



**Lead Hazard Reduction and Healthy Homes (Primary Prevention Program)  
Term Sheet**

<b>Program Description</b>	<p>The Lead Hazard Reduction and Healthy Homes Program (previously known as the Primary Prevention Program) offers grants to private building owners in New York City to address lead-based paint hazards. In addition to lead work in apartments, the Program can also address lead paint in common areas, including fire escapes. Some projects may also receive Healthy Homes Supplemental Funds (“Healthy Homes”) to address other housing-related health hazards such as mold, vermin infestation, conditions that pose risk of fall or injury, and others. Treatment of lead-based paint hazards includes abatement measures as well as interim controls such as paint stabilization. Funded by the Lead Hazard Reduction Demonstration Grant from the U.S. Department of Housing and Urban Development, the Program seeks to prevent lead poisoning and improve occupant health by reducing lead-based paint and other housing-related health hazards in areas of NYC that have high incidences of elevated blood lead levels in children, especially in children less than six years of age.</p>
<b>Eligible Buildings</b>	<p>Residential buildings of any size built before 1960 are eligible. Units in rental buildings must be occupied by tenants with a mixture of low and very-low income households. Owner-occupants must be low-income. (See Regulatory Restrictions section below for details.) Buildings with a significant number of children less than six years of age, either in residence or visiting on a regular basis, and/or pregnant mothers are preferred. Units within the building must contain lead-based paint that is not intact as determined by lead risk assessments performed by Program inspectors.</p>
<b>Eligible Grantees</b>	<p>Private owners, including partnerships, corporations, joint ventures, limited liability companies, 501c(3) corporations, individuals, and Housing Development Fund Corporations (HDFCs), are eligible.</p>
<b>Eligible Uses</b>	<p>Program funds are used to treat lead based paint hazards, including abatement measures such as removal and replacement of lead-positive doors, window frames, sills, baseboards, and other “friction surfaces;” and interim controls such as paint stabilization (wet-scraping and re-painting). Limited soft costs are permitted. Tenant relocation funds may be provided as needed.</p> <p>Healthy Homes funding is only available when paired with funding for lead treatment; and will be allocated by Program based on need, as determined by a Program inspection, and by availability of grant funds. Healthy Homes addresses non-lead paint conditions that pose health risks to occupants, including mold, vermin infestation, conditions that pose risk of fall or injury, and others.</p>
<b>HPD Grant Terms</b>	<p>The grant does not have to be repaid unless the grantee violates the terms of the post-assistance Regulatory Restrictions (see below). The average grant size is \$10,000 per dwelling unit, but HPD may approve larger grants based on the needs of the building.</p> <p>Where buildings need more extensive repairs or upgrades, beyond a typical lead scope of work, owners can apply for financing loan assistance through one of HPD’s moderate rehabilitation loan programs to address the larger needs in conjunction with the lead grant. For more information about moderate rehabilitation loan products, see: <a href="https://www1.nyc.gov/site/hpd/services-and-information/home-repair-and-preservation-financing.page">https://www1.nyc.gov/site/hpd/services-and-information/home-repair-and-preservation-financing.page</a></p> <p>Prior to closing, owners must be current with their real estate taxes and water charges; and any significant HPD or DOB violations must be addressed.</p>
<b>Regulatory Restrictions</b>	<p>Properties must meet the following threshold requirements to be eligible to participate and owners of rental properties must commit to maintaining the income mix of tenants when units turn over for a 3-year period, after construction completion:</p>

<p><b>Regulatory Restrictions (cont.)</b></p>	<p>Apartments in rental buildings with 1-4 units must be rented to households with the following income levels:</p> <ul style="list-style-type: none"> <li>• At least 50% of units, at or below 50% AMI,</li> <li>• The remaining 50% of units, at or below 80% AMI.</li> </ul> <p>Apartments in rental buildings with five (5) or more units must be rented to households with the following income levels:</p> <ul style="list-style-type: none"> <li>• At least 50% of units, at or below 50% of AMI,</li> <li>• At least 30% of units at or below 80% of AMI,</li> <li>• 20% of the units do not contain an income limitation.</li> </ul> <p>Owner-occupied units (whether within a small home or a multi-unit co-op) must contain households whose income is at or below 80% AMI.</p> <p>Grantees who own rental housing must commit to making efforts to rent to families having children less than six years of age at turnover. Grantees who own their housing must commit to continuing to live in the home as their principal residence for the 3-year regulatory term.</p>
<p><b>Fair Housing</b></p>	<p>The Grantee is required to comply with all applicable Federal, State, and local laws, orders, and regulations prohibiting housing discrimination.</p>
<p><b>Application Process</b></p>	<p>Grantees must apply to HPD by completing the application form available on the HPD website <a href="https://www1.nyc.gov/assets/hpd/downloads/pdfs/services/multifamily-preservation-finance-application.pdf">https://www1.nyc.gov/assets/hpd/downloads/pdfs/services/multifamily-preservation-finance-application.pdf</a>, along with the application supplemental rent roll form, available for download on the Program web page.</p>
<p><b>HPD Contact</b></p>	<p>Sarah Hovde, Director of Lead Hazard Reduction and Healthy Homes Program  <a href="mailto:hpdlead@hpd.nyc.gov">hpdlead@hpd.nyc.gov</a>          212-863-8860          NYC HPD          100 Gold Street, Room 9O-7          New York, New York 10038</p>

*HPD, in its sole discretion, may, at any time and without prior notice, terminate the program, amend or waive compliance with any of its terms, or reject any or all proposals for funding.*

NOTE: The project receiving funding under this program may be subject to Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and the implementing regulations at 24 CFR part 135. If applicable to the project, (i) to the greatest extent feasible, opportunities for training and employment arising in connection with the planning and carrying out of the project must be given to "Section 3 Residents" as such term is defined in 24 CFR 135.5; and (ii) to the greatest extent feasible, contracts for work to be performed in connection with any such project must be awarded to "Section 3 Business Concerns" as such term is defined in 24 CFR part 135.5.