DETROIT
LANDLORD REPAIR PROGRAM

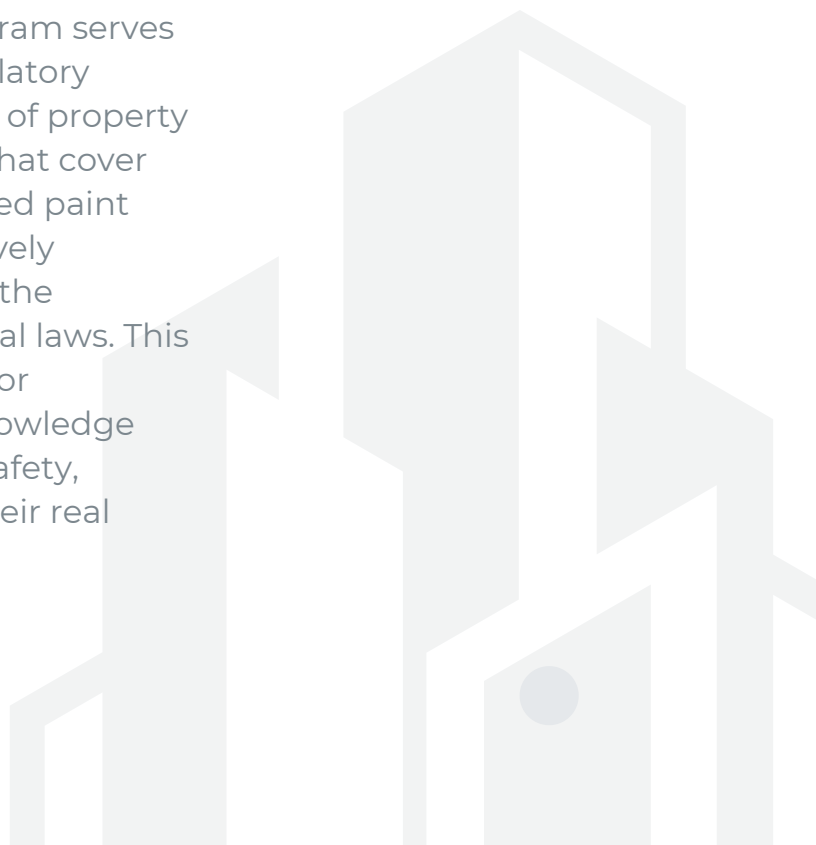**Brought to you by** CITY OF DETROIT **and** etc TRAINING

ABOUT THE PROGRAM

The Detroit Landlord Training Program, is a pioneering initiative created in collaboration with the City of Detroit. This program is specifically designed to support small-scale property owners who may find navigating the complexities of local regulations challenging, particularly in areas like lead safety compliance and property management.

Understanding that the legal and regulatory landscape can be daunting for those without extensive experience or resources, the City of Detroit has partnered with ETC to develop a curriculum that simplifies these complexities. *The goal is to make compliance accessible and understandable, helping landlords not only meet legal requirements but also manage their properties more effectively and safely.*

The Detroit Landlord Training Program serves as a bridge between the city's regulatory framework and the practical needs of property owners. It offers a suite of courses that cover everything from handling lead-based paint safely during renovations to effectively managing rental properties within the framework of local, state, and federal laws. This initiative is an invaluable resource for empowering landlords with the knowledge and skills needed to enhance the safety, profitability, and sustainability of their real estate investments.

DETROIT LANDLORD TRAINING PROGRAM COURSES

RENOVATION, REPAIR & PAINTING (RRP)

The EPA-RRP course is designed to teach individuals about the hazards of lead-based paint during renovations and the EPA and HUD regulations that apply to Certified Firms and Certified Renovators. The course covers topics such as identifying lead-based paint, setting up a safe work area, using personal protective equipment, and properly disposing of waste.

The curriculum consists of eight modules, including information on the health risks of lead, regulations, planning, containment of dust, safe work practices, cleaning and verification, recordkeeping, and training non-certified workers. Additionally, the course provides appendices with resources such as HUD requirements, a small entity compliance guide, and hands-on exercises.

By the end of the course, individuals will be equipped with the knowledge and skills necessary to handle lead-based paint safely during renovations.

PLEASE NOTE: THIS CLASS IS ON A FIRST COME FIRST SERVE BASIS. Please recognize that while the class is open to anyone, there are select demographics who may take priority with registration, and I may be waitlisted. Once you register for this class, ETC will contact you with dates, times, and if you have been selected to participate.

DETROIT LANDLORD TRAINING PROGRAM COURSES

PROPERTY MANAGEMENT TRAINING

The Property Management training class is designed to teach participants how to effectively manage their real estate investments in the city of Detroit. The course covers a range of topics, including an investment overview that includes the history of real estate investment and examples of successful investments.

Participants will also learn about the rate of return on investment and the different types of financial institutions that can help fund their projects. The curriculum also covers the various costs associated with owning and maintaining a property, such as taxes, insurance, repairs, and city fees. In addition, the class will teach students about the pre-occupancy and leasing process, including how to ensure their property is ready for leasing and the permits and inspections required to rent a property in Detroit.

By the end of the course, participants will have a strong understanding of the key elements of effective property management and be equipped with the knowledge needed to make informed decisions about their real estate investments.

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DETROIT LANDLORD TRAINING PROGRAM COURSES

LOCAL, STATE AND FEDERAL REQUIREMENTS FOR OPERATING A RENTAL PROPERTY

This comprehensive course is an essential for rental property owners who are seeking to operate their properties within the legal framework of local, state, and federal regulations. The course provides an in-depth understanding of the local requirements for property maintenance, covering the Detroit Property Maintenance Code in detail. Participants will learn about the various fines that can be imposed for non-compliance, and the inspection process for properties.

The course also covers lead hazards, including the Michigan Lead Abatement Act. Additionally, the course provides an overview of federal requirements, including the Fair Housing Act, EPA-RRP, and the Housing Voucher Choice Program.

By the end of the course, participants will have a comprehensive understanding of the legal framework for rental property operations, and how to ensure they remain compliant with local, state, and federal regulations. Participants will learn best practices for ensuring their properties are safe, healthy, and accessible for tenants, while also minimizing their legal risks and liabilities.

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DETROIT LANDLORD TRAINING PROGRAM COURSES

MANAGING REHABS, REPAIRS & THE CONSTRUCTION PROCESS.

This course is designed for property owners and landlords who want to improve their rental property investment by learning about property maintenance and contractor management in Detroit. The course outline covers a range of topics that will help participants understand the investment required to maintain a property, including time, money, and labor.

The course then dives into the role of the landlord and how they can operate as a contractor, covering important considerations such as when to do the work themselves, what permits they need, and how to work with tenants during construction for occupied properties. The course also explains when to hire a general contractor and provides advice on how to find and work with contractors, including contractor licensing, insurance, and general costs of repairs and remodels.

Finally, the course covers the permitting process at BSEED, including the types of permits, various steps in the permitting process, and contact information for the BSEED Construction Division. Participants will come away from this course with a solid understanding of contractor management, property maintenance, and permitting processes in Detroit.

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DETROIT LANDLORD TRAINING PROGRAM COURSES

LEAD SUPERVISOR

The Lead Supervisor course is designed to provide students with an understanding of the required and recommended standards related to lead-based paint, including lead inspection and risk assessment, lead abatement, and worker safety. The course covers regulations related to OSHA/MIOSHA responsibilities, waste disposal, liabilities, insurances, and bidding, as well as hazard controls and 2012 HUD guidelines.

Students will learn about lead-safe work practices, HUD work levels, developing options for lead hazard control plans, and lead hazard control categories. The course also covers personal protection, safety, exposure protection, and job site safety checklists. Cleaning, lead supervisor responsibilities, and documentation are also covered, including bid specifications, scope of work, and lead waste information.

The course includes examples of lead inspection and risk assessment reports and Michigan-specific regulations, and exercises covering Michigan Lead Hazard Control Rules, MIOSHA Part 603, exterior abatement, and Zipstrip SDS.

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HOW TO GET FREE TRAINING

The Detroit Landlord Training Program is offered free of charge to those who qualify, underscoring the City of Detroit's commitment to enhancing compliance and deepening understanding of the Detroit Lead Paint Ordinance. This initiative is designed to remove financial barriers that might prevent small-scale landlords from accessing vital information and training on safe lead management practices.

By providing this program at no cost to eligible participants, the city aims to foster a wider adoption of safety standards and legal requirements, ultimately improving public health and housing safety. The hope is that through better education and compliance, landlords will contribute to a healthier, more informed community, aligning with the city's goals for a safer and more sustainable housing market.

1

REGISTER ONLINE

To get started, simply sign up and answer a few basic questions to see if you meet the criteria for this complimentary program. Key eligibility requirements include being a landlord of one or two properties in Detroit or being a contractor.

2

LEARN & APPLY

Once enrolled, attend the course on the a scheduled day that works for you, and learn skills designed to enhance your understanding of property management and compliance. As a landlord or contractor in Detroit, apply what you've learned directly to your operations, ensuring your properties meet city standards and contribute positively to the community.

Click or Scan here to REGISTER TODAY!

https://2etc.com/detroit_landlord_training/