



City of Dallas

Lead-Based Paint Grant Programs

Quality of Life Committee
August 17, 2020

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Presentation Overview



- Background
- Funding/Match
- LBPHRP & HHSP
- The 29 Points to a Healthy Home
- Applicant Requirements
- Maps
- Program Administration
- Program Status
- COVID-19
- Discussion



Background



- Childhood Lead poisoning remains the most universal, yet preventable environmental health problem in the United States
- 52% of occupied, privately-owned housing built before 1978 contains lead-based paint (23 million homes)
- Asthma affects 23 million Americans, particularly families living in substandard housing. Leading cause of school & work absences, emergency room & hospital visits. *Economic cost: \$20.7 billion*
- Unintentional Injuries and deaths from falls, fire, drowning, poisoning, suffocation & choking are the leading causes of death among children. *Economic cost: \$222 billion*



Background

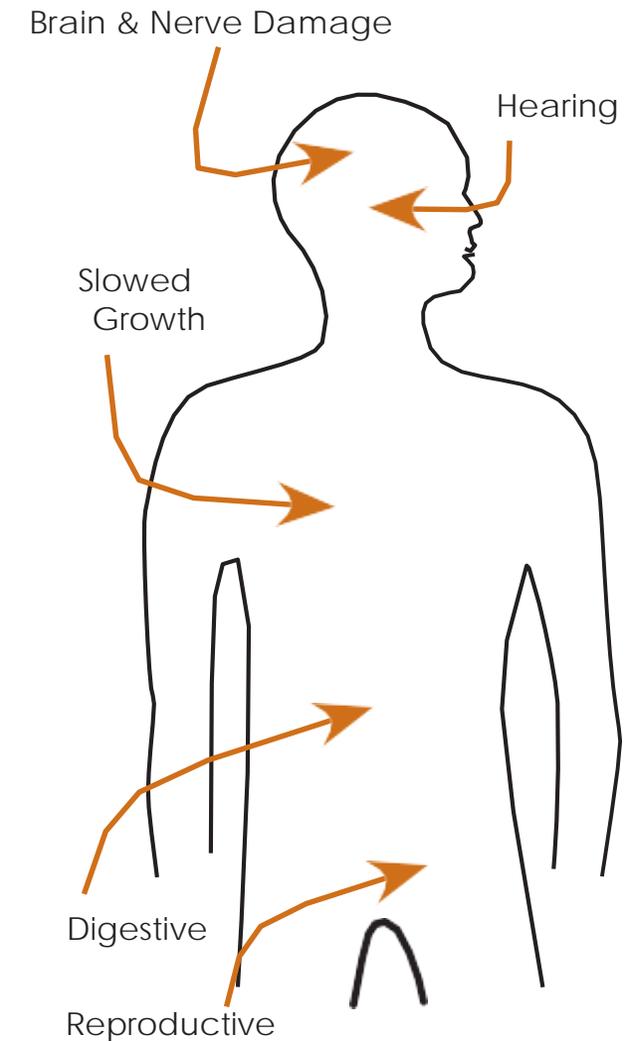


In children, exposure to Lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage
- Exposure to high amounts of lead can have devastating effects including seizures, unconsciousness, and in some cases, death

In expectant mothers, exposure to Lead can cause:

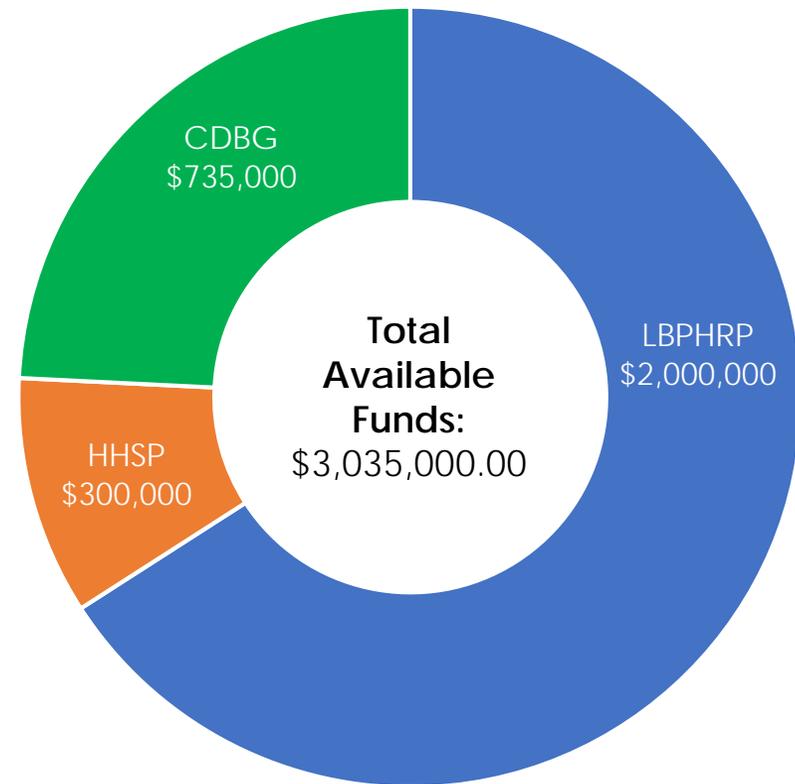
- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy



Funding and Match



- **HUD Lead-Based Paint Hazard Control Grant (LBPHRP)**
\$2,000,000
- **HUD Healthy Homes Supplemental Grant (HHSP)**
\$300,000
- **CDBG Match**
\$735,000



HUD Lead-Based Paint Hazard Control Grant (LBPHRP)



The grant will provide qualifying Homeowners with:



- Lead-Based Paint Inspection to determine hazards
- Blood Lead Level testing on all children under 6 & expectant mothers
- Lead hazard reductions & renovations like:
 - Windows & Sills
 - Stair Railing
 - Porches
 - Doors & Frames
 - Banisters
 - Paint Stabilization
- Career advancing Lead certifications to local workforce to address Lead hazards in the construction industry
- Provide outreach and education on Lead poisoning



HUD Healthy Homes Supplemental Grant (HHSP)



- Provides a Healthy Home 29 Point inspection to reduce numerous health & safety hazards that are commonly found in substandard housing

KEEP IT DRY	KEEP IT CLEAN	KEEP IT SAFE	KEEP IT VENTILATED	KEEP IT PEST-FREE	KEEP IT CONTAMINANT-FREE	KEEP IT MAINTAINED
Roofing	Dust Control	Chemical & Medication Storage	Kitchen Hood Vents	Remove Harborage Sites	Tobacco Smoke	Change Air Filters
Gutters	Clean Smooth Surfaces	Child Safety Devices	Bathroom Vents	Seal Cracks	Pesticides	Inspect, Clean & Repair
Leaky Faucets	Reduce Clutter	Smoke & Carbon Monoxide Detectors	HVAC System	Address Overgrown Vegetation	Formaldehyde	Educate
Humidity	Proper Food Storage	Fire Extinguishers	Indoor Moisture Control	Treat Bed Bugs	Asbestos	Purchasing Decisions
Windows	Hoarding	Adequate lighting	Mold	Reduce use of pesticides	Volatile Compounds	Prevention
		Safe Electrical	Carbon Monoxide	Treat Bed Bugs		



The 29 Points of Healthy Homes



1

Damp and Mold growth

Caused by dust mites, mold or fungal growth caused by dampness and/or high humidity. It includes threats to mental health and social wellbeing caused by living with damp, damp staining and/or mold growth.

Most vulnerable:
14 years or less

2

Excess cold

Caused by excessively cold indoor temperatures.



Most vulnerable:
65 years or older

3

Excess heat

Caused by excessively high indoor air temperatures.

Most vulnerable:
65 years or older

4

Asbestos, Silica and other MMF

Caused by excessive levels of silica, asbestos and other mineral matter (MMF).



Most vulnerable:
No Specific Group

5

Biocides

Threats to health from those chemicals used to treat timber and mold growth in dwelling.

While biocides include insecticides and rodenticides to control pest infestations (e.g. cockroaches or rats and mice), these are not considered for the purposes of the HHRT. **Most vulnerable:**
No Specific Group

6

Carbon monoxide and fuel combustion products

Excess levels of carbon monoxide, nitrogen dioxide, sulphur dioxide and smoke in the dwelling's atmosphere. **Most vulnerable:**
For CO -65 years plus; For NO2, SO2 & smoke
- no specific group

7

Lead

Ingestion from lead--based paint dust, debris or leaded water pipes.

Most vulnerable:
6 years or younger

8

Radiation

This category covers the threats to health from radon gas and its daughters, primarily airborne, but also radon dissolved in water.

