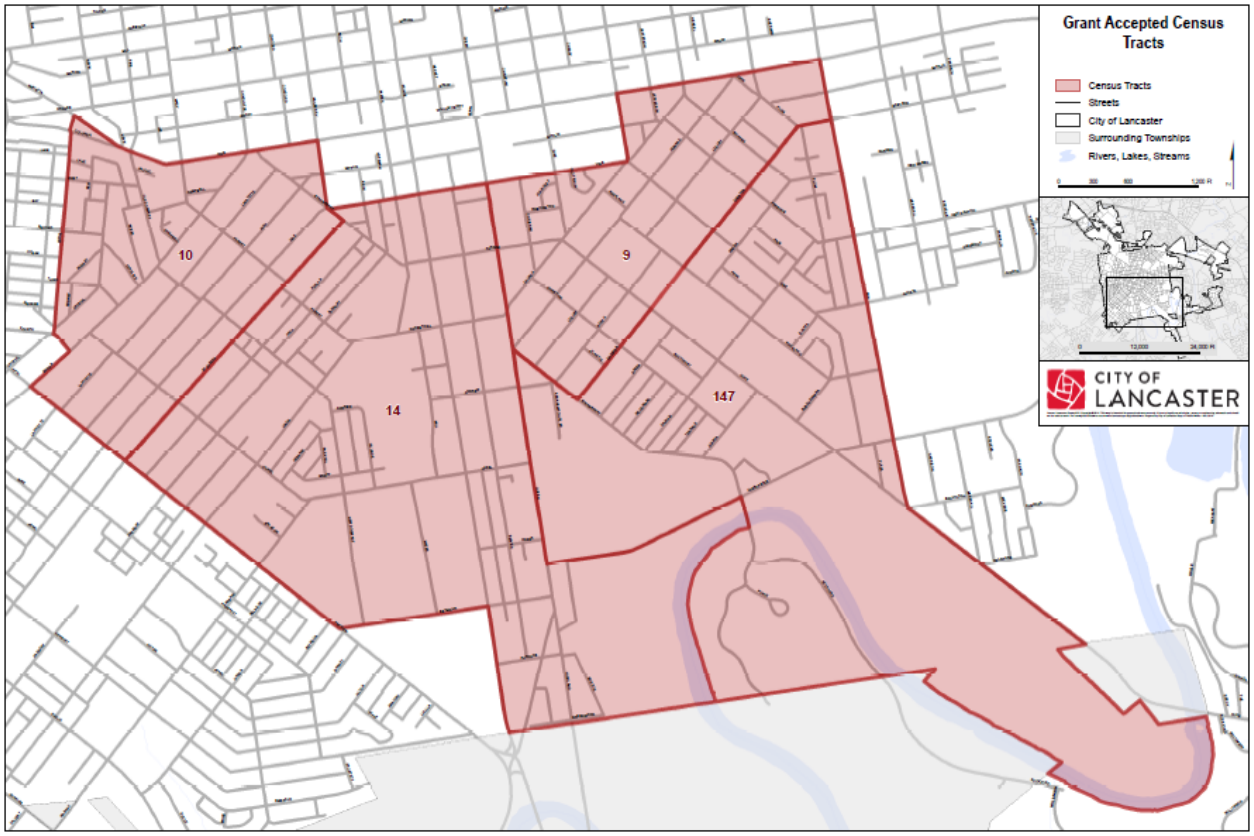
PLANIFICACIÓN COMUNITARIA Y DESARROLLO ECONÓMICO
OFICINA DE SEGURIDAD DEL PLOMO Y DESARROLLO COMUNITARIO

Guía del programa

Programa de control del peligro del plomo | Programa de hogares saludables | Programa de reparaciones cruciales



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Guía del programa

SECCIÓN 1 - INTRODUCCIÓN

La ciudad de Lancaster es receptora directa de fondos del Departamento de vivienda y desarrollo urbano de los Estados Unidos (HUD, por sus siglas en inglés) para administrar el Programa de control del peligro del plomo (LHCP, por sus siglas en inglés) y el Programa de reparaciones cruciales a través de la Subvención en bloque para el desarrollo de la comunidad (CDBG).

La ciudad de Lancaster recibió una subvención de 9,7 millones de dólares para elimnar el plomo de las viviendas en determinadas ubicaciones de la ciudad dentro de cuatro secciones censales (9,10,14 y 147) al sur de King Street, donde viven 16.000 residentes. La mayoría de las viviendas de la zona se construyeron antes de 1940, y muchas de ellas tienen pintura a base de plomo. Los tramos censales son los más altos para los niños con niveles elevados de plomo en sangre en la ciudad. El objetivo del LHCP es hacer que las viviendas sean seguras en cuanto al plomo para mejorar la salud de los niños de Lancaster.

Los fondos de Hogares saludables se utilizan junto con el LHCP y abordan aspectos como el monóxido de carbono y los productos de quema de los combustibles, los peligros eléctricos, la humedad y el crecimiento de moho para incluir las goteras, la falta de calefacción, las caídas en las escaleras y las plagas.

El Programa de reparaciones cruciales ofrece asistencia financiera y técnica para resolver problemas de tipo urgente en propiedades ocupadas por su propietario(a), como problemas de techo, calefacción, fontanería y electricidad. Todas las reparaciones deben ser consideradas como una emergencia por el evaluador de riesgos y también pueden identificar deficiencias de código o condiciones inseguras. El objetivo del programa es ayudar a los propietarios(as) de casa que cumplen los requisitos a realizar las reparaciones necesarias de seguridad y protección de su vivienda.

Cada año, la ciudad asigna fondos del CDBG para que se utilicen junto con el LHCP. Los fondos del CDBG para la rehabilitación de riesgos relacionados con el plomo son limitados y se ofrecerán a los solicitantes para trabajos adicionales relacionados con el plomo y renovaciones de tipo urgente.

