



What is the Detroit LeadSafe Housing Program?

Detroit LeadSafe Housing is a free grant program offered by the City of Detroit's Housing and Revitalization Department (HRD). This program works to address lead-based paint hazards in eligible homes located in the following zip codes 48202, 48204, 48206, 48209, 48213, or 48214.

What are the eligibility requirements?

To be eligible for the Detroit LeadSafe Housing Program, your home must be built before 1978 and must be in one of the following zip codes: 48202, 48204, 48206, 48209, 48213, or 48214. There must be a pregnant woman or a child/ren under the age of 6 living in the house or visiting frequently. Families that apply must be low-income. For example, a family of four cannot have a total income that exceeds \$64,000. Applicants must be able to provide clear proof of ownership, and paid property taxes or a current payment plan.

What forms of identification are acceptable?

All forms of valid United States issued photo identifications are accepted. This includes, government issued driver's license, state issued ID, the Detroit ID, as well as any valid form of photo ID issued by governments outside the US.

What can I expect after applying to the program?

Following your application, your Housing Specialist will notify you that your application is conditionally approved. You will be assigned to a Housing Inspector that will schedule an initial inspection of your property where photographs of the interior and exterior of your property will be taken. After an initial inspection has taken place, a Lead Inspection and Risk Assessment (LIRA) will be conducted on your home to determine if there are any lead-based paint hazards. You will receive a copy of the LIRA report once complete.

If lead-based paint hazards are identified, the LeadSafe Housing Program will select a qualified contractor through a competitive bidding process to complete the lead abatement/rehabilitation repairs necessary to reduce the level of lead exposure to your family.

How long will construction take?

The duration of construction will vary for each household; this timeline will depend on the amount of lead-based paint hazards identified during the LIRA. On average, construction may take anywhere from 10 – 14 business days to complete.



Will I have to relocate during construction?

Yes. If lead-based paint hazards are identified, all occupants must voluntarily relocate for the duration of construction and will be unable to access the property until the Housing Inspector has confirmed that a lead clearance has been obtained and authorizes you to re-occupy the home. This is to minimize the risk of anyone in the home becoming exposed to lead and/or lead dust particles.

Will the City of Detroit provide relocation assistance?

At this time, all participants are responsible for identifying temporary relocation for all occupants of the home; this includes payment and transportation to and from the temporary living space.

Is there a cost to participate?

The only cost for the homeowner to participate in the Detroit LeadSafe Housing program is a \$36 money order utilized to record the three-year lien that will be placed on the property.

What if I am a tenant?

The Detroit LeadSafe Housing Program works with tenants and landlords to identify and address lead-based paint hazards in single-family, duplexes and multi-family properties. Tenants are encouraged to discuss the program with their landlords and work to gather the necessary documentation.

The City of Detroit's Building Safety Engineering and Environmental Department's Rental Property Ordinance requires that all rental properties be registered and receive a certificate of compliance that includes a lead inspection and clearance.

Is this a loan?

No. The Detroit LeadSafe Housing Program is grant funded. Program participants will not be required pay for the cost of inspection or the cost of lead repairs. However, HRD will require homeowners to agree to not sell their home for the a period of 3 years and landlords to not sell their property for a period of 5 years and prioritize rentals to families that are low-income with children under the age of 6.