



# The Boston Home Center LEAD AWARENESS WEEK

*Developing Lead Safe Collaborations: City and State Deleading Resources*  
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**October 20, 2014**

Department of Neighborhood Development, The Boston Home Center,  
26 Court Street, Boston, 617.635.HOME (4663), [www.cityofboston.gov](http://www.cityofboston.gov)  
City of Boston, Mayor Martin J. Walsh

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*Welcome to a presentation on a  
“Lead Paint Resources” including*

**LEAD SAFE BOSTON,  
HOMEWORKS AND MASSHOUSING’s GET  
THE LEAD OUT**

# *LEAD SAFE BOSTON PROGRAM*




Department of Neighborhood Development (DND)

The Boston Home Center Division, 617.635.HOME (4663) [www.bostonhomecenter.com](http://www.bostonhomecenter.com)

# **LEAD SAFE BOSTON PROGRAM FOR HOME OWNERS AND INVESTORS**

## **Program Description**

**Financial and technical assistance for the deleading of homes in Boston. Funds are provided by the City to eligible Home Owners and Landlords to eliminate lead paint hazards and obtain a Letter of Compliance to protect children under the age of six from the dangers of lead paint poisoning.**



# WHO IS ELIGIBLE?

**Property must be in Boston**

**Owner-occupant of a 1–4 family home or condo with a child under six years of age, household income must not exceed 80% of CDBG Moderate Income as determined by the U.S. Department of Housing and Urban Development (HUD)**

**If applicant is an investor-owner of a 1–4 family home, HUD requires that rental preference be given to families with children under six years of age and at least 50% of the building's residents be of low or moderate income, with remaining units occupied by families with a household income at 80% of CDBG Moderate Income.**

**Be current on City and Property Accounts (taxes, water, etc.)**



# LEAD SAFE BOSTON


## BENEFITS

- Reduces the risk of lead paint poisoning for your children and your tenant's children and protects you from liability.
- Zero percent (0%), deferred conditional loan up to \$8,500 per unit delead. A “triple-decker” could receive up to \$25,500. No monthly payments.
- Conditional grants are zero percent (0%) interest, deferred-payment loans – forgivable after five years!
- Receive technical assistance from the city's lead specialists which includes written specifications, obtaining contractor bids, and construction monitoring.
- Relocation assistance up to \$300 per unit.

## BENEFITS... (CONTINUED)


- State's Lead Paint Removal Tax Credit up to \$1,500 per unit.
- Letters of Full Deleading Compliance are obtained to comply with MA Lead Law; letters are recognized by:
  - Section 8 Housing Assistance Programs
  - Metropolitan Boston Housing Partnership (MBHP)
  - Boston Housing Authority (BHA);

## LEAD SAFE BOSTON **FUNDING TERMS :**


- City loan is secured by a Mortgage .
  - Repayment of loan funds is due in full upon sale or transfer of the property or cash-out refinance within 5 years.
  - No Condo conversion for five years.
  - Signed Rent Agreements for five years.
  - Loan is forgiven after five years.
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# LEAD SAFE BOSTON STEPS

- Eligible applicants will be contacted by a Program Manager who will work with them throughout their home repair project
  - Free lead paint inspections of eligible units.
  - A BHC Construction Specialist will then contact you to inspect your home and produce construction cost estimates for your planned improvements;
  - Once an agreed-upon work plan has been finalized, the City will help you with bidding, contractor selection and construction monitoring;
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# LEAD SAFE BOSTON STEPS

- **No cost out of pocket financing is arranged. Loan documents and a contract are signed**
  - **All occupants will be relocated for a short time during interior deleading (6-10 days on average).**
  - **When deleading is complete, the inspector will certify each unit as lead-safe and your family can move back in.**
  - **Letters of Full Deleading Compliance are issued.**
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# LEAD SAFE BOSTON PROGRAM

For more information please contact us at:

**617-635-0190**

or

Visit our website at [www.bostonhomecenter.com](http://www.bostonhomecenter.com)

**THE END**




# **HOMEWORKS HELP - FOR HOME OWNERS**

## ***Who can apply?***

- Owner Occupants
- Properties located in Boston
- Annual household income cannot exceed 120% AMI, e.g., 4 person = \$112,900
- \$75,000 Asset Limit, excluding primary home and retirement accounts
- Current on City and Property Accounts (taxes, water, etc.)
- Prior home repair assistance must be longer than ten (10) years ago


# ***HOMWORKS HELP FOR HOME OWNERS...***

## ***What are the benefits?***

- No owner match funds required for incomes below 100% AMI (4 PHH: \$94,100)
  - Households with income above 100% AMI are eligible for up to 50% of the city's loan limit and must match city funds dollar for dollar with their own funds or a bank loan
  - Zero percent (0%), deferred loan up to \$10,000. for single family, \$15,000 for two family. No monthly payments
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# ***HOMWORKS HELP - FOR HOME OWNERS***

## **Funding Terms**

- Repayment of City loan funds is due in full upon sale or transfer of the property or cash-out refinance.
  - City loan is secured by a Mortgage
  - No Condo conversion for ten (10) years
  - This offer is subject to funding availability
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# **MASSHOUSING GET THE LEAD OUT LOAN**

Owner Occupied

## **0% Deferred Interest Rate Loans**

Income-eligible families who are owner-occupants of a 1-4 family home in which a child under the age of six resides (must be the child's primary residence)

Eligible borrowers do not have to repay the loan until they sell or refinance their homes

## **2% Amortizing Interest Rate Loans – Preventative**

Income-eligible families who are owner-occupants of a 1-4 family home who wish to delead their homes for preventative reasons may qualify for an amortizing loan with 2% interest rate

# **MASSHOUSING GET THE LEAD OUT LOAN**

**0% Amortized - Nonprofit Organizations**

Available to nonprofit organizations who rent to income-eligible tenants

All loans are 0%, fully amortizing

Loan terms are from 5 to 15 years, based on the loan amount and borrower qualifications



# **MASSHOUSING GET THE LEAD OUT LOAN**

5% Amortized- Investor-Owners

Available to investor-owners who rent to income-eligible tenants

All loans are 5%, fully amortizing

Loan terms are from 5 to 15 years, based on the loan amount and borrower qualifications

# ***MASSHOUSING GET THE LEAD OUT LOAN***

## **Property Eligibility Guidelines**

- 1-4 family residence properties

## **Maximum Loan Amounts**

- |                 |          |
|-----------------|----------|
| ▪ Single Family | \$30,000 |
| ▪ Two Family    | \$35,000 |
| ▪ Three Family  | \$40,000 |
| ▪ Four Family   | \$45,000 |
- Minimum loan amount on any size property is \$3000

# **MASSHOUSING - GET THE LEAD OUT LOAN**

## **Closing Costs and Fees**

- The following fees may be included in the loan amount:
  - Borrower Loan Processing fee of \$150
  - Reasonable closing costs, including title search, attorney's fee, recording fees
  - Reasonable lead paint inspection fee, dust wipe samples and re-inspections fees

## **LRA Fee**

- 4.5% of the abatement or loan amount whichever is less up to a maximum of \$1000, the minimum fee is \$200.
- Funds provided under this program may be used in tandem with other programs which provide funds for rehabilitation activities, (e.g. CDBG, HOME, conventional home improvement funds, etc.)

# THANK YOU



Please visit us at  
Department of Neighborhood Development,  
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[www.bostonhomecenter.com](http://www.bostonhomecenter.com)

