



**City of Rocky Mount/DEHC**  
Department of Planning and Development

**WHAT IS THE INVESTOR LEAD HAZARD CONTROL PROGRAM?**

The City of Rocky Mount/DEHC's Investor Lead Hazard Control Program is part of the DEHC's Annual Action Plan. The City submits an Annual Action Plan to the U. S. Department of Housing and Urban Development (HUD) outlining its efforts to improve housing in the Twin County area. The Action Plan is part of the Down East Home Consortium's Consolidated Plan that is produced every five-years and that plan outlines strategies for promoting safe, sanitary and secure housing throughout Nash and Edgecombe counties.

The Investor Lead Hazard Control Loan Program is designed to complement the DEHC's Homeowner Housing Rehabilitation & Lead Hazard Control programs and to assist landlords, who seek financial assistance to make their properties Lead Safe. Funding for the program is provided through the Community Development Block Grant (CDBG) Program. **The Lead Hazard Control Program meets the low/mod National Objective for housing.**

**WHO ADMINISTERS THE PROGRAM?**

The following DEHC members administer the daily administrative operations of the DEHC Housing Rehabilitation Program:

Deborah Jenkins, Lead Project Coordinator  
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## WHAT ARE THE ELIGIBILITY REQUIREMENTS?

### General Eligibility

- The property owner must commit to maintaining the property in a safe, secure and sanitary condition.
- The property owner must agree to have the property tested for Lead Based Paint Hazards and where such hazards exist the owner must agree to abate these hazards using private funds or utilizing the City of Rocky Mount's Lead Hazard Control Program.
- The property owner must enter into a rent agreement with the City of Rocky Mount, to insure that the rent does not exceed the maximum rental limits and that it the property is aggressively marketed to low-income families and individuals as defined below.
- The household must have a child under the age of six that meets the EPA or HUD definition of child occupation.
- **The homeowner must complete the Lead Hazard Awareness class.**
- The homeowner must commit to maintaining his/her home in a standard, cleanly and lead safe condition.
- Applicant must be financially stable

## Rent Limits

County Name	MSAName	0 Bedrooms	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
<b>Edgecombe County</b>	<b>Rocky Mount MSA</b>	<b>\$353</b>	<b>\$382</b>	<b>\$464</b>	<b>\$615</b>	<b>\$678</b>
<b>Nash County</b>	<b>Rocky Mount MSA</b>	<b>\$353</b>	<b>\$382</b>	<b>\$464</b>	<b>\$615</b>	<b>\$678</b>

## MEDIAN INCOME LIMITS FOR TENANTS

	1	2	3	4	5	6	7	8
<b>31-60%</b>	<b>\$20520</b>	<b>23400</b>	<b>26340</b>	<b>29280</b>	<b>31620</b>	<b>33960</b>	<b>36300</b>	<b>38640</b>
<b>61-80%</b>	<b>\$27950</b>	<b>31900</b>	<b>35900</b>	<b>39900</b>	<b>43100</b>	<b>46300</b>	<b>49500</b>	<b>55650</b>

### Dwelling Unit Eligibility

- Dwelling unit must be located within the Nash & Edgecombe County
- Dwelling must be vacant or occupied by a low-income tenant (as defined by HUD).
- Drug Activity at property address will render application ineligible.
- The property address cannot be the site of drug arrest per police records (two-year)



### Applicant Eligibility

- The property owner must be deemed economically stable by the Community Development staff after they have examined the property owner's financial, employment and mortgage records.
- Must be the legal owner of the property to be addressed
- The residential structure receiving assistance was built prior to 1978 and contains lead- based paint hazards as identified by a state certified lead risk assessor after conducting a lead inspection and risk assessment.
- The homeowner agrees to correct any other non-lead housing condition(s), which constitute an imminent threat to health and/or safety (housing code violations, etc.).

Any owner of a dwelling unit meeting the eligibility criteria defined above shall be eligible to apply for assistance through this program. Application will be rated based on a priority rating system, applications receiving the highest number of points will be assisted first and continue until the funding is exhausted.

### Maximum Grant/Deferred Loan

The maximum Lead Hazard Control grant available through this program shall be no more than \$20,000.00 or the lowest responsible bid based on the scope of work by the Community Development Division.

### ELIGIBLE COSTS

Eligible costs are those costs directly related to the correction or abatement of lead-based paint hazards. The costs to repair or correct housing conditions that are causing or creating lead-based paint hazards are also eligible. The \$20,000 per unit limit may be waived by the Community Development Administrator under extenuating circumstances when extraordinary and extensive lead hazard remediation work is necessary such as a case with an elevated blood lead level over 19ug/dL (micrograms per deciliter).

### Eligible Project Improvements

Assistance will be provided for lead hazard reduction activities. Every assisted dwelling unit must at minimum conform to the minimum housing code and the County Health department standards.

### CONTACT

For more information, contact the City of Rocky Mount/DEHC's Lead Hazard Control Program at (252) 972-1100. The office is located on the second floor of the Municipal Administration Building. The office hours are 8:30 a.m. thru 5:00 p.m., Monday thru Friday or [www.rockymountnc.gov/cd](http://www.rockymountnc.gov/cd).

