

Thank you for your feedback!

Rental and Lead ordinance Proposal 2

LANDLORD MEETING

DECEMBER 2, 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

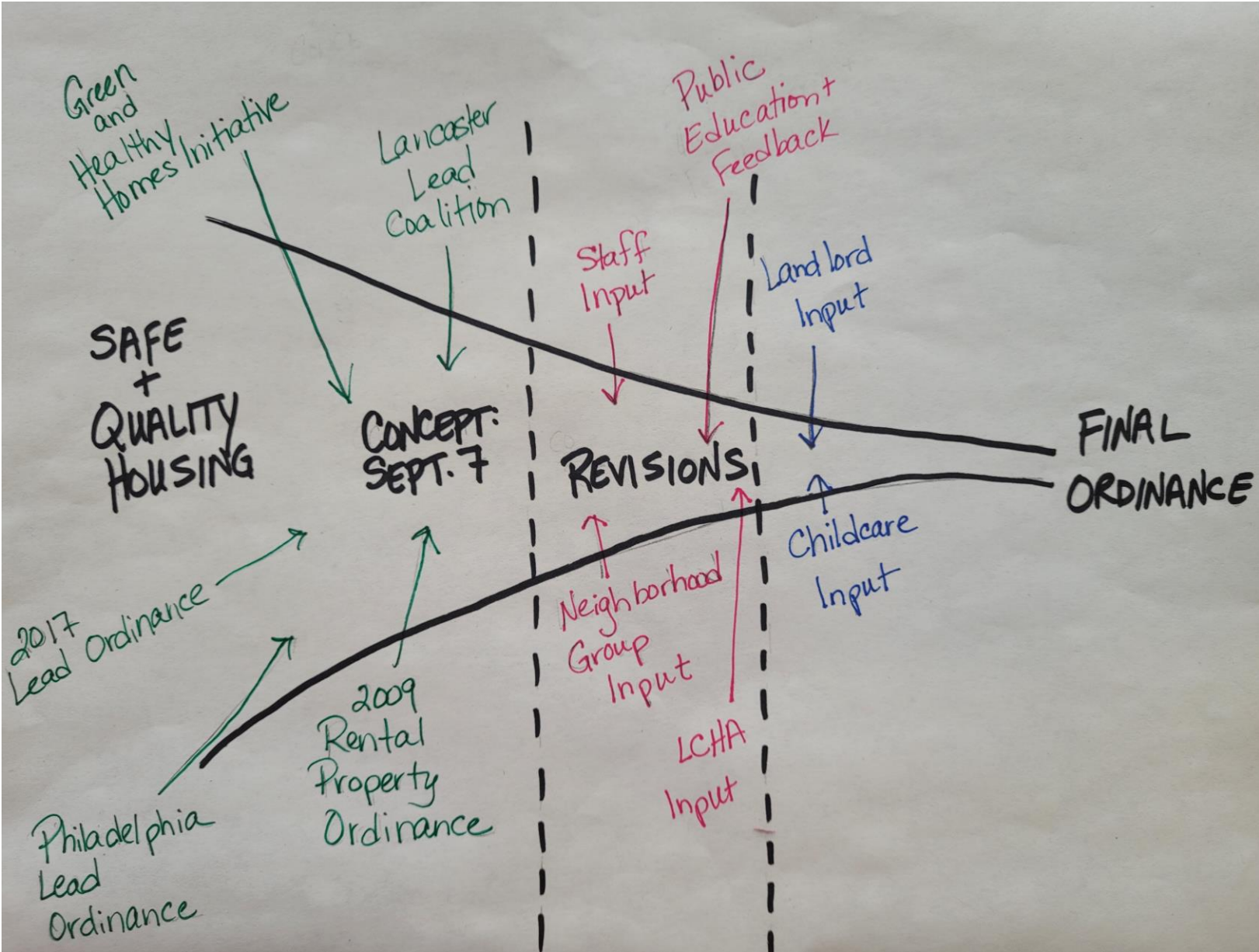


Second proposal to Mayor and community

Develop ordinance



Community feedback process



THANK YOU!



Ideas and suggestions
Technical Questions

ROADMAP FOR TONIGHT

- Goal: Safe and quality housing for all
- We are honing in on a final ordinance
- Major changes effective January 2023

Agenda

- Presentation about changes
- Activity: Ideas and suggestions to improve Proposal 2
- Address technical questions in small groups



