



## LEAD HAZARD CONTROL PROGRAM

### RENTAL PROPERTY APPLICATION INSTRUCTIONS



This packet includes the application for rental properties and other important documents. When completing the agreement/participation agreement, please note the following:

- If a unit is vacant, please write "**vacant**" for the tenant name in the Rental Unit Information chart and **include the vacancy date in the "Tenant Phone" column.**
- Include a copy of your recorded proof of **ownership** and proof of current **insurance** on the property with this application.
- If not previously submitted, include a list of all properties in which you (or any other person with a financial interest in this property) have a financial or managerial interest.
- If the property is owned by a corporation, limited liability company, trust, or non-profit, include a copy of incorporation papers and operating agreement.
- As applicable, include a copy of your Certified Renovator (RRP) certificate.
- As applicable, include documentation of tenants' Section 8 status.
- Complete and mail/deliver a copy of the enclosed Tenant Notification Letter to each of your tenants affected by this application.
- The City will issue a notice to tenants in conformance with the Uniform Relocation Act informing them that they will not be displaced as a result of your participation in this program.

**NOTE: You must give a copy of the enclosed Move-In Notice to any tenants installed in a unit listed as vacant in this application prior to project completion. Such tenants must sign a completed copy of the Notice acknowledging their ineligibility for relocation compensation from the Program. You must return the signed form to the City.**

- The City will send a Tenant Application package to each tenant household.
- Approved projects will be addressed on a priority basis.
- Keep a copy of the application/participation agreement for your records.**

Mail or bring the completed application, including all required attachments, to:

Lead Hazard Control Program  
c/o Housing Rehabilitation Office  
City of Grand Rapids  
300 Monroe Ave NW, Suite 440  
Grand Rapids, MI 49503

If you have any questions, please call (616) 456-3030 or e-mail [LHCP@grcity.us](mailto:LHCP@grcity.us).

COMMUNITY DEVELOPMENT DEPARTMENT • 300 MONROE AVENUE N.W., SUITE 440  
GRAND RAPIDS, MICHIGAN 49503 • (616) 456-3030



# LEAD HAZARD CONTROL PROGRAM

## RENTAL PROPERTY APPLICATION/ PARTICIPATION AGREEMENT



If your rental unit was built before 1978, is located within the city of Grand Rapids, is occupied by a low-income family, and a child under the age of six resides or receives regular childcare in the unit, your rental unit may be eligible for lead hazard control assistance. Vacant rental units are also eligible.

Prior to the approval of this application, the Rental Property Owner (RPO) must be in substantial compliance with the terms and conditions (Period of Affordability requirements) placed on any/all other assisted properties in which the RPO has a financial or managerial interest.

### Owner / Responsible Party

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ ZIP \_\_\_\_\_

Phone # \_\_\_\_\_

E-Mail (required) \_\_\_\_\_

Marital Status \_\_\_\_\_

### Corporate Entity / Co-Owner / Spouse

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ ZIP \_\_\_\_\_

Phone # \_\_\_\_\_

E-Mail \_\_\_\_\_

Marital Status \_\_\_\_\_

**Address of Property** for which assistance is requested: \_\_\_\_\_

Please answer ALL questions by checking Yes or No	Yes	No
1. Is the property owned by a Corporation, Limited Liability Company, Trust, or Non-Profit Corporation? <small>IF "YES" INCLUDE A COPY OF THE INCORPORATION PAPERS AND OPERATING AGREEMENT.</small>		
2. Are there any current City Property Maintenance Code orders on the property?		
3. Are the property taxes for this and all other properties owned paid up to date?		
4. Are all City fines and special assessments for this and other properties paid up to date?		
5. Have you completed the Certified Renovator (RRP) course? <small>IF YES, PROVIDE A COPY OF THE CERTIFICATION.</small>		
6. <b>CONFLICT OF INTEREST:</b> Are you or an immediate family member or a business associate now or at any time in the past 12 months, an employee, agent, consultant, elected, or appointed official of the City?		

