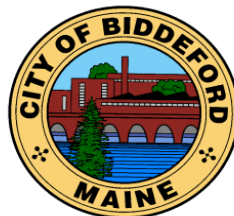


Lead-Based Paint Hazard Reduction Program

A HUD-Funded Three-Year Partnership of
the City of Biddeford's *Safe Homes for Healthy Families* Initiative,
Community Concepts, Inc.,
and Coastal Healthy Communities Coalition



Tonight's Presenters

Gail Wilkerson

City of Biddeford

Lead Hazard Reduction & Healthy Homes Program Manager

Sandy Albert,

Community Concepts

Lead Hazard Reduction Professional & Administrative Services

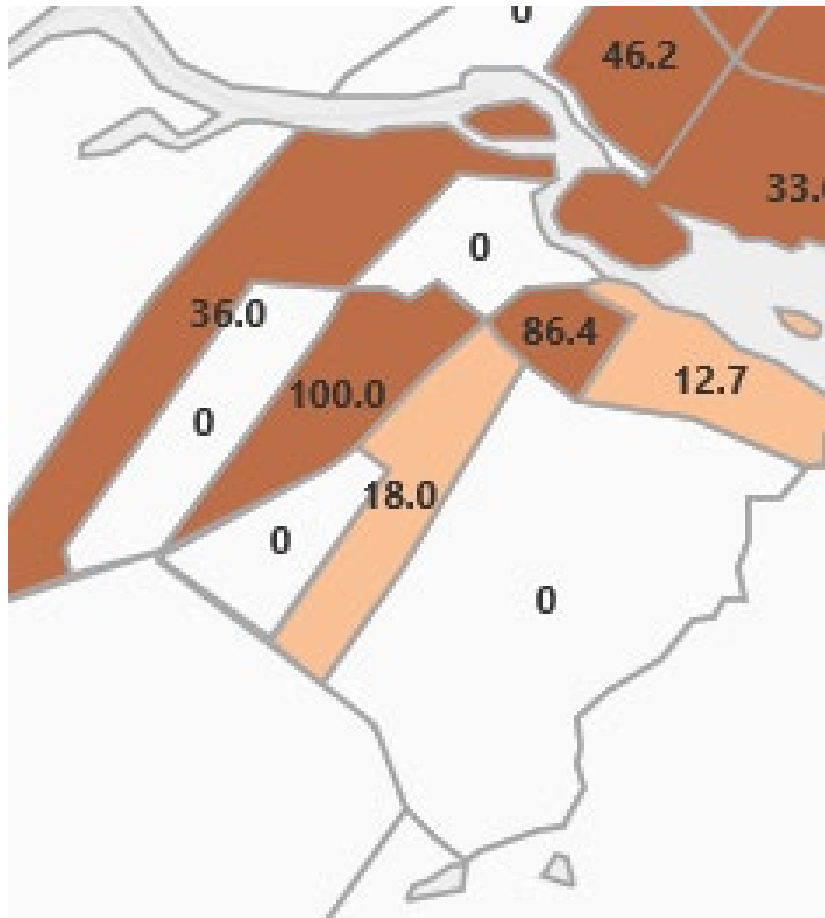
Contract Agency

Sarah Breul

Coastal Healthy Communities Coalition at UNE