Esta guía sirve para ayudarle a participar en el programa.

SECCIÓN 2 - ELEGIBILIDAD

El programa está abierto a todos los residentes de la ciudad de Lancaster, propietarios e inquilinos, así como a los arrendadores con propiedades situadas en la ciudad. Todos los solicitantes deben cumplir los siguientes requisitos:

- Proporcionar una prueba de propiedad
- Proporcionar una prueba del seguro del propietario(a)
- Proporcionar una prueba de que los impuestos sobre la propiedad y la hipoteca están al día

Para poder optar al LHCP, a continuación se detallan los requisitos adicionales:

- La propiedad debe haber sido construida antes de 1978 y contener riesgos de pintura con plomo
- El hogar debe tener un niño menor de 6 años que viva o visite regularmente la vivienda, o que esté esperando un hijo
- Proporcionar una prueba de la licencia de alquiler o del certificado de ocupación (sólo aplica para los propietarios)

Propietarios(as)
La propiedad debe ser la residencia principal del propietario(a)

Arrendadores
Los arrendadores con múltiples apartamentos y/o edificios pueden solicitar la inclusión de varias propiedades en el programa. Los apartamentos vacíos son elegibles siempre que el alquiler se mantenga en el valor justo del mercado o por debajo de él y el propietario dé prioridad a las familias con niños pequeños menores de 6 años durante al menos tres años después de la finalización del programa.

En todos los casos, el inquilino debe aceptar participar en el programa y presentar la documentación de apoyo requerida.

Inquilinos
Los inquilinos pueden solicitarlo, pero deben contar con la cooperación de su arrendador para participar.

SECCIÓN 3 - INSCRIPCIÓN

Se debe presentar la siguiente documentación junto con el paquete de solicitud totalmente completado:

- Documento de identidad con fotografía válido emitido por el gobierno de todos los miembros del hogar que residan en la propiedad y que sean mayores de dieciocho años.
- Es necesario presentar las tarjetas del Seguro Social de todos los miembros de la familia para confirmar la elegibilidad para obtener la ayuda.
- Copias de los certificados de nacimiento de todos los miembros del hogar menores de seis años o verificación de las visitas del niño
- Copias de las últimas declaraciones de impuestos firmadas. Si no se han presentado declaraciones de impuestos, bastará con los 1099 o W-2 actuales.
- Los solicitantes que sean dueños de su propio negocio deben presentar copias de las declaraciones de impuestos con el Anexo 3 durante tres años
- Prueba de los ingresos del hogar:
    a. Sueldos y salarios: Recibos de sueldo consecutivos de los últimos tres (3) meses
    b. Verificación de prestaciones y/o pensiones: Carta de concesión del Seguro Social (de todos los miembros del hogar, incluidos los menores), sentencia de divorcio/manutención de los hijos/declaración de pensión alimenticia, pensiones militares/de la Administración de Veteranos, formulario TEC, beneficios de fondos fiduciarios, anualidades, etc.
- Verificación de los activos: Extractos de cheques de seis (6) meses. Un (1) mes de extracto de cuentas de ahorro, de capital, de jubilación y pensiones, de seguros de vida
- Una copia de la póliza de seguro del hogar
- Último extracto de la hipoteca del banco para el primer y segundo gravamen (si aplica)
- Si aplica, prueba de los resultados de los niveles elevados de plomo en sangre del médico para los niños menores de seis años
- Una copia del acuerdo de operaciones (si aplica)
- Una copia del acuerdo de propiedad/gestión (si aplica)
- Una copia del contrato de alquiler firmado (si aplica)

Tipos de préstamo

Todos los hogares participantes deben estar por debajo del 80% del AMI del HUD para cumplir con los requisitos

Programa de control del peligro del plomo

- Los propietarios e inquilinos tienen derecho a una subvención
- Los arrendadores deben contribuir con el 10% del total de los costes del plomo, hasta un máximo de $20.000 dólares, antes del inicio de los trabajos de reparación, y son responsables de reubicar a los inquilinos durante la descontaminación del plomo

Programa de reparaciones cruciales

- Los hogares con ingresos iguales o inferiores al 50% del AMI tienen derecho a una subvención
- Los hogares de adultos mayores (62 años o más) o los hogares de discapacitados definidos por el HUD tienen derecho a una subvención
- Los propietarios(as) entre el 50-80% del AMI pueden tener derecho a una subvención si destinan más del 30% de sus ingresos a los gastos de vivienda
- Los propietarios(as) entre el 50% y el 80% del AMI pueden contribuir con el 10% del importe del contrato y tener derecho a una subvención; si el propietario(a) no contribuye con el 10%, se le impondrá un derecho de retención sobre la propiedad por el importe de las reparaciones (que deberá abonarse en el momento de la venta)

Reconocimiento y acuerdo de participación

1. Se inspeccionará el apartamento para detectar los peligros de la pintura con plomo y se tomarán medidas para solucionar esos peligros en el marco del LHCP.
2. Sólo los profesionales del plomo certificados en Pennsylvania podrán identificar y abordar los peligros del plomo en el apartamento.
3. Si hay niños menores de seis años en el apartamento, se recomienda que el ocupante o los ocupantes sometan al niño o los niños a una prueba de detección de plomo 6 meses antes de que comience el control del peligro del plomo. Las pruebas requieren la extracción de una pequeña muestra de sangre del brazo o del dedo. Los análisis de sangre se pueden realizar en una clínica local, en un laboratorio o en el consultorio del médico.
4. El propietario u ocupante se compromete a seguir pagando la hipoteca o el alquiler mensual, los servicios públicos y cualquier otro concepto que pague habitualmente mientras duren las obras.
5. El propietario certifica que los pagos de la hipoteca y los impuestos sobre la propiedad de este apartamento están al día. La vivienda no se puede acoger al Programa si no se han pagado los impuestos sobre la propiedad y la hipoteca.

