

Greensboro Landlords Association

Meeting Minutes
August 13th, 2019

Opening:

The monthly meeting of the Greensboro Landlords Association was called to order at 6:30 on August 13th, 2019 at the Greensboro Regional Realtors Association by President, Dennis Frohlich.

Attendance:

30 Members were recorded by 3rd Party Vendor, Jennifer Dille with TESS, LLC.

General Announcements by Dennis Frohlich:

- Recognized our guests and thanked everyone for coming out tonight!
- Like to announce a new venture with HomeVestors. We are encouraging members to come to their “Deal Maker Sessions” the first Tuesday of each month at the Airport Market from 6:30 – 9:00 pm. It is free to anyone. You will learn about properties for sale before they are listed anywhere else.
- Coffee Chats: Tuesday the 20th at Amoroso’s Bakery off Guilford College Rd from 4:15 – 5:00. Great discussions and yummy treats!
- If you are interested in joining the GLA Board for 2020, please see me or Jenn after the meeting. We have a couple openings for the upcoming year.
- Upcoming Meetings: September thru October are meetings with City Officials with October as our Follow-Up session with the Mayor on the New Housing Inspection Ordinance. Next month is Magistrate, Judge Thomas. Hear that he is a real character and make learning about evictions funny.
- Associate/Sponsors Time: If we have any Associate or Sponsor members who would like to stand up, please introduce yourself now. None, OK.
- Now before we get started, does anyone have any questions or announcements. Andrea Neese – Yes, I have a new property being listed Friday. If you are interested in looking at the property, please see me after the meeting.

Thanks Andrea. Now on to our Meeting Topic: Lead Safe Housing Program:

- **Presenters: Jennifer Freeman and Melissa Burton**

Jennifer Freeman

Housing Rehabilitation Administrator (336)373-2530

Jennifer.Freeman@greensbor-nc.gov

Melissa Burton

Lead Safe Housing Program Assitant (336)373-3624

Melissa.Burton@greensboro-nc.gov

Jennifer: Thank you so much for inviting us to speak with you. I have a small PowerPoint presentation but please stop me if you have questions.

Ms Freeman: The Lead Safe Program is a Federal Program that city's must qualify for. This is our 5th grant. The program is in effect for another year and a half or until the funding is used up.

We have 2.9 million in funding available with 2.4 going toward lead based paint rehabs and the remainder for Healthy Homes solutions.

Member: Can you apply for a Healthy Home solution without it being a part of the Lead Safe program?

Ms. Freeman: No, the house must first qualify for the Lead Safe Program.

Member: If the homeowner would like to have additional work done while the contractors are there, can they use the contractors and pay them directly?

Ms. Freeman: Yes but the lead paint work must be completed first.

Member: I have used the Lead Safe program to improve many of my properties, I highly recommend this program. They do great work and are very organized.

Ms. Freeman: Yes, Andy, you are a superstar in our office! Thank you for the kind words.

Member: And so you all know this, it is not easy to apply for and receive these federal grants so for this to be the 5th grant also says a lot about our city and the Neighborhood Development office.

Ms. Freeman: That is true. There are only 5 other communities in our state that have qualified along with us.

Member: Is there a long lead time to be approved for the program?

Ms. Freeman: At this time we have no current projects so this would be a great time to apply. After you are approved it usually takes 3-4 weeks to do the rehab. The house must be up to current Minimum Housing Standards before starting. I can say that we have had very little issue with landlords not having their properties up to code. Thank you landlords for keeping our community health! Now, I am going to go through our presentation.

Neighborhood Development

City of Greensboro

Lead-Safe Housing Program

Reduce lead based paint hazards in pre-1978
homeowner and rental housing in Greensboro.

Lead-Safe Housing Program

General Qualifications

- City limits of Greensboro
- Pre-1978
- Low to moderate income households
 - Includes all household members
 - Tenants income for rental properties

Additional Qualifications

Homeowners

- Child 5 or younger lives in house or visits frequently. (Only a small number of homeowners without a young child can be assisted).
- Must maintain property.
- Flood insurance is required if in flood zone.

