

We can do it together:

Providing safe and quality housing in
Lancaster

LANDLORD MEETING

OCTOBER 25, 2021

THANK YOU FOR YOUR INPUT!

We believe we can do better providing safe and quality rental housing

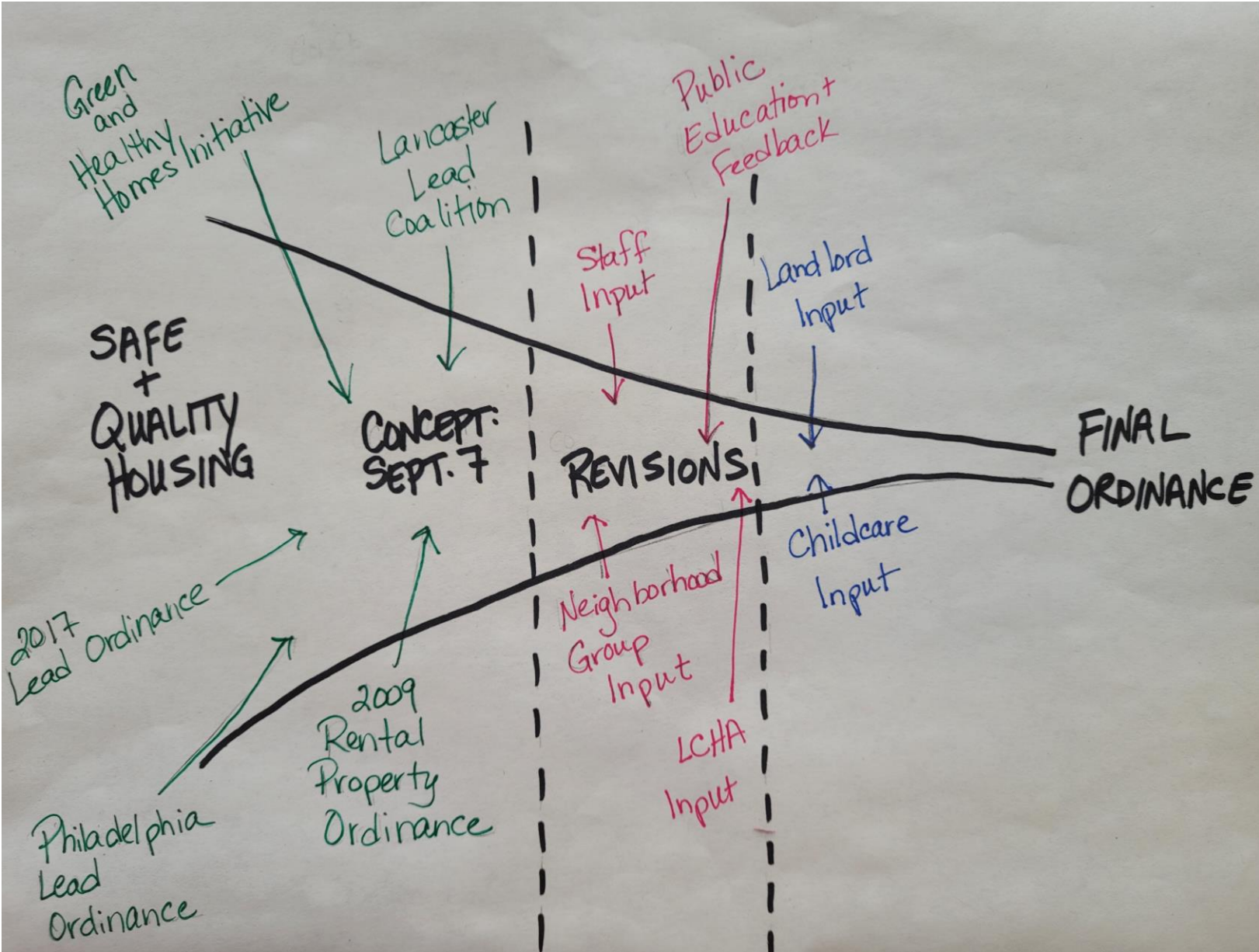
Concept developed and proposed – September 7 to Council