SECCIÓN 4 - PASOS PARA AVANZAR

Si, después de leer detenidamente la guía y el paquete de solicitud, decide seguir adelante con la participación en el Programa de control de peligro del plomo y/o el Programa de reparaciones cruciales, complete el paquete de solicitud y devuélvalo a la oficina de Seguridad del plomo y desarrollo comunitario junto con la documentación requerida.

Una vez recibida la solicitud completa, se le comunicará la elegibilidad en un plazo de 2 semanas. El coordinador del programa se pondrá en contacto con los solicitantes que reúnan los requisitos para responder cualquier pregunta sobre el programa, y se programará una inspección/evaluación del riesgo de plomo en su propiedad.

¿Qué trabajo se puede hacer?

El evaluador de riesgos inspeccionará su casa para determinar los peligros de la pintura con plomo e identificar las deficiencias del código o las condiciones inseguras. Con base en la inspección, se creará un ámbito de trabajo para identificar los problemas en su casa.

¿Quién seleccionará al contratista?

Todos los trabajos realizados en el marco de este programa requieren una licencia de contratista de mejoras en el hogar del fiscal general de Pensilvania (PA HIC) y un seguro de responsabilidad civil general. Además, si el contratista va a alterar la pintura con plomo, todos los contratistas deben ser una empresa/compañía de reducción de plomo con licencia de trabajo e industria de Pensilvania y al menos una persona debe tener un supervisor y trabajador de reducción de plomo. El Programa cuenta con una lista de contratistas certificados previamente aprobados.

Después de que el evaluador de riesgos elabore el alcance del trabajo y éste sea aprobado por el propietario(a), se invita a los contratistas seleccionados a recorrer la propiedad con el evaluador de riesgos y a presentar una propuesta (oferta) basada en el alcance del trabajo.

Las ofertas son revisadas cuidadosamente y el contrato será adjudicado al licitador más bajo y responsable. Dependiendo del trabajo que haya que hacer, será un contrato de 90 días.

SECCIÓN 5 - PREPARACIÓN PARA LA CONSTRUCCIÓN

Preparar la vivienda

Antes de iniciar cualquier trabajo, debe hacer referencia al plan de protección de los ocupantes y preparar el traslado firmado antes del inicio de la reparación.

- Familiarícese con el alcance del trabajo. Sepa qué puede esperar y en qué áreas se trabajará.
- Retire las cortinas, persianas, cojines o tire las alfombras de la zona.
- Coloque los objetos frágiles o valiosos en cajas y guárdelos donde no estorben a los trabajadores; ¡minimice el desorden!
- Retire los artículos de los espacios de acceso y de los áticos si son áreas de trabajo.
- Retire los adornos de la pared que puedan estar sometidos a vibraciones y tráfico. Empaque todo lo que necesita para el tiempo previsto (por ejemplo, tareas escolares, instrumentos, equipo médico, medicamentos, etc.).
- ¡No podrá entrar en la zona de obras de construcción una vez que éstas comiencen!
- Las mascotas se deben retirar del sitio de trabajo.
- La propiedad debe estar a disposición del contratista diariamente durante el horario de trabajo del proyecto.
- Los ocupantes se comprometen a notificar al personal del programa y al contratista todos los problemas potenciales que puedan interrumpir o inhibir los procedimientos de trabajo, incluidos los sistemas de seguridad del hogar. El propietario será responsable de todos los costos adicionales relacionados con el sistema de seguridad de la vivienda, incluidos, entre otros, la desactivación, el cableado y la reactivación, si es necesario.
- El propietario y/o los ocupantes permitirán al contratista utilizar, sin costo alguno, los servicios públicos existentes, como la iluminación, la calefacción, la electricidad y el agua, necesarios para realizar los trabajos, y también concederán permiso para que los trabajadores utilicen el cuarto de baño.
- El proyecto de control del riesgo del plomo se puede posponer si la vivienda no está preparada como se ha indicado anteriormente. El propietario/ocupante será responsable de los costos asociados a este retraso.

Reubicación

Debido a los riesgos para la salud asociados a la alteración de la pintura con plomo, suele ser necesario que los residentes se alejen de la vivienda. La necesidad de reubicación será determinada por el Plan de protección de los ocupantes completado por el contratista y el evaluador de riesgos.

Se anima a todos los ocupantes a quedarse en casa de familiares o amigos si es posible.

El LHCP coordinará con el hotel la reubicación de los ocupantes que se trasladen temporalmente mientras se realizan las obras de plomo. Sólo se proporcionará un subsidio si el apartamento sin plomo no tiene una cocina.

Las mascotas no pueden estar en la vivienda durante el tratamiento y los ocupantes deben organizar su alojamiento en una guardería de animales o con familiares y amigos. Los gastos de las mascotas no serán pagados por el Programa.

Independientemente de que se requiera o no la reubicación, nunca se permitirá a los ocupantes entrar en las zonas de obra mientras se esté trabajando. El reingreso sólo se permite después de que la zona se haya limpiado y eliminado el polvo de plomo.

SECCIÓN 6 - UNA VEZ FINALIZADO EL PROYECTO

Una vez finalizado el trabajo, el evaluador de riesgos llevará a cabo una inspección final para asegurarse de que todas las obras se han completado de acuerdo con el alcance del trabajo. Se recogerán muestras de polvo para el LHCP y se enviarán al laboratorio para obtener los resultados.

Todas las obras están garantizadas por el contratista durante 12 meses. Durante este tiempo, el contratista deberá resolver cualquier problema de mano de obra. La garantía sólo se aplicará a los defectos del ámbito de la obra y no cubre los daños del propietario o del residente. Si el contratista no responde, el propietario debe contratar al director del programa para conocer los siguientes pasos.

