

Lead Hazard Control Program

Program Details



The National Nurse-Led Care Consortium's (NNCC) Lead Hazard Control Program (LHCP) is a low-cost initiative available to property owners and qualifying families in the City of Chester in Delaware County, PA.

Funded by the U.S. Department of Housing and Urban Development (HUD), with the Pennsylvania Department of Health acting as a liaison, the LHCP provides lead hazard identification and contracted labor and supplies to remediate and control lead hazards at your property. This program is NOT intended to perform non-lead-related renovations or home rehabilitation work.

As a HUD-funded program, the LHCP is subject to income restrictions. Occupants of units undergoing the application process must conform to HUD income guidelines, as follows:

HUD Income Guidelines

Household Size	Maximum Income
1 person	\$48,950
2 people	\$55,950
3 people	\$62,950
4 people	\$69,900
5 people	\$75,500
6 people	\$81,100
7 people	\$86,700
8 people	\$92,300

What does Lead Hazard Control Mean?

Lead hazard control is activity geared towards the control and elimination of lead-based paint (LBP) hazards, including interim controls and abatement.

- Interim controls are a set of measures designed to temporarily reduce human exposure to LBP.
- Abatement is a set of measures to permanently eliminate LBP hazards.

The LHCP performs cost-effective interim controls and limited abatement of lead hazards. If no lead hazards exist, the program cannot offer assistance. Lead hazard control is NOT a rehab program.

How does the Lead Hazard Control Program work?

The program begins with you completing a simple application form. Once the application and supporting documents are submitted, the program proceeds, as follows:

- NNCC will review the income information to verify that the applicant(s) meet HUD guidelines for the program.
- Once the application is approved, a Letter of Consent and other documents are signed with NNCC that outline responsibilities and commitments of all partners.
- A certified contractor, selected by NNCC, will then complete a lead paint inspection/risk assessment at the property, identifying all sources of lead and any lead hazards.
- NNCC staff will conduct required reviews for HUD and PA Department of Health, including an Environmental Review and Historical Preservation Review, and submit the documentation to the PA Department of Health for approval.
- Once the PA Department of Health approves the project, NNCC will send the Risk Assessment Report to its program partner, who will then prepare a cost estimate of the work to be performed to remediate the identified lead hazards.
- NNCC staff will review and approve the proposed scope of work, and the property owner signs a contract with the contractor to do the required work.
- Using lead-safe work practices, the contractor completes the work as stipulated by the contract.
- Finally, a clearance exam is performed by a certified company, selected by NNCC, to ensure the work was done properly and lead hazards no longer exist.

Who is eligible to participate in the program?

Eligible properties must be in the City of Chester in Delaware County and...

- Built before 1978
- Be home to a family that meets the household income eligibility guidelines (see above)
- At least one of the following:
 - A child, or children, under the age of 6 live in the home.
 - A child visits the home more than 6 hours per week.
 - A pregnant woman lives in the home.

If my children are all 6 years old or older can I still participate?

Possibly. Due to HUD grant guidelines there must be a child under 6 years old either living in the home or spending more than 6 hours a week at the property. Homes with well-documented visiting children will be accepted. If you or someone in your home is pregnant, you can qualify as well.

What is a lead-based paint inspection/risk assessment?

A lead-based paint inspection is a surface-by-surface investigation to determine the presence of lead paint. A risk assessment is an on-site investigation of residential dwellings to discover any lead-based paint hazards. Both are completed at the same time.

How long will it take to have the work done and complete the program?

Depending on the number of lead hazards identified and cooperation by all parties, it will take approximately 1 week to remediate the hazards. From start to finish, the entire program can take several months.

Will I have to relocate my family or tenants while work is being completed?

In most cases, the family will need to leave the property while work is in progress. The program does have limited funds that can be used to assist with temporary relocation.

What if I choose not to participate in the program after I sign-up?

You have the option of leaving the program up until the signing of the contract with the contractor.

Will I receive a cash award or stipend to make repairs in my home?

No. You will receive lead hazard control work valued at up to an average of \$8,500. The program is designed to cover the cost of repairing lead hazards, and all repair funds (supplies and labor) go directly to the contractor performing the work.

What if I have a deteriorated window that does NOT contain lead?

Only surfaces that have been identified as a lead hazard are eligible for interim controls or abatement.

I am a landlord. What will be required of me and my tenants to participate?

The program staff and contractors performing the work will require entry to the unit numerous times throughout the project. It will be necessary for you to assist in coordinating this. Without access, the work cannot be completed as specified in your contract and required by HUD guidelines.

I rent my home. Do I need the property owner's permission to participate?

Yes. Both you and the property owner must agree to participate. As the homeowner, your landlord is the one who is required to enter into the agreement and sign the contract. He or she will be the one receiving the supplies and labor. However, you can certainly encourage his/her participation by offering to work closely with him/her and the program staff to ensure that the landlord will allow the work to be done.

As the property owner, is there any cost to me to participate in the program?

There is no cost to participate in the program. The cost of all services provided by NNCC and NNCC's contractors is covered through grant funds from the Lead Hazard Control Program.

It sounds like a lot of work to participate in the program. Is it worth it?

Yes, absolutely! Whether you are a parent, caregiver, or property owner, the health and safety of the children in our community are of great concern. What better way to protect them than by making sure that no child will be exposed to lead hazards while at your home?

Are there qualifications to participate?

Yes. Your property must meet the following qualifications: be within the City of Chester; built before 1978; have a child, or children, under the age of 6 living in the home or visiting more than 6 hours per week or have a pregnant woman living in the home; and meet the income eligibility guidelines. All children residing at the property under the age of 6 should be tested for lead poisoning before remediation work begins.

HUD guidelines require the occupant to have and provide documentation that their household income is less than 80% of the median Delaware County Household Income.* Preference will be given to those occupants whose income is 50% or less of the median income.

**income before taxes; see table above.*

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