



DELAWARE COUNTY

# LEAD HAZARD REDUCTION PROGRAM

*Lead Testing and Remediation Assistance  
Landlords and Renters*



An initiative of  
**Delaware County Council**  
and the  
**Office of Housing and  
Community Development**

Revised March 2020

## APPLICATION PROCESS

Contact Delaware County's Office of Housing and Community Development (OHCD) to obtain the Lead Hazard Reduction Program Guide and Application.

Contingent on applicant eligibility, the LHRP Program Manager will assist landlords and renters with all phases of the lead remediation project:

- Inspect the property and develop a scope of work;
- Bid preparation;
- Obtain cost estimates from approved certified contractors; and
- Lead clearance upon job completion.

***Lead testing will be completed by a Certified Lead Risk Assessor.***

## ADDITIONAL REQUIREMENTS

- Program funding can be limited at times and applications will be processed on a first come, first served basis.
- Households with children with an Elevated Blood Lead Level will be given priority.
- Applicants must complete a financial questionnaire and provide income verification.



*For more information and  
to obtain a program application contact:*

**Delaware County  
Office of Housing and  
Community Development**

(610) 891-5425

TDD +1 (800) 654-5984

Email: [OHCD@co.delaware.pa.us](mailto:OHCD@co.delaware.pa.us)

[www.delcopa.gov/hcd](http://www.delcopa.gov/hcd)

[#gettheleadoutdelco](https://twitter.com/gettheleadoutdelco)



## Delaware County Council

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Dr. Monica Taylor, Vice Chairman  
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Elaine Paul Schaefer  
Christine A. Reuther

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*Delaware County is committed to the policy that all persons shall have equal access to its programs and employment without regard to race, religion, gender, national origin, family status, disability or age.*

The **Lead Hazard Reduction Program (LHRP)** helps qualified landlords and renters improve the safety of their properties and homes by testing for and remediating lead paint. The program is funded through the federal Lead Hazard Control Grant Program from the Office of Lead Hazard Control and Healthy Homes and is subject to HUD rules and requirements.

### REMEDIATION ASSISTANCE

Up to \$18,000 in the form of a zero percent (0%) interest deferred loan is available per eligible applicant to cover the costs of essential lead remediation work. The amount of the loan will vary depending on the work to be completed which will be determined by a program inspection to assess what work is required to meet local and federal standards and regulations.

### TERMS OF ASSISTANCE

- Loans will be secured by a mortgage recorded with the County Recorder of Deeds and may be forgiven after three (3) years.
- The mortgage may be subordinated only if the home is refinanced to obtain a lower interest rate.
- Landlords must agree to keep remediated properties affordable to low-income families for the life of the loan.
- If the Terms of Assistance are not maintained or the property is sold or transferred prior to three years, the loan is repayable in full.

### APPLICANT ELIGIBILITY

Both **landlord and tenants** must agree to all terms prior to participation in this voluntary program:

- Tenants must be low- or moderate-income residents of Delaware County. Household income must be no more than 80% of the area’s Median Family Income (see income limits chart);
- The building/s must be built prior to 1978;
- Tenants must have a household with a child under the age of 6; a child under age 6 that is at the property at least 60 hours/year; or have a household member that is pregnant;
- Landlords must own the property for at least six (6) months prior to receiving assistance;
- Landlords must be current on mortgage and tax payments (or on a payment plan);
- Landlords must have a rental license, homeowners insurance and, when applicable, flood insurance which must be held for the life of the loan;
- Landlords with multiple properties/units, including vacant units, may be eligible pending certain income requirements are met. Priority for future renting must be given to low-income families with children under 6 for the life of loan.

Household Size	80% Median Family Income (2019)*
1	\$50,550
2	\$57,700
3	\$64,900
4	\$72,100
5	\$77,900
6	\$83,650
7	\$89,450
8	\$95,200

\* Income includes the gross income of all household members age 18 years or older.

### ELIGIBLE WORK

The purpose of the LHRP is to maximize the number of children under the age of six years protected from lead poisoning. Work is limited to the identification and removal of lead-based paint hazards through testing and remediation activities. Remediation activities can include, but are not limited to, window and door replacement, vinyl wrapping, replacing trim and moldings, and scraping and sealing loose or deteriorated paint.

A certified Lead Risk Assessor and the LHRP Program Manager will inspect your home to determine lead risks and hazards and provide a scope of work. All work will meet federal, state and local lead-based paint regulations and standards.

### POTENTIAL RELOCATION

Due to the potential health risks associated with lead remediation work, households may be required to temporarily relocate for up to ten (10) days. Costs for relocation, storage, and daily meal allowances may be available through the program.

### GUARANTEE

All work carries a one-year guarantee from the contractor. Work defects uncovered during the guarantee period must be addressed directly to the contractor.

*Please refer to the **LHRP Program Guide** for additional details.*