



Who?  
What?  
When?  
Where?  
**WHY?**

# Making an Impact - Knowing your WHY

## 2024 PAAO Grant Management Workshop



# Lead Hazard Reduction (LHR)

## Leveraging LHR with Housing Rehab Projects

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*Everybody wants a revolution,  
but nobody wants to do the dishes.*



# Why Address Lead Hazards?





# What Are the First Steps?

- Homes built before 1978
- Residents earn at or below 80% AMI
- Owner-occupied homes have additional requirements (not applicable to rentals):
  - Child under 6 living at home
  - Child under 6 visiting often (twice per week)
  - Pregnant woman residing at home





# What Are the Next First Steps?

- **Order the Lead Inspection/Risk Assessment**
  - **No lead hazards identified!**
  - **Lead hazards identified!**

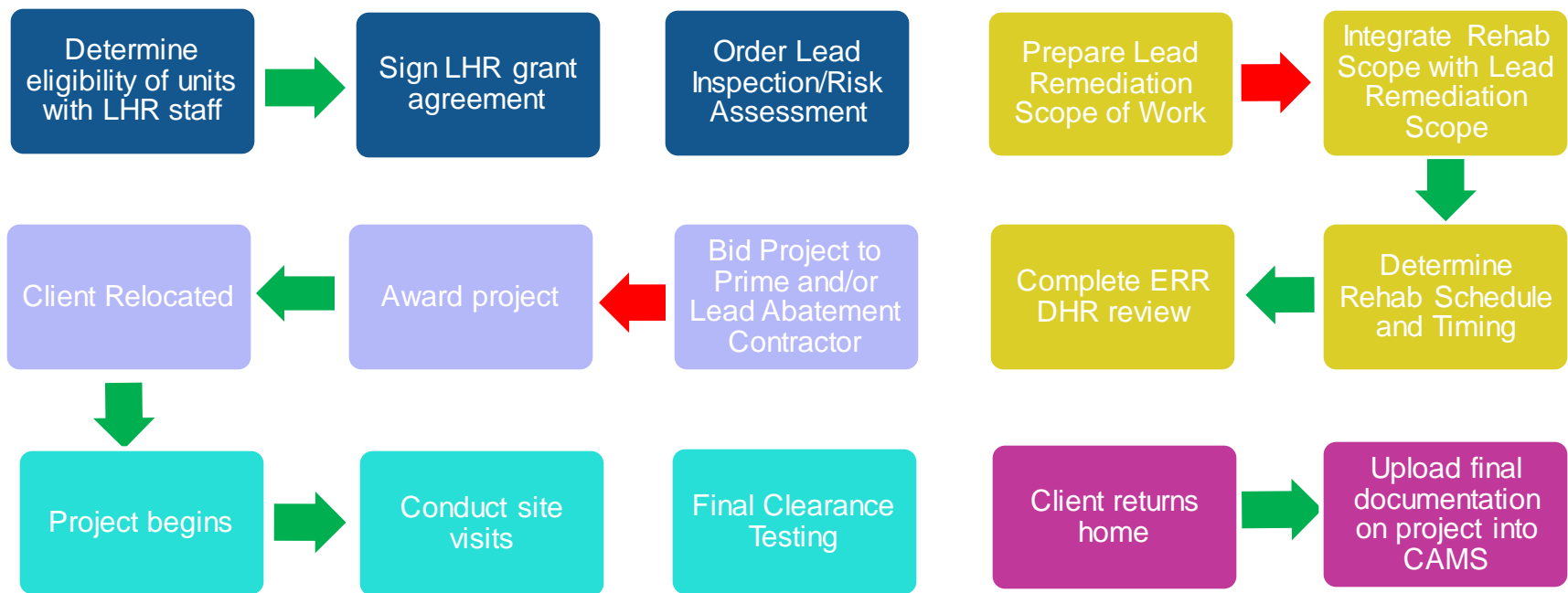




# Where are the Lead Hazards? How Can We Improve the Home?

- ✓ New windows
- ✓ New doors
- ✓ Trim replacement
- ✓ Siding repair/replacement
- ✓ Interior painting
- ✓ Exterior painting
- ✓ Soil Remediation
- ✓ Healthy Homes Repairs







# LHR Allowable Costs

LHR Allowable Costs	Allowance or Cost Average
Lead Inspection/Risk Assessment	\$1,200 or lowest qualified bid
Lead Remediation	\$24,000 or lowest qualified bid
Clearance Testing	\$610
Temporary Relocation	\$1,800 (gsa rate for up to 10 days)
Lead Admin	\$5,000
Healthy Homes Supplemental	\$4,750 (case by case basis)





# Who is working with LHR?

- **Brodnax**
- **Floyd**
- **Franklin**
- **La Crosse**
- **Martinsville**
- **South Boston**

*If it were not for LHR funding on the South Boston N. Main Street project, we would not be able to fully serve the needs of the residents and truly make the homes safe, decent, and sanitary. The N Main Street project is located entirely in a historic district with very old, very large homes, and the project was awarded under old cost limits. It has been very challenging to stay under those old cost limits in this current economy. Braiding LHR funding with CDBG funding has helped identify and address lead hazards in these historic homes, and it has allowed CDBG funding to focus on all the other expensive repairs needed to roofs, electrical, plumbing, structural, HVAC, etc.*

*Examples of how LHR funding has supplemented this CDBG project are below:*

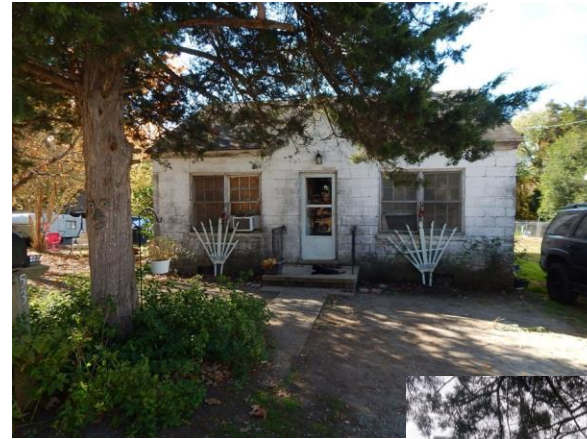
*2101 N Main St - \$19,000 LHR + \$65,000 CDBG*

*2308 N Main St - \$13,500 LHR + \$56,800 CDBG*

*2125 N Main St - \$14,000 LHR + \$85,000 CDBG*



**\$21,950 in  
LHR funds**



**\$13,300 in  
LHR funds**





# Questions?

(please post in the chat or raise your hand)

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**Thank you!**  
**Next up: VIDA!**



**VIRGINIA DEPARTMENT OF HOUSING  
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