Community feedback and input

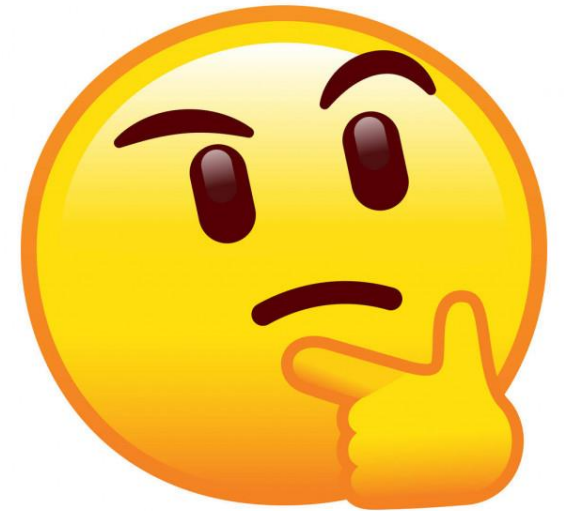
Develop ordinance



Community feedback process



CURIOUS
COURAGEOUS
CREATIVE



ROADMAP FOR TONIGHT

- Goal: Safe and quality housing for all
- Your input matters!
- Major changes effective January 2023

Agenda

- Survey
- Presentation about changes
- Activity: posing questions and concerns
- Addressing questions and concerns
 - Mayor and City staff



Who is here tonight?

Text REBECCAGEISER513

to

22333

to join the survey

TWO AREAS OF PROPOSED CHANGE TO DISCUSS

1. Rental license and systematic inspections
2. Lead-safe rental properties

Proposed changes to rental property ordinance

Current	Proposed
Apply for a rental license with the City every year	Apply for a rental license with the City every two years
All properties inspected by a City Housing Inspector every four years	Vary the cycle based on property quality; most will remain on 4-year cycle

PROTECTING OUR CHILDREN: Proposed changes to lead hazard control ordinance



Risks of Lead Poisoning

- ◆ **Impairment in language fluency or communication**
- ◆ **Loss of IQ points**
- ◆ **Poor fine motor skills**
- ◆ **Trouble paying attention**
- ◆ **Adult renal disease, HTN**
- ◆ **Difficulty with planning and organization**
- ◆ **Memory problems**
- ◆ **Poor cognitive flexibility**
- ◆ **Difficulty forming abstract concepts**
- ◆ **Fetal development**



Brief Primer on Lead Poisoning

Common Exposures:

