



Description: The Lewiston Lead Program is funded by HUD to inspect and make housing units Lead-safe for income qualified families. The program is voluntary and has minimum standards for building condition, owner responsibility for Lewiston city debts, resident income screening, and if children under six spend a significant amount of time in owner occupied housing units we enroll. This is a voluntary program. No owner is required to do something they may disagree with.



Owner Obligations: In return for grant funding is to provide safe housing for tenants that screen eligible for 3 years from the date of clearance. Tenants screened by the program do not require re-screening. Any tenants not screened by the program must be screened by the owner prior to leasing the units. At the time of screening the tenants must be eligible based on family size and income. If income or family size changes after the initial screening, the tenants have previously been accepted and the owner is not required to evict them. Renting to non-eligible tenants makes funding reported to HUD for that unit subject to grant payback.



The owner must maintain the property in Lead-safe condition, keep city debts paid to avoid any liens, and maintain ownership until the grant is released. Sale prior to the grant release is subject to grant payback. The owner must notify the grant program prior to any sale.

Cost Breakdown: For buildings with **1-7 rental units** the owner is required to provide \$1,400 for every unit they enroll. The city will provide a Rehab. grant for \$1,150 towards the Lead Hazard Control work (LHC), and the Lead grant will fund up to \$18,000 per unit for LHC.

For buildings with **8 or more rental units** the owner is required to provide \$1,550 for every unit they enroll. The city will not be able to provide a Rehab. grant. The Lead grant will still fund up to \$18,000 per unit for LHC.

For **single family homes**, Owner Occupied units will not be asked for a minimum match. (Single family rental units will still have the \$1,400 match requirement). The city will provide a Rehab. grant averaging \$3,000 towards the Lead Hazard Control (LHC), and the Lead grant will fund up to \$18,000 per unit for LHC.



Other Cost Considerations: If cost comes in higher than grant funding levels can cover, the owner will be required to secure and provide the additional funding along with the original match commitment.

If costs come in lower than expected, the owner will not be asked to provide more than 20% of the total cost for the Lead Hazard Control Work.



Acceptable changes in Scope of Work (SOW) that come up after contracting will be paid for by the grant program. The owner will not be asked to pay extra for required changes to complete the Lead Hazard control activities.

Timetable: Based on data over the last 3 years. It takes up to 8 weeks to complete assessments and bidding. If the owner is prepared it takes an average 1 week to contract. The contractor has a minimum 1 week notice to provide Maine DEP before they can start any activities. The project site work will be scheduled by the contractor after work previously committed by other contracts, which is typically 1-2 months. Average site work takes 1.3 weeks per unit. Project size and scope can make this faster or slower. Average results have been 28 weeks from enrollment to clearance, (**6 ½ months**).