

**Bureau of Environmental Health
Lead Hazard Control Program
3820 Cherry Ave. Long Beach, CA 90807
(562) 570-4488**

Welcome to the Lead Hazard Control – Healthy Homes Program!

The City of Long Beach Department of Health and Human Services is administering a grant from the Federal Department of Housing and Urban Development (HUD). The grant provides funding to promote healthy living conditions, including the elimination of lead hazards in low-income residential properties in Long Beach **where children under age six or pregnant women reside**. Lead hazard control activities can include interior and exterior painting, window and door replacement, and other renovations. Healthy Homes activities include fixing hazards in the home (like fixing trip hazards, repairing leaks, installing smoke alarms, etc.) The program also provides education for owners and tenants to help prevent childhood lead poisoning and encourages healthy housing conditions.

How Does it Work?

First, a tenant eligibility review is required. The tenant shall provide **proof of income** to make sure they meet the income requirements of the program. Also, the program puts priority on apartments (housing units) where **children under six years old live, or where pregnant women live**. If **young children** spend a significant amount of time in the apartment, they will also qualify. If the tenants qualify, then the **property** (including residential units and common areas) **is surveyed by a trained Healthy Homes inspector, and a certified lead inspector**. Lead-based paint hazards include flaky paint, lead paint dust, and contaminated soil. Other home safety hazards that may be eligible for repair in this program include trip-and-fall hazards, fire hazards, mold and more. The inspection includes sampling and testing of paint, dust and soil. Most structures built before 1978 have some level of lead-based paint in the structure.



If lead-based paint hazards are identified, a **work plan is developed** to stabilize and/or eliminate the lead hazards. Certified lead based paint contractors will bid on the work plan. A **walk through of the property** will be scheduled for bidders, so tenants will need to be notified at least 24 hours advance.

After the bids are received and evaluated, a **contractor will be selected** by the program. The property owner, Program staff and the contractor will meet to schedule the work. The **City will enter into a contract with and pay** the licensed lead abatement contractor who will perform the corrective work.



What Are My Responsibilities?

As the owner, you will be responsible for a **co-pay of 10%** of the lead hazard control cost. Healthy Homes repairs and all other costs are fully funded. The exact owner co-pay will be known when the contractor is selected.

What About the Residents?

If the project involves relocation of occupants, the **program pays \$100 per night for up to 4 people**. Tenants will also be provided \$25 (per resident family member, per day) for food and their inconvenience. Property owners are not eligible for relocation reimbursement, if they reside on the property.

Relocated **tenants** will be required to **prepare their units** prior to relocation. This preparation typically involves removing items from all horizontal surfaces (shelves, tables, cabinets), removal of items from walls and doors, removal of window dressing and treatments (blinds, curtains, etc.), and the removal of food and other perishable items. Boxes may be provided. Tenants should be prepared to take valuables (cash, cameras, jewelry, portable electronic devices) out of the unit.



Contractors will use lead-safe practices to prepare the units and surfaces, which includes using plastic sheeting to protect surfaces and sealing areas away from contamination by lead dust. Furniture will be moved if necessary, but in most cases, furniture will be moved to the center of the room and covered with plastic sheeting.

When the construction / repair work is finished, a Program inspector will test and inspect the units to make sure that the lead and other home-based hazards have been removed or controlled. This process is called “clearance,” and it takes approximately 24 hours to receive the results. When the units pass clearance, the residents may come back to their apartments.

Does my Property Qualify?

HUD funding is available only to properties that have **repairable lead hazards**, properties that house **low and very low-income families**, and properties where the majority of units have families with **young children or pregnant women living or visiting**.

See chart to the right for income guidance.

Family Size Circle One	≤ 50 % of Median Very Low or Below	≤ 80% of Median Low Income
1	≤ 41,700	≤ 66,750
2	≤ 47,650	≤ 76,250
3	≤ 53,600	≤ 85,800
4	≤ 59,550	≤ 95,300
5	≤ 64,350	≤ 102,950
6	≤ 69,100	≤ 110,550
7	≤ 73,850	≤ 118,200
8	≤ 78,650	≤ 125,800

What do I Need to Do to Participate?

You have taken the first step! For more information, or to enroll, please call (562) 570-4488, and leave a message, or send an e-mail to healthyhomes@longbeach.gov. A Program staff member will answer all your questions and schedule an initial inspection of your property (inside and outside) to determine if your property will qualify. We can also answer questions about this program and other City of Long Beach programs including low-cost loan programs, lead hazard education, healthy home and asthma programs.

This program is a major benefit to tenants and property owners!

We look forward to hearing from you! – The Lead Hazard Control Team

Visit us at <http://www.longbeach.gov/health/inspections-and-reporting/reporting/lead-program/>

