



A photograph of the Phoenix skyline featuring several skyscrapers under a clear blue sky. The text is overlaid on the right side of the image.

City of Phoenix

Lead Hazard Control Program
Neighborhood Services Department

Background

- Neighborhood Services
 - Neighborhood Revitalization Division
 - Housing Rehab Section (28)
 - Lead Hazard Control Program
 - Emergency Home Repair Program
 - Weatherization Assistance Program
 - Hardship Assistance Program (Exterior Blight/Code)
 - Substantial Home Repair Program
 - Comprehensive Home Repair Program
 - Reconstruct Program
 - Rent Rehab Loan Program



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Landscape

- State
 - Strong Property Rights State
 - No lead laws
 - Anti-immigration laws
- City:
 - Neighborhood Initiative Areas
 - Redevelopment zones
 - Weed and Seed areas



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Owner-Occupied Lead Grants

- Owner Consent Form - Intake
 - Recorded deed, county property records verification
- Family Consent Form - Intake
- Owner and City Grant Agreement – After Bid Opening and Environmental Approval
- Owner/Contractor Contract: Project Contract between owner and contractor
 - Notice to Proceed, Scope of Work, Pay request, Lien Release



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Owner-Occupied Lead Grants

- Combo projects:
 - Projects bid to GC
 - Loan closing and lead closing coordinated
 - Lead portion is a grant
 - Other rehab is a deferred, no-payment and no-interest loan.
 - Rehab Prom Note and Lead Grant Agreement
 - 1 Owner/Contractor contract – all inclusive



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Rental Properties

- Landlord Consent Form – Intake
 - Recorded deed, County, Articles of Inc., etc.
- Landlord and City Grant Agreement – After Bid Opening and Environmental Approval
- Owner/Contractor contract: Project Contract between owner and contractor
 - Notice to Proceed, Scope of Work, Pay request, Lien Release



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Rental Properties

- Combo projects:
 - Projects bid to GC
 - Loan closing and lead closing coordinated
 - Lead portion is a grant
 - Rent rehab loan program assistance varies based on area, but are all loans
 - Rehab Prom Note and Lead Grant Agreement
 - 1 Owner/Contractor contract – all inclusive



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Terms/Conditions

- Units must be maintained as affordable for at least 3 years
- Priority given to families with small kids
- Listed on the rental registry
- Attend Crime-free multi housing and Landlord/Tenant clinics
- Attend Home Maintenance Training Class



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Project Costs/Limits

- No lead dollar limits
- Averages:
 - Lead Hazard Control \$5800/unit
 - Relocation - \$420/unit
 - Testing - \$650/unit



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