La oficina de Seguridad contra el plomo y desarrollo comunitario de la ciudad de Lancaster no será responsable de ningún peligro que pueda surgir, después de que se haya completado el trabajo de reparación y se haya logrado la autorización, causado por la remodelación o restauración por parte del propietario(a). El propietario y/o los ocupantes aceptan indemnizar, defender y eximir de responsabilidad a la ciudad de Lancaster y a su personal de cualquier reclamo y pérdida a cualquier persona, empresa o corporación que pueda resultar herida o dañada por el contratista o subcontratista en la ejecución del proyecto.

Los propietarios(as) de viviendas de alquiler tienen que revelar la información conocida sobre la pintura a base de plomo y los peligros de la misma antes de que los contratos de alquiler entren en vigor. Esto incluye la entrega a los inquilinos de un folleto informativo aprobado por la EPA sobre la identificación y el control de los riesgos de la pintura a base de plomo ("Proteja a su familia del plomo en su hogar" y "Renueve correctamente") y la divulgación de cualquier información conocida sobre la pintura a base de plomo o los riesgos de la pintura a base de plomo. El arrendador también debe revelar información como la ubicación de la pintura a base de plomo y/o los peligros de la pintura a base de plomo, y el estado de las superficies pintadas y proporcionar todos los registros e informes sobre la pintura a base de plomo y/o los peligros de la pintura a base de plomo que estén disponibles. El contrato de alquiler debe incluir un anexo (o un texto insertado en el propio contrato) que incluya una declaración de advertencia sobre el plomo y confirme que el propietario ha cumplido con todos los requisitos de notificación. Este anexo se debe proporcionar en el mismo idioma utilizado en el resto del contrato. Los arrendadores, y los inquilinos, deben firmar y fechar el anexo.

Los propietarios/ocupantes reconocen que es necesario realizar un mantenimiento rutinario en la vivienda, concretamente en el componente o componentes en los que se ha realizado el trabajo de reparación. El mantenimiento rutinario NO es responsabilidad del Programa de control del peligro del plomo.

Una vez completado el trabajo del plomo, el propietario está de acuerdo en permitir que esta propiedad sea listada en el Registro de “sin plomo” de la ciudad de Lancaster y entiende que esta propiedad será listada por dirección junto con la fecha de autorización.

Control anual

Los arrendadores se comprometen a mantener las tarifas de alquiler dentro del Mercado de renta justo durante un período de al menos 3 años después de que se hayan completado los esfuerzos de reducción de riesgos. Se dará prioridad a las familias de bajos ingresos con niños menores de 6 años.

SECCIÓN 7 - Apéndices

GUÍA DE INGRESOS DEL HUD ..... A
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FY 2021 Income Limits Documentation System

HUD.gov HUD User Home Data Sets Fair Market Rents Section 8 Income Limits MTSP Income Limits HUD LIHTC Database

FY 2021 Income Limits Summary

Selecting any of the buttons labeled "Click for More Detail" will display detailed calculation steps for each of the various parameters.

FY 2021 Income Limit Area	Median Family Income Click for More Detail	FY 2021 Income Limit Category	Persons in Family 1	2	3	4	5	6	7	8
Lancaster, PA MSA	$83,000	Very Low (50%) Income Limits ($) Click for More Detail	29,050	33,200	37,350	**41,500**	44,850	48,150	51,500	54,800
		Extremely Low Income Limits ($)* Click for More Detail	17,450	19,950	22,450	**26,500**	31,040	35,580	40,120	44,660
		Low (80%) Income Limits ($) Click for More Detail	46,500	53,150	59,800	**66,400**	71,750	77,050	82,350	87,650

NOTE: Lancaster County is part of the **Lancaster, PA MSA**, so all information presented here applies to all of the **Lancaster, PA MSA**.

The **Lancaster, PA MSA** contains the following areas: Lancaster County, PA;

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2021 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2021 Fair Market Rent documentation system.

For last year's Median Family Income and Income Limits, please see here:

FY2020 Median Family Income and Income Limits for Lancaster, PA MSA

Select a different county or county equivalent in Pennsylvania:

Huntingdon County
Indiana County
Jefferson County
Juniata County
Lackawanna County
Lancaster County

Select county or county equivalent

Select any FY2021 HUD Metropolitan FMR Area's Income Limits:

Lancaster, PA MSA

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

Update URL For bookmarking or E-Mailing

Prepared by the Program Parameters and Research Division, HUD.

FY 2022 Fair Market Rent Documentation System

The FY 2022 Lancaster, PA MSA FMRs for All Bedroom Sizes

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2022 FMR	$783	$913	$1,148	$1,450	$1,557
FY 2021 FMR	$684	$809	$1,018	$1,283	$1,380

Lancaster County, PA is part of the Lancaster, PA MSA, which consists of the following counties: Lancaster County, PA. All information here applies to the entirety of the Lancaster, PA MSA.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2015-2019 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2022 provided the estimate is statistically reliable. For FY2022, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

   If an area does not have a reliable 2015-2019 5-year, HUD checks whether the area has had at least minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2022 base rent is the average of the inflated ACS estimates.

   If an area has not had a minimally reliable estimate in the past 3 years, the estimate State for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area is used as the basis for FY2022.

2. HUD calculates a recent mover adjustment factor by comparing a 2019 1-year 40th percentile recent mover 2-bedrooom rent to the 2015-2019 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

3. HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.

4. In order to calculate rents that are "as of" 2020, HUD calculates the relevant (regional or local) change in gross rent Consumer Price Index (CPI) from annual 2019 to annual 2020.

5. To further inflate rents from 2020 to FY2022, HUD uses a "trend factor" based on the forecast of gross rent changes through FY2022.

6. HUD multiplies the base rent by the recent mover factor, the gross rent CPI, and the trend factor to produce a rent that is "as of" the current fiscal year.

7. FY2022 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.

8. HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.

9. FY2022 FMRs may not be less than 90% of FY2021 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

The results of the Fair Market Rent Step-by-Step Process

1. The following are the 2019 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimate and margin of error for Lancaster, PA MSA.

