

LEAD HAZARD CONTROL ASSISTANCE (LHCA) FUND

The LHCA Fund is a source of funds created to help eliminate lead-based paint hazards in housing to the greatest extent possible. The LHCA Fund loans money to property owners who have lead-based paint hazards in their houses.

WHAT TYPE OF HOUSING IS ELIGIBLE FOR ASSISTANCE?

Eligible housing includes: pre-1978 single-family, two-family, and multiple-family dwellings, condos, cooperatives, single room occupancy dwellings, rooming homes, boarding homes and emergency shelters.

WHAT TYPE OF FINANCIAL ASSISTANCE IS AVAILABLE?

The LHCA Fund provides deferred payment 3% interest loans with or without provisions for forgiveness. "Deferred Payment" means that the loan does not have to be repaid until you refinance, transfer, or sell the property, or the LHCA Fund loan term expires, which is up to 20 years. "Forgiveness Loans" mean that each year you shall meet certain conditions established by the LHCA Fund and a portion of the loan will be forgiven each year, until eventually, the entire amount is forgiven as if you had paid it back.

WHO QUALIFIES FOR A LOAN WITH PROVISIONS FOR FORGIVENESS?

The building must have no more than 4 dwellings and you must use one of the dwelling units as your principal residence and you must prove that your household is a low-income household. A low-income household is one where the total household income is 80% of the gross median income for the region as established by the US Department of HUD (see below).

DO I HAVE TO BE LOW INCOME TO QUALIFY FOR LHCA FUNDS?

No. Property owners of all income levels are eligible to apply for repayable loans. There is an income requirement if you are seeking a loan with provisions for forgiveness.

WHAT CAN I DO WITH THE MONEY I BORROW?

1) Lead Evaluation, 2) Lead Hazard Control, 3) Temporary Relocation of occupants during the performance of work, 4) Correction of housing conditions that create lead-based paint hazards

WHAT ARE THE LHCA FUND BASIC ELIGIBILITY CRITERIA?

You must be the property owner to apply	Your must have evidence of a lead hazard in the dwelling
The dwelling must have been built on or before December 31, 1977	Real estate taxes, water and sewer assessments must be paid current
The dwelling must be insured for fire and other hazards	The building must be covered by flood insurance if it is located in a Federal or State Special Flood Hazard area
The building must be registered with the Bureau of Housing Inspection if it more than 2 dwelling units	Owners must have sufficient equity to secure the loan (loans are limited to 125% of value and are up to \$150,000 per unit)

HOW DO I APPLY?

Call New Jersey Citizen Action's Lead Poisoning Prevention Program at (973) 643-8800- ext. 12 to request an application or download one from www.njcitizenaction.org/lead.html .



Lead Poisoning Prevention Program
744 Broad St., Suite 2080, Newark, NJ 07102
Tel: (973)643-8800 Fax: (973)643-8100
www.njcitizenaction.org/lead.html

A partner with the NJ Department of Community Affairs, Lead Hazard Control Assistance Fund Program.
www.leadsafenj.org