



The City of Lancaster: Our Lead-Paint Hazards and Our Solutions!

Introductions

HOUSING AND NEIGHBORHOOD REVITALIZATION UNIT (HNRU)

Darren M. Parmer, Housing Rehabilitation
and Lead Specialist

Community Planning and Economic Development (CPED), Housing
Inspection

Kevin Kauffman, City Lead Inspector and
Property Maintenance

A Little Bit about Lancaster, PA

- The City of Lancaster was established in 1729, and is one of the oldest inland cities in the U.S.
- Historic buildings dominate most the downtown and surrounding suburban areas.



Fun Fact: The City of Lancaster was the Capital of the United States for one day during the American Revolution.

Wonderfully Historic Buildings

- 80% of buildings in the City of Lancaster were built in 1959 or earlier.
- 60% of those buildings were constructed in or before 1940.
- 40% of homes built before 1920.



Economic and Housing Snapshot

Population	59,556
Population under the age of six	5,001
Poverty Rate:	26.5%
Percent of Low Income or Households with income less then \$50,000:	59.7%
Median Household Income	\$40,805
Total Occupied Housing Units	21,886
Total Housing Units	24,010
Attached or multiple housing units	86.90%
Owner occupied	43.4%
Renter occupied	56.6%

Housing Repair and Lead Remediation Programs

- Since 2002, the City of Lancaster's Lead Hazard Control Program and other repair programs, have made approximately a 1000 properties lead safe.
- We are finishing up a current HUD lead grant where we completed 130 units lead-safe.

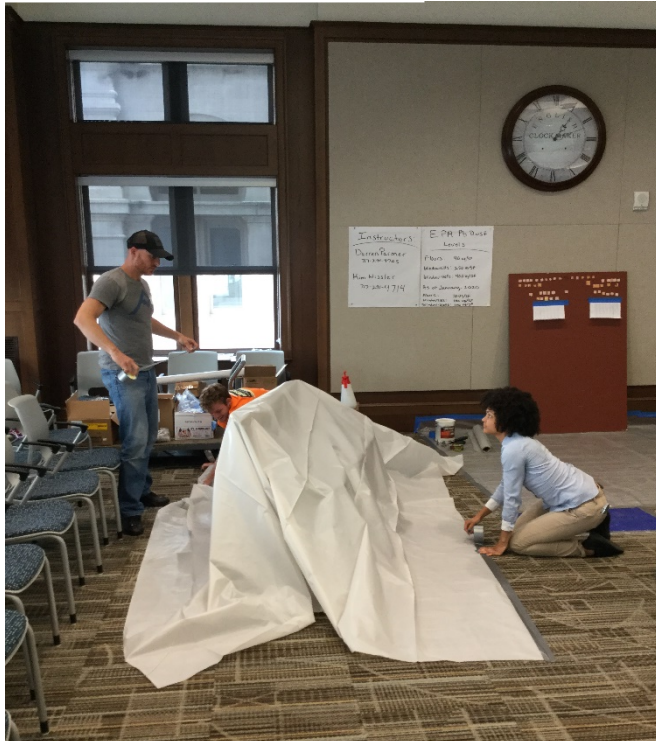
NEW HUD GRANT 2019

- ▶ Currently we are awaiting HUD's decision on the \$9.1 MILLION DOLLARS to complete 710 dwelling units in a 5-year time frame.

Our First EPA RRP Class

- City of Lancaster became an accredited EPA RRP training provider on August 8th, 2018
- The City of Lancaster's first RRP Class was October 10th, 2018.
- In that class, contractors, painters and maintenance workers became RRP certified, including one of our main contractors used in our Lead Hazard Control program.
- Classes are co-taught depending on size of enrollment by Darren M. Parmer and Kim Wissler our Health Officer.