**RENTAL UNIT INFORMATION**

Unit	# Bdrms	Tenant Head of Household If unoccupied put "Vacant"	Tenant Phone	Section 8? Y/N *	Child Under Six?	Monthly Rent Charged**
1						\$
2						\$
3						\$
4						\$

\* IF YES, PROVIDE DOCUMENTATION OF SECTION 8 STATUS

\*\* Rent limits apply to this program. Existing leases may need to be amended to comply.

Program staff will solicit tenant applications and verify tenant eligibility for the Program. It is the obligation of the RPO to duly notify tenants of this action and assist the Program in securing tenant cooperation, **including preparing the unit for hazard remediation.**

Tenants will be informed of their rights under the Uniform Relocation Act. Tenants will be temporarily relocated to a hotel and will be reimbursed for all out-of-pocket expenses incurred due to the temporary relocation. **Tenants placed in the units after submission of this application are not eligible for relocation assistance and will be temporarily relocated at the owner’s expense.**

The RPO may not evict a tenant during temporary relocation required by the lead remediation project except for cause. Documentation of legal eviction will be required.

**After the remediation project is complete, all existing and new tenants must be offered a 1-year lease in compliance with Uniform Relocation Act requirements. Rent restrictions will apply.**

It is against the law for any uncertified person – either owner, tenant, or any other person – to enter the worksite for any reason while abatement activities are underway.

Please Initial here:

**FINANCING AND PROJECT SCOPING**

The RPO must provide a co-pay of either 10% or 20% of contracted project costs. A minimum co-pay of \$300 is due upon application approval. The Program will provide a grant in an amount not to exceed \$20,000 for the property.

The RPO will execute a deferred payment, 0% interest Mortgage and Promissory Note with the City of Grand Rapids for the amount of the grant. The term will be five (5) years. However, all obligations may be met and the mortgage discharged in 36 months.

A combined Paint Inspection/Risk Assessment will be required for each unit. All hazards identified by the Risk Assessor are required to be remediated.

A Rehabilitation Specialist will inspect the property to determine if any repairs must be completed prior to any lead hazard remediation work and to provide a rough estimate of the costs involved. The property owner / manager must attend this inspection.

A separate Healthy Homes Rating System inspection will also be conducted. This inspection may be conducted by another agency under contract to the City.

You or your maintenance supervisor must become an EPA Certified Renovation Firm. After becoming an EPA Certified Renovation Firm, the RPO (or maintenance supervisor) may make repairs to interior surfaces in vacant units that the Program Manager has determined may be treated with Paint Stabilization techniques. An addendum to this agreement will be drafted specifying surfaces to be addressed and a time frame for completion. Owner-remediated units must remain vacant until passing a Clearance Exam. The RPO is under no obligation to conduct paint stabilization activities.

Please Initial here:

**POST-REMEDATION COMPLIANCE**

The RPO is obligated to rent the units within 60 days of interior completion. For a period of at least three years, the RPO is obligated to rent the units to low/moderate income (less than 80% of area median income) tenants **pre-approved by the Program**, and to hold future rent increases at or below **Program Rent Limits**.

Remediated units must be affirmatively marketed to families with children under the age of six. Affirmative marketing includes using the following language in all advertising: *“This unit has been made lead safe with assistance from the City of Grand Rapids Lead Hazard Control Program. Families with young children are encouraged to apply. Esta unidad se ha hecho conducir segura con asistencia de la ciudad de Grand Rapids llevar peligro programa de Control. Familias con niños son alentadas a aplicar.”* Tenant selection policies must include maintaining the posting and accepting applications for a minimum of seven (7) business days (positive documentation may be required), and giving preference to families with young children.

The RPO is obligated to inspect leaded surfaces annually and at each unit turnover and make immediate repairs using lead safe work practices, including clearance testing if required by Federal regulations.