Rental Property

- Must agree to rent to low to moderate income households for five years after work is completed.
- Must maintain property.
- Vacant rentals are accepted. (Priority is given to occupied rentals).
- Flood insurance is required if in flood zone.

Funding

- Grant funding (no payments, liens or loans).
- Up to \$30,000 in lead hazard reduction funding for 1-3 unit properties.
- \$9,500 per unit for 4 or more unit properties.
- Relocation assistance available for occupants if necessary.

Income Limits/Rent Limits

Income Limits

Family Size	Income Limit
1	34,350
2	39,250
3	44,150
4	49,050
5	53,000
6	56,900
7	60,850
8	64,750

Rent Limits

# Bedrooms	1	2	3	4
Rent Limit	661	769	1,028	1,201

Healthy Homes Funding

- Funding to correct other non-lead hazards in assisted properties.
- Up to \$5,000 per unit.
- Hazards can include:
 - Trip and fall
 - Electrical
 - Plumbing
 - General healthy and safety

Assisted Property

Before



After



Assisted Property

Before



After



Assisted Property

Before



After



Assisted Property

Before



After



The applications, Rental Properties and Standard Homeowner:

If a tenant does not want to fill out the information and turn it into the landlord, they can turn it in directly to our department. If they have questions, Ms. Burton is here to help them.

Please encourage your tenants to fill out the forms. It is better for everyone in the long run. And we will move them out of the unit, especially if there are small children or elderly people living in the property.

We have agreements with local hotels that have kitchens included so as not to burden the tenants with additional costs of eating out. We try to make it as easy a process as possible.

See the applications on the table in the back.

(Included in the Meeting Minutes. See several next pages.)

**Greensboro Lead Safe Housing Program
Rental Property Eligibility Screening Form**

How did you learn about the program? _____ Date _____

Name of Property Owner, Landlord, or Property Management Company

Contact Number(s): _____

___ Tenant occupied ___ Vacant rental ___ In-home Childcare

___ Single family ___ Multifamily (No. of units _____) (No. of bedrooms per unit _____)

Address of Property: _____

Any other housing rehab needs (non-lead hazard): _____

Is there a child under the age of six that lives in the rental home or that visits frequently*

**In order for children to be counted as visiting frequently, they must visit at least 2 days a week, at least 6 hours per week, and at least 60 hours a year.* ___ Yes ___ No

ALL questions below must be answered. If answers to all questions are yes and once you have submitted an application, your property will be placed on the waiting list to be considered for lead hazard control grant assistance...

Was your property built prior to 1978? ___ Yes ___ No

Is your property in the City of Greensboro city limits? ___ Yes ___ No

Are the tenants low to moderate income as noted below?*
(If unit is vacant please leave this question blank) ___ Yes ___ No

***NOTE** – Occupant income must not exceed 80% of the area median income adjusted for family size (see attached income table). Application processing is subject to the U.S. Department of Housing and Urban Development’s priority requirements.

If unit is not occupied by young children at this time, and the unit is vacant or becomes vacant, will the unit be available to low-moderate income* families with young children? **Note: If the rental property is approved and receives Lead Grant assistance, the landlord will be required to provide compliance information up to 5 years after unit receives assistance.** ___ Yes ___ No

If any unit requires non-lead major health or safety repairs, the Property Owner, Landlord, or Property Management Company understands and agrees that they will have to take care of the work items identified in order to be considered for lead hazard control grant assistance. ___ Yes ___ No

2018 Income Limits

	30%	50%	60%	80%
Family Size	<u>MEDIAN</u>	<u>MEDIAN</u>	<u>MEDIAN</u>	<u>MEDIAN</u>
1	12,750	21,200	25,440	33,900
2	14,550	24,200	29,040	38,750
3	16,350	27,250	32,700	43,600
4	18,150	30,250	36,300	48,400
5	19,650	32,700	39,240	52,300
6	21,100	35,100	42,120	56,150
7	22,550	37,550	45,060	60,050
8	24,000	39,950	47,940	63,900

