



Get the Lead Out!

LEAD HAZARD CONTROL PROGRAM

PROGRAM OFFICES: 300 MONROE AVE NW. SUITE 440 (616) 456-3672

POST-REMEDATION PROGRAM REQUIREMENTS

TENANT INCOME:

Income must be less than 80% of Area Median Income

- Area Median Income is determined by HUD and may change yearly.
- Tenant household income must be PRE-CERTIFIED by Program staff.

PROGRAM RENT LIMITS:

Rents must be at or below Program Rent Limits (currently 110% Fair Market Rents)

- Fair Market rents are determined by HUD and may change yearly.
- Fair Market Rents are reduced by the utilities paid by the tenant. Utility allowances are determined by the Grand Rapids Housing Commission.
- Leases may not contain provisions forbidden by State law.
- Current tenants must be offered a new Program compliant 1 year lease.
- Copies of rental agreements may be required by Program staff.

CHILDREN UNDER 6:

The units must be affirmatively marketed to families with children under 6 years of age. Documentation of your good-faith effort must be provided only when requesting approval of a tenant without young children.

- All other things being equal, preference must be given the applicant with small children.
- Affirmative marketing efforts include listing the unit with at least one of the following:
 - a. the RPOA's listing services,
 - b. the Grand Rapids Housing Commission (Section 8),
 - c. the Grand Rapids Urban League,
 - d. the Salvation Army,
 - e. another agency providing services to low income families with young children and recognized as a source for rental housing information.

REGULATORY REQUIREMENTS:

The Landlord must maintain inspection and repair records annually and/or at unit turn-over as required by Federal regulations 24 CFR 35.1355

<http://www.gpoaccess.gov/cfr/index.html>

- The City may require these reports as a condition for release of the mortgage.

The Landlord must maintain the units in a Lead-Safe manner at Housing Code Minimum Standards Grand Rapids Municipal Code Title VIII, Chapter 140

<http://www.ci.grand-rapids.mi.us> >SERVICES >Online Services >City Code

- A current Certification of Occupancy issued by Neighborhood Improvement will be required as a condition for the release of the mortgage.
- Single family rental properties must be registered with the Neighborhood Improvement office.

All Lead Safe units will be included in the Lead-Safe Housing Registry

<http://www.ci.grand-rapids.mi.us> >DEPARTMENTS >Community Development >Lead Hazards.

These requirements apply for a period of 36 months. Failure to comply may delay release of the mortgage. Submit documents for review to:

City of Grand Rapids
Housing Rehabilitation Office
Phone: (616) 456-3030

300 Monroe Ave NW Room 440
Grand Rapids, MI 49503
Fax: (616) 456-3673