sell thirty-three (33) of the houses. The remaining thirty-three (33) houses will be sold "as is" by public auction.

In order to proceed with this plan, on September 2016, RRHA submitted a disposition application to HUD. The application explained RRHA's strategy to dispose of the houses by utilizing the two non-profit developers who will rehabilitate these properties and make them available to families making less than eighty percent (80%) area median income (AMI). This strategy will allow for the continued provision of affordable housing, eliminate blighted conditions in neighborhoods, and produce productive properties that will be returned to the City of Richmond's tax role.

RRHA anticipates HUD's approval of the disposition plan in winter 2016. It is expected that the eventual sale of the houses to the non-profit developers and public bid process will occur early spring 2017.

The following table lists the houses that were included in the disposition application submitted to HUD:

1	1117 S. LOMBARDY ST.	Habitat	1	903 SUMPTER ST.	PH	1	2804 NORTH AVE.	Auction
2	1127 EGGLESTON ST.	Habitat	2	1511 KANSAS AVE.	PH	2	2501 SECOND AVE	Auction
3	1143 S. LOMBARDY ST.	Habitat	3	1113 S. RANDOLPH ST.	PH	3	2818-B FOURTH AVE.	Auction
4	1106 EGGLESTON ST.	Habitat	4	1130 S. RANDOLPH ST.	PH	4	303 E. BROOKLAND PK. BLVD	Auction
5	1132 EGGLESTON ST.	Habitat	5	1203 IDLEWOOD AVE.	PH	5	3121-A BARTON AVE.	Auction
6	1134 EGGLESTON ST.	Habitat	6	1404 COLORADO AVE.	PH	6	3121-B BARTON AVE.	Auction
7	1137 S. LOMBARDY ST.	Habitat	7	1506 KANSAS AVE.	PH	7	3310 UTAH PLACE	Auction
8	1139 S. LOMBARDY ST.	Habitat	8	1615 WINDER ST.	PH	8	514 HAZELHURST AVE.	Auction
9	1145 S. LOMBARDY ST.	Habitat	9	1104 EGGLESTON ST.	PH	9	1016 CRAFTON LANE	Auction
10	1502 KANSAS AVE.	Habitat	10	1115 S. RANDOLPH ST.	PH	10	2818-A FOURTH AVE.	Auction
11	1503 KANSAS AVE.	Habitat	11	1117 MEADE ST.	PH	11	2827 FOURTH AVE.	Auction
12	1504 KANSAS AVENUE	Habitat	12	1121 MEADE ST.	PH	12	3009 WOODCLIFF AVE.	Auction
			13	1501 NEW YORK AVE.	PH	13	3210 DETROIT AVE.	Auction
			14	1505 NEW YORK AVE.	PH	14	3301 MARYLAND AVE	Auction
			15	1507 NEW YORK AVE.	PH	15	3320 NORTH AVE.	Auction
			16	1607 BLAIR ST.	PH	16	502 FOURQUREAN LANE	Auction
			17	1700 JACQUELINE ST.	PH	17	903 BURNS ST.	Auction
			18	1702 JACQUELINE ST.	PH	18	2316 SECOND AVE.	Auction
			19	1704 JACQUELINE ST.	PH	19	3300 MEADOWBRIDGE RD.	Auction
			20	1801 TEXAS AVE.	PH	20	3519 ENSLOW AVE.	Auction
			21	901 SUMPTER ST.	PH	21	1405 SILVER AVE.	Auction
						22	1414 MINEFEE ST.	Auction
						23	1601 FAIRFAX AVE.	Auction
						24	2109 Halifax Ave	Auction
						25	2113 EDWARDS AVE.	Auction
						26	1514 OVERLOOK St.	Auction
						27	115 E. 32ND ST.	Auction
						28	221 W. 34TH ST.	Auction
						29	3214 LAWSON ST.	Auction
						30	3518 MOODY AVE.	Auction
						31	107 W. 33RD ST.	Auction
						32	3901 LARCHMONT LANE	Auction
						33	719 HILL TOP DRIVE	Auction