2018 Fair Market Rent Limits

Number of Bedrooms	0	1	2	3	4
Fair Market Rent	\$625	\$692	\$806	\$1,078	\$1,294

Property Address _____

**Lead Information, Inspections, Clearance Testing, Disclosure,
Lead Remediation and Ongoing Lead Hazard Monitoring**

The Lead-Based Hazard Reduction Program requires that lead hazard evaluation and remediation activities be carried out on homes constructed prior to 1978 that contain lead-based paint hazards in order to participate in the program and to receive assistance.

I understand that the City of Greensboro will undertake lead-based paint testing on my property. If the test results reveal lead-based paint hazards, I understand that my scope of work will include the work necessary to make my home lead safe. Lead safe means that all lead-based paint hazards in my home have been stabilized and that my home passed a certified lead clearance test upon completion of work. For my home to remain lead safe, I understand that I must properly maintain the treated areas in the future and monitor the non-treated areas containing lead that were not identified as a present hazard. I will receive a copy of the results of the lead hazard reduction and clearance test within 15 days of their completion.

I have received a copy of the pamphlet "Protect Your Family From Lead in Your Home".

The interviewer has discussed the hazards of lead based paint with me and we have reviewed each item listed above.

The applicant(s)/owner(s) agrees that the City of Greensboro will do an inspection of the premises to determine the presence of lead-based paint hazards. Performing the inspection does not obligate the City of Greensboro to award a lead remediation grant.

The applicant(s)/owner(s) will be informed of the results of the inspection. I understand that the results of the lead-based paint inspection and clearance test will be registered with the State of North Carolina Department of Health and Human Services - Health Hazards Control Unit and will be a permanent part of my home's legal records. The applicant(s)/owner(s) is(are) required to disclose the inspection results and/or clearance results in the home in the event of future sale or lease of the property.

The applicant(s)/owner(s) further agrees that the City of Greensboro will not be held liable for any damages that may occur as a result of said inspection and subsequent disclosures.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

**** All owners must sign. If married, spouse must sign. ****

Property Address _____

RENTAL REQUIREMENT AGREEMENT

By signing below you agree to the following: 1) If property is vacant and becomes occupied before lead work is completed, the City needs the new tenant's information. 2) If the property is vacant or becomes vacant up to 5 years after lead assistance is provided, according to Federal guidelines, you are **required** to rent the property to low-to-moderate income families with emphasis to families with small children (under the age of six). You may be asked to provide additional tenant and/or unit information to the City periodically, even after the property has received assistance.

PENALTY FOR FALSE OR FRAUDULENT STATEMENT

Whoever knowingly and willfully falsifies or makes any false, fictitious, or fraudulent statement or representations or makes or uses any false writing or document knowing the same to contain any false, fictitious, or fraudulent statement or entry, shall be prosecuted as provided by the laws of the State of North Carolina.

SITE CONTAMINATION

The rental property owner agrees that when lead work is performed on the property and the property is prepared for clearance, the rental property owner, representative of the rental property owner, and the tenant(s) of the property will not enter the property prior to clearance. Entering the property prior to clearance may contaminate the site. If any of the above mentioned enters the property prior to clearance testing and the property does not pass clearance, then the rental property owner is responsible for the cost of re-clearance.

HOUSEHOLD BILLS

During the entire process, you and/or your tenant(s) will need to continue to pay the utilities, mortgage and any other household bills associated with the property.

The signature(s) below signify that all information contained in this application is true and complete and that Rental Requirement Agreement, Penalty for False or Fraudulent statement, Site Contamination and Household Bills statements are understood and agreeable.

"I certify under penalty of law that the information contained in this declaration is true, accurate and complete to the best of my knowledge. I understand that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations."

