

Financial and Compliance Assistance Through VHCB is Available

The Vermont Housing and Conservation Board's Lead Based Paint Hazard Reduction Program provides technical and financial assistance to property owners to reduce hazards from lead-based paint. Applications for this program are available online at our website: www.vhcb.org.

Eligibility

To be eligible for the Program, a home or apartment must have been built before 1978; have at least one (1) bedroom; and not be intended primarily for occupancy by the elderly. **Owner-Occupied Properties** must be owner's primary residence, must have a child age 6 or younger, and the Owner's income cannot exceed 80% of the area median, as determined by HUD. For **Rental Properties**, the Tenant's income cannot exceed 80% of the area median, and the Owner must rent to an income-eligible family for 3 years.

Available Assistance

The Program will provide technical assistance, at no cost, to the property owner in the form of comprehensive lead paint testing, risk assessment, specification development, bidding and contractor selection assistance, construction management, and dust clearance testing. Funds are available to pay for the lead hazard reduction work in the form of grants and 0% interest deferred loans with up to 50% forgiveness amount on the loan. Depending on the cost of the project and the availability of funds, owners may be required to complete some finish work such as final painting.

Each apartment is eligible for a total of up to \$15,000. The grant-to-loan ratio for rental properties is 30% grant and 70% deferred loan. Homeowners are eligible to receive a total of up to \$25,000 with the grant-to-loan ratio at 40% grant and 60% deferred loan.

Lead Paint Hazard Control Work

Lead paint hazard control work frequently includes removal of lead paint from friction surfaces or window replacement in addition to the paint stabilization that is required for EMP's. Because lead hazard reduction treatments can disturb larger areas of lead base paint, the work must be completed by a Vermont-certified Lead Abatement Contractor (a much higher level of lead certification than this EMP class provides). Occupants of units undergoing lead hazard control must be relocated during the work and cannot return until the unit passes clearance dust wipe testing. Depending on the size of the home or apartment and the extent of the lead problem, the work can take anywhere from one to three weeks to complete. Homeowners will be expected to make their own arrangements for relocation while the lead work is completed. Tenants in rental property cannot be permanently displaced because of the lead work under the Uniform Relocation Act.

Ongoing Monitoring and Maintenance

Property owners will receive documentation that the lead paint hazards have been controlled and guidance regarding ongoing maintenance and EMP compliance. Although typical treatments used by the lead program are more extensive than what is required by VT EMP law, ongoing maintenance and monitoring by the property owner will be necessary to ensure that all of the lead-based paint hazards remain under control. For rental properties, attending this EMP course and following the EMP procedures, which includes filing compliance statements every 365 days with the VT Department of Health, is necessary in order to receive forgiveness on your loan and to stay compliant with the VT EMP law.