

# Proposed Legislative Changes

Chapter 182: Lead Poisoning Prevention and Lead Hazard Control

Chapter 238: Rental Property

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DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC  
DEVELOPMENT

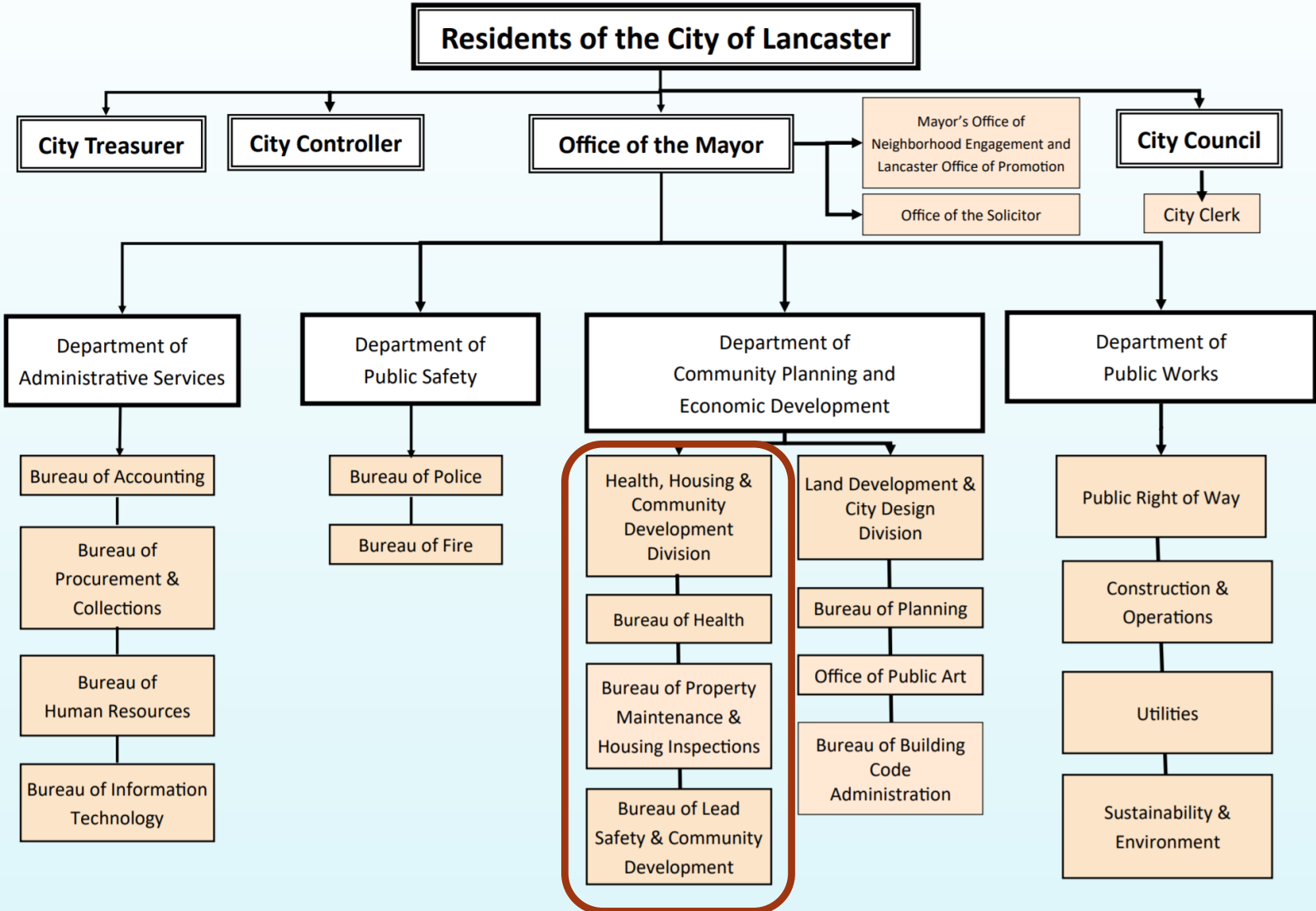
SEPTEMBER 7, 2021

# Presentation Outline

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- Overview
- Rationale for proposed legislative changes
- Proposed legislative changes
  - Chapter 182: Lead Poisoning Prevention and Lead Hazard Control
  - Chapter 238: Rental Property
- Engagement plan – soliciting your input and the input of the community