Most vulnerable:
All persons aged 60 -64 with lifelong exposure

9

Uncombusted fuel gas

Fuel gas escaping into the atmosphere within a dwelling.

Most vulnerable:
No Specific Group



10

Volatile Organic Compounds

Volatile organic compounds (VOCs) are a diverse group of organic chemicals which includes formaldehyde, that are gaseous at room temperature, and are found in a wide variety of materials in the home.

Most vulnerable:
No Specific Group

11

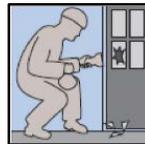
Crowding and Space

This category covers hazards associated with lack of space within the dwelling for living, sleeping and normal family/household life. **Most vulnerable:**
No Specific Group

12

Entry by Intruders

Difficulties in keeping a dwelling secure against unauthorized entry and the maintenance of defensible space.



Most vulnerable:
No Specific Group

13

Lighting

This category covers the threats to physical and mental health associated with inadequate natural and/ or artificial light. It includes the psychological effect associated with the view from the dwelling.



Most vulnerable:
No Specific Group

14

Noise

Covers threats to physical and mental health resulting from exposure to noise inside the dwelling or within its curtilage.

Most vulnerable:
No Specific Group

15

Domestic Hygiene, Pests and Refuse

Covers hazards which can result from poor design, layout and construction such that the dwelling cannot be readily kept clean and hygienic; access into, and harborage within, the dwelling for pests; and inadequate and unhygienic provision for storing and disposal of household waste.



Most vulnerable:
No Specific Group



The 29 Points of Healthy Homes



16

Food Safety

Threats of infection resulting from inadequacies in provision and facilities for the storage, preparation and cooking of food.

Most vulnerable:
No Specific Group

17

Personal Hygiene, Sanitation and Drainage

Threats of infection and threats to mental health associated with personal hygiene, including personal washing and clothes washing facilities, sanitation and drainage. It does not include problems with pests associated with defective drainage facilities.

Most vulnerable:
Children under 5 years

18

Water Supply

Covers the quality and adequacy of the supply of water within the dwelling for drinking and for domestic purposes such as cooking, washing, cleaning and sanitation. As well as the adequacy, it includes threats to health from contamination by bacteria, protozoa, parasites, viruses, and chemical pollutants.

Most vulnerable:
No Specific Group

19

Falls associated with Baths etc

This category includes any fall associated with a bath, shower or similar facility.

Most vulnerable:
60 years or older

20

Falling on Level Surfaces etc

This category covers falling on any level surface such as floors, yards, and paths. It also includes falls associated with trip steps, thresholds, or ramps, where the change in level is less than 12 inches or 300mm.

Most vulnerable:
60 years or older

21

Falling on Stairs etc

This category covers any fall associated with a stairs, steps and ramps where the change in level is greater than 12 inches or 300mm.



Most vulnerable:
60 years or older

22

Falling between Levels

This category covers falls from one level to another, inside or outside a dwelling, where the difference in levels is more than 12 inches or 300mm. It includes, for example, falls out of windows, falls from balconies or landings, falls from accessible roofs, into basement wells, and over garden retaining walls.

Most vulnerable:
5 years or younger

23

Electrical Hazards

This category covers hazards from shock and burns resulting from exposure to electricity, including from lightning strikes. (It does not include risks associated with fire caused by deficiencies to the electrical installations, such as ignition of material by a short-circuit.)



Most vulnerable:
5 years or younger

24

Fire

This category covers threats from exposure to uncontrolled fire and associated smoke at a dwelling.

Most vulnerable:
60 years or older

25

Flames, Hot Surfaces etc

This category covers threats of burns – injuries caused by contact with a hot flame or fire, and contact with hot objects or hot non-water based liquids; and scalds – injuries caused by contact with hot liquids and vapors. It includes burns caused by clothing catching alight from a controlled fire or flame.

Most vulnerable:
5 years or younger

26

Collision and Entrapment

This category includes risks of physical injury from trapping body parts in architectural features, such as trapping limbs or fingers in doors or windows; and striking (colliding with) objects such as architectural glazing, windows, doors, low ceilings and walls.



Most vulnerable:
5 years or younger (16)

27

Explosions

This category covers the threat from the blast of an explosion, from debris generated by the blast, and from the partial or total collapse of a building as the result of an explosion. **Most vulnerable:**
No Specific Group

28

Poison and Operability of Amenities etc

This category covers threats of physical strain associated with functional space and other features at dwellings.



