

How Can Lead-Free Families Help Me Improve My Property?



Penn Medicine
Lancaster General Health

There is a significant return on investment with lead remediation. Property owners see on average a **30% increase in property value** after the completion of a lead remediation program. (Billings & Schnepel 2017).

What is the Lead-Free Families Program?

- Provides education, lead risk assessment inspection, and lead abatement for all identified lead hazards found in the home
- Prevents lead poisoning in children in our community

How does the program work?

1. Tenant and/or landlord may apply for the program
2. A lead risk assessment inspection is scheduled at the property. Once completed, it will be reviewed with tenant and landlord
3. The scope of work identifying the lead hazards will be reviewed and approved by the landlord before the lead remediation work begins
4. An agreement is signed between the landlord and the Certified Lead Abatement (remediation) Company
5. The work will address lead hazards found on interior and exterior surfaces such as porches, baseboards, windows doors, and door casings
6. After the work is completed, you will receive a lead clearance demonstrating that the property is now lead safe.
 - Lead Safe Certification can be given upon request.

Does my property qualify for Lead-Free Families?

To be eligible for the program, **all** of the following must be met:

- ☐ Property must be in Lancaster County
- ☐ Property was built prior to 1978
- ☐ There must a child age 6 and under living at or frequently visiting the property, or a pregnant individual living in the house.
- ☐ Household income of the tenants must fall at or below 400% of the federal poverty line (no income requirement for landlords)

What is the cost of Lead-Free Families?

- The landlord is only responsible for paying 10% of the total cost of the work
 - Example: total cost: \$13,000;
cost to landlord: \$1,300
- Landlord must agree to keep the unit's rent at or below fair market value for 3 years following the program
- Landlord can apply for all units that qualify to be lead remediated
- Cost of tenant relocation during remediation is paid for by Lead-Free Families