The RPO is obligated to rent and maintain the units in compliance with all applicable laws, codes, and regulations, including, but not limited to, Property Maintenance Code, Title X, and the Lead Safe Housing Rule.

During construction and after the project is completed, a sign identifying and promoting the Program may be placed in the front yard for a limited time. Neighboring property owners may be contacted by the Program.

The City will place all completed units in the State’s and the Program’s Lead Safe Housing Registry.

Please initial here:

**COMPLAINT PROCEDURES**

Complaints against the Housing Rehabilitation Office must be submitted in writing to the Housing Rehabilitation Supervisor or the Department Director. The complaint must clearly state the issue or concern. Each complaint will be fully reviewed and evaluated. You will receive a written response to the complaint from the Community Development Department within 15 business days. A full copy of the Complaint Policy and Procedures is available upon request. Complaints should be directed to the address listed below.

**AUTHORIZATION AND CERTIFICATION**

I/We certify that the above statements are true, accurate and complete to the best of my/our knowledge and belief. This application shall remain the property of the City of Grand Rapids. Providing false information on this application and necessary application attachments will be grounds for denial of assistance and/or termination from the program.

I/We authorize the City of Grand Rapids to verify any and all of the information provided in this application.

\_\_\_\_\_  
*Print – Owner/Responsible Party*

\_\_\_\_\_  
*Print –Corporate Entity/Co-Owner/Spouse*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Signature*

\_\_\_\_/\_\_\_\_/\_\_\_\_\_  
*Date*

\_\_\_\_/\_\_\_\_/\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Social Security Number*

\_\_\_\_\_  
*Social Security Number/Federal Identification Number*

**REQUIRED APPLICATION ATTACHMENTS**

- 1. Proof of property ownership – a recorded deed
- 2. Proof of current property insurance – the Declarations page of the current policy renewal

**Mail completed application to:**  
Lead Hazard Control Program  
C/O Housing Rehabilitation Office  
300 Monroe Ave NW, Suite 440  
Grand Rapids, MI 49503

**Or FAX:**  
(616) 456-3673

**Or e-mail:**  
[LHCP@grcity.us](mailto:LHCP@grcity.us)

**RETAIN A COPY OF THIS AGREEMENT FOR YOUR RECORDS**



# LEAD HAZARD CONTROL PROGRAM



## UNIT INFORMATION

Property address: \_\_\_\_\_

Provide the following information for each unit.

UNIT #1 – also known as: \_\_\_\_\_

# Bedrooms \_\_\_\_\_

Utilities paid by tenant:

Trash

Cooking Gas

Cooking Electric

HWH Gas

HWH Electric

Heating Gas

Heating Electric

Electricity

Water & Sewer

Appliances supplied by tenant:  Fridge  Stove

UNIT #2 – also known as: \_\_\_\_\_

# Bedrooms \_\_\_\_\_

Utilities paid by tenant:

Trash

Cooking Gas

Cooking Electric

HWH Gas

HWH Electric

Heating Gas

Heating Electric

Electricity

Water & Sewer

Appliances supplied by tenant:  Fridge  Stove

UNIT #3 – also known as: \_\_\_\_\_

# Bedrooms \_\_\_\_\_

Utilities paid by tenant:

Trash

Cooking Gas

Cooking Electric

HWH Gas

HWH Electric

Heating Gas

Heating Electric

Electricity

Water & Sewer

Appliances supplied by tenant:  Fridge  Stove

UNIT #4 – also known as: \_\_\_\_\_

# Bedrooms \_\_\_\_\_

Utilities paid by tenant:

Trash

Cooking Gas

Cooking Electric

HWH Gas

HWH Electric

Heating Gas

Heating Electric

Electricity

Water & Sewer

Appliances supplied by tenant:  Fridge  Stove



# CITY OF GRAND RAPIDS HOUSING REHABILITATION PROGRAMS

## INSURANCE AGREEMENT

I hereby agree to place the City of Grand Rapids as a second mortgagee on my property insurance policy per the application requirements and guidelines of the City of Grand Rapids Housing Rehabilitation and/or Lead Hazard Control Program.

