

City of Rochester
2012 Lead Hazard Control Program

Program Policies:

1. Property must be residential and located in the City of Rochester.
2. Mixed-use properties (commercial/residential) are not eligible.
3. Property must have been built before 1978.
4. Property must have 1 to 4 units with at least one bedroom.
5. Property must not be fire-damaged or otherwise structurally unfit for the program. The City will make this determination.
6. Identifiable lead hazards must be present.
7. All hazards identified in the required lead-based paint inspection/risk assessment must be addressed with grant funds.
8. Property owner must maintain property insurance to insure against loss.
9. Property must be current on City taxes or must have executed tax agreement.
10. Owner-occupied applicants must reside in and maintain the property as their sole residence for the 5-year loan term.
11. Household income of owner-occupied applicant may not exceed 80% of the area median income as established by HUD.
12. Owner-occupied units must house at least one child under the age of six, a pregnant occupant or a visiting child that spends at least 6 hours per week at the assisted unit(s).
13. Applicant must be at least 18 years of age.
14. Applicant must be a U.S. citizen or a legal resident alien.
15. Applicant must demonstrate ownership of the subject property, i.e. deed to property must be in applicant's name.
16. Priority will be given to applicants with one or more children diagnosed as being lead poisoned or has evidenced other health issues.
17. Children under age 6 must be tested for lead poisoning.

18. Occupants may be temporarily relocated during lead hazard control process at the City's cost.
19. Approved applicants must complete the EPA course, "Renovate Right".
20. Property must be maintained as lead-safe for the 5-year loan term.
21. Tenant income must be at or below 50% of the area median income as established by HUD.
22. Rents must be affordable to tenants with household incomes at or below 50% of area median income.
23. Landlords are not to raise rents for a period of 1 year after receiving assistance.
24. Owner must affirmatively market assisted units to low-income households with children under 6 years of age for the five-year loan period.
25. Owner must encourage tenants to complete the EPA course, "Renovate Right".
26. Landlords must contribute matching funds equal to 10% of the project cost.
27. Clearance must be achieved for each unit receiving assistance per EPA protocols.
28. Property owners must sign a 5-year Program Agreement with the City.
29. Every effort will be made to enlist the services of minority and woman-owned businesses for lead hazard control services.
30. The City will adhere to open competitive bidding practices to obtain costs for lead hazard control projects. The City will award projects to the lowest responsible bidding contractor.
31. The City will only award lead hazard control contracts to certified Lead Abatement firms listed on the City's list of approved contractors.
32. The City will utilize a request for proposal process for securing services of a consultant and/or sub-recipient.
33. All sub-recipients will be required to adhere to the proper OMB Circular(s) and administrative requirements imposed by HUD at 24 CFR parts 84 and 85.