

DELAWARE COUNTY LEAD REMEDIATION AND HOME IMPROVEMENT RESOURCES

Office of Housing and Community Development

- **Lead Hazard Reduction Program**

- Services:

- Helps qualified homeowners, landlords, and renters improve the safety of their properties and homes for free by testing for and remediating lead paint.
- Reduces and ultimately eliminates lead-based paint hazards in eligible homes.

- Eligibility:

- Homeowners and landlords who rent to eligible tenants.
- Home or property built prior to 1978.
- Household must have a child under 6 living in the property, a child under 6 that spends at least 60 hours per year in the property, or a member of the household is pregnant.
- Must be current on mortgage and tax payments or current on a payment plan and property must be insured.
- Income eligibility
 - Household income must be no more than 80% of the area's Median Family Income.
- Additional eligibility details for homeowners, landlords, and renters can be found here: https://www.delcopa.gov/hcd/pdfs/LHRP_ProgramGuidebook-FY19.pdf

- To apply:

- Complete the Lead Hazard Reduction Program Application and return it along with the required documentation noted in the Application.
 - Homeowner application:
https://www.delcopa.gov/hcd/pdfs/LHRP_ApplicationPacket-Homeowner.pdf
 - Landlord application:
https://www.delcopa.gov/hcd/pdfs/LHRP_ApplicationPacket-Landlord.pdf
 - Call (610) 891-5425 for additional information.

- **Housing Rehabilitation Deferred Loan Program**

- Services:

- Provides qualified low-and moderate-income homeowners with 0% deferred loans up to \$15,000 for major system home repairs including sewage backups, furnace repairs, major roof leaks, and major system repairs (furnace and hot

water heater replacement, plumbing & electrical deficiencies, roof improvements, and repair/replacement of unsafe doors and windows).

- Eligibility:
 - Homeowner (no rental/investment properties) has lived in residence for at least 6 months and does not own additional property.
 - Must be current on mortgage and tax payments or current on a payment plan.
 - Must have homeowner's insurance.
 - Income eligibility
 - Household income must be no more than 80% of the area's Median Family Income.
 - Not available to residents of Upper Darby, Haverford or Chester City.
- To apply:
 - Call (610) 891-5425 to obtain an application.

- **Homeownership First Program**

- Services
 - Provides counseling and up to \$5000 in down payment and closing costs to qualifying low-and moderate-income first-time homebuyers purchasing a property in Delaware County.
- Eligibility
 - Have not owned a home in the last three years or recently legally separated, divorced or widowed.
 - Intend to occupy property as primary residence.
 - Have insufficient assets to pay for all reasonable settlement costs.
 - Able to afford monthly payments & receive a commitment for a 30-year fixed rate mortgage from a qualified lender.
 - Income eligibility
 - Household income must be no more than 80% of the area's Median Family Income
- To apply:
 - Call Chester Community Improvement Project at (610) 876-8663 OR
 - Call Media Fellowship House at (610) 565-0430

- **Blighted Property Demolition Fund**

- Services:
 - Provides demolition services and related clearance activities, (may include a determination of environmental hazards) proper removal, testing and disposal of hazardous materials, utility disconnections, demolition permits, and associated site restoration.

- Eligibility:
 - Open to all municipalities in Delaware County.
 - Eligible properties must meet the following criteria:
 - Located in Delaware County.
 - Meet at least 3 of the 9 stated blight criteria that define a “Blighted Property” under PA law.
 - Vacant at the time of application.
 - All legal and/or code enforcement remedies available have been exhausted.
- To apply:
 - Complete the Demolition Program Application at <https://www.delcopa.gov/planning/pdf/DemolitionFundProgramApplication.pdf>
 - Application typically submitted by Municipal Manager or Municipal Engineer.

Community Action Agency

- **Lead Hazard Control Program**

- Services:
 - Helps qualified homeowners, landlords, and renters improve the safety of their properties and homes for free by testing for and remediating lead paint.
 - Reduces and ultimately eliminates lead-based paint hazards in eligible homes.
- Eligibility:
 - Homeowners and landlords who rent to eligible tenants.
 - Home or property built prior to 1978.
 - Household must have a child under 6 living in the property, a child under 6 that spends at least 60 hours per year in the property, or a member of the household is pregnant.
 - Must be current on mortgage and tax payments or current on a payment plan and property must be insured.
 - Income eligibility
 - Household income must be no more than 80% of the area’s Median Family Income.
- To apply:
 - Complete the Application for Lead Paint Services at <https://caadc.org/wp-content/uploads/2019/04/Application-for-Lead-Paint-Services.pdf>
 - Call (610) 833-4453 for more information.

- **Safe and Healthy Homes Services**

- Services:
 - Comprehensive free home assessments that provide education, resources and interventions to prevent safety problems and injuries from occurring. Assessments focus on the 7 principles of a healthy home to keep it dry, clean, pest free, safe, ventilated, poison free and maintained.
- Eligibility:
 - Homeowner or renter.
 - Household with family member(s) under 22 and/or with a pregnant woman.
 - Includes homes where a child (under 22) spends a significant amount of time but may not physically live in the home.
 - Household primary residents must also include at least one of the following:
 - Family member with asthma (child).
 - Child at risk for lead exposure (home built pre-1978 with peeling or chipping paint).
 - Pests
 - Safety hazards (fall, fire, and poisoning hazards).
 - Child with special healthcare needs (even if over 300% of income limit).
 - Income eligibility
 - Active enrollment in any of the following: WIC, LIHEAP, Medicaid, free or reduced school lunch, Nurse Family Partnership, Cash Assistance, Weatherization; OR
 - Household income under 300% of federal poverty guidelines.
- To apply:
 - Complete referral application at <https://caadc.org/wp-content/uploads/2019/04/SHH-Application.pdf> OR
 - Call (610) 521-8770 x 100 to complete referral over the phone.

- **Weatherization Services**

- Services:
 - Provides free services to improve energy efficiency of homes including home energy audit, diagnostic air flow testing, energy usage evaluation, attic insulation, heater service (repair/replacement), weather stripping & caulking, window/door repair or replacement, and refrigerator testing & replacement.
- Eligibility:
 - Homeowner or renter
 - Income eligibility
 - SSI & TANF Recipients automatically qualify; OR

- Household income must be no more than 200% of the Federal poverty guidelines.
- **To apply:**
 - Complete application at: <https://caadc.org/wp-content/uploads/2020/06/WTZAppCovid.pdf>
- **Weatherization for the Public and Local Businesses**
 - New opportunity available to homeowners, landlords and business owners to help them save on energy costs. CAADC is making their weatherization services (offered for free to eligible low-income families) available to the public at a very affordable cost. A portion of the revenue will support the Agency's social service programs.
 - Interested residents and businesses can call (610) 521-8770 to schedule an initial Home Energy Audit or for more information.
 - An information flyer can be found here: <https://caadc.org/wp-content/uploads/2019/04/Private-Weatherization-Flyer.pdf>