I understand this is to secure investment in my property by the City of Grand Rapids in the event the property referenced below is damaged or destroyed while still under a mortgage loan obligation.

I have enclosed a copy of proof of current insurance on the property.

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Property Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
Insurance Carrier

\_\_\_\_\_  
Carrier Address

\_\_\_\_\_  
Policy Number



## HOUSING REHABILITATION AND LEAD HAZARD CONTROL PROGRAMS

### Income Limits / Rent Limits / Utility Allowances

80% AMI Income Ceilings (4/24/19)

Household Size

1	2	3	4	5	6	7	8
\$42,950	\$49,050	\$55,200	\$61,300	\$66,250	\$71,150	\$76,050	\$80,950

Rent Ceilings: 6/28/19

Bedrooms	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
FMR	<b>\$620</b>	<b>\$736</b>	<b>\$903</b>	<b>\$1,241</b>	<b>\$1,418</b>	<b>\$1,631</b>

Utilities: 4/1/19

**Apartment** (subtract utilities paid by tenant)

Trash	20	20	20	20	20	20
Electric	30	34	45	55	65	76
Cooking Gas	1	1	2	3	3	4
Heating Gas	23	25	27	29	31	34
HWH Gas	3	3	5	6	8	10
TOTAL	77	83	99	113	127	144
Rent w/o utilities	<b>\$543</b>	<b>\$653</b>	<b>\$804</b>	<b>\$1,128</b>	<b>\$1,291</b>	<b>\$1,487</b>

**House** (subtract utilities paid by tenant)

Trash			20	20	20	20
Electric			62	77	92	108
Cooking Gas			2	3	3	4
Heating Gas			34	37	40	43
HWH Gas			6	8	10	12
Water & Sewer			65	75	86	96
TOTAL			189	220	251	283
Rent w/o utilities			<b>\$714</b>	<b>\$1,021</b>	<b>\$1,167</b>	<b>\$1,348</b>

**Adjustments**

Electric Use (use in place of Gas appliance deductions)

Apartment Heating	26	31	42	53	64	76
House Heating			86	98	111	124
Cooking Electric	6	7	10	13	16	19
Apartment HWH Electric	16	18	24	29	34	39
House HWH Electric			29	36	42	49
Apartment AC	4	5	7	8	10	12
House AC			8	13	17	22

Appliances (subtract from rent if supplied by tenant)

Fridge	12	12	12	12	12	12
Stove	11	11	11	11	11	11

APARTMENT: ALL 2 - 4 UNIT PROPERTIES.  
 HOUSE: SINGLE-FAMILY DETACHED HOMES  
 Subtract tenant-paid utilities from listed FMR to determine maximum monthly rent.

ADJUSTMENTS: Substitute for amounts listed above if using electricity instead of gas.



## HOUSING REHABILITATION AND LEAD HAZARD CONTROL PROGRAMS



### TENANT NOTIFICATION

Landlord: complete this form and deliver to each tenant household

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant Name

\_\_\_\_\_  
Unit Address

Your Landlord wishes to make sure that your rental unit is lead-safe. To do so, your Landlord has applied to the City of Grand Rapids Lead Hazard Control Program for assistance in identifying possible lead painted surfaces in the unit you occupy. Should lead paint be found, the Program will assist your Landlord in correcting any potential hazards. When the process is complete, your unit will be lead-safe.

Over the next few weeks you will be contacted by the Kent County Health Department and other Program staff. You will be asked to provide household and income information necessary to qualify your unit for this federally-funded Program. This information is confidential and will not be shared with your Landlord.

If you have any questions, you may call the City of Grand Rapids' Lead Hazard Control Program at 456-3030.

