

# Lead Hazard Control & Healthy Homes Grant Program



# PROGRAM BACKGROUND

The overall goal of the Lead Hazard Control (LHC) Program is to prevent lead poisoning in low-to-moderate income children under the age of six (6) in the 61701-zip code. Lead poisoning is one of the most prevalent, yet preventable, environmental housing-related health hazards that can affect any family, regardless of race or socioeconomic status. However, the risk is greatest in older housing occupied by low-income families. Exposure to lead in childhood has been linked to developmental delays, short and long-term health problems, and academic failure, particularly for low-income families. Children exposed to high lead levels tend to suffer from life-long complications that affect their ability to think, learn, or behave, among many other adverse health effects. Ninety-two (92) very low- to moderate-income owner-occupied (OO) and/or rental units (RU) will be addressed over a 42-month grant period.

The Healthy Homes (HH) component of the program will address health and safety issues of the home if necessary). Healthy Homes funds will prioritize the following hazards:

- o Damp & Mold Growth
- o CO & Fuel Combustion
- o Entry by Intruders
- o Food Safety
- o Falls
- o Electrical Hazards
- o Fire
- o Domestic Hygiene

# Prioritization of Low and Moderate Income (LMI) Units Will Occur in the Following Order of Decreasing Importance:

- 1) Housing units having a child with an EBL of 5 µ g/dL
- 2) Housing units with children <6 and or pregnant woman
- 3) Properties with open code violations
- 4) Vacant properties suitable for LMI families with children <6

Enrollment will be open year-round to all LMI City residents in the 61701-zip code. Assisted units must be the principal residence of families with income ≤80% of the area median income level (AMI) for owner-occupied units and ≤50% of the area median income level (AMI) for rental units. Not less than 90% of assisted units must be occupied by a child <6 or must be units where a child <6 spends a significant amount of time visiting.

## Program Eligibility (Owner-Occupied Units)

- The LHC activities will take place in the City of Bloomington’s 61701 zip code
- Household must be ≤80% AMI
- Reside in a 1 or 2 family dwelling
- Provide proof of ownership, i.e., a deed (must be principal residence)
- Provide proof of current paid property insurance (and flood insurance, if applicable)
- Be current on all taxes and water fees
- Housing units having a child with an EBL of 5 µ g/dL
- Housing units with children <6 and or pregnant woman
- Housing units where a child <6 spends a significant amount of time visiting
- (OO) applicants must meet the guidelines below

**FY 2021 Maximum Income Limits by Household Size Owner-Occupied Unit  
Persons in Family**

	1	2	3	4	5	6	7	8
30%	\$19,600	\$22,440	\$25,200	\$27,950	\$31,040	\$35,580	\$40,120	\$44,660
50%	\$32,650	\$37,300	\$41,950	\$46,600	\$50,350	\$54,100	\$57,800	\$61,550
80%	\$52,200	\$59,650	\$67,100	\$74,550	\$80,550	\$86,500	\$92,450	\$98,450

## Program Eligibility (Renter-Occupied Units)

For rental housing, at least 50% of the units must be occupied by or made available to families with incomes  $\leq 50\%$  AMI. The remaining units must be occupied or made available to families with incomes  $\leq 80\%$  AMI. The landlords must give priority in renting units to families with a child  $<6$  for not less than 3 years

following the completion of lead abatement activities; buildings with 5 or more units may have 20% of the units occupied by families with incomes above 80% AMI. Rental Owner (RO) applicants must meet the guidelines below:

- The LHC activities will take place in the City of Bloomington's 61701 zip code
- Units having a child with an EBL of  $5 \mu\text{g/dL}$
- Units with children  $<6$  and or pregnant woman
- Units where a child  $<6$  spends a significant amount of time visiting
- Tenant household income level must be  $\leq 50\%$  AMI
- 1 to 4 units, and RO provide proof of ownership (i.e., deed)
- RO Provide proof of current paid property insurance (flood insurance if located in flood-plain)
- RO Provide proof of mortgage and proof of current payment status
- RO Provide current Certificate of Compliance as required by state and local building codes
- RO be current on all City property and water fees
- Vacant units: RO must certify commitment to rent to  $\leq 50\%$  AMI families for 3 years
- RO receive and initiate Fair Housing practices
- Tenant applicants must meet the guidelines below

### FY 2021 Maximum Income Limits by Household Size Rental Unit Persons in Family

	1	2	3	4	5	6	7	8
30%	\$19,600	\$22,440	\$25,200	\$27,950	\$31,040	\$35,580	\$40,120	\$44,660
50%	\$32,650	\$37,300	\$41,950	\$46,600	\$50,350	\$54,100	\$57,800	\$61,550

## Acceptable Forms of Income Documentation (All Household Members 18 y/o and Above)

- Federal Tax Form 1040 with all schedules as required by the IRS at time of tax filing. PG2017-05 Income verification Guidance Revision Finalry.pdf (hud.gov)
- When a household has not filed a federal tax return for the prior year, staff will utilize paycheck stubs, bank statements, etc. to verify income.
- For rental units, the tenant household income is used to determine eligibility for the program.

# How to Apply

- Contact the City of Bloomington's Office of Grants Administration at \_\_\_\_\_ and you will be placed on the LHC interested parties list.
- A city staff member will contact the interested party and provide them with information on eligibility and the application process.
- Applications will be taken in person or through the city's "contactless" Neighborly Software Program.
- Once an application is received and all requested information is provided, the city's grant specialist will notify the applicant by mail for approval or denial of the application.

## Program Partners

The City of Bloomington's collaborative partners in the LBPHR Program include the Illinois Department of Public Health (IDPH), Illinois Environmental Protection Agency (IEPA), McLean County Health Department (MCHD), Chestnut Health Services, Dreams Are Possible, West Bloomington Revitalization Project, Mid Central Community Action, Heartland Head Start, Prairie State Legal Services, Carle BroMenn Medical Center, McLean County Regional Planning Commission, Boys and Girls Club of Bloomington Normal, OSF Medical Group and OSF Saint Joseph Medical Center. The medical program partners will refer the client to the City of Bloomington's Office of Grant Administration for information and possible participation in the LHC program.

## Program Operation

- A lead assessment company will perform the initial lead risk assessment of the home/unit and lead hazard reduction scope of work.
- Mid-Central Community Action (MCCA) will create the scope of work for the Healthy Homes grant program.
- The City of Bloomington's Grants Administration Office will review the scope of work prior to awarding the project to the next available pre-qualified contracting firm.
- MCCA will prepare the contracts and arrange for the contract signing between the client and contractor.
- MCCA will be responsible for inspection of the work during construction and the final inspection upon completion
- A lead risk assessment company will conduct the lead clearance of the unit.
- All Lead Based Paint Hazard Reduction will be completed in approximately 10 business days.

## Procedures for Relocation

According to the State of Illinois Lead Laws, occupants will not be allowed in the home during any Lead remediation activities

- Stay with a friend or relative throughout the lead hazard control work.
- Stay at a hotel, procured by the City, for the duration of the lead hazard control work.
- Location will be pre-construction or verified lead safe.
- Hotel, meals, and transportation expenses will be paid with grant funds so that relocated persons will incur no-out-of-pocket expenses.

## Maximum Funding Amounts

- Maximum LHC funding amount per home/unit is \$20,000
- Maximum HH funding amount is \$5,000
- Estimated average LHC funding amount per owner-occupied homes is \$17,500
- Estimated average LHC funding per renter-occupied units is \$12,000
- Estimated average HH funding per home/unit is \$3,000

Funding for the lead Hazard Control Grant Program is through HUD's Office of Lead Control and Healthy Homes, 451 Seventh Street, SW, Room 8236, Washington DC 20410