Childhood Lead Poison Prevention Program Contract Agency

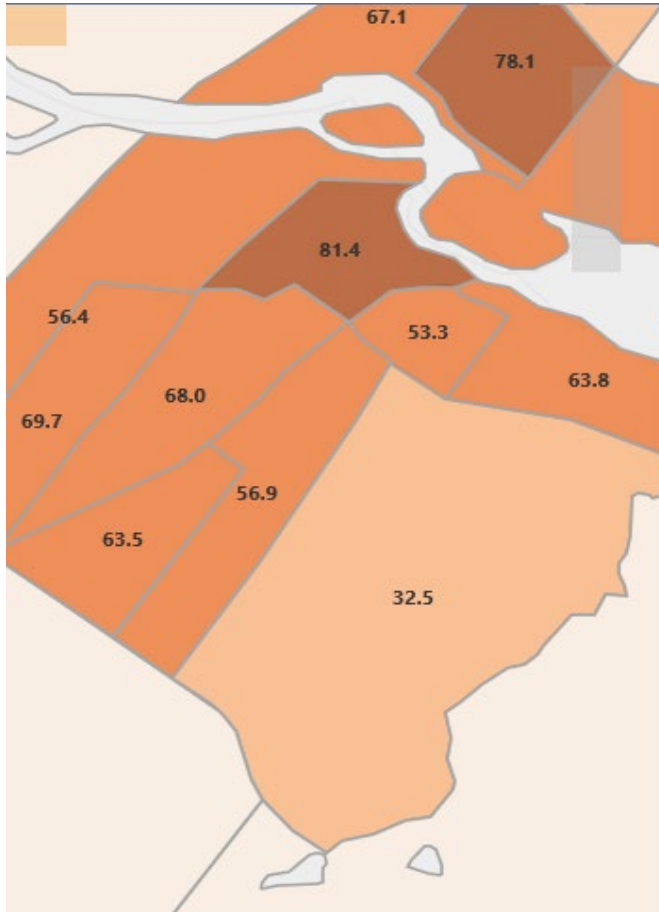
**Percent of Biddeford Families w/Children
Below Poverty Level
by Census Block Group,
Maine 2014-2018**



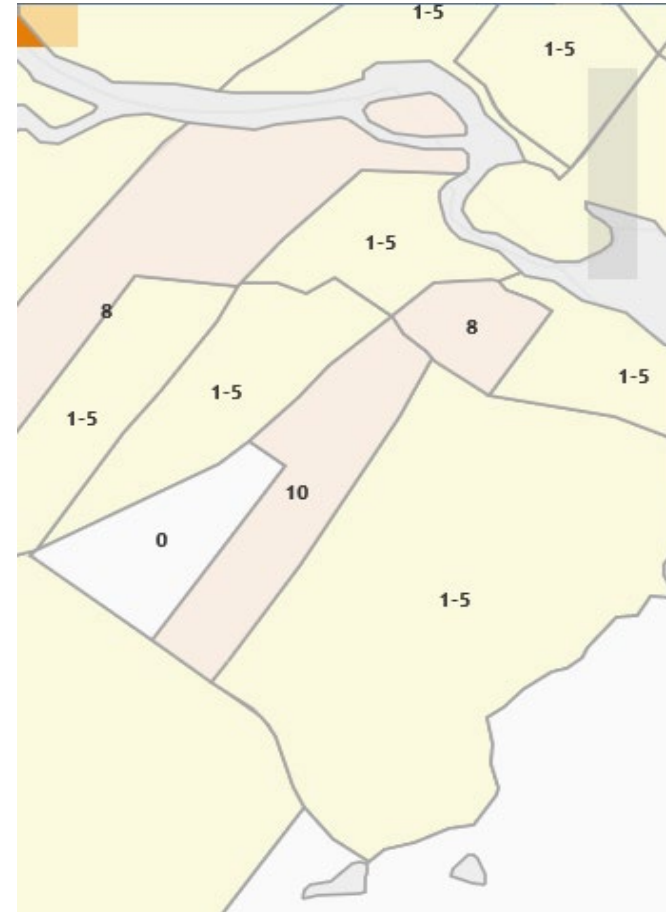
**Estimated # of Biddeford Children with
Blood Lead ≥ 5 ug/dL
by Census Block Group,
Maine 2014-2018
Age: 0-<36 Months**



Percent of Biddeford Housing Units Built Before 1950 by Census Block Group, Maine 2014-2018



Estimated # of Biddeford Children with Blood Lead ≥ 5 ug/dL by Census Block Group, Maine 2014-2018
Age: 0-<36 Months