Dust, paint, and/or soil

Contaminated food, water, or alcohol

Some imported home remedies and cosmetics

Cultural exposures

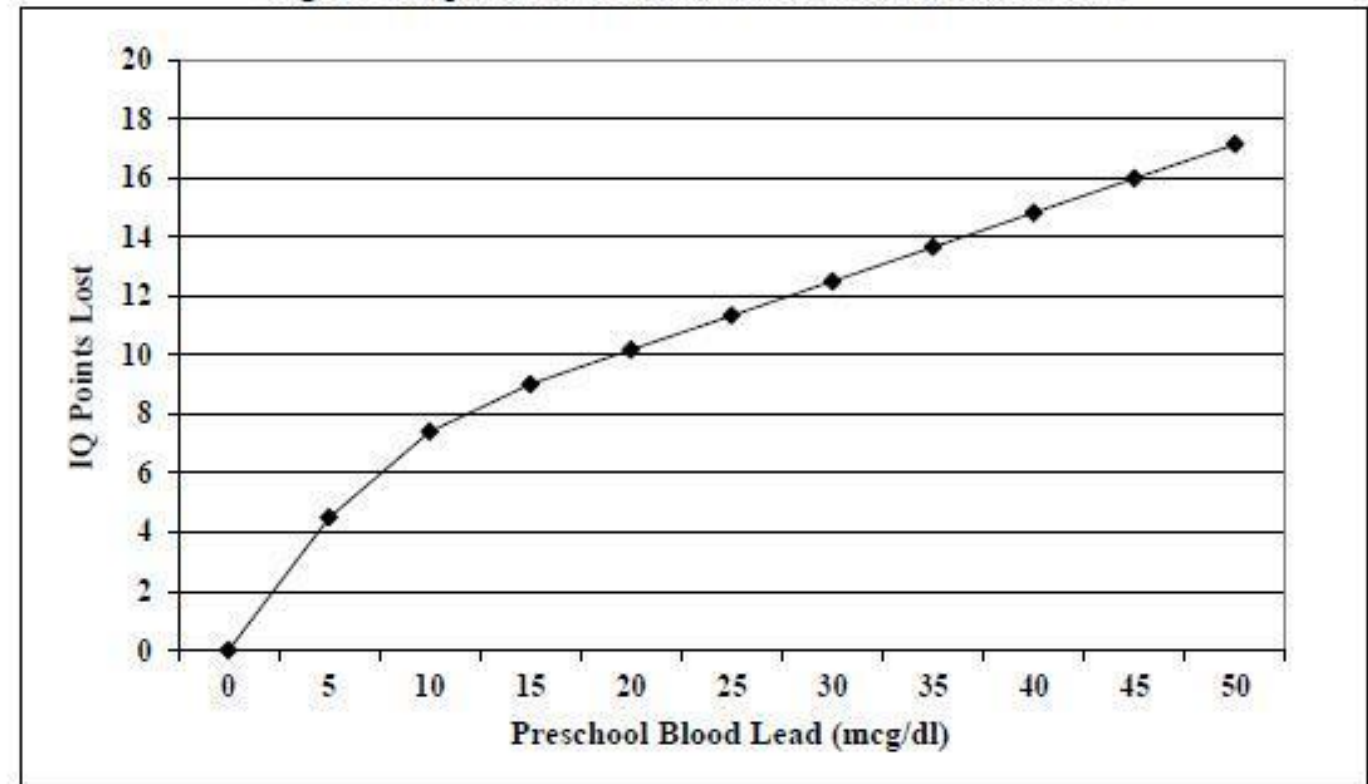


Neurodevelopmental Effects of Lead Poisoning

Lead poisoning directly correlated with IQ loss.

There is about a 1:1 correlation of IQ loss for every 1mcg/dl increase. There is no “safe” level of lead poisoning.

