

Leveraging Lead Hazard Reduction Funds



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Call or text: 804-840-9228

YOU Are Uniquely Positioned...

- Impact the health of young, vulnerable children.
- Leverage funds to help you pay for your projects.
- Create more safe, affordable housing in your community.



Key Roles in LHR Program Management

ADMINISTRATIVE OVERSIGHT

Project Manager: _____

Main point of contact for all general project questions and administrative needs.

Rehab Specialist: _____

If licensed Inspector/Risk Assessor, responsible for creating Scope of Work. Manages contractor and remediation work.

Client Specialist: _____

Handles intake, eligibility, relocation and all client-related matters.

Financial Manager: _____

Point of contact for remittances and timesheets and all fiscal matters.

Lead Risk Assessor: _____

(Performing Lead Inspection/Risk Assessment)

(DPOR Lead License Number)

Lead Risk Assessor: _____

(Creating Scope of Work)

(DPOR Lead License Number)

Other Key Staff as needed: _____

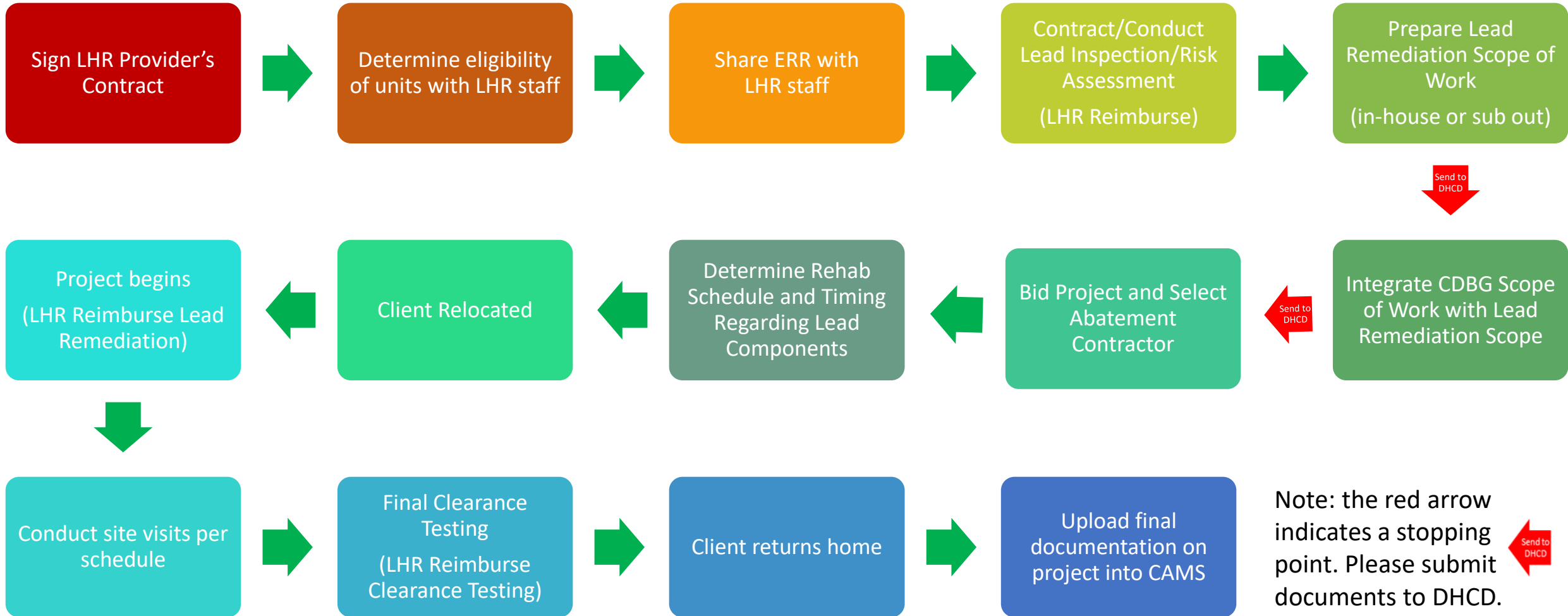
- Please provide this information at the beginning of the project, once you are under contract.
- List the names of key staff involved with the project and a brief description of their responsibilities as they relate to completing a LHR project. Some individuals may have overlapping or multiple roles.