Area	ACS_{2019} 5-Year 2-Bedroom Adjusted Standard Quality	ACS_{2019} 5-Year 2-Bedroom Adjusted Standard Quality Gross	Ratio	Sample Size	Result

	Gross Rent	Rent Margin of Error		Category	
Lancaster, PA MSA	$948	$16	$16 / $948=0.017	6	0.017 < .5 6 ≥ 4 Use ACS_{2019} 5-Year Lancaster, PA MSA 2-Bedroom Adjusted Standard Quality Gross Rent

Since the ACS_{2019} Margin of Error Ratio is less than .5, the ACS_{2019} Lancaster, PA MSA value is used for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent:

Area	FY2022 Base Rent
Lancaster, PA MSA	$948

2. A recent mover adjustment factor is applied based on the smallest area of geography which contains Lancaster, PA MSA and has an ACS_{2019} 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5.

Area	ACS_{2019} 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS_{2019} 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Lancaster, PA MSA – 2 Bedroom	$1,089	$62	0.057	2	2 < 4 Do Not Use ACS_{2019} 1-Year Lancaster, PA MSA 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Lancaster, PA MSA – All Bedroom	$1,039	$51	0.049	5	0.049 < .5 5 ≥ 4 Use ACS_{2019} 1-Year Lancaster, PA MSA All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The smallest area of geography which contains Lancaster, PA MSA and has an ACS_{2019} 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and with a sufficient number of sample cases is Lancaster, PA MSA.

3. The calculation of the relevant Recent-Mover Adjustment Factor for Lancaster, PA MSA is as follows:

ACS_{2019} 5-Year Area	ACS_{2019} 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS_{2019} 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Lancaster, PA MSA – All Bedroom	$928	$1,039

Area	Ratio	Recent-Mover Adjustment Factor
Lancaster, PA MSA	$1,039 / $928 =1.120	1.1196 ≥ 1.0 Use calculated Recent-Mover Adjustment Factor of 1.1196

4. The calculation of the relevant CPI Update Factors for Lancaster, PA MSA is as follows: HUD updates the 2019 intermediate rent with the ratio of the annual 2020 local or regional CPI to the annual 2019 local or regional CPI to establish rents as of 2020.

	Update Factor	Type
CPI Update Factor	1.0229	Region CPI

5. The calculation of the Trend Factor is as follows: HUD forecasts the change in national gross rents from 2020 to 2022 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2022.

Trend Factor	Trend Factor Type
1.0577	Region

6. The FY 2022 2-Bedroom Fair Market Rent for Lancaster, PA MSA is calculated as follows:

Area	ACS_{2019} 5-Year Estimate	Recent-Mover Adjustment Factor	Annual 2019 to 2020 CPI Adjustment	Trending 1.0577 to FY2022	FY 2022 2-Bedroom FMR
Lancaster, PA MSA	$948	1.11961	1.02289	1.05772	$948 * 1.11961 * 1.02289 * 1.05772=$1,148

7. In keeping with HUD policy, the preliminary FY 2022 FMR is checked to ensure that is does not fall below the state minimum.

Area	Preliminary FY2022 2-Bedroom FMR	FY 2022 Pennsylvania State Minimum	Final FY2022 2-Bedroom FMR
Lancaster, PA MSA	$1,148	$757	$1,148 ≥ $757 Use Lancaster, PA MSA FMR of $1,148

8. Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

   Click on the links in the table to see how the bedroom ratios are calculated.

FY 2022 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2022 FMR	$783	$913	$1,148	$1,450	$1,557

9. The FY2022 FMR must not be below 90% of the FY2021 FMR.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY2021 FMR	$684	$809	$1,018	$1,283	$1,380
FY2021 floor	$616	$729	$917	$1,155	$1,242
FY 2022 FMR	$783	$913	$1,148	$1,450	$1,557
Use FY2021 floor for FY2022?	No	No	No	No	No

Final FY2022 Rents for All Bedroom Sizes for Lancaster, PA MSA

The following table shows the Final FY 2022 FMRs by bedroom sizes.

Final FY 2022 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2022 FMR	$783	$913	$1,148	$1,450	$1,557

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page: http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2022_code/2022summary.odn?&year=2022&fmrtype=Final&selection_type=county&fips=4207199999

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

Adams County, PA
Allegheny County, PA
Armstrong County, PA
Beaver County, PA
Bedford County, PA

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2022 Metropolitan FMR Area:

Lancaster, PA MSA

Select Metropolitan FMR Area

Part 5 (Section 8) Income Inclusions and Exclusions

24 CFR 5.609(b) and (c)

Examples included in parentheses have been added to the regulatory language for clarification.

INCOME INCLUSIONS:

(1) The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;

(2) The net income from operation of a business or profession. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation of assets used in a business or profession may be deducted, based on straight line depreciation, as provided inInternal Revenue Service regulations. Any withdrawal of cash or assets from the operation of a business or profession will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the family;

(3) Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation is permitted only as authorized in paragraph (2) above. Any withdrawal of cash or assets from an investment will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested by the family. Where the family has net family assets in excess of $5,000, annual income shall include the greater of the actual income derived from all net family assets or a percentage of the value of such assets based on the current passbook savings rate, as determined by HUD;

(4) The full amount of periodic amounts received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts, including a lump-sum amount or prospective monthly amounts for the delayed start of a **periodic amount (e.g., Black Lung Sick benefits, Veterans Disability, Dependent Indemnity Compensation, payments to the widow of a serviceman killed in action). See paragraph (13) under Income Exclusions for an exception to this paragraph;**

(5) Payments in lieu of earnings, such as unemployment, disability compensation, worker's compensation, and severance pay, except as provided in paragraph (3) under Income Exclusions;

(6) Welfare Assistance.
(a) Welfare assistance received by the family.