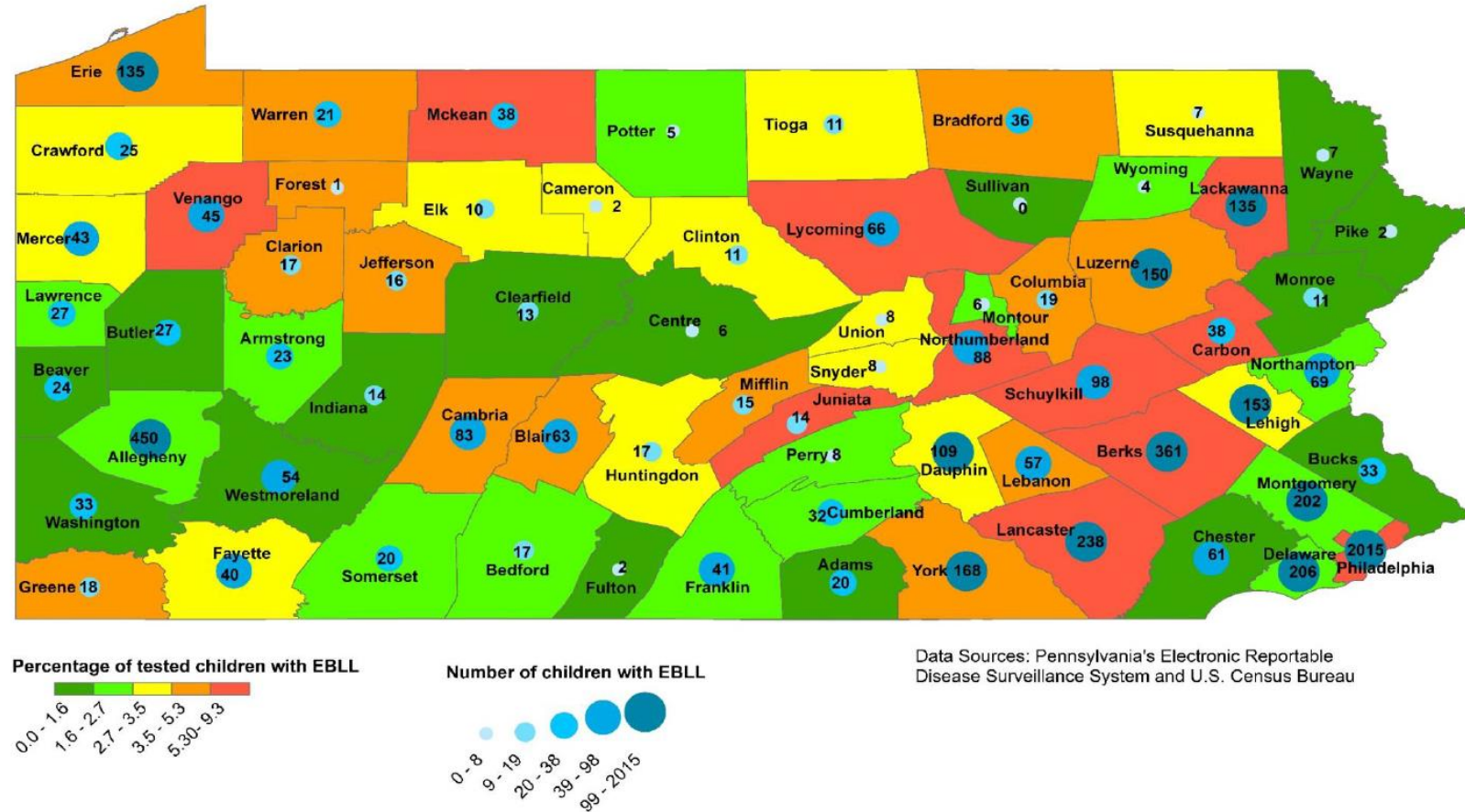
Figure 2: IQ Loss Associated with Preschool Blood Lead



Current State in Lancaster County (2019)

Figure 4: Number and Percentage* of Children Aged 0–71 Months with Confirmed Elevated Blood Lead Level by County, 2019.

- Lancaster City is at about 11.39% of children (age <6years) tested with elevated blood lead levels greater than or equal to 5mcg/dl (EBLL) Confirmed and unconfirmed.
- Lancaster County (EBLL) at 6.95%
- 4th worse county in PA, average (3.70%)
- Rates have plateaued
- We have the youngest county per capita in the state for ages less than 7
- We have the second lowest screening rates of any PA county