Household/Unit Eligibility

Occupant Type	Income Level	Child occupant < 6 years old
Renter-occupied	80% AMI (DHCD portfolio to include 50%)	<ul style="list-style-type: none">• Child not required at time of assistance• Property owner to give priority to families with children under 6 for 3 years
Vacant Unit	Rent/Sold to 80% AMI family	<ul style="list-style-type: none">• Property owner or seller to give priority to families with children under 6 for 3 years
Owner-occupied	80% AMI	Must have one of the following: <ul style="list-style-type: none">• Child under 6 in residence;• Child spending significant time at residence• Pregnant woman



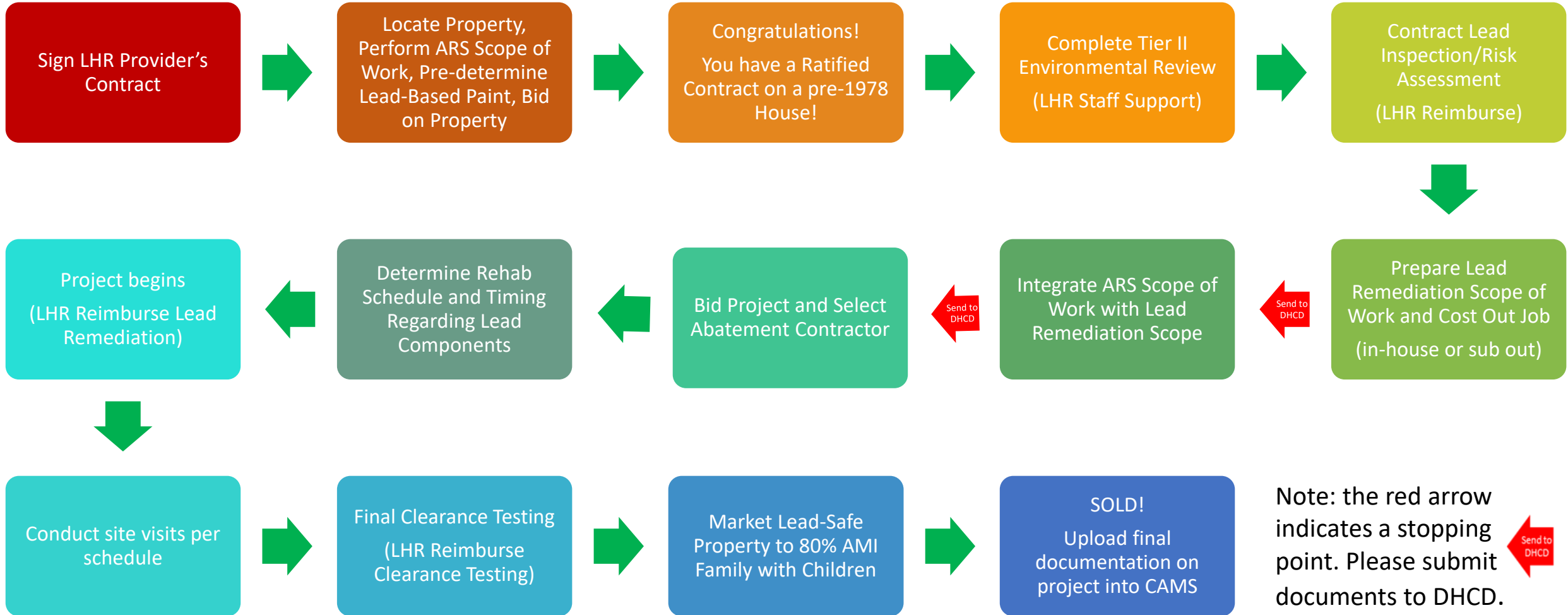
Lead Hazard Reduction Program Flowchart for Completed Jobs with CDBG or IPR



Lead remediation may take place before, during, or after the housing rehab work. The rehab specialist and Inspector/Risk Assessor will determine the best approach. All Lead hazards must be addressed, and the home must pass clearance before the family returns.



Lead Hazard Reduction Program Flowchart for Completed Jobs with ARS



Note: the red arrow indicates a stopping point. Please submit documents to DHCD.

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CDBG and IPR Lead Hazard Control Activities	CDBG and IPR Allowance
Lead Inspection/Risk Assessment	\$1,200
Scope of Work design	Included in Lead Admin
Lead remediation work	\$12,000+
Clearance testing	\$450 - \$610
Lead Admin	\$5,000
Healthy Homes Supplemental Funding (case-by-case)	\$4,750
Temporary Relocation	\$1,800

ARS Lead Hazard Control Activities	ARS Allowance
Lead Inspection/Risk Assessment	\$1,200
Scope of Work design	\$500
Lead remediation work	\$12,000+
Clearance testing	\$450 - \$610
Support Costs (billable by hourly rate for all staff directly involved in the project)	\$2,000+
Healthy Homes Supplemental Funding (case-by-case)	\$4,750
Temporary Relocation	\$1,800

Risk Assessment, Scope of Work, and Abatement Contractors

- Risk Assessment and Scope of Work: optional to conduct internally or contract out
- Required to use DPOR-certified Lead Abatement Contractor
- Utilize your organization's procurement process
- DHCD offers pre-qualified contractor list



Compliance Factors: Related Laws and Authorities

Site Contamination: *Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property?*

- Site-specific Field Contamination Checklist
- Site Contamination Worksheet
- Map from NEPAassist