Lead Program: By the Numbers

- \$3.2 million US Housing & Urban Development (HUD) Grant
- \$461,692 in matching funds
- Three-year program: Jan 2020 through Dec 2022
- 1 FTE: Lead Program Manager
- 175 Lead Inspections & Risk Assessments
- 135 units to be made Lead Safe
- \$10,000 per unit support to eligible property owners (max \$100K)
- Many community project partners

Program Partnership Goals

- Reduce incidence of child lead poisoning in Biddeford
 - Perform lead hazard control work in housing where children < 6 are at highest risk (*Community Concepts & Abatement Contractors*)
 - Conduct targeted outreach to occupants of Program's lead-remediated units & community education on lead poison prevention (*Coastal Healthy Communities Coalition*)
 - Monitor units made lead safe by the Program to assure continued lead-safe status and availability to low-income families of children < 6 (*City of Biddeford*)
 - Build local capacity of certified workers/firms to safely perform lead hazard control work (*City of Biddeford*)
 - Address additional health / safety issues in units made lead safe (e.g., installation of new fire doors or egress windows) *Community Concepts*

Program's 3-Year Benchmarks

- **Conduct FREE lead inspections/risk assessments in 175 rental units** in downtown properties
- **Make 135 units lead safe** for low- to moderate income tenants
- **Perform 80 FREE “Healthy Homes” assessments** of environmental hazards
- **Make 60 of the 135 lead-safe units free from additional health hazards**
- **Conduct community outreach to at least 4,000 individuals about** the threat of childhood lead poisoning in aging rental units
- **Train/certify at least 45 individuals in lead hazard control** to increase local capacity and help prevent future childhood lead poisoning
- Provide **matching funds of at least \$461,692** over next 36 months

Funding Priorities in the Target Area

1. Multi-unit properties under **Lead Abatement Order** by CDC
2. Multi-units housing **Children with an Elevated Blood Lead Level**
3. Housing units occupied by **Children Under Age 6**
4. Units housing **Pregnant Women**
5. **All Other** Multi-Unit Properties

An application at a higher priority level will always be given more immediate attention than applicants at a lower priority level

Properties Eligible for Financial Assistance

- Privately owned residential
- Built prior to 1978 with deteriorating lead-based paint
- Multi-unit properties only (2 or more units)
- Can be owner-occupied or 100% renter-occupied
- Downtown Biddeford (census tracts 252.01, 252.02)
- Code-compliant properties, otherwise in good condition
- Up-to-date on taxes, sewer bill
- Owner able to:
 - provide a 10% match (\$1,000 for each \$10,000 funded by City)
 - keep unit lead-safe for at least 3 years after remediated

Tenant Income Eligibility Criteria

- For 2-4 Unit Structures:
 - 51% of remediated units rented to occupants at/below 50% area median income
 - Remainder of remediated units rented to occupants at/below 80% area median income
- For 5+ Unit Structures:
 - 20% can meet or exceed 80% of area median income (market rate)
 - Of remaining units, 51% must be below 50% area median income
 - All other units: must be below 80% area median income
- *All remediated units must be made affordable to low- and moderate income families for a period of three years following abatement*

Tenant Income Eligibility Criteria

HUD 2019 Income Limits Summary

City of Biddeford & York County, Maine Income Limit Area

effective April 2019

VERY LOW

NUMBER OF PERSONS IN FAMILY

(50%) Income Limits

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|-----------|-----------|-----------|-----------|-----------|----------|----------|-----------|
| \$ 25,700 | \$ 29,350 | \$ 33,000 | \$ 36,650 | \$ 39,600 | \$42,550 | \$45,450 | \$ 48,400 |

LOW

NUMBER OF PERSONS IN FAMILY

(80%) Income Limits

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|-----------|-----------|-----------|-----------|-----------|----------|----------|-----------|
| \$ 41,100 | \$ 46,950 | \$ 52,800 | \$ 58,650 | \$ 63,350 | \$68,050 | \$72,750 | \$ 77,450 |

Based on area median income of \$73,300 for a family of 4.

