

NYC Department of Housing Preservation and Development (HPD)
 Office of Development, Division of Preservation Finance

**Lead Hazard Reduction and Healthy Homes (Primary Prevention Program)
 Term Sheet**

Program Description	<p>The Lead Hazard Reduction and Healthy Homes Program (previously known as the Primary Prevention Program) offers grants to private building owners in New York City to address lead-based paint hazards. In addition to lead work in apartments, the Program can also address lead paint in common areas, including fire escapes. Treatment of lead-based paint hazards includes abatement measures as well as interim controls such as paint stabilization. Funded by Lead Hazard Reduction Grants from the U.S. Department of Housing and Urban Development, the Program seeks to prevent lead poisoning and improve occupant health by reducing lead-based paint hazards in areas of NYC that have high incidences of elevated blood lead levels in children, especially in children less than six years of age.</p>
Eligible Buildings	<p>Residential buildings of any size built before 1960 are eligible. Units in rental buildings must be occupied by tenants with a mixture of low and very-low income households. Owner-occupants must be low-income. (See Regulatory Restrictions section below for details.) Buildings with a significant number of children less than six years of age, either in residence or visiting on a regular basis, and/or pregnant mothers are prioritized. Units within the building must contain lead-based paint that is not intact as determined by lead risk assessments performed by HPD inspectors.</p> <p>Applications to the program are prioritized based on best fit with the program's eligibility criteria; buildings with more units housing children under age six, and indication that most tenants are low / very low-income are assigned higher priority. Applications from small owners will also receive higher priority. "Small owner" is defined as an owner whose portfolio of NYC properties consists of fewer than five buildings and less than 100 units.</p>
Eligible Grantees	<p>Private owners, including partnerships, corporations, joint ventures, limited liability companies, 501c(3) corporations, individuals, and Housing Development Fund Corporations (HDFCs), are eligible.</p>
Eligible Uses	<p>Program funds are used to treat lead-based paint hazards, including abatement measures such as removal and replacement of lead-positive doors, window frames, sills, baseboards, and other "friction/impact surfaces;" and interim controls such as paint stabilization (wet-scraping and re-painting). Tenant relocation funds may be provided as needed.</p>
HPD Grant Terms	<p>The grant does not have to be repaid unless the grantee violates the terms of the post-assistance Regulatory Restrictions (see below). The average grant size is \$20,000 per dwelling unit, but HPD may approve larger grants based on the needs of the building.</p> <p>Where buildings need more extensive repairs or upgrades, beyond a typical lead scope of work, owners can apply for financing loan assistance through one of HPD's moderate rehabilitation loan programs to address the larger needs in conjunction with the lead grant. For more information about moderate rehabilitation loan products, see: Helping</p> <p>Prior to closing, owners must be current with their real estate taxes and water charges; and any significant HPD or DOB violations must be addressed.</p>
Regulatory Restrictions	<p>The regulatory period lasts five years following completion of construction.</p> <p>Apartments receiving lead treatment in rental buildings with 1-4 units must be rented to households with income levels such that the following income profile of treated units is maintained. Confirmation based on a) Program's verification of existing tenants' incomes prior to closing and b) Owner verification of new tenants' incomes at unit turnover during the regulatory period.</p> <ul style="list-style-type: none"> • At least 50% of units, at or below 50% AMI, • The remaining 50% of units, at or below 80% AMI.

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Regulatory Restrictions (cont.)	<p>Apartments receiving lead treatment in rental buildings with five (5) or more units must be rented to households with income levels such that the following income profile of treated units is maintained. Confirmation based on a) Program's verification of existing tenants' incomes prior to closing and b) Owner verification of new tenants' incomes at unit turnover during the regulatory period.</p> <ul style="list-style-type: none"> • At least 50% of units, at or below 50% of AMI, • At least 30% of units at or below 80% of AMI, • 20% of the units do not contain an income limitation. <p>Owner-occupied units must contain households whose income is at or below 80% AMI.</p> <p>Grantees who own rental housing must commit to making efforts to rent to families having children less than six years of age at turnover of treated units. Grantees who own and occupy their treated housing unit must commit to continuing to live in the home as their principal residence for the 5-year regulatory term.</p> <p>A Memo of Grant Agreement will be drafted and recorded by HPD in the public record (in ACRIS). The Program does not require submission of written consent from the property's primary mortgage lender; but it is the owner's responsibility to determine if he or she is required to obtain such mortgagee consent, or to inform his or her mortgage lender.</p>
Fair Housing	<p>The Grantee is required to comply with all applicable Federal, State, and local laws, orders, and regulations prohibiting housing discrimination.</p>
Application Process	<p>Grantees must apply to HPD by completing the application form available on the HPD website https://www1.nyc.gov/assets/hpd/downloads/pdfs/services/multifamily-preservation-finance-application.pdf, along with the application supplemental rent roll form, available for download on the Program web page. Applicants for rental buildings must also submit the most recent annual lead notice / investigation records. Send the annual notice form used, along with tenant responses received, and records of efforts to ascertain "child under 6" status, in cases where the tenant did not respond.</p>
HPD Contact	<p>Sarah Hovde, Director of Lead Hazard Reduction and Healthy Homes Program hpdlead@hpd.nyc.gov 212-863-8860 NYC HPD 100 Gold Street, Room 9O-7 New York, New York 10038</p>

HPD, in its sole discretion, may, at any time and without prior notice, terminate the program, amend or waive compliance with any of its terms, or reject any or all proposals for funding.

NOTE: The project receiving funding under this program may be subject to Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and the implementing regulations at 24 CFR part 135. If applicable to the project, (i) to the greatest extent feasible, opportunities for training and employment arising in connection with the planning and carrying out of the project must be given to "Section 3 Residents" as such term is defined in 24 CFR 135.5; and (ii) to the greatest extent feasible, contracts for work to be performed in connection with any such project must be awarded to "Section 3 Business Concerns" as such term is defined in 24 CFR part 135.5.