(b) If the welfare assistance payment includes an amount specifically designated forshelter and utilities that is subject to adjustment by the welfare assistance agency in

accordance with the actual cost of shelter and utilities, the amount of welfare assistance income to be included as income shall consist of:

(c) The amount of the allowance or grant exclusive of the amount specifically designated for shelter or utilities; plus

(d) The maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities. If the family's welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under this paragraph shall be the amount resulting from one application of the percentage.

(7) Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from organizations or from persons not residing in the dwelling; and

(8) All regular pay, special pay, and allowances of a member of the Armed Forces, except as provided in paragraph (7) under Income Exclusions.

(9) For Section 8 programs only and as provided in 24 CFR 5.612, any financial assistance, in excess of amounts received for tuition, that an individual receives under the Higher Education Act of 1965 (20 U.S.C. 1001 *et seq.)*, from private sources, or from an institution of higher education (as defined under the Higher Education Act of 1965 (20 U.S.C. 1002)), shall be considered income to that individual, except that financial assistance described in this paragraph is not considered annual income for persons over the age of 23 with dependent children. For purposes of this paragraph "financial assistance" does not include loan proceeds for the purpose of determining income. *(Note: This paragraph also does not apply to a student who is living with his/her parents who are applying for or receiving Section 8 assistance.)*

INCOME EXCLUSIONS:

(1) Income from employment of children (including foster children) under the age of 18 years;

(2) Payments received for the care of foster children or foster adults (usually persons with disabilities unrelated to the tenant family, who are unable to live alone);

(3) Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains, and settlement for personal or property losses, except as provided in paragraph (5) under Income Inclusions;

(4) Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;

(5) Income of a live-in aide, as defined in 24 CFR 5.403;

(6) The full amount of student financial assistance paid directly to the student or to the educational institution (see Income Inclusions (9), above, for students receiving Section 8 assistance);

(7) The special pay to a family member serving in the Armed Forces who is exposed to hostile fire (e.g., in the past, special pay included Operation Desert Storm);

(8)

(a) Amounts received under training programs funded by HUD (e.g., training received under Section 3);

(b) Amounts received by a person with a disability that are disregarded for a limited time for purposes of supplemental security income eligibility and benefits because they are set-aside for use under a Plan to Attain Self-Sufficiency (PASS);

(c) Amounts received by a participant in other publicly assisted programs that are specifically for or in reimbursement of out-of-pocket expenses incurred (special equipment, clothing, transportation, childcare, etc.) and which are made solely to allow participation in a specific program;

(d) Amounts received under a resident service stipend. A resident service stipend is a modest amount (not to exceed $200 per month) received by a resident for performing a service for the owner, on a part-time basis, that enhances the quality of life in the project. Such services may include, but are not limited to, fire patrol, hall monitoring, lawn maintenance, and resident- initiative coordination. No resident may receive more than one such stipend during the same period of time; or

(e) Incremental earnings and benefits resulting to any family member from participation in qualifying state or local employment training programs (including training programs not affiliated with a local government) and training of a family member as a resident management staff person. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives and are excluded only for the period during which the family member participates in the employment training program.

(9) Temporary, nonrecurring, or sporadic income (including gifts);

(10) Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era. (Examples include payments by the German and Japanese governments for atrocities committed during the Nazi era);

(11) Earnings in excess of $480 for each full-time student 18 years or older (excluding the head of household and spouse);

(12) Adoption assistance payments in excess of $480 per adopted child;

(13) Deferred periodic amounts from supplemental security income and social security benefits that are received in a lump-sum amount or in prospective monthly amounts;

(14) Amounts received by the family in the form of refunds or rebates under state or local law for property taxes paid on the dwelling unit;

(15) Amounts paid by a state agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home; or

(16) Amounts specifically excluded by any other federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in 24 CFR 5.609(c) apply. A notice will be published in the *Federal Register* and distributed to housing owners identifying the benefits that qualify for this exclusion. Updates will be published and distributed when necessary. *NOTE: the following is the updated list from the Federal*

Register dated May 20, 2014.

The following is a list of income sources that qualify for that exclusion:

(a) The value of the allotment provided to an eligible household under the Food StampAct of 1977 (7 U.S.C. 2017 [b]);

(b) Payments to Volunteers under the Domestic Volunteer Services Act of 1973 (42 U.S.C. 5044(g), 5058) (e.g., employment through AmeriCorps, Volunteers in Service to America [VISTA], Retired Senior Volunteer Program, Foster Grandparents Program, youthful offender incarceration alternatives, senior companions);

(c) Certain payments received under the Alaska Native Claims Settlement Act (43U.S.C. 1626[c])

(d) Income derived from certain submarginal land of the United States that is held in trustfor certain Indian tribes (25 U.S.C. 459e);

(e) Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program (42 U.S.C. 8624[f]);

(f) Income derived from the disposition of funds to the Grand River Band of OttawaIndians (Pub. L. 94–540, section 6);

(g) The first $2,000 of per capita shares received from judgment funds awarded by the National Indian Gaming Commission or the U. S. Claims Court, the interests of individual Indians in trust or restricted lands, and the first $2,000 per year of income received by individual Indians from funds derived from interests held in such trust or restricted lands (25 U.S.C. 1407-1408). This exclusion does not include proceeds of gaming operations regulated by the Commission;

(h) Amounts of scholarships funded under title IV of the Higher Education Act of 1965 (20 U.S.C. 1407-1408), including awards under federal work-study programs or under the Bureau of Indian Affairs student assistance programs (20 U.S.C. 1087uu). For section 8 programs only (42 U.S.C. 1437f), any financial assistance in excess of amounts received by an individual for tuition and any other required fees and charges under the Higher Education Act of 1965 (20 U.S.C. 1001 *et seq.*), from private sources, or an institution of higher education (as defined under the Higher Education Act of 1965 (20 U.S.C. 1002)), shall not be considered income to that individual if the individual is over the age of 23 with dependent children (Pub. L. 109-11, section 327) (as amended);

