

Healthy Home & Lead Reduction Program (HHLR) frequently asked questions.

What is the HUD Grant?

States, Counties, Cities, or other governmental entities may apply to the U.S. Department of Housing and Urban Development (HUD) for Federal funding to implement programs that identify and repair lead-based paint hazards in eligible housing. Homes eligible to receive funding include those occupied by low-income families with children under the age of six.

How much funding is in the program?

The City of Dallas was awarded \$2.3 million to remove lead-based paint hazards and other health & safety hazards from eligible homes. The City is also providing \$700,000 in funds to implement this HUD grant.

Is the program a first come, first served program?

Yes, the program is first come, first served through the application process.

Does the program require an application fee?

There is no fee to apply. Qualified applicants will receive the grant funds to complete the scope of work that was authorized by the Program Manager. If a rental unit is enrolled in a vacant status and occupied before work can be started/completed the owner will be responsible for any temporary relocation costs. Owner-occupants will be responsible for covering costs associated with their temporary relocation.

What else is required of the owner if the project is enrolled?

All owners are required to appear in person with Healthy Homes & Lead Reduction Program (HHLR) personnel to sign program documents and vouchers. If this is not possible, the owner must name a local representative that can meet this requirement by providing a power of attorney recorded in Dallas, Texas.

All owners must agree to allow a 3-year restrictive covenant to be recorded on their property.

What happens after I submit my application?

The Healthy Homes & Lead Reduction Program (HHLR) Project Manager will review the application. If any documentation is missing, a notification will be sent to the applicant requesting a submittal. The applicant will have 14 days from the notification date to provide supplemental information. Once an application review has been completed and approved, the applicant will be notified of eligibility and enrollment status. If the applicant's home is eligible, it will be placed on the HHLR ready list for inspection & risk assessment. The list will be prioritized in order of project & date the application was completed.

How long does the process take?

Each project can be very complex and involve multiple departments and tasks. Once the application and all requested information has been submitted by the applicant, the work will be done by HHLR Staff and its contractors. The project completion may take between four (4) to eight (8) months from the application's date. Delays may often occur depending on the

inclement weather and unavoidable unforeseen changes in circumstances. This may vary in either direction on several factors. Please evaluate your financial needs and scheduled plans when considering participation in this program.

Are all applications approved?

Not all applications will be approved; the application review and property evaluation process will determine eligibility. Eligibility requirements: based on home suitability, low-income families with children under the age of 6, property location, lead hazards, health & safety hazards, the status of mortgage and/or tax payments, and cost. After reviewing the completed application and the property is assessed, the Program Manager will determine the scope of work that will qualify for the grants.

How will the funds be used?

Funding will be used to identify and remove lead-based paint hazards from units within Dallas city limits at high risk for lead poisoning. A risk assessment will determine what hazard reductions can be covered with grant funds.

What activities are included?

- A home assessment will be completed to determine if there is a lead-based paint hazard on the property. A licensed professional will test the walls inside and outside of the home and other surfaces, such as windowsills.
- A blood lead level test for all children under the age of six & expectant mothers residing in the home. Results are given within two days.
- Repair activities may include replacing painted housing parts (i.e. windows, doors, railings, cabinets); enclosing or encapsulating lead-based paint surfaces; removing lead-based paint; stabilizing paint film; treating door jambs and window stops; removing or covering soil; and removing and controlling lead dust.
- A Healthy Homes 29-point inspection by a HHLR Inspector will determine what health & safety improvements will be conducted.
- A clearance confirmation will be completed to ensure the work area has been properly cleaned to meet HUD clearance standards.

Do residents/homeowners have to leave the home for testing?

Yes, to test the home for Lead-Based Paint hazards, the residents will have to leave the home. The blood testing will be scheduled and done at the home, through a mobile blood testing service.

What is the average testing turnaround time?

The average testing of the home for Lead-Based Paint hazards is 3-4 hours. The blood testing should take 15-20 minutes per child and/or expectant mother.

I need improvements to be completed by a certain date. Will the work be done in time?

The HHLR Program cannot guarantee a project completion date.

What is the restrictive covenant on my property, and why does the program require it?

The HHLR assistance comes from a Federal HUD grant, which requires a three-year restrictive covenant to be recorded on the property. This ensures a continued occupancy of low to moderate-income households & a leasing priority to families with children under the age of six.

Is this covenant transferrable?

If the owner sells the property to an owner-occupant, the sales price will be affordable to households with incomes at or below 80 percent of the area median income (as adjusted for family size) and as established by HUD. The property will be sold to a household at or below 80 percent of the area median income.

If the property is sold to an owner investor, the lease restrictions will remain until the end of the original covenant (the owner investor's income is not a factor).

If the property is rented to tenants, the rental housing units on the property will remain affordable to and be rented to tenants whose income at 80 percent or below the area median income. It will continue to be marketed to low-income families with children under the age of 6.

Will occupants (owner or tenants) need to move out of the property?

Occupants will need to relocate temporarily while lead hazard control is underway. The program cannot assist owner-occupants financially with temporary relocation; therefore, owner-occupants will be responsible for covering costs associated with their temporary relocation. Please plan accordingly to avoid delays.

What happens if a current tenant moves out, and/or a new tenant moves in?

You must notify the HHLR program immediately regarding any changes of occupancy before work is done. New tenants will have to complete tenant applications and submit supporting documentation, just as the current tenants did. If a property is vacant or will be vacated, we will keep the former tenant's documentation on file, but will also update our records to reflect the change in occupancy.

Are vacant rental units eligible?

Yes, a vacant unit can be enrolled in the program. If an eligible vacant unit is occupied before lead hazard control work can begin, the landlord will be responsible for their tenant's temporary relocation costs. The new tenant's eligibility information will still have to be submitted to the HHLR program and the household must be income eligible.

The property I want to enroll is a rental property. One or more of the tenants will not agree to participate and/or submit the occupant application with financial information. What do I do?

All tenants must agree to participate in the program. You can encourage tenants by detailing the improvements to building safety, energy efficiency, and protection from lead poisoning enrollment in the program will often bring.

Often tenants are unsure about providing specific household and financial information to a landlord and/or a government program. You can let them know that this information is only used by our program to ensure occupants qualify with the program requirements. If tenants are uncomfortable providing their landlord with their occupant application and supporting documentation, they can submit directly to our program office.

Who do I contact with questions or concerns?

Contact your landlord with questions or concerns about the HHLR program, or you may also contact the HHLR program directly at (214) 670-1789.