# City of Lancaster Organizational Chart



# Rental Households

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- 22,092 total households
- Approximately 89% were built prior to 1978
- Approximately 10,700 households (54.4%) are living in rental units built prior to 1978

# Rationale for proposed changes

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- Enhanced protection from potential lead poisoning (for tenants)
- Convenience and less bureaucracy regarding the rental licenses (for landlords)
- Focusing limited resources to achieve the best community results (for tenants and landlords)
- Assuring landlords continue to implement a non-discriminatory rental application process (for tenants)

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# Chapter 182: Lead Poisoning Prevention and Lead Hazard Control

# Why is it important to prevent childhood exposure to lead-based paint hazards?

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- Damage to the brain and nervous system
- Slowed growth and development
- Learning and behavior problems
- Hearing and speech problems

The negative health effects of lead have no cure and are not reversible.

# Childhood Lead Poisoning in the City of Lancaster

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According to most recent surveillance report on Childhood Lead Poisoning in PA, in the City of Lancaster:

- Over 8% of children tested are confirmed to have an elevated blood lead level greater than 5  $\mu\text{g}/\text{dL}$
- Only a fraction of children are tested for elevated blood lead level
- Black and Latinx children are 2-3 times more likely to have an elevated blood lead level compared to white children



# What is the City doing to prevent childhood lead poisoning?

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- Educating the Community Members About How to Prevent Lead Poisoning
- Housing Revitalization Programs to Mitigate Lead Hazards in the Community
- **Proactive Policy Development that Promotes Safe and Healthy Housing**
- Elevated Blood Lead Level (EBLL) Case Response

# Summary of primary proposed changes to Chapter 182 of the City Code: Lead Poisoning Prevention and Lead Hazard Control

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## Expand lead-safe certification requirements

1. Require all rental properties build prior to 1978 to maintain lead-safe certification
2. Require all day care centers and facilities to maintain lead-safe certification
3. Require all Lancaster City Housing Authority properties to maintain lead-safe certification

## Strengthen EBLL case response

1. The City will automatically perform or order an environmental investigation for all homes with children with Elevated Blood Lead Levels (EBLL)
2. Give Health Officers the explicit authority to condemn a property as unsafe for children 6 and under with documented EBLL and proof of lead during an environmental investigation

# Non-discriminatory rental application process

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City Council President has requested an ordinance incorporating the following requirements into the Human Relations Ordinance and/or Chapter 238 of City Code: Rental Property.

1. Creating systems for unified review of applications and providing method for applicants to ask for their application to be reconsidered
2. Ensuring all appropriate income is considered
3. Ensuring inappropriate eviction proceedings are not held against applicants

# Chapter 238 of the City Code: Rental Property

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1. 2-year rental license starting in 2023
1. Authorizing the development of policies and procedures to assure that rental properties are regularly scheduled for systematic inspections, no more frequently than once every two years and no less frequently than once every six years
2. Incorporate lead hazard control changes
3. Incorporate non-discriminatory rental application process requirements

# Next Steps

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- Develop public education materials – September 1-30
- Stakeholder education and input – September 15 – October 31
- Address community and stakeholder concerns
- Final ordinance development – October 15-31
- City Council Resolution 1<sup>st</sup> reading – November 9
- City Council Resolution 2<sup>nd</sup> reading and vote – November 23

# Conclusion and Council Questions

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