(i) Payments received from programs funded under Title V of the Older Americans Act of 1985 (42U.S.C. 3056g) (e.g., Green Thumb, Senior Aides, Older AmericanCommunity Service Employment Program);

(j) Payments received on or after January 1, 1989, from the Agent Orange SettlementFund or any other fund established pursuant to the settlement in *In Re Agent Orange Liability Litigation*, M.D.L. No. 381 (E.D.N.Y.);

(k) Payments received under the Maine Indian Claims Settlement Act of 1980 (Pub. L.96-420, 25 U.S.C. 1728);

(l) The value of any childcare provided or arranged (or any amount received as payment for such care or reimbursement for costs incurred for such care) under the Child Care and Development Block Grant Act of 1990 (42 U.S.C. 9858q);

(m) Earned income tax credit (EITC) refund payments received on or after January 1, 1991, for programs administered under the United States Housing Act of 1937, title V of the Housing Act of 1949, section 101 of the Housing and Urban Development Act of 1965, and sections 221(d)(3), 235, and 236 of the National Housing Act (26 U.S.C. 32[l]);

(n) Payments by the Indian Claims Commission to the Confederated Tribes and Bands of Yakima Indian Nation or the Apache Tribe of Mescalero Reservation (Pub. L. 95-433);

(o) Allowances, earnings, and payments to AmeriCorps participants under the National and Community Service Act of 1990 (42 U.S.C. 12637[d]);

(p) Any allowance paid under the provisions of 38 U.S.C. 1833(c) to children of Vietnam veterans born with spina bifida (38 U.S.C. 1802-05) children of women Vietnam veterans born with certain birth defects (38 U.S.C. 1821), and children of certain Korean service veterans born with spina bifida (38 U.S.C. 1821);

(q) Any amount of crime victim compensation (under the Victims of Crime Act) received through crime victim assistance (or payment or reimbursement of the cost of such assistance) as determined under the Victims of Crime Act because of the commission of a crime against the applicant under the Victims of Crime Act (42 U.S.C. 10602);

(r) Allowances, earnings and payments to individuals participating in programs under the Workforce Investment Act of 1998 (29 U.S.C. 2931(a)(2));

(s) Any amount received under the Richard B. Russell School Lunch Act (42 U.S.C.1780(e)) and the Child Nutrition Act of 1966 (42 U.S.C. 1780(b)), including reduced-price lunches and food under the Special Supplemental Food Program for Women, Infants, and Children (WIC);

(t) Payments, funds, or distributions authorized, established, or directed by the Seneca Nation Settlement Act of 1990(25 U.S.C. 1774f(b));

(u) Deferred amounts from Department of Veterans Affairs disability benefits that are received in a lump sum amount or in prospective monthly amounts (42 U.S.C.§ 1437a(b)(4));

(v) Compensation received by or on behalf of a veteran for service-connected disability, death, dependency, or indemnity compensation as provided by an amendment by the Indian Veterans Housing Opportunity Act of 2010 (Pub. L. 111-269; 25 U.S.C. 4103(9)) to the definition of income applicable to programs authorized under the Native American Housing Assistance and Self-Determination Act (NAHASDA) (25 U.S.C. 4101 *et seq.*) and administered by the Office of Native American Programs;

(w) A lump sum or a periodic payment received by an individual Indian pursuant to the Class Action Settlement Agreement in the case entitled Elouise Cobell et al. v. Ken Salazar et al., 816 F.Supp.2d 10 (Oct 5, 2011 D.D.C.), for a period of one year from the time of receipt of that payment as provided in the Claims Resolution Act of 2010 (Pub. L. 111-291);

(x) Any amounts in an "individual development account" as provided by the Assets for Independence Act, as amended in 2002 (Pub. L. 107-110, 42 U.S.C. 604(h)(4));

(y) Per capita payments made from the proceeds of Indian Tribal Trust Cases as described in PIH Notice 2013-30 "Exclusion from Income of Payments under Recent Tribal Trust

Settlements" (25 U.S.C. 117b(a)); and

(z) Major disaster and emergency assistance received by individuals and families under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Pub. L. 93-288, as amended) and comparable disaster assistance provided by the States, local government, and disaster assistance organizations (42 U.S.C. 5155(d)).

Part 5 (Section 8) Asset Inclusions and Exclusions

ASSET INCLUSIONS:

(1) Cash held in savings accounts, checking accounts, safe deposit boxes, homes, etc. For savings accounts, use the current balance. For checking accounts, use the average 6-month balance. Assets held in foreign countries are considered assets;

(2) Cash value of revocable trusts available to the applicant;

(3) Equity in rental property or other capital investments. Equity is the estimated current fair market value of the asset less the unpaid balance on all loans secured by the asset and all reasonable costs (e.g., penalties or broker fees) that would be incurred in selling the asset. Under HOME, equity in the family's primary residence is not considered in the calculation of assets for owner-occupied rehabilitation projects;

(4) Cash value of stocks, bonds, Treasury bills, certificates of deposit, mutual funds, and money market accounts;

(5) Individual retirement, 401(K), and Keogh accounts (even if withdrawal would result in a penalty). While an individual is employed, count only amounts the family can withdraw without retiring or terminating employment. After retiring or terminating employment, count as an asset any amount the employee elects to receive as a lump sum;

(6) Annuity where the applicant has the option of withdrawing a balance (even if withdrawal would result in a penalty);

(7) Retirement and pension funds;

(8) Cash value of life insurance policies available to the individual before death (e.g., surrender value of a whole life or universal life policy);

(9) Personal property held as an investment such as gems, jewelry, coin collections, antique cars, etc.;

(10) Lump sum or one-time receipts, such as inheritances, capital gains, lottery winnings, cash from sale of assets, victim's restitution, insurance settlements, and other amounts not intended as periodic payments;

(11) Mortgages or deeds of trust held by an applicant; and

(12) Assets disposed of for less than fair market value (e.g. property) when the fair market value of all assets given away during the past two years exceeds the gross amount received by more than $1,000.

