Who Is Eligible for Lead Safe Assistance?

- Homeowners may apply for assistance if their income is no more than 80 percent of the median income in Forsyth County for a household of their size.
- Landlords may apply for assistance if they have low-income tenants.

What Property is Eligible?

- Must have been built before 1978
- Must meet or be able to be brought up to minimum housing code standards.
- Must be suitable for lead-based paint hazard control within the scope of the Lead Safe Program.
- Must not be located in the right of way for any future street, highway or other public project.
- Must comply with zoning regulations
- Must not be in foreclosure proceedings for failure to pay taxes or mortgage.
- 90 percent of the properties assisted through the Lead Safe program must have children under the age of 6 living in the property or visiting there at least six hours a week.

Lead Safe assistance grants to homeowners and landlords are secured through a three-year Deed of Trust on the property that will be deferred as long as the participant complies with program guidelines. After three years the deed of trust is cancelled. Failure to comply with any program guidelines may result in default and repayment of the grant funds.

Lead is a highly toxic metal that may cause a range of health problems, especially in young children. Low levels of lead exposure can damage the brain, kidney and nervous system, and cause learning disabilities, poor muscle coordination, slow growth, hearing loss and speech, language and behavior problems. Exposure to high levels of lead can cause seizures, unconsciousness and in extreme cases, death.

Houses built before 1978 are prone to have lead-based paints. Surfaces that have been repainted may have lead paint underneath and can be exposed by peeling, cracking, sanding, scraping or scrubbing.

Both inside and outside the home, deteriorated lead paint mixes with household dust and soil and is tracked in. Children can be lead poisoned by:

- Putting their hands or other lead-contaminated objects into their mouths,
- Eating paint chips found in homes with peeling or flaking lead-based paint, or
- Playing in lead-contaminated soil and dust.

For more information on Lead Safe Winston-Salem, visit www.LeadSafe.CityofWS.org or call the Lead Safe hotline at 398-LEAD (398-5323)

Lead Safe Winston-Salem is a program of the Department of Neighborhood Services, City of Winston-Salem.

City of Winston-Salem • Mayor: Allen Jones
City Council: Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise O. Adams, North Ward; Dan Besora, Southwest Ward; Robert C. Clark, West Ward; Molly Leight, South Ward; Wanda Merschel, Northwest Ward; Devon L. Montgomery, East Ward; James Taylor Jr., Southeast Ward
City Manager: Lee Garmy

Lead Safe Winston-Salem is a program to eliminate lead-based paint hazards from our community.
LEAD SAFE Winston-Salem
Investing In Our Future... One Child and House at a Time.

- LEAD SAFE is a program to eliminate lead-based paint hazards from our community.
- LEAD SAFE is for both owner-occupied and rental housing.
- LEAD SAFE includes screening, testing, lead hazard controls, outreach, and educational activities.
- LEAD SAFE is a collaboration between the City of Winston-Salem, the Forsyth County Department of Public Health, Hispanic Interaction, Imprints, CHANGE, the Housing Authority of Winston-Salem, and the Center for Community Safety at Winston-Salem State University.

Lead is a toxic metal that can damage the brain and nervous system, especially in children under the age of 6. The City of Winston-Salem has received federal assistance to eliminate lead-based paint hazards from housing.

Homeowners and landlords can receive a grant for removing lead-based paint hazards if their property is within the Winston-Salem city limits and they meet the eligibility requirements for the Lead Safe program as listed in this brochure.

Rules for Home Owners:
- Owners must maintain the house as their principal residence and they must retain the title to the property during the three (3) year grant period.
- Property taxes on the house must be up-to-date or arrangements must be made for a tax payment schedule.
- Owners must comply with the lead control strategy developed for their property.
- The house must meet the minimum housing code or be able to be brought up to minimum code standards.
- Owners must complete an annual survey provided by the Lead Safe program.
- Owners must maintain homeowner's insurance on the property.
- Owners must attend a class on property maintenance after the lead-abatement work is completed, and must maintain the property using lead safe maintenance guidelines.
- Ninety percent of the properties assisted through the Lead Safe program must have children under the age of 6 living in the property or visiting there at least six hours a week.
- Failure to comply with any of the above conditions may result in the default and repayment of the grant funds.

Rules for Rental Property
- The rental unit must remain the primary residence of the eligible tenants for three years after lead hazard work is completed.
- The landlord must not raise the rent by more than 3 percent per year for three years after the lead hazard work is completed.
- If the tenant chooses to move during the three-year grant period, the landlord(s) must give prior to renting, to at least 50 percent of the units to families with incomes no more than 50 percent of the median income in Forsyth County for a household of their size. The remaining units must be available to families with incomes no more than 80 percent of the median income.
- If an eligible tenant is evicted, the unit must be affirmatively marketed to families with children under the age of six and the rent must remain the same until the three-year rent control period expires.
- In buildings with five or more units, 20 percent of the units may be rented to families with a household income above 80 percent of the median income for Forsyth County.
- The property taxes on the assisted units must be up-to-date.
- The landlord must comply with the lead hazard control strategy.
- The property must meet the minimum housing code.
- The landlord must complete an annual survey provided by the Lead Safe program.
- The landlord must maintain insurance on the property.
- The landlord must attend a class on property maintenance after the lead hazard work is completed, and must maintain the property using lead safe maintenance guidelines.
- Failure to comply with any of the above conditions may result in the default and repayment of the grant funds.