Thank you,

\_\_\_\_\_  
Rental Property Owner

COMMUNITY DEVELOPMENT DEPARTMENT • 300 MONROE AVENUE N.W., SUITE 440  
GRAND RAPIDS, MICHIGAN 49503 • (616) 456-3030





# HOUSING REHABILITATION AND LEAD HAZARD CONTROL PROGRAMS

## MOVE-IN NOTICE (NOTICE TO PROSPECTIVE TENANT)

Dear Prospective Tenant:

On \_\_\_\_\_, \_\_\_\_\_ (landlord) submitted an application to the City of Grand Rapids Lead Hazard Control Program for financial assistance under a program funded by the U.S. Department of Housing and Urban Development (HUD). The proposed project involves lead hazard remediation of the property located at \_\_\_\_\_.

Because Federal funds are planned for use in this project, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended, may apply to people occupying the housing unit at the time the application was submitted for HUD funding. However, if you choose to occupy this property, as a new tenant you will not be eligible for relocation payments or assistance under the URA because you did not occupy the property before the application was submitted.

This notice is to make you aware of the following information **before you enter into any lease agreement and/or occupy the property located at the above address:**

- ◆ You may be required to relocate temporarily.
- ◆ You may be subject to a rent increase.
- ◆ You will not be entitled to any relocation assistance provided under the URA. If you have to temporarily relocate or your rent is increased as a result of the above project, you will not be reimbursed for any such rent increase or for any costs or expenses you incur as a result of the project.

Please read this notification carefully before signing a rental agreement and moving into the housing unit. If you have any questions about this notice, please contact the Lead Hazard Control Program at 456-3030. Once you have read and understand this notice, please sign the statement below if you still desire to lease the unit.

Sincerely,

*Erin Banchoff*

Erin Banchoff  
Interim Housing Rehabilitation Supervisor

\*\*\*\*\*

I have read the above information and understand the conditions under which I am moving into this housing unit.

\_\_\_\_\_  
*Print Name of Tenant(s)*

\_\_\_\_\_  
*Address and Unit Number*

\_\_\_\_\_  
*Signature(s)*

\_\_\_\_\_  
*Date*

## Additional Resources

### HUD's "Requirements Concerning Lead-Based Paint and the Fair Housing Act"

[www.hud.gov/sites/documents/DOC\\_12352.PDF](http://www.hud.gov/sites/documents/DOC_12352.PDF)

## **Get the Lead Out!**

[www.GetTheLeadOutGR.com](http://www.GetTheLeadOutGR.com)



[www.healthyhomescoalition.org](http://www.healthyhomescoalition.org)



[www.rpoaonline.org](http://www.rpoaonline.org)

### HUD's "Guidance Regarding Advertisements Under §804(c) of the Fair Housing Act"

[https://www.hud.gov/sites/documents/DOC\\_7784.PDF](https://www.hud.gov/sites/documents/DOC_7784.PDF)

### Publisher's Notice

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin or intention to make any such preference, limitation, or discrimination."

If you have any questions about the Fair Housing Act or your rights and responsibilities under these laws, please call or e-mail the Fair Housing Center of West Michigan.



## FAIR HOUSING CENTER OF WEST MICHIGAN

20 Hall Street SE  
Grand Rapids, MI 49507  
Phone: (616) 451-2980  
1-866-389-FAIR  
Fax: (616) 451-2657  
Web: [www.fhcwm.org](http://www.fhcwm.org)

# Providing Fair and Lead-Safe Housing



Fair Housing Center  
of West Michigan

The Fair Housing Center of West Michigan's mission is to prevent and eliminate illegal housing discrimination, to ensure equal housing opportunity, and to promote inclusive communities.

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Phone: (616) 451-2980  
1-866-389-FAIR  
Email: [contact-us@fhcwm.org](mailto:contact-us@fhcwm.org)

Help us fight housing discrimination! The Fair Housing Center of West Michigan (FHCWM) is a private, non-profit 501c3 corporation established in 1980 to help ensure equal access to housing opportunity throughout West Michigan. You can help by becoming a member with your tax deductible donation. Contact the Fair Housing Center of West Michigan for more details.