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

*** All owners must sign. If married, spouse must sign. ***

City of Greensboro Lead Testing Release Form:

I acknowledge that by having my property at _____
tested for lead-based paint hazards by the City of Greensboro's Lead-Safe Housing Program, I am
required to disclose the testing results to all current and future tenants and potential buyers.

I also understand that if the property is tested for lead hazards the City of Greensboro's Lead-
Safe Housing Program might not be able to assist in the lead remediation of the above property if
program limitations do not make the activities feasible and/or I do not agree and abide by the
requirements of the programs.

Please check one of the following boxes.

I want the City of Greensboro to test my property for lead hazards **if** my property qualifies for
the program.

I **do not** want the City of Greensboro to test my property for lead hazards. I am therefore
withdrawing from the program.

Signed by _____ on _____
Owner's signature *date*

Signed by _____ on _____
Owner's signature *date*

***** All owners must sign. If married, spouse must sign*****

City of Greensboro's Lead-Safe Housing Program Rental Property Eligibility Acknowledgment Form

- The property owner agrees to correct any other non-lead housing condition(s), which constitute an imminent threat to health and/or safety before funds will be made available.
- The property owner must agree to keep the property in a safe and sanitary condition.
- The property owner must agree to unit(s) rents that do not exceed the maximum allowable rental limits. Rent limits are defined below.
- The property owner must agree to rent the property to families or individuals with income not to exceed 80 % of the area median income. Income limits are defined below.
- The property owner must ensure that the tenants' children or visiting children under the age of six are tested for lead and must provide proof of the testing.
- If the property is in a flood zone the owner must obtain flood insurance and provide annual proof of this insurance.
- If the property is a multi-unit structure than at least 50% of the units have to be made available to tenants with incomes less than 50% of the area median income.
- The property owner agrees that if the property is vacant or becomes vacant within five years of completion of work; then the property will be aggressively marketed to low-income families and individuals with an emphasis given to families with children under six. Income limits are defined below.
- The property owner agrees to provide annual documentation that the property is being rented to low-moderated families/individuals and the rent does not exceed the allowable rental limits for a period of at least five years from the completion of lead remediation.
- Contractors will provide a full one year warranty. After that time the owner assumes full responsibility.
- The signature below signifies that all information provided or will be provided to the City of Greensboro Lead-Safe Housing Program is true and complete.

Income	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	33,900	38,750	43,600	48,400	52,300	56,150	60,050	63,900
50%	21,200	24,200	27,250	30,250	32,700	35,100	37,550	29,950

Number of Bedrooms	0	1	2	3	4
Fair Market Rent	\$625	\$692	\$806	\$1,078	\$1,294

Signed by _____ on _____

Signed by _____ on _____

*** All owners must sign. If married, spouse must sign. ***

Landlord Acknowledgement Form for Property located at: _____

_____ I am aware that single buildings containing one to three eligible housing units are limited to a total maximum lead grant of \$22,000 for the entire structure. Single buildings containing four or more eligible housing units are limited to \$7,500 per eligible housing unit. The maximum lead grant amount may only be exceeded, up to \$40,000, in cases when the housing unit is occupied by a child with an elevated blood lead level of five(5) µg/dL or higher confirmed by a medical test. Maximums are a combination of HUD lead grant funds and local matching funds.

_____ I am aware if the cost to remediate my property exceeds program limits, I have the following options: a.) Share lead hazard remediation costs through other rehabilitation programs, b.) Provide all of the remaining additional funds necessary to complete the lead remediation work. (These funds must be escrowed in a non-interest bearing City account before the construction contract is signed), c.) Withdraw from the program.

_____ I agree: to rent the unit(s) to families with income at or below 80% of the area median income, if the property is a multi-unit structure at least 50% of the units have to be made available to tenants with incomes less than 50% of the area median income. If the unit is vacant or becomes vacant I will aggressively market the unit(s) to low income families and individuals with an emphasis given to families with children under six. Rent must remain at or below the fair market rent for the area, for at least five years following completion of lead hazard control activities. I agree to submit documentation that these requirements are being complied with on an annual basis.