Most vulnerable:
60 years or older

29

Structural Collapse and Falling Elements

Covers the threat of whole dwelling collapse, or of an element or a part of the fabric being displaced or falling because of inadequate fixing, disrepair, or as a result of adverse weather conditions. Structural failure may occur internally or externally within the curtilage threatening occupants, or externally outside the curtilage putting at risk members of the public.

Most vulnerable:
No Specific Group



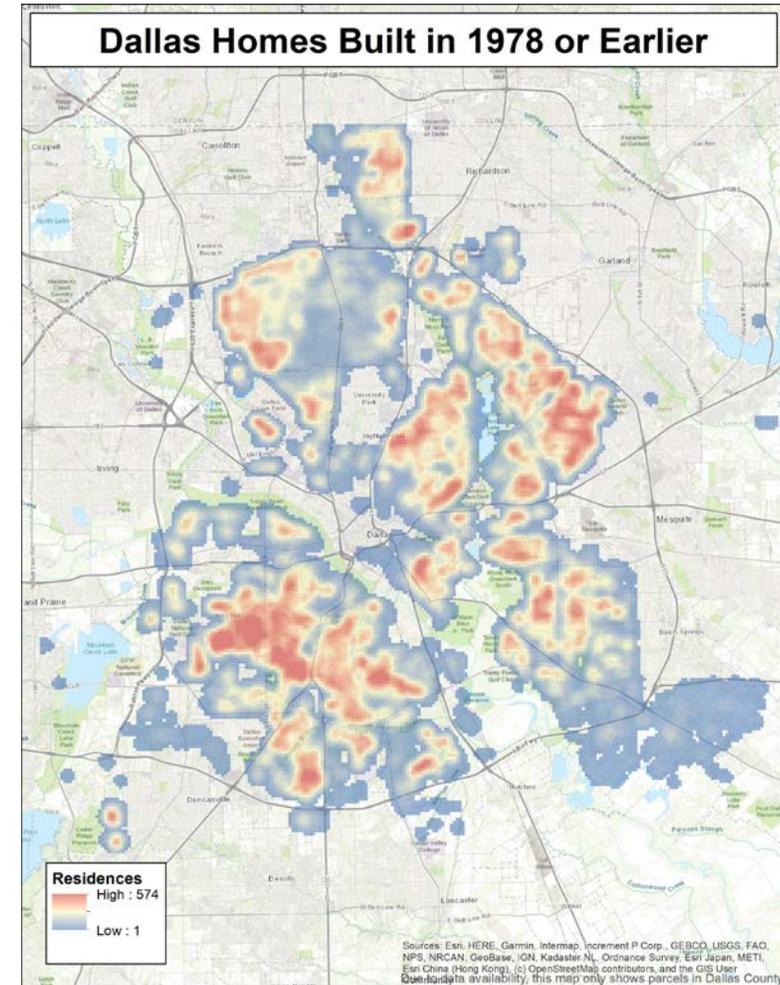
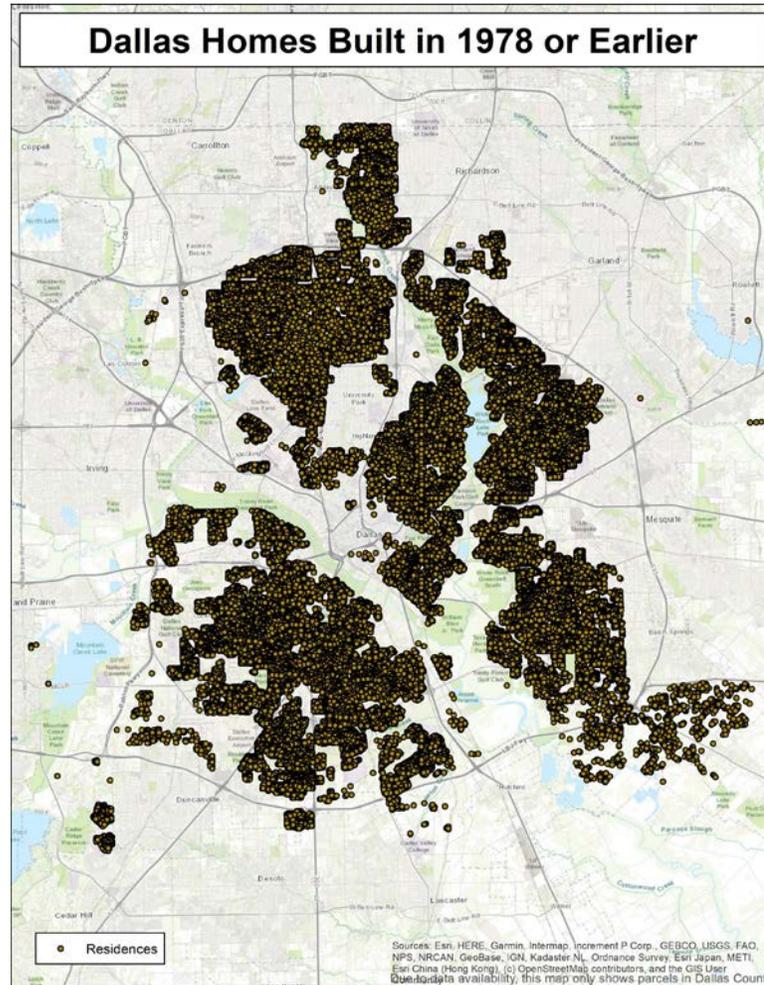
Applicant Requirements



- Household income must be at or below 80% Area Median Income (AMI)
- A child under the age of 6 must reside in the home
- Home must:
 - be located within the City limits of Dallas
 - have been built prior to 1978
 - be structurally sound
 - have clear title of ownership
 - have current property taxes



Maps



Program Administration



- 20% cap on administrative costs to include salaries, benefits, supplies, and equipment
- Three dedicated positions:

Program Manager	Grant Compliance Specialist	Inspector
HUD Quarterly Reports	Report HUD Data	HH Inspection
Approve Invoices	Screen Applications	Lead Inspection
Manage 2 FTEs	Project Design	Inspect Contract Work
Outreach & Marketing	Outreach & Education	Follow-Ups



Program Status



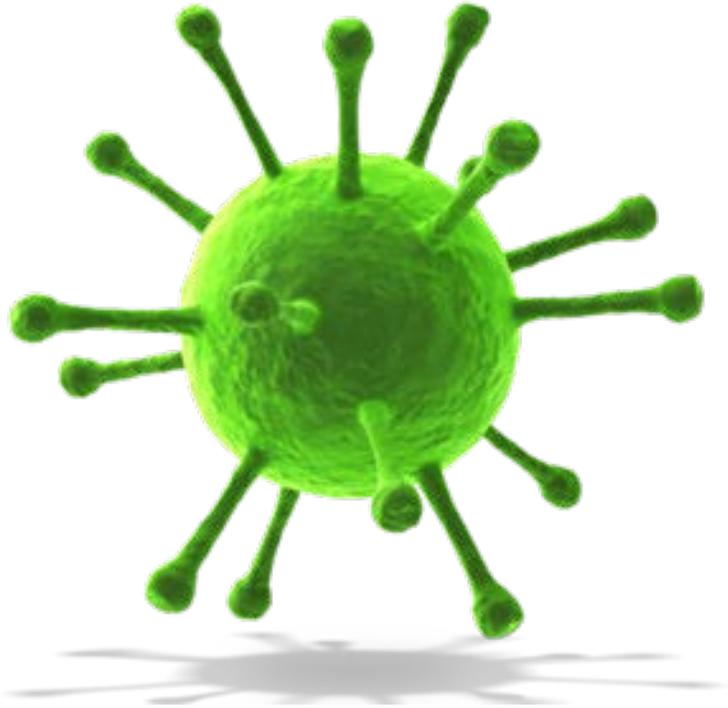
- Policies and Procedures
- Training Staff
- Developing Requests for Proposals for:
 - Lead Firms
 - Blood Testing
 - Lead Contractors
 - HVAC Contractors
 - Pest Control Services
- Work with PAO on marketing media strategy
- Create strategic partnership with Dallas WIC
- Set up online FAQ Sheet & application process
- Start inspections & blood tests

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COVID-19



- “Shelter in Place” temporarily paused the workflow. Our office and our partners offices are adjusting and acclimating to a work from home method of business
- GEBCO, local training providers for Lead worker certifications has been closed
- Changes will need to be made to the inspection process of applicant’s homes
- We are awaiting further direction from HUD as we all adapt to these new conditions



Discussion



Questions?





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