Our RRP Class

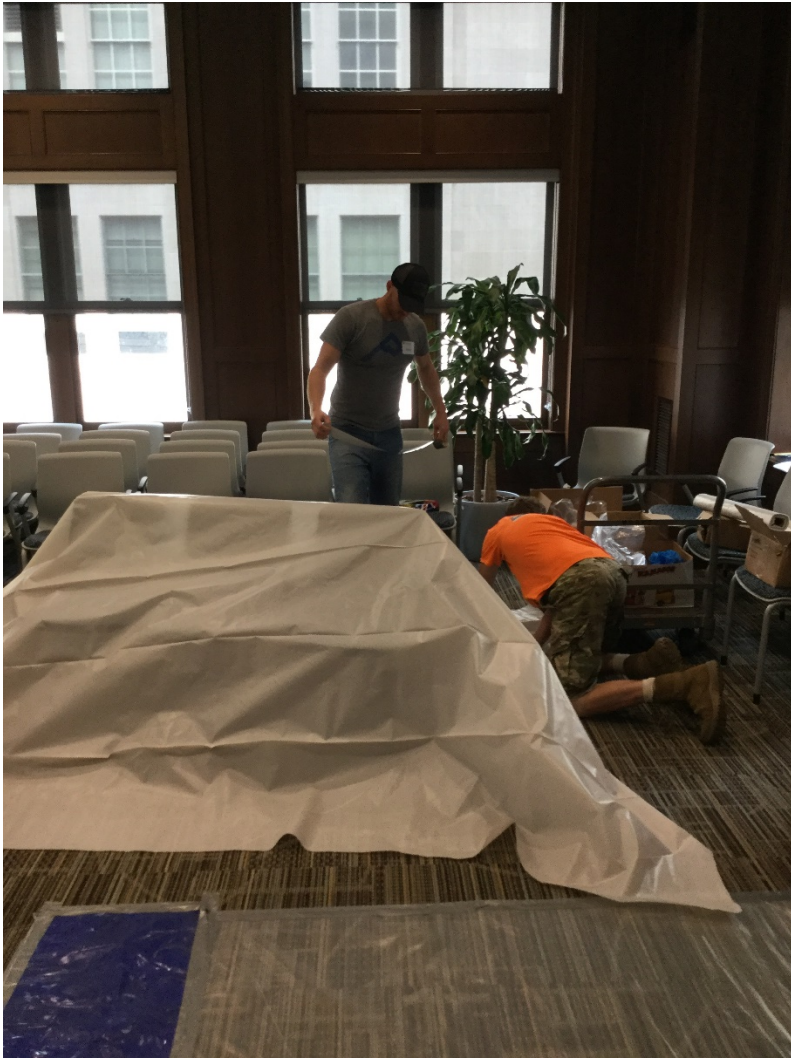
Using a combination of book work and hands-on training techniques. We can educate our community's contractors and builders to work on lead painted surfaces safely.

Containment Skill Sets









Successful Remediation Efforts

Before



After



CITY OF
LANCASTER

Success!

Before



After



Success!

Before



After



Success!

Before



After



Success!

Before



After



Success!

Before



After



Success!

Before



After



Success!

Before



After



Success!



Success!



Containment Skill Sets transferred to real world application!



More Skill Containment Pics



Soil Abatement

Before



After



Our EPA Renovator Class

- To date we have trained & certified 48 people, over five different classes in the last year... and we are just getting started.

Requirements

All rental properties within the City of Lancaster, built prior to 1978 are required to have a Lead-Safe Certification on file with the city.

- Lead-Safe Certificates are valid for two years from the date of Lead Inspection.
- Tenant signature is not required to submit to the city and is for record keeping purposes for the property owner and/or manager.
- Certificate must be completed by a **State Licensed and Certified Lead Risk Assessor**.
- Owner/Manager must provide the city a copy of the visual assessment report, lab sample analysis, and the Lead-Safe Certificate.

All condemned properties require a Lead-Safe Certification prior to the condemnation being lifted.

Lead-Poisoned Child

The city may be notified of a child diagnosed with an Elevated Blood Lead Level (EBLL) by a licensed medical professional.

- A visual assessment occurs on-sight with a property manager/owner within seven days of notification.
- Notification will require a Lead-Paint Inspection/Risk Assessment to be completed within 21 days and provide the report to the city.

The city does receive EBLL Inspection Reports from Third Party Vendors such as UPMC Pinnacle and Accredited Environmental Technology.

- Once a report is received, a contract with a **State Licensed Lead Abatement Firm** must be provided for approval to the city within 21 days. Approval must be granted by the City's Lead Inspector, Senior Health Officer, or designee.
- After approval of contract, a 45-day timeframe is provided for completion of abatement, up to and including, lead-safe certification.

Facts and Figures

A total of 15,716 rental properties in the city of Lancaster are built prior to 1978.

- 40% are low income
- 60% are low to moderate income.
- 26% receive food stamps

The city has received 176 Lead-Safe Certifications between the dates of January 1, 2017 to August 1, 2019.

- Lead Ordinance has been in place since 2016 with last amendment 2017.

Lead-Safe Certification is required for all rental properties built prior to 1978 that have a child aged 6 and under residing or expected to reside at the property.