_____ I agree that this unit/property is not a Section 8 project-based unit/property.

_____ I am aware that if the unit (s) is in a flood zone I must maintain flood insurance on the property, and submit documentation of flood insurance on an annual basis.

_____ I agree not to sell the above-described property for a term of five (5) years, from the date of completion of the lead hazard control work, without the written approval from the City of Greensboro.

_____ I agree to correct any other non-lead housing condition(s), which constitute an imminent threat to health and/or safety before any lead funds will be made available.

_____ I agree to Healthy Homes inspection on my property. Funding may or may not be available to remediate any known hazards discovered during this inspection.

_____ I agree that the City of Greensboro will not be held liable for any damages that may occur as a result of the lead based paint or healthy homes inspection and subsequent disclosures.

Signed by _____ on _____

Signed by _____ on _____

*** All owners must sign. If married, spouse must sign***

**Greensboro Lead Safe Housing Program
Homeowner Eligibility Screening Form**

How did you learn about the program? _____ Date: _____

Name(s) of Homeowner(s): _____

Contact Number(s): _____

Address of Property: _____

Reason(s) why lead hazard is suspected and description of potential hazard area(s): _____

Any other housing rehab needs (non-lead hazard): _____

ALL questions below must be answered. Once you have completed an application and it appears you have met all eligibility criteria for the program, your property will be placed on the waiting list to be considered for lead hazard control grant assistance. Application processing is subject to the U.S. Department of Housing and Urban Development's priority requirements.

Was your home property built prior to 1978? Yes No

Is your home in the City of Greensboro city limits? Yes No

Does your household income fall into the low to moderate income range?*

*Total gross household income must be at or below 80% of the area median adjusted for family size.
(See attached income table.) Yes No

Do you have homeowner's insurance? Yes No

Do you have a child under the age of six that lives in your home or that visits frequently*?

*In order for children to be counted as visiting frequently, they must visit at least 2 days a week, at least 6 hours per week, and at least 60 hours a year. Yes No

2018 Income Limits

Family Size	30% MEDIAN	50% MEDIAN	60% MEDIAN	80% MEDIAN
1	12,750	21,200	25,440	33,900
2	14,550	24,200	29,040	38,750
3	16,350	27,250	32,700	43,600
4	18,150	30,250	36,300	48,400
5	19,650	32,700	39,240	52,300
6	21,100	35,100	42,120	56,150
7	22,550	37,550	45,060	60,050
8	24,000	39,950	47,940	63,900

**City of Greensboro
Lead-Safe Housing Homeowner Application**

How did you hear about our program? _____

OWNER'S NAME _____ Date of Birth _____

MARITAL STATUS: **M S W D** If DIVORCED, DATE of Divorce: _____

CO-OWNER'S NAME _____ Date of Birth _____

MARITAL STATUS: **M S W D** If DIVORCED, DATE of Divorce: _____

IF CO-OWNER IS DECEASED, DATE OF DEATH: _____ LOCATION: _____

PROPERTY ADDRESS: _____ YEARS LIVED HERE: _____

HOME TELEPHONE: _____ CELL: _____ WORK: _____

PROPERTY IN NAME OF: _____

RELATIONSHIP TO APPLICANT: _____

Will additional owner(s) sign documents for work to be done? **YES NO**

Please provide name, address and phone number for other owner(s)

HOUSEHOLD COMPOSITION *(If additional household members please include on separate sheet of paper):*

NAME: _____ DATE OF BIRTH _____

NAME: _____ DATE OF BIRTH _____

NAME: _____ DATE OF BIRTH _____

NAME: _____ DATE OF BIRTH _____

NAME: _____ DATE OF BIRTH _____

Children under the age of six that visit the home at least twice a week, at least 6 hours per week, and at least 60 hours per year *(If more please include on separate sheet of paper):*