## WHAT IS FAIR HOUSING?

Fair Housing is the right of individuals to obtain the housing of their choice (ie: rent an apartment, buy a home, obtain a mortgage, purchase homeowners insurance, etc.), free from discrimination based on the following protected classes: race, color, religion, gender, national origin, mental or physical disability, familial status, marital status, and age. Some communities also protect people from discrimination in housing based on their source of income or sexual orientation. These rights are assured by Federal, State and local fair housing laws.

## What is Housing Discrimination?

Housing discrimination occurs when someone is treated differently during a housing transaction because they are a member of a protected class. It can occur in the advertisement, purchase, rental, financing, negotiation or insuring of housing. Signs of possible discrimination include refusing to sell, rent or show available housing, offering differing terms to different people and stating or advertising a preference for a certain type of person or persons.

## Placing an advertisement?

All advertising for the sale, rental, or financing of residential real estate is subject to federal, state and local fair housing laws. A good rule of thumb to follow when advertising housing is to describe the physical attributes of the property and amenities, **NOT** any person or persons. This can create confusion when you are participating in a lead abatement program, such as Get the Lead Out! in the City of Grand Rapids, which has the following program requirements, among others:



- For three years afterwards, the units must be rented to pre-qualified, low-income tenants and affirmatively marketed to families with young children.
- A child under the age of six years must live in the unit to be fixed.

These requirements can be met without violating fair housing law if you follow the guidance in this brochure and contact the Fair Housing Center of West Michigan at 616-451-2980 or email [contact-us@fhcwm.org](mailto:contact-us@fhcwm.org) with questions **BEFORE** placing an ad.

## LEAD-SAFE HOUSING DO'S & DON'TS:

- **DO** use the term “lead-safe” when lead-based paint hazards have been controlled.
- **DON'T** exclude families with children from units where lead based paint hazards have not been controlled.
- **DO** provide families with young children information about the hazards of lead poisoning.
- **DON'T** advertise or have limitations, preferences, or requirements on the ages or number of children in the family (i.e. “must have 1 child under the age of 6”).
- **DO** ensure that marketing materials are widely available to families with children.
- **DON'T** describe any potential applicants in marketing materials (i.e. “perfect for a married couple with children”)
- **DO** describe the property and its amenities in verbal or written statements or ads.
- **DON'T** limit families with children to specific buildings, floors or units.
- **DO** call the Fair Housing Center with any questions.

## Recursos adicionales

### HUD's "Requirements Concerning Lead-Based Paint and the Fair Housing Act"

[https://www.hud.gov/sites/documents/DOC\\_12352.PDF](https://www.hud.gov/sites/documents/DOC_12352.PDF)



[www.GetTheLeadOutGR.com](http://www.GetTheLeadOutGR.com)



[www.healthyhomescoalition.org](http://www.healthyhomescoalition.org)



[www.rpoaonline.org](http://www.rpoaonline.org)

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[https://www.hud.gov/sites/documents/DOC\\_7784.PDF](https://www.hud.gov/sites/documents/DOC_7784.PDF)

### Aviso editorial

Todos los bienes raíces anunciados aquí están sujetos al Acto de la Vivienda Justa, lo que hace ilegal el anunciar "cualquiera preferencia, limitación o discriminación basada en la raza, el color, la religión, el sexo, la incapacidad, la condición familiar o el origen nacional, o una intención de hacer tal preferencia, limitación o discriminación."

Si usted tiene algunas preguntas sobre el Acto de la Vivienda Justa o sus derechos o responsabilidades bajo las leyes, por favor llame o mande un correo electrónico al Fair Housing Center of West Michigan.



