

# CITY OF HUNTINGTON PARK COMMUNITY DEVELOPMENT DEPARTMENT

## Lead Hazard Control Program!!!

### Can you tell me more about the FREE Lead Grants?



The City of Huntington Park provides up to **\$14,440** towards owner-occupied properties and up to **\$7,500** for rental properties located in the City. Lead hazard control activities include interior and exterior painting, window and door replacement, and other types of abatement. The Program also promotes education for owners and tenants to help prevent childhood lead poisoning.

### How Does it Work?

1. First, the **property** (including residential units and common areas) **is surveyed by a certified lead inspector**. Lead-based paint hazards include flaky paint, lead paint dust, and contaminated soil. 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.
2. If lead-based paint hazards are identified, a **work plan is developed** to stabilize and/or eliminate the lead hazards. Recommended work may include preparing and painting walls and trim, removing paint from impact and friction surfaces, repairing or replacement of doors and windows, and covering bare soil.
3. Certified lead based paint contractors will be invited to bid on the scope of work. Property owners will be provided with a list of qualified **contractor to complete a walk through of the property**. With rental properties, a walk through of each unit must be accessed. Tenants will need to be notified at least 24 hours advance, and you or your representative (i.e., the property manager) will need to have keys to each unit to enter the unit.
4. After the bids are received, a **Contractor will be selected**. The property owner, a City's representative and the awarded contractor will meet to discuss the proposed plan and to schedule the work.



### What are Lead-safe Practices?

**During the course of the work, 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 certified inspector will test and inspect the units to make sure that the lead 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 return to their home or apartment unit.

## Does my Property Qualify?

HUD funding is available only to properties that have repairable lead hazards, and properties that house **low and very low-income families**. For rental units, It is required that at least half of the units in the building are occupied by very low income families, with the balance being occupied

Family Size Circle One	≤ 50 % of Median Very Low or Below	≤ 80% of Median Low Income
1	≤ 29,000	≤ 46,500
2	≤ 33,150	≤ 53,150
3	≤ 37,300	≤ 59,800
4	≤ 41,400	≤ 66,400
5	≤ 44,750	≤ 71,750
6	≤ 48,050	≤ 77,050
7	≤ 51,350	≤ 82,350
8	≤ 54,650	≤ 87,650

by low income families. In the case of larger apartment buildings, please call the City of Huntington Park for more details. **Properties with young children (under the age of 6) in home and apartment units are a priority for participation.**

## What Do I Need to Do to Participate?

For more information, or to obtain a Lead-Based Paint Hazard Control Application, please call the City of Huntington Park at **(323) 584-6300**. A City's Representative can answer your questions, and schedule an initial inspection of your property (inside and outside) to determine the likelihood that your property will qualify. We can also answer questions about other available loan programs, lead hazard education assistance for the residents of the City of Huntington Park.

## Other Resources about Lead Hazards!

County of Los Angeles Public Health: (323) 869-8125

[www.lapublichealth.org/lead](http://www.lapublichealth.org/lead)

Los Angeles Community Legal Center: (323) 589-2089

[www.laclcedu.org](http://www.laclcedu.org)

Los Angeles County Neighborhood Housing Services (213) 381-2862

[www.lanhs.org](http://www.lanhs.org)

Fair Housing Foundation: (562) 989-1206 or (800) 446-3247

<http://fhfla.com>