NAME: _____ DATE OF BIRTH _____

NAME: _____ DATE OF BIRTH _____

NAME: _____ DATE OF BIRTH _____

Property Address _____

HOMEOWNER'S INSURANCE INFORMATION

INSURANCE COMPANY: _____

ADDRESS: _____ PHONE NUMBER: _____

AMOUNT OF COVERAGE ON DWELLING: \$ _____ ANNUAL PREMIUM: \$ _____

RENEWAL DATE: _____ ESCROWED: **YES NO**

*****PLEASE PROVIDE PROOF OF INSURANCE*****

EMPLOYMENT RECORD

ARE YOU EMPLOYED? **YES NO** NO. YEARS EMPLOYED: _____

EMPLOYER: _____ POSITION: _____

ADDRESS: _____ GROSS MONTHLY INCOME: \$ _____

CO-OWNER EMPLOYED? **YES NO** NO. YEARS EMPLOYED: _____

CO-OWNER'S EMPLOYER: _____ POSITION: _____

ADDRESS: _____ GROSS MONTHLY INCOME: \$ _____

ADDITIONAL INFORMATION

NAME OF NEAREST RELATIVE NOT LIVING WITH YOU: _____

ADDRESS: _____ TELEPHONE NO.: _____

RELATIONSHIP: _____

ARE YOU / FAMILY MEMBER DISABLED? (Physically Impaired) **YES NO**

IF YES, PLEASE DESCRIBE:

DWELLING ON PERMANENT FOUNDATION: **YES NO**

RELOCATION INFORMATION

IF NECESSARY, ARE YOU WILLING TO BE RELOCATED WHILE LEAD WORK IS BEING PERFORMED? YES _____ NO _____

IF RELOCATION IS NECESSARY, CAN YOU STAY WITH FAMILY OR FRIENDS WHILE LEAD WORK IS BEING PERFORMED? YES _____ NO _____

IF RELOCATION IS NECESSARY, WILL YOU NEED ACCOMODATIONS WHILE LEAD WORK IS BEING PERFORMED? YES _____ NO _____

SMOKING _____ NON-SMOKING _____ NO PREFERENCE _____

DO YOU HAVE SCHOOL AGED CHILDREN THAT MAY NEED ALTERNATE TRANSPORTATION TO SCHOOL IF TEMPORARILY RELOCATED? YES _____ NO _____

PLEASE LIST SCHOOLS THAT YOUR CHILDREN ATTEND:

TYPE AND SIZE OF HOUSEHOLD PETS:

PLEASE LIST ANY TRANSPORTATION NEEDS:

****PLEASE NOTE THAT IF YOU ARE RELOCATED WHILE LEAD WORK IS BEING PERFORMED YOU ARE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY TO WHICH YOU WERE RELOCATED. YOU ARE ALSO RESPONSIBLE FOR ANY LONG DISTANCE CALLS MADE DURING YOUR RELOCATION. ****

NON-LEAD-BASED PAINT HOUSING NEEDS

IF THE UNIT(S) REQUIRE(S) OTHER MAJOR HEALTH OR SAFETY REPAIRS IN ORDER TO RECEIVE LEAD GRANT ASSISTANCE, HOW DOES APPLICANT INTEND TO PAY FOR THESE ADDITIONAL REPAIRS?(Check one that applies)

- PRIVATE LOAN WITH PROPERTY AS COLLATERAL _____
- PERSONAL LOAN, CURRENT FUNDS ON HAND _____
- CITY EMERGENCY REPAIR OR HOUSING REHABILITATION PROGRAM*** _____
- OTHER, GIVE DETAILS: _____

*****IF INTERESTED IN EMERGENCY REPAIR OR HOUSING REHABILITATION PROGRAM YOU MUST MEET THAT PROGRAM'S REQUIREMENTS. NOTE THESE PROGRAMS WILL PLACE A LIEN AGAINST YOUR PROPERTY. *****

Property Address _____

**Lead Information, Inspections, Clearance Testing, Disclosure,
Lead Remediation and Ongoing Lead Hazard Monitoring**

The Lead-Based Hazard Reduction Program requires that lead hazard evaluation and remediation activities be carried out on homes constructed prior to 1978 that contain lead-based paint hazards in order to participate in the program and to receive assistance.