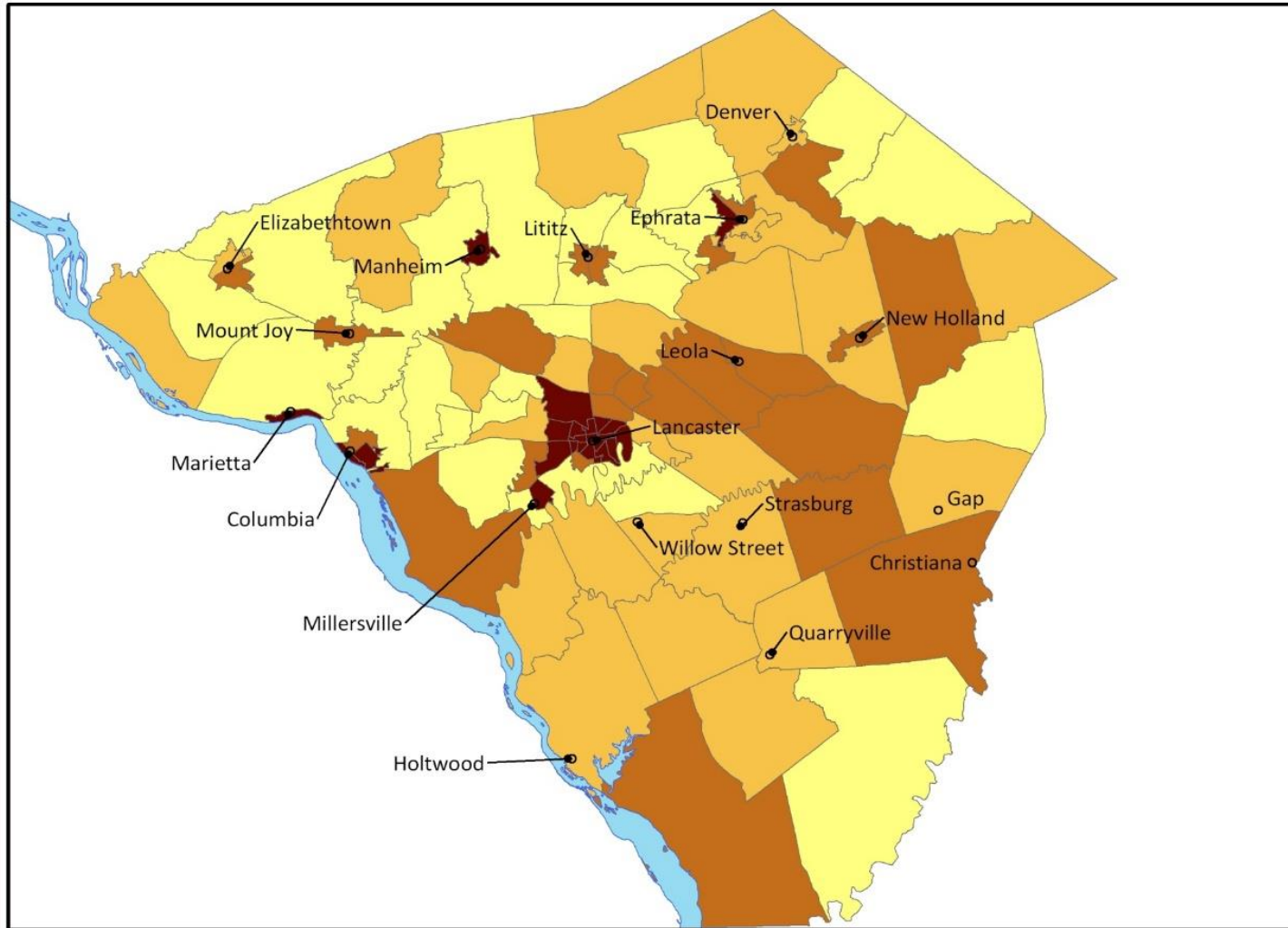


Worse than Flint, MI

	Total Population	Number of children under age 6	EBLL rate 2013-2015	Potential number of children with lead poisoning
Lancaster, PA	55,000	4,700	11.03%	520
Flint, MI	99,000	8,000	2.4% - 4.9%	192 - 392

