Richmond Housing Rehabilitation Program

A Partnership Between the

City of Richmond

And
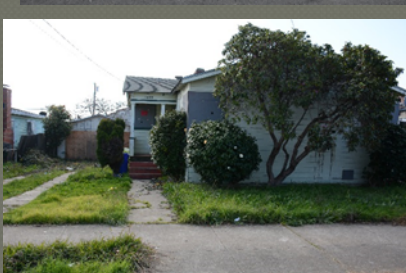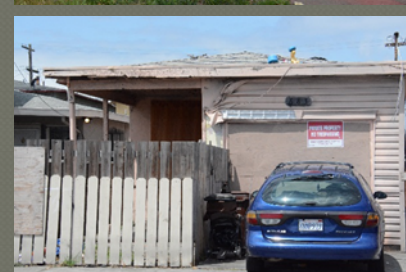
Richmond Community Foundation

Program Objectives

- Identify, acquire, rehabilitate and sell dilapidated, abandoned housing stock
  - Create clean, safe and decent housing – appropriate to neighborhood
  - Provide opportunities for First Time Home Buyers through SparkPoint
  - Stabilize neighborhoods

- Create Social Impact Bond Financing Model to recycle funding to maximize number of housing units in the program

Target Properties

- Unaddressed code violations
- Absent owners
- Vacant/abandoned
- Significant tax delinquencies
- Mortgage may or may not be foreclosed
- No one (nominal owners, banks, tax collector) will take responsibility for the property
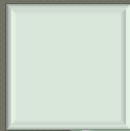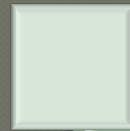
Possible Target Properties

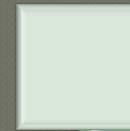# Program Operations
Phase 1 – Securing Properties

STEP 1
- Identify Properties
- Code Enforcement
- Neighborhood Councils
- Bank Contacts
- County Tax Collector

STEP 2
- Run Proforma
- Acquisition Price
- Rehab/ construction cost estimate
- Rehab timeline
- Market price estimate

STEP 3
- Acquire Property
- Tax sale
- Foreclosure
- Negotiated agreement
- Probate

Program Operations
Phase 3 – Rehab Process

- The Project Team has committed to the following:
  - Partnership with Richmond Build
  - Use of local contractors
  - Opportunities for local hiring

SparkPoint Buyers

SparkPoint Buyers will have completed the HUD first Time Home Buyer Program provided in partnership with Community Housing Development Corporation. Graduates will have:

- 680 Credit Score or better
- Up to 3 months of savings
- Debt to income ration of 40% +
- Income
- Down payment assistance

Project Benefits

- Reduced Blight
- Increase Homeownership
- Reduced code enforcement costs and police calls for service
- Increased property tax revenue for the City of Richmond

Community Partners

Backstrom McCarley Berry & Co., LLC
Community Housing Development Corporation
Contra Costa Tax Collector
Contra Costa District Attorney
Federal Reserve Bank
Fisher Realty
The Home Depot
Old Republic Title
Orrick, Herrington & Sutcliffe, LLP
RBC Capital Markets, LLC
Richmond Build
Richmond Economic Development Commission
Richmond Neighborhood Coordinating Council
SparkPoint Contra Costa
Supervisor John Gioia
Turner Construction Group
Valero Realty
Wright Real Estate