Lead Safe Boston
Conditional Grant Program

In order to help owners of residential property in the City of Boston delead their property, Lead Safe Boston offers a conditional grant program for lead paint abatement. It is a no interest (0%) deferred conditional grant for owner occupants and investors to do lead paint abatement in order to prevent childhood lead paint poisoning, make homes lead safe and comply with State lead paint laws.

ESAC is a Community Partner Agency for the City of Boston Department of Neighborhood Development (DND) Lead Safe Boston Conditional Grant Demo Program. HUD provides the funding for the program through the City of Boston-DND. As a Partner Agency, ESAC provides information about the program, determines the applicant's eligibility, and submits a completed application to Lead Safe Boston. A licensed lead paint inspector inspects the property, prepares a Scope of Work, gets estimates and the owner chooses a licensed deleader contractor who provides safe lead paint abatement. When the work is satisfactorily completed, the lead paint inspector issues a Letter of Full Deleading Compliance.

The lead paint grant can include new windows and siding.

esac programs

Lead Paint Programs
Lead Safe Boston Grant Program
MassHousing Get the Lead Out Loan Program

- Senior Home Repair
- Foreclosure Prevention

THIS AGENCY SUPPORTED BY United Way

rev. 08/07

Sustainable Homeownership Center

Lead Safe Boston Grant Program

through

esac

COMMUNITY PARTNER AGENCY

contact
Myrna Weiner

ESAC
3313 Washington Street, Ste 5
Jamaica Plain, MA 02130

Tel No 617-524-4820
Fax No 617-524-2430

www.esacboston.org

Eligibility Requirements

Residential property in Boston
Income Limits

OWNER OCCUPANTS

HH Size	HUD 80% median income limits
1	$46,300
2	52,950
3	59,550
4	66,150
5	71,450
6	76,750

If the unit is owner occupied, the owner's gross annual household income must be less than the HUD 80% median income limits.

If the unit is not owner occupied, the tenant's household income must be less than the HUD 80% median income limits.

INVESTORS: There are no income limits for investor owners, but the gross annual household income of the investor's tenants must not exceed the above 80% HUD income limits.

The unit must also have a child under 6 living there or spending a significant amount of time there.

Maximum Grant Amount:
up to $8,500 per unit deleaded

Application Procedure

Property owners are assisted by ESAC, a Community Partner Agency, through every step of their application and the abatement process. **Call Myrna Weiner at 617-524-4820 for an application.**

Required Documents for the Application to Lead Safe Boston:

- Completed Application signed by all parties listed on deed
- Copy of the Deed for the property
- Homeowners' insurance policy - coverage page showing annual premium
- Proof of household income: 3 current pay stubs, Social Security award letter, rental income, etc., if self-employed-profit & loss statement
- W-2s and complete signed recent Federal and State tax return for all owners
- Most recent Mortgage Statement
- Insurance Policy Coverage Page
- Most recent Water & Sewer bill
- Most recent Real Estate Tax bill
- Tenant Questionnaires

Not required at Application, but if available:
Lead Inspection Report for all units to be deleaded

Enrollment Procedure

After enrollment by Lead Safe Boston, the Lead Inspection Reports and Scope of Work will be ordered and estimates obtained. The closing is scheduled. During the abatement process, the owner authorizes the Partner Agency to release funds to the contractor to pay for the abatement work as it progresses. Most payments are made to the contractor when a Re-Occupancy Letter is obtained. Final payment is made to the contractor only upon receipt of a Letter of Full Deleading Compliance and a signed release by the owner.

Things to be aware of:

A 0% deferred conditional grant means that the owner does not make any payments, although there is a mortgage on the property.

AFTER five (5) years the loan is forgiven and there is NO REPAYMENT, *but* the principal amount of the grant does become payable in full on sale, transfer or certain refinancing BEFORE five years.

For five (5) years, at turnover or vacancy, *priority* must be given to income eligible families with a child under 6 and there is also a five-year rent affordability restriction.

Tenants and owners of the abated units need to be relocated during the deleading of their units. A $300 relocation stipend is available.