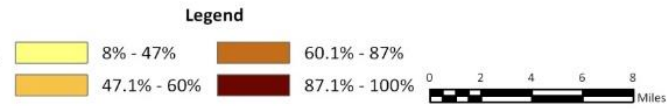


**Lancaster County Census Tracts
Percentage of Residential Structures Constructed Prior to 1978**

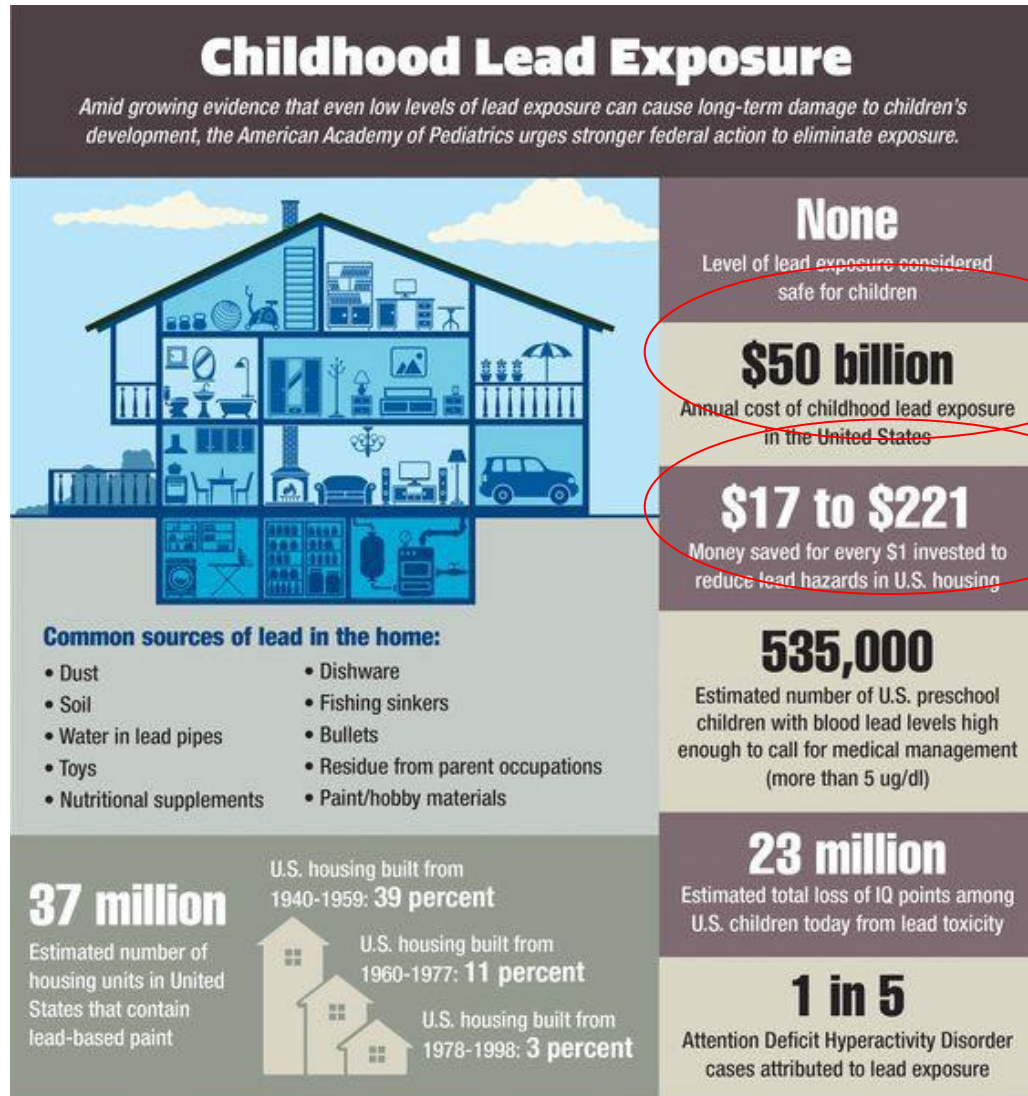


Census Tracts: Quartiles

Parcel data from Lancaster County GIS and Assessment Office.
Map created by Lancaster General Research Institute: February 18, 2013.



Prevention of Lead Poisoning Saves Money



- Primary Prevention is the key.
- Moving away from identifying poisoned children to identifying poisoned houses.
- Once the child is poisoned there is no “treatment.”
- Money invested is amplified by prevention of downstream affects.

Expand lead-safe certification

Current	Proposed
Lead-safe certification required at time of systematic inspection for properties with children 6 and under	Lead-certification required every two years at the time of license renewal
Lancaster City Housing Authority or its subsidiaries are exempt from providing lead-safe certification.	Require Lancaster City Housing Authority to provide lead-safe certification to the City every two years.
Require proposed day care facilities/centers to obtain lead-safe certification prior to opening.	Require day care facilities/centers to maintain lead-safe certification and provide certification to the City every two years.