ASSET EXCLUSIONS:

(1) Necessary personal property, except as noted in number 9 of Inclusions, such as clothing, furniture, cars, and vehicles specially equipped for persons with disabilities;

(2) Interest in Indian trust lands;

(3) Assets not effectively owned by the applicant. That is, when assets are held in an individual's name, but the assets and any income they earn accrue to the benefit of someone else who is not a member of the household and that other person is responsible for income taxes incurred on income generated by the asset;

(4) Equity in cooperatives in which the family lives;

(5) Assets not accessible to and that provide no income for the applicant;

(6) Term life insurance policies (i.e., where there is no cash value);

(7) Assets that are part of an active business. "Business" does not include rental of properties that are held as an investment and not a main occupation;

(8) Assets disposed of for less than fair market value as a result of foreclosure, bankruptcy, divorce, or separation;

(9) IRA, Keogh, and similar retirement savings accounts where benefits are being received through periodic payments; or

(10) Lump sum payments where the money is used for something that is not an asset— e.g. a car or a vacation or education.

CITY OF LANCASTER
LEAD HAZARD CONTROL PROGRAM | HEALTHY HOMES PROGRAM | CRITICAL REPAIR PROGRAM

Grievance and Appeals Rights and Procedures

The City of Lancaster is prohibited by federal law from discriminating on the basis of race, color, religion, sex, national origin, age, disability, political affiliation, belief or citizenship.

If you feel you have been subjected to discrimination under a program or activity funded by the City of Lancaster, you may file a complaint within ninety (90) days from the alleged violation through the City of Lancaster,

STEP 1 – Opportunity to File a Complaint: All complaints shall be submitted in writing. The person who has an alleged complaint will first meet with a designated representative or immediate supervisor to explain the problem and together they shall attempt to resolve the issue informally.

STEP 2 – Opportunity for an Informal Conference: If the complainant remains dissatisfied, he/she must file within five (5) days, a written complaint to the Director of Economic Development and Neighborhood Revitalization (EDNR) requesting an informal conference. The informal conference must be held within ten (10) days from the date of receipt of the request. The complainant and the subrecipient will discuss the allegations and attempt to resolve the issue informally. The findings of the Director of EDNR will be submitted to the complainant not later than ten (10) days following the informal conference. The procedures of the right to request a hearing must be included with the findings from the Director of EDNR if a satisfactory resolution is not accomplished.

STEP 3 – Opportunity for a Hearing: If the complainant is not satisfied with the written results from the Director of EDNR on the informal conference, he/she must so inform the Director of EDNR within five (5) days and request a hearing to seek resolution of the issue.

In honor of this request, the Director of EDNR will request the Housing Appeals Board to resolve the issue and render an independent decision. The requested hearing will be held in thirty (30) days from the date on which the complaint was filed with the Director of EDNR. Written notification of the hearing will be sent stating the date, time and place of the hearing and the issues to be heard. All involved parties have the right to be accompanied by an attorney or other duly authorized representative. Also, the involved parties have the right to present testimony and to bring witnesses and records.

A written decision will be issued to the complainant and all interested parties who attended the hearing within sixty (60) days of the filing of the complaint and will include:

1. A synopsis of facts
2. A statement of reasons for the decision
3. Notification of recourse

All correspondence will be sent certified mail with a return receipt requested.

STEP 4 – Notice of Recourse: If the complainant is still dissatisfied, or a decision is not received within the sixty days of filing the complaint with the Housing Appeals Board on Hearings and Appeals, then a request should be made to have the complaint reviewed by one of the following: Office for Civil Rights, U. S. Department of Health and Human Services, Bureau of Civil Rights Compliance, Department of Public Welfare, and/or the PA Human Relations Commission.

I hereby certify that I have received, read and understand my "Rights" as an Applicant/Participant of the City of Lancaster's HNRU Program and acknowledge so with my signature.

Applicant/Participant Signature	Date Signed
Applicant/Participant Signature	Date Signed

Note: This document must be retained in the Applicant/Participant file.

CITY OF LANCASTER

As of Friday, May 1, 2020, all construction industry businesses in the PA Commonwealth are permitted to maintain in-person operations pursuant to the Governor and Secretary of Health's April 20, 2020 Amendments to the Business Closure Orders, as long as their activities strictly adhere to the policy guidance.

By signing this document:

1- You are aware of the Contractor Guidelines provided within this link: **https://www.governor.pa.gov/wp-content/uploads/2020/04/20200423-Construction-Industry-Guidance.pdf**

2- You are agreeing to allow contractors to enter your home for the purpose of the lead remediation and/or rehabilitation program that you are enrolled in through the City of Lancaster's Lead Safety and Community Development Program, as set forth in the link provided above in Subparagraph No. 1. Contractors, sub-contractors, and Staff are to follow the guidelines set in place within the link provided above. If you believe that an authorized contractor or staff member in your home is not adhering to the guidelines, you may go to: **https://www.health.pa.gov/About/Pages/Customer-Service.aspx** for further instructions.

3- You will practice the CDC recommendations regarding social distancing while our contractors, sub-contractors, and LCSS Staff are in your home. You can read about those recommendations here: **https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/social-distancing.html**

Our office is committed to providing a safe and positive experience for the lead remediation and/or rehabilitation of your home. **If a mask is needed while work is being completed on your home, please let us know and we will provide one for you and your family members.**

We appreciate your patience during this time and look forward to resuming work soon!

If you have any questions, please call Darren Parmer at (717) 291-4705.

Grant Accepted Census Tracts
Census Tracts
Streets
City of Lancaster
Surrounding Townships
Rivers, Lakes, Streams
0
300
600
1,200 Ft
N
0
12,000
24,000 Ft
CITY OF LANCASTER
10
14
9
147