HUD Lead Hazard Control and Healthy Homes Grant Guidelines

RFP Technical Assistance Meeting
11/17/2026

DIVISION OF HOUSING & COMMUNITY RESOURCES

Agenda

- Objectives
- Funding Availability
- Timeline
- Eligible Applicants
- Target Service Populations
- Staff & Training
- Grant Activities
- Budget Breakdown
- Reporting Requirements
- Q&A

Grant Objectives

- Identify and control lead-based paint hazards in eligible households
- Identify and address other housing hazards that affect occupant health

Funding Availability

$4,213,007	
Environmental Testing and Lead Hazard Control Activities	$3,413,007
Supplemental Healthy Homes Work	$800,000.00

Grant Timeline

- RFP application submission deadline: November 24, 2026
- Period of Performance:

ACTIVITY	Q4: March 2027	Q8: March 2028	Q12: March 2029	Q14: December 2029	Q16: March 2030
Eligible Households Identified	8%	45%	85%	100%	100%
Houses Completed and Cleared	8%	45%	85%	100%	100%
Funding Spend Down	15%	50%	85%	95%	100%

Eligible Applicants

- Demonstrated ability to carry out all LHCHH work flow processes, from client outreach and intake through project clearance to submission of required reporting
- Demonstrated ability to manage subcontractors to conduct lead-based paint and healthy homes hazard reduction work, or to perform the work directly
- Demonstrated ability to handle case management of relocated occupants as per DCA policy and Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended
- Is compliant with proper waste disposal methods
- Have working knowledge and capacity to educate clients on the dangers of lead-based paint hazards
- Have working knowledge formal bidding, contractor selection, and contract award processes
- Hold EPA RRP certification
- Is compliant with Federal Fair Housing, Non-Discrimination, and Equal Opportunity requirements

Service Areas

Counties		Priority Municipalities	
Atlantic	Middlesex	Camden	Union City
Bergen	Monmouth	East Orange	West New York
Burlington	Morris	Newark	Trenton
Camden	Passaic	Bayonne	Passaic
Essex	Somerset	Hoboