

Each year, hundreds of children are harmed by lead-based paint hazards. Make your property lead safe.



Applications are available at the following locations:

Housing and Neighborhood  
Revitalization Unit ( HNRU)  
120 North Duke Street  
Lancaster, PA 17602  
Phone: 717-291-4730  
[www.cityoflancasterpa.com](http://www.cityoflancasterpa.com)

Lancaster County Redevelopment Authority  
28 Penn Square, Suite 200  
Lancaster, PA 17603  
Phone: 717-394-0793, Ext. 226  
[www.lchra.com](http://www.lchra.com)

Se habla Español

**This Project is Funded by:**

US Department of Housing & Urban Development (HUD)  
Office of Healthy Homes and Lead Hazard Control



# Homeowners & Landlords



# IS LEAD

# LURKING

## in your property?

**For the Health of Your  
Renters and Property,  
GET THE LEAD OUT!**

**The Lead Hazard Control  
Program Can Help.**

## LEAD HAZARD CONTROL PROGRAM

Assistance is now available to reduce or eliminate lead hazards in housing for qualified applicants through the Lancaster's Lead Hazard Control Program. Eligible applicants will receive financial assistance to reduce lead hazards found in the home through a Risk Assessment. Repairs may include replacement or repair of items such as doors, windows, and floors.

The work to be performed is determined by the results of the Risk Assessment. Licensed and certified contractors will use interim controls and abatement methods when performing the work. The program does not make the property lead-free, instead the property will be considered lead-safe.

A lien will be placed on the property to ensure the property remains lead-safe, and will be removed after five (5) years.

### What properties are eligible?

- ◇ Properties must be built pre-1978.
- ◇ Located in the City or County of Lancaster.
- ◇ Residential buildings with 1-4 units.
- ◇ Children under the age of six must reside or visit the property at least six hours per week.



### WHAT ARE THE REQUIREMENTS?

- ◇ Must have property insurance.
- ◇ Must be current on mortgage, taxes, and any financial obligations that is due to the City/County of Lancaster.
- ◇ Landlords are required to contribute 20% of the project cost prior to the start of the remediation work. If the work is over \$8,500, the landlord will be responsible for 20% of the costs and anything over \$8,500.
- ◇ Rental units must be made available and marketed to low income families and the owner must give priority to families with children under the age of six for at least five (5) years.
- ◇ If occupied, both the landlord and tenant must complete an application and provide documentation to confirm eligibility.
- ◇ Tenant and owner occupied properties must meet the income guidelines below:

| Household Size | 50% AMI  | 80% AMI  |
|----------------|----------|----------|
| 1              | \$24,900 | \$39,850 |
| 2              | \$28,450 | \$45,550 |
| 3              | \$32,000 | \$51,250 |
| 4              | \$35,550 | \$56,900 |
| 5              | \$38,400 | \$61,500 |
| 6              | \$41,250 | \$66,050 |
| 7              | \$44,100 | \$70,600 |
| 8              | \$46,950 | \$75,150 |



### WHAT IS A LEAD-BASED PAINT INSPECTION/ RISK ASSESSMENT?

A Lead Based Paint (LBP) inspection is a surface by surface investigation to determine the presence of LBP. A risk assessment is an on-site investigation of residential dwellings to discover any lead based paint hazards. Both are completed at the same time during the program inspection. A copy of the inspection will be provided to the owner for their records.

### HOW LONG WILL IT TAKE TO HAVE THE WORK DONE?

Depending on the number of lead hazards identified and the cooperation by all parties, it will take approximately 10 days to remediate the hazards.

### WILL THE OCCUPANTS OF THE HOME NEED TO RELOCATE?

Every effort will be made to allow the occupants to stay in the home while the remediation is in progress.

### WILL LANDLORDS RECEIVE A CASH AWARD OR STIPEND TO MAKE REPAIRS?

No. The program is designed to cover only the cost of repairing lead hazards, and all repair funds go directly to the contractor performing the work.

### CAN I CHOOSE THE CONTRACTOR TO PERFORM THE WORK?

A list of Lead Certified Contractors that are able to bid on the lead remediation project will be made available to the owner of the property. The owner will choose a qualified contractor to perform the work on the unit as long as the bid is acceptable by Program Staff. Prior to the work commencing, contracts are signed by the owner of the property, and the contractor.