### FAIR HOUSING CENTER OF WEST MICHIGAN

20 Hall Street SE  
Grand Rapids, MI 49507

Teléfono: (616) 451-2980 o  
1-866-389-FAIR

Fax: (616) 451-2657

Sitio de web: [www.fhcwm.org](http://www.fhcwm.org)

# Proveyendo vivienda justa y a salvo de plomo



Fair Housing Center  
of West Michigan

La misión del Fair Housing Center of West Michigan es prevenir y eliminar la discriminación ilegal en la vivienda, asegurar la oportunidad de vivienda equitativa y promover comunidades inclusivas.

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Teléfono: (616) 451-2980 o  
1-866-389-FAIR  
Correo: [contact-us@fhcwm.org](mailto:contact-us@fhcwm.org)

## ¿Qué es vivienda justa?

Vivienda justa es el derecho del individuo de obtener la vivienda de su elección (Ej.: rentar un apartamento, comprar una casa, obtener una hipoteca, comprar seguro de propietario, entre otros), libre de discriminación basada en la raza, el color, la religión, el género, el origen nacional, la incapacidad, la condición familiar, la condición matrimonial y la edad. Algunas comunidades también incluyen la preferencia sexual y la fuente de ingreso en su jurisdicción. Estos derechos están asegurados por las leyes federales, estatales y locales de la vivienda justa.

## ¿Qué es discriminación en la vivienda?

La discriminación en la vivienda ocurre cuando alguien está tratado de forma diferente durante una transacción de vivienda porque es un miembro de una clase protegida. Se ocurre en el anuncio, la compra, el rentar, la financiación, la negociación, o el seguro de una vivienda. Señales de discriminación posible incluyen rehusar a vender, rentar o mostrar una vivienda disponible; ofrecer términos diferentes a gente distinta; y decir o anunciar una preferencia por un cierto tipo de gente.

## Poniendo un anuncio?

Toda la publicidad de la venta, la renta, o la financiación de bienes raíces residenciales está sujeta a las leyes federales, estatales y locales de la vivienda justa. Una buena regla practica para la publicidad de viviendas es describir las características materiales de la propiedad y **NO** describir ninguna persona o gente. Esto puede crear confusión cuando se participa en un programa de saneamiento de plomo, como el programa Get the Lead Out! en la ciudad de Grand Rapids, lo cual tiene los siguientes requisitos programáticos, entre otros:



- Por tres años después, las viviendas tienen que estar rentadas a inquilinos pre-cualificados y de bajos ingresos, y comercializado afirmativamente a familias con niños chicos.
- Un niño de menos que seis años tiene que vivir en la vivienda que estará arreglada.

Se puede realizar estos requisitos sin violar las leyes de la vivienda justa. Si hay preguntas, siga los consejos en este folleto y póngase en contacto con el Fair Housing Center of West Michigan a 616-451-2980 o [contact-us@fhcwm.org](mailto:contact-us@fhcwm.org) ANTES DE poner un anuncio.

## Vivienda a salvo de plomo: lo que debe y no debe hacerse

- **SI**, use la frase “a salvo de plomo” cuando peligros con base de plomo han estado controlados.
- **NO** excluya a familias con niños de viviendas donde peligros con base de plomo no han estado controlados.
- **SI**, proporcione a familias con niños chicos información sobre los riesgos del envenenamiento de plomo.
- **NO** publique o tenga ningunos limitaciones, preferencias, o requisitos por/de las edades o número de niños en la familia (Ej. “Hay que tener un niño de menos de 6 años”).
- **SI**, asegure poner sus anuncios a disposición de familias con niños.
- **NO** describa ninguno solicitante potencial en anuncios (Ej. “perfecto para unos casados con un niño”).
- **SI**, describa la vivienda y sus instalaciones en anuncios escritos o verbales.
- **NO** restrinja el acceso de familias con niños a ciertos edificios, pisos o viviendas.
- **SI**, llame al Fair Housing Center con cualquiera pregunta.