What is a lead-safe certification?

1. A Licensed PA Labor and Industry Lead-based Paint Risk Assessor/Inspector will conduct a Clearance Examination to include:
 - a. Visual examination to ensure there is no chipping or peeling paint; no visible paint chips; no or construction debris in or around the property
 - b. Lead dust wipe sampling of floors, windowsill, and window wells/troughs per EPA standards. are:
2. Submit the following documentation
 - a. City Lead-Safe Certification, signed by Licensed PA Labor and Industry Lead-based Paint Risk Assessor/Inspector, with two required attachments:
 - Passing lab results of lead dust wipe samples from an EPA-accredited laboratory.
 - Copy of the L&I-issued License of the Lead-based Paint Risk Assessor/Inspector

What is a lead-safe certification?

CITY OF LANCASTER PA

CERTIFICATION OF LEAD SAFE DWELLING UNIT

BY SIGNING THIS CERTIFICATE, I CONFIRM THAT I HAVE DONE A VISUAL INSPECTION AND TAKEN DUST WIPE SAMPLES OF THE DWELLING LISTED BELOW. I AFFIRM THAT THE DWELLING DOES NOT HAVE VISIBLE DETERIORATED PAINT AND THAT INTERIOR DUST WIPE SAMPLES WERE COLLECTED IN COMPLIANCE WITH EPA REGULATIONS, ANALYZED BY AN EPA ACCREDITED LABORATORY AND THAT THE LEAD-DUST WIPE SAMPLES FALL BELOW THE MINIMUM THRESHOLDS SET FORTH BY THE EPA STANDARDS. THIS CERTIFICATE IS VALID FOR 24 MONTHS FROM DATE OF VALIDATION.

LANCASTER, PA

STREET NAME, APT. #

PROPERTY OWNER NAME/TEL. #

PROPERTY MANAGER NAME/TEL. #

CERTIFYING INDIVIDUAL OR COMPANY (PRINT)

LEAD RISK ASSESSOR LIC. #

RISK ASSESSOR SIGNATURE

DATE

ACKNOWLEDGEMENT BY TENANT/LESSEE

I, _____, HEREBY ACKNOWLEDGE RECEIPT OF THIS LEAD SAFE CERTIFICATION OF THIS DWELLING UNIT ON _____.

DATE OF SIGNING

PURSUANT TO LANCASTER ORDINANCE CHAPTER 182-6, THE LANDLORD/AGENT OF THE ABOVE PROPERTY MUST GIVE A COPY OF THIS CERTIFICATE TO THE TENANT/LESSEE AND SEND A COPY OF THE TENANT-SIGNED CERTIFICATE, ALONG WITH A COPY OF THE DUST WIPE SAMPLE TEST RESULTS FOR THIS DWELLING TO: OFFICE OF HOUSING INSPECTIONS AND PROPERTY MAINTENANCE, 120 N. DUKE STREET, LANCASTER, PA 17602. Email: Housing@cityoflanasterpa.com Fax: (717) 291-4827

Strengthen response to children with Elevated Blood Lead Level (EBLL)

Current	Proposed
Code Officials do not have explicit authority to condemn a property as unsafe for children 6 and under as necessary when a child has an EBLL.	Give Code Officials the explicit authority to condemn a property as unsafe for children 6 and under as necessary when a child has an EBLL.
The owner and/or authorized agent of any dwelling unit in which the affected individual (person with lead poisoning) resides or visits is required to submit an environmental investigation	An environmental investigation for EBLLs will be performed or ordered by the City automatically, without requiring an order from the property owner.

2022: Keys to success

- Incorporate feedback into the ordinance development
- Workforce development
- Landlord technical assistance and resourcing
- Streamline and improve City implementation processes

ACTIVITY

1. Write your questions or comments on index cards
2. Post your questions on boards on the sides of the room:
 - a. Rental licensing and inspections
 - b. Lead hazard control

BREAK

Response to Questions/Concerns