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**



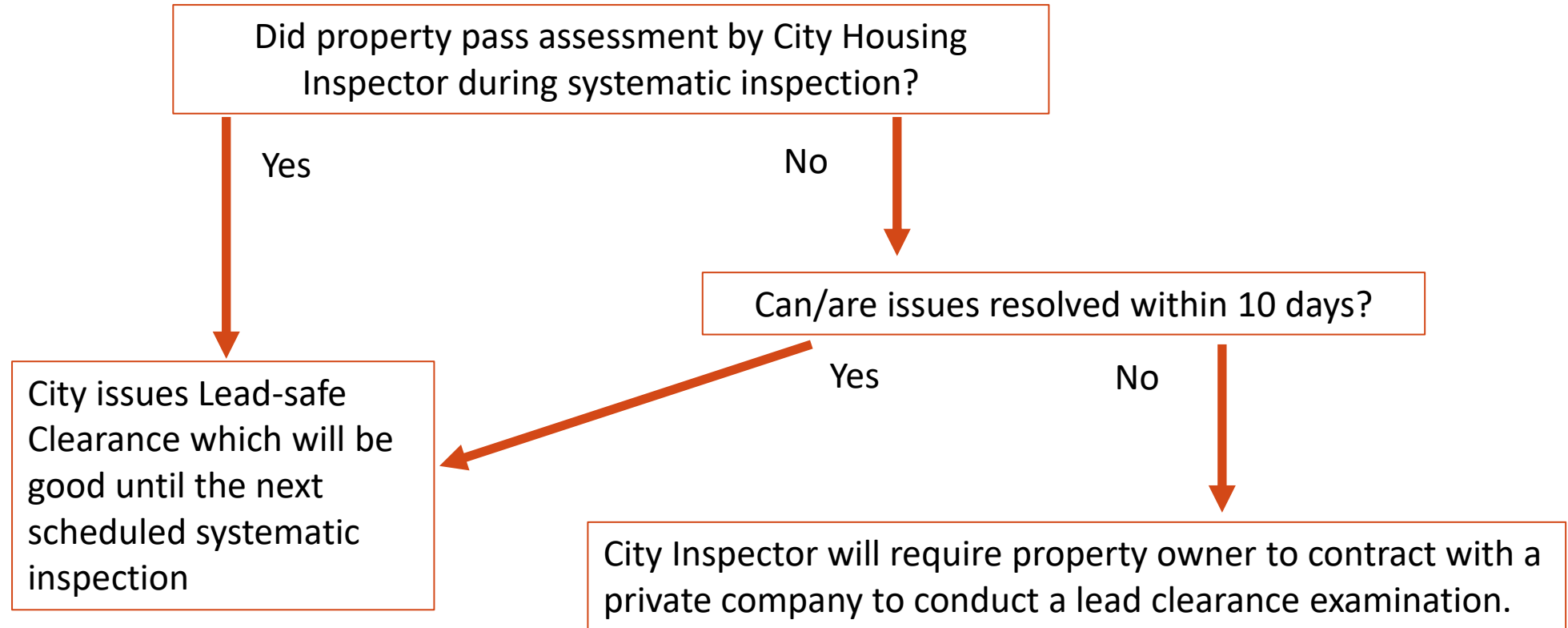
Lead Poisoning Prevention

3 recommendations

Recommendation #1:

Focus on high-risk properties and don't waste resources on low-risk properties.

Solution: Initial Lead Assessment by Housing Inspector at the time of systematic inspection



Criteria to PASS lead assessment by City Housing Inspector

To PASS:

- **No chipping or peeling paint**
- **Windows:** All original wooden windows are replaced
- **Doors:** All doors, door jams and door trim are replaced; OR there is a 1/8" gap between the door and jam all the way around the door (no friction) AND there the door and jam are stabilized with fresh paint
- **Stairs:** All stairs are wood without paint or painted stairs have standard treatment (tread and riser coverings or carpet)
- **Bare soil:** No bare soil in the yard as defined by the EPA
- **Construction debris:** There is no construction debris interior or exterior
- **Dust wipe samples:** Clean dust wipe sample from 4 rooms, two samples each room; 1 floor sample; 1 window sill; 1 entry way floor sample. Dust wipe sampling must include testing of all bedrooms of kids 15 and under.



Property is issued a lead-safe clearance by the City Housing Inspector
It will be valid until the time of the next systematic inspection

FAIL:

- If any component of the visual assessment fails
OR
- Dust wipes demonstrate lead dust above acceptable EPA levels



City will require signed lead-safe clearance by a licensed lead risk assessor or licensed lead risk inspector within 30 days of the NOV.

What is a lead-safe clearance?

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 Clearance (previously 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 clearance?

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

Recommendation #2:

Reduce cost to the community while still reaching the goal.

Solutions:

1. Establish random sampling process for multi-unit properties.
2. Incorporate cost of Housing Inspector lead assessment into rental license fee:

Initial proposal: \$100 license fee + \$250 lead inspection (approx.) = **\$350 every two years**

Rental license fee increase will be less than this cost

Recognizes the financial investment made to prior improvements

Recommendation #3:

Ensure landlord and tenant education.

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

2 recommendations

Recommendation #1:

Change language for removing EBLL child from the home from “condemnation of property” to “order of removal by Health Officer.”

Solution: Change language as recommended

Criteria for order of removal by Health Officer are:

1. Consideration of recommendation by child's physician
2. EBLL of 45 micrograms/milliliter or higher
3. Result of the environmental investigation reveals poisoning is likely from the house

Other supports:

1. Family will be referred to support services to help navigate where to go temporarily.
2. Child and parents will not be separated.

Recommendation #2:

Give property owner opportunity to complete an environmental investigation before the City orders an investigation.

Solution: Change requirement as recommended

- Property owner will be given 72 hours to arrange for an environmental investigation for an EBLL
- Property owner will be given 10 days to complete the environmental investigation
- Only if these conditions are not met will the City order the environmental investigation; property owner will be responsible for this expense.

ACTIVITY

1. Write your suggestions or ideas on index cards
2. Ask your technical questions in small groups
 - a. Kim Wissler, Health Bureau Chief – EBLL Case Response
 - b. Darren Parmer, Program Manager Lead Program – Lead Grant Program
 - c. Craig Walt, Bureau Chief, Lead Safety and Community Development
James Nixon, Bureau Chief Housing Inspections and Property Maintenance – Housing Inspections
3. Post your suggestions or ideas for implementation on the board on the sides of the room

THANK YOU!

