

## **Program 2: Lead-Safe Housing Program**

### **V.2.A. Program Purpose**

Grant funding provided by the Department of Housing and Urban Development provides residents of the City of Greensboro with a Lead-Safe Housing Program designed to remove lead-based paint hazards that constitute an imminent health threat in homes built prior to 1978 and to protect young children from lead poisoning. This Lead-Safe Housing Program provides grants to both homeowners and rental property owners who meet eligibility requirements as prescribed by HUD's Lead Hazard Control Program. Residents of Guilford County, outside the cities of Greensboro and High Point, may be eligible if a referral is received from the Guilford County Health Department where a child with an elevated blood lead level of 5 µg/dl or greater is identified.

### **V.2.B. Homeowner Eligibility**

In order to receive assistance under this program, homeowners must meet all of the following requirements:

1. The recipient must be an owner-occupant of a residential structure within the city limits of Greensboro.
2. The residential structure receiving assistance must have been built prior to 1978 and must contain lead-based paint hazards as identified by a state-certified Lead Risk Assessor after conducting a lead inspection and risk assessment. The scope of the lead remediation work is determined by the results of the lead inspection and risk assessment.
3. The total household income for all occupants in the home shall not exceed 80% of the median income, adjusted for family size and person(s), as defined and provided to the City, from time to time by the Department of Housing and Urban Development. These income ceilings are set by HUD to define low to moderate-income families and persons.
4. The household must have a child under the age of 6 that meets the EPA or HUD definition of a child occupied property. This rule may be waived as determined by lead grant program staff in accordance with lead grant program guidelines.
5. The homeowner agrees to correct any other non-lead housing condition(s) that constitute an imminent threat to health or safety. Lead grant assistance will not be provided until identified pre-existing housing code violations are satisfactorily addressed.
6. The property must be in compliance with the City of Greensboro's Housing and Nuisance Ordinance.

### **V.2.C. Rental Property Owner Eligibility**

In order to receive assistance under this program, rental property owners must meet each of the following requirements:

1. The recipient must be an owner of single-family residential structure(s) or multi-family residential structure(s) within the city limits of Greensboro.

2. Rental owners whose property is under Code Enforcement order to repair, or orders that have expired without compliance per Chapter 11 of the City Minimum Housing Code, are prohibited from having their property remediated by the Lead-Safe Housing Program until such orders are resolved to the satisfaction of program staff, ensuring that the property is in compliance with the City's minimum housing standards.
3. The residential structure receiving assistance must have been built prior to 1978 and must contain lead-based paint hazards as identified by a state-certified Lead Risk Assessor after conducting a lead inspection and risk assessment. The scope of the lead remediation work is determined by the results of the lead inspection and risk assessment.
4. The total household income for all tenants in at least one-half of all lead program assisted housing units shall not exceed 50% of the median income, adjusted for family size and persons, as defined and provided to the City, from time to time by HUD and the remaining assisted housing units do not exceed 80% of the median income, adjusted for family size and persons, as defined and provided to the City, from time to time by HUD. Exception: For multi-family buildings with five or more units, 20% of the units may be occupied by families with incomes above 80% of the area median income level.
5. If the rental property housing unit(s) receiving assistance under this program is vacant or becomes vacant within three years following the completion of lead remediation or abatement activities, the rental property owner 1) Must rent to families at or below 80% of the area median income (Exception: For multi-family buildings with five or more units, 20% of the units may be occupied by families with incomes above 80% of the area median income level and 2) Shall give priority in renting units assisted under the lead program to families with children under the age of six.
6. The rental property owner agrees to correct any other non-lead housing condition(s), which constitute an imminent threat to health or safety. Lead grant assistance will not be provided until all pre-existing housing code violations are satisfactorily addressed.
7. The property must be in compliance with the City of Greensboro's Housing and Nuisance Ordinance.

### **V.2.D. Eligible Costs**

Within the legal boundaries of an applicant's parcel, all individual structures that are readily accessible by children under (6) six years of age and have a floor area of greater than 100 square feet will be assessed for lead-based paint hazards. If an accessory structure qualifies as a housing unit it will have to apply to the program and qualify on its own merits.

Under the Lead-Safe Housing Program, eligible costs are those costs directly related to the correction or remediation of lead-based paint hazards. The costs to repair or correct housing conditions that are causing or creating lead-based paint hazards are also eligible. General housing rehabilitation work that is not directly related to lead hazard control is not permitted under the Lead-Safe Housing Program.

### **V.2.E. Grant Terms**

1. Each residential structure will be eligible for only one Lead-Safe Housing Program grant over the life of the structure.
2. The maximum income ceiling for qualification under the Lead Safe Housing Program grant shall not exceed 80% of the median income, adjusted for family sizes and persons, as defined and provided to the City from time to time by the Department of Housing and Urban Development.
3. Single buildings containing (1) one to (3) three eligible housing units are limited to a total maximum HUD and local funded lead grant of \$30,000 which includes contingency. Single buildings containing (4) four or more housing units are limited to \$9,500 per housing unit plus contingency. Costs exceeding program maximums shall be paid for by the owner with funds held in the City's non-interest bearing account that is fully dedicated to the project. Maximums are a combination of HUD lead grant funds and local matching funds. The maximum lead grant amount may be exceeded up to \$50,000 per structure only when a housing structure is occupied by a child with an elevated blood lead level of 5 µg/dL or higher as confirmed by a medical test. General housing rehabilitation work that is not directly related to lead hazard control is not permitted under the Lead-Safe Housing program.
4. Homeowners and rental unit owners with any housing unit under Orders to Repair or Demolish from Code Enforcement are prohibited from having a home remediated by the Lead-Safe Housing Program until such order is resolved. During the application process, lead program staff will ensure that the owner is in current compliance with minimum housing standards.

### **V.2.F. Healthy Homes Supplement Funding**

The Healthy Homes Supplement funding provides grants to both homeowners and rental property to correct healthy homes hazards in units participating in the Lead-Safe Housing Program. Eligible costs are those costs directly related to the correction of identified healthy homes hazards found during a healthy home assessment of the unit. Healthy Homes supplement funding will be used to address the most serious and cost-effective hazards in units not to exceed \$5,000 per unit. All homes will be screened for all 29 healthy homes hazards identified by the Department of Housing and Urban Development.

### **V.2.G. Healthy Homes Supplement Funding Prioritization**

Healthy Homes Supplement funding will be used in the following order as funding allows:

- a. Non-lead housing conditions that are an imminent threat to an occupant's health or safety who is disabled, under the age of 18 or over the age of 55.
- b. Non-lead housing conditions that are an imminent threat to any occupant's health or safety.
- c. Correctable housing conditions that will allow the residents to have a better quality of life.

From time to time, the City applies for or receives other Federal and State funds for housing purposes. The administration of these programs and funds shall be governed by the allocating governmental units' statutes and regulations and, where applicable, by City applications.