Floodplain Management: *Is the property in a floodplain?*

- FEMA map showing the location of the property and its floodplain status
- Floodplain Management Worksheet

Historic Preservation: *Is it a historic property or part of a historic district?*

- Consult directly with DHR or local office on historical significance



Compliance Factors: Related Laws and Authorities

Noise Abatement and Control: *Are there potential noise generators in the vicinity of the project: major roadways (within 1,000 feet), railroads (within 3,000 feet), and military or FAA-regulated airfields (with 15 miles) in the vicinity of the project?*

- Noise Worksheet
- Map confirming distance from potential noise generators

Airport Hazards: *Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?*

- Airport Hazards Worksheet
- Map showing whether an airport is within the given distances

Flood Insurance: *Is the property in a floodplain?*

- Flood Insurance Worksheet
- FEMA map showing the location of the property and its floodplain status



Scope of Work Development

- Person developing scope of work must hold one of these credentials:
 - Inspector/Risk Assessor
 - Lead Abatement Supervisor
 - Lead Abatement Project Designer

Abatement and Interim Controls

The Lead Hazard Reduction Program will use a combination of abatement and interim controls to address a home's lead paint hazards. The following lists have been taken directly from HUD's Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.

Examples of Abatement:

- Building component replacement (such as doors and windows)
- Enclosure systems and encapsulation
- On-site and off-site paint removal
- Soil removal or covering



Examples of interim controls:

- Repairing all rotted or defective substrates that lead to rapid paint deterioration.
- Stabilizing all deteriorated lead-based paint surfaces. Paint stabilization entails removing deteriorating paint, preparing the substrate for repainting, and repainting.
- Making floors and interior window sills and window troughs smooth and cleanable.
- Eliminating friction surfaces with lead-based paint on windows, doors, stair treads, and floors, when they are generating dust lead hazards.
- Repairing doors and other building components causing impact damage on painted surfaces, if the paint is lead-based paint.
- Treating protruding, chewable surfaces, such as interior window sills, where lead-based paint may be present and there is either visual or reported evidence that children are mouthing or chewing them.
- Dust removal and control – i.e., cleaning surfaces to reduce levels of dust containing lead to acceptable levels, including cleaning carpets, if they are contaminated.
- Covering (with planting, mulch, gravel, or other means) or eliminating access to all bare soil containing excessive levels of lead.

Healthy Home Rating System

Healthy Homes Rating System (HHR): Categorization of 29 Hazards

DHCD will utilize all HUD-created and provided tools to assess home hazards and their eligibility for Healthy Homes Supplemental Funding. All regulations listed in Policy Guidance 2018-01 Revised Purpose and Use of Healthy Homes Supplement Funding will be applied.

Physiological

- 1. Damp and mold growth
- 2. Excess cold
- 3. Excess heat
- 4. Asbestos, silica and other MMF
- 5. Biocides
- 6. Carbon monoxide and fuel combustion products
- 7. Lead
- 8. Radiation
- 9. Un-combusted fuel gas
- 10. Volatile organic compounds

Psychological

- 11. Crowding and space
- 12. Entry by intruders
- 13. Lighting
- 14. Noise

Infection

- 15. Domestic hygiene, pests, and refuse
- 16. Food safety
- 17. Personal Hygiene, sanitation and drainage
- 18. Water supply

Safety

- 19. Falls associated with baths, etc

- 20. Falling on level surfaces, etc
- 21. Falling on stairs, etc.
- 22. Falling between levels
- 23. Electrical hazards
- 24. Fire
- 25. Flames, hot surfaces, etc.
- 26. Collision & entrapment
- 27. Explosions
- 28. Position and operability of amenities, etc
- 29. Structural collapse and falling elements

What LHR Can Cover!

- ✓ New windows
- ✓ New doors
- ✓ Trim replacement
- ✓ Building component repairs
- ✓ Siding
- ✓ Interior painting
- ✓ Exterior painting
- ✓ Landscaping
- ✓ Healthy Homes activities on a case-by-case basis



Contractor and Staff Training:

DHCD partners with the Virginia Community College Workforce Alliance to offer training in lead paint disciplines:

Discipline
Renovation, Repair, Paint
Lead-Based Paint Worker
Lead-Based Paint Inspector
Lead-Based Paint Risk Assessor
Lead Based-Paint Supervisor



CDBG or IPR: You've done a lot already

- You've found your client, determined their eligibility, and done your ERR
- More coordination to consider – Lead Inspection/Risk Assessment, Combining Scopes, Coordination with Abatement Contractor (but it's worth it!)
- More paperwork (but we pay you for it!)

ARS + LHR: a natural pairing

- No client application to manage
- No temporary relocation
- Know you don't have to walk away from a house, since there's extra \$!
- Market your Lead-Safe home to an LMI family



Thank you!

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