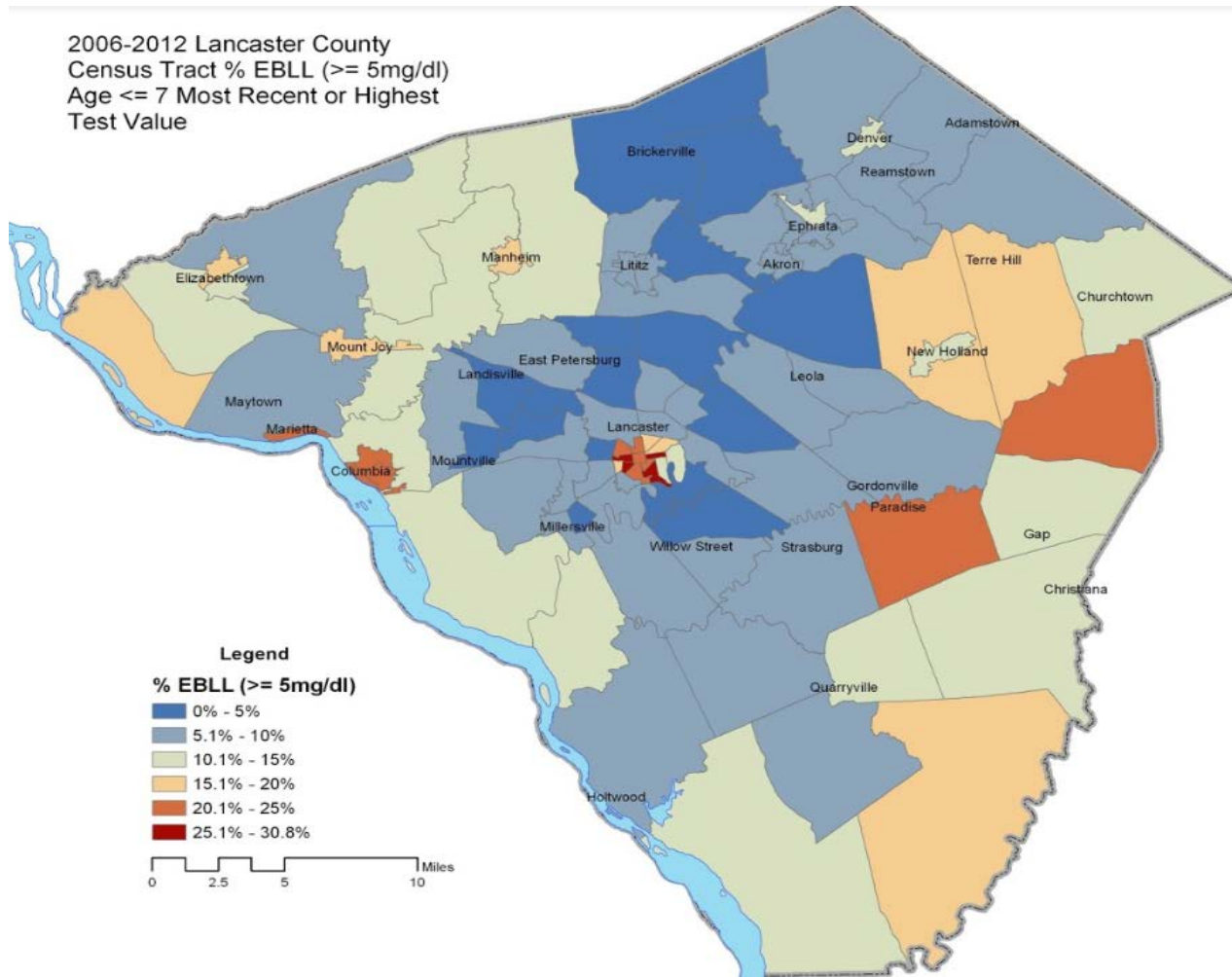
- Certificates are good for two years and will need to be renewed if a child age 6 and under is residing or expected to reside in the property.

Lead Data

- In 2017, 859 children under the age of 6 were tested for lead (17% of the all children under 6) within the City of Lancaster – this is on par with the state average of 17.79% of children under 6 tested for lead in 2017.
- Of those tested, 121, or 14%, of them had an EBLL, or a BLL of > 5 ug/dl (data obtained from the PA Dept of Health).
- In several Census tracts in the City, >18% of children under 6 tested have an EBLL – to put this in perspective, this is nearly 4 times higher than the percent of EBLLs of children under 6 in Flint, MI during the height of the potential exposure to lead in drinking water (5% of children under 6 tested in Flint had an EBLL between April 25, 2014–January 2, 2015 according to the CDC’s report.

Lead in Red

2006-2012 Lancaster County
Census Tract % EBLL ($\geq 5\text{mg/dl}$)
Age ≤ 7 Most Recent or Highest
Test Value



Sad Fact: The City of Lancaster has the highest concentration of lead in the entire county.

Fines and Penalties

Failure to complete Lead Inspection as required:

- The city can perform or cause to perform a Lead Risk Assessment of the property, at the owners' expense.

Failure to provide Contract within timeframe provided:

- Fine of not less than \$300 and not more than \$1000, plus costs.

Failure to complete abatement within timeframe provided:

- Fine of not less than \$300 and not more than \$1000, plus costs. Each day continuance shall be considered a separate offense.

Cost of relocation for tenants, if required, for abatement purposes (family required to be out of premises for more than 12 hours) is at the expense of the property owner to include:

- Rent/cost of temporary dwelling
- Storage hauling of furniture and personal belongings
- HEPA vacuuming of all upholstered furniture
- Reasonable meal expenses
- If using other rental properties, they must be known and have on file a current Lead-Safe Certificate.



QUESTIONS?

Get The Lead Out