I understand that the City of Greensboro will undertake lead-based paint testing on my property. If the test results reveal lead-based paint hazards, I understand that my scope of work will include the work necessary to make my home lead safe. Lead safe means that all lead-based paint hazards in my home have been stabilized and that my home passed a certified lead clearance test upon completion of work. For my home to remain lead safe, I understand that I must properly maintain the treated areas in the future and monitor the non-treated areas containing lead that were not identified as a present hazard. I will receive a copy of the results of the lead hazard reduction and clearance test within 15 days of their completion.

I have received a copy of the pamphlet "Protect Your Family From Lead in Your Home".

The interviewer has discussed the hazards of lead based paint with me and we have reviewed each item listed above.

The applicant(s)/owner(s) agrees that the City of Greensboro will do an inspection of the premises to determine the presence of lead-based paint hazards. Performing the inspection does not obligate the City of Greensboro to award a lead remediation grant.

The applicant(s)/owner(s) will be informed of the results of the inspection. I understand that the results of the lead-based paint inspection and clearance test will be registered with the State of North Carolina Department of Health and Human Services - Health Hazards Control Unit and will be a permanent part of my home's legal records. The applicant(s)/owner(s) is (are) required to disclose the inspection results and/or clearance results in the home in the event of future sale or lease of the property.

The applicant(s)/owner(s) further agrees that the City of Greensboro will not be held liable for any damages that may occur as a result of said inspection and subsequent disclosures.

Homeowner Signature

Date

Homeowner Signature

Date

*** All owners must sign. If married, spouse must sign. ***

Property Address _____

PENALTY FOR FALSE OR FRAUDULENT STATEMENT: Whoever knowingly and willfully falsifies or makes any false, fictitious or fraudulent statement or representations or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be prosecuted as provided by the laws of the State of North Carolina.

EMERGENCY REPAIRS: The Department of Housing and Urban Development (HUD) requires that any emergency repairs be taken care of in order to receive lead hazard control grant assistance. If it is determined that your property requires emergency repairs during the home inspection and emergency repairs are included in your work write-up, you may be enrolled in the Emergency Repair Program. Dependent on applicant household income, the Emergency Repair Program is a forgivable loan. Applicants with household income at or below 80% of the area median may receive a forgivable emergency repair loan. The loan is secured by a lien that is placed on the property by a note and deed of trust. Under some circumstances, forgivable loans are repayable. No loan subordinations by the City are guaranteed. For additional information and details about Emergency Repair loans and repayment, Program Guidelines are available upon request.

SITE CONTAMINATION: The homeowner agrees that when lead work is performed on the homeowner's property and the property is prepared for clearance, the homeowner or other household members will not enter the property prior to clearance. Entering the property prior to clearance may contaminate the site. If either enters the property prior to clearance testing and the property does not pass clearance, then the homeowner is responsible for the cost of re-clearance.

Household Bills: During the entire process, you will need to continue to pay your utilities, mortgage and any other household bills.

The signature(s) below signify that all information contained in this application is true and complete and that Emergency Repair Program requirement and guidelines, Lead Information statement, and Site Contamination statements are understood and agreeable.

"I certify under penalty of law that the information contained in this declaration is true, accurate and complete to the best of my knowledge. I understand that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations."

Homeowner Signature

Date

Homeowner Signature

Date

*** All owners must sign. If married, spouse must sign. ***

City of Greensboro's Lead-Safe Housing Program Homeowner Property Eligibility Acknowledgment Form

- The property owner agrees to correct any other non-lead housing condition(s), which constitute an imminent threat to health and/or safety before funds will be made available.
- The homeowner must agree to keep the property in a safe and sanitary condition.
- If the property is in a flood zone the owner must obtain flood insurance and provide annual proof of this insurance.
- The homeowner's gross household income cannot exceed 80% of area median income. Income limits are defined below.
- The homeowner must have and maintain homeowner insurance coverage for the entire dwelling.
- The homeowner must agree to live in the property for five years after the completion of lead remediation work.
- Contractors will provide a full one year warranty for the construction work. After that time the owner assumes full responsibility.
- The signature below signifies that all information provided or will be provided to the City of Greensboro Lead-Safe Housing Program is true and complete.

Income	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	33,900	38,750	43,600	48,400	52,300	56,150	60,050	63,900

Signed by _____ on _____
Owner's signature *date*

Signed by _____ on _____
Owner's signature *date*

*** All owners must sign. If married, spouse must sign. ***

Homeowner Acknowledgement Form for Property located at: _____

_____ I am aware that single buildings containing one to three eligible housing units are limited to a total maximum lead grant of \$22,000 for the entire structure. Single buildings containing four or more eligible housing units are limited to \$7,500 per eligible housing unit. The maximum lead grant amount may only be exceeded, up to \$40,000, in cases when the housing unit is occupied by a child with an elevated blood lead level of five (5) $\mu\text{g}/\text{dL}$ or higher confirmed by a medical test. Maximums are a combination of HUD lead grant funds and local matching funds.

_____ I am aware if the cost to remediate my property exceeds program limits, I have the following options: a.) Share lead hazard remediation costs through other rehabilitation programs, b.) Provide all of the remaining additional funds necessary to complete the lead remediation work. (These funds must be escrowed in a non-interest bearing City account before the construction contract is signed), c.) Withdraw from the program.

_____ I am aware that I must maintain homeowner's insurance on my property. If my property is in a flood zone I must maintain flood insurance on the property and submit documentation of flood insurance on an annual basis.

_____ I agree that this property is not a Section 8 project-based property.

_____ I agree not to sell the above-described property for a term of five (5) years, from the date of completion of the lead hazard control work.

_____ I agree to reside in the above-described property as my principal place of residence and not to rent or transfer the property unless approval has been granted by the City.

_____ I agree to correct any other non-lead housing condition(s), which constitute an imminent threat to health and/or safety before any lead program funds will be made available.

_____ I agree to a Healthy Homes inspection on my property. Funding may or may not be available to remediate any known hazards discovered during this inspection.

_____ I agree that the City of Greensboro will not be held liable for any damages that may occur as a result of the lead based paint or healthy homes inspections and subsequent disclosures.

Signed by _____ on _____

Signed by _____ on _____

*** All owners must sign. If married, spouse must sign. ****

Dennis: OK, unless anybody else has anymore questions or comments, we are going to wrap up this meeting.

Member: Has anyone had a tenant die in one of your properties? If so, how do you handle the family if they are moving very slowly removing the items, etc.

Several Responses:

Contact the Executor of the Estate and arrange a move out date and rental payment plan if rent is not current.

Yes, contact the Executor and find out what they need to finalize to move out. They may need help arranging for vendors to come in and clear out items, etc.

You may also go through a judgement/eviction process. This would be a great question for Judge Thomas next month!

Closing:

Thanked Ms. Freeman and Ms. Burton for a great meeting.

Coffee Chat Tuesday the 20th – Fred Poole spoke up and said these really are great smaller meetings! Remember the Judge Thomas is next month. Please bring anyone interested in learning more about the eviction process and our organization. It is only \$10 for the guest. And Judge Thomas is supposed to be a real hoot and very informative!

Thanks and have a great evening!

Meeting was adjourned at 7:20 by President, Dennis Frohlich.

Minutes submitted by: Jennifer Dille with TESS, LLC