Assistance Available to Eligible Property Owners

- **FREE** Lead-Related Professional Services
- Estimated value of services is @ \$3,000 per unit
 - Lead inspection / lead hazard risk assessment
 - Lead hazard control design plan
 - Lead clearance certification
 - Certified, professional lead remediation project oversight
 - Essential Maintenance Plan to help owners maintain lead-safe units

Financial Assistance for Lead Hazard Control Work

- The City will provide up to \$10,000/unit of assistance for remediation
- Maximum units assisted is 10 per property (max \$100,000)
- Assistance is made to eligible properties in the form of a 3-year 0%-interest deferred forgivable loan
 - 100% forgiven when all Program requirements are met over 36 months
- Requires a 10% contribution from owner
 - \$1,000 owner contribution per \$10,000 of Program assistance

Requirements for 100% Loan Forgiveness

- Multi-unit property not sold or re-financed before end of 3-year term
- Lead-safe units continue to be occupied by (or when vacant marketed to and made available for rent on a priority basis to):
 - Families with children under age 6
 - Family income at/below 80% of Area Median Income
 - Maintained in a lead-safe manner
- Owner remains up to date on City taxes and sewer bills
- Property remains code compliant

“Healthy Homes” Grants

- Properties receiving Lead Program assistance may also be eligible for a 1-time grant
- Up to \$5,000 per property as funding remains available
- Focus of grant: additional minor rehab that addresses other environmental safety/health hazards
- Examples:
 - Replacement of property fire doors
 - Replacement / addition of egress windows
 - Mold remediation
- City’s Healthy Homes rehab funds total \$288,000

The Application Process

- Multi-unit owner completes Program application
- Property ownership verified, property tax, sewer account status checked
- Tenants encouraged to provide their income information to Program
- Income verified by Program, Owner follows up on tenant paperwork
- Eligible applications placed in funding & date priority order
- Site visit by Lead Program Manager & Code Officer
- If no major structural, code issues, etc, application moves forward

Lead Inspection Process

- Owner, Community Concepts schedule Lead Inspection/Risk Assessment
- Lead-based paint hazard findings shared with Program, Owner
- Lead remediation design planned, estimated cost shared with Owner
- If Owner wishes to move forward with the work, the remediation plan is put out to bid for qualified abatement contractors
- Lowest, most responsive & responsible bid chosen by Program
- Program shares bid results with Owner, discusses Owner match, deferred loan criteria, etc
- Owner decides whether to move forward to Loan Closing

Remediation Process

- Contractor, Community Concepts, Owner agree on project start/end dates
- Program discusses temporary relocation needs with affected tenants
- The Program can provide funds when tenants do not have friends/family to stay with while their units are abated
- Certified lead abatement workers remediate units
- Independent contractor performs lead clearance testing
- Units are certified 'lead safe'
- Owners receive Essential Maintenance Plan to keep units lead safe

Owner Responsibilities: Post Remediation

- Keep up with Essential Maintenance Plan
- Continue to rent to low- to moderate-income families for 3 years
- Keep current with property taxes
- Remain code-compliant
- To achieve 100% loan forgiveness:
 - All of the above PLUS
 - Retain property ownership

Program Timeline

- Summer 2019: HUD grant submitted
- Fall 2019: HUD grant awarded
- Dec 2019: Lead Program Manager hired
- Dec-present: Implementation planning
- Mid-March: Rollout via Press Release & *Biddeford Beat* Article
Direct mail to downtown property owners
Applications available at Planning Office & on City Website
- April 1st: Anticipated HUD approval for first lead hazard control work contracts
- For further info:
 - Gail Wilkerson, 207-284-9115, option 6
 - Kieri Delano, 207-739-6575

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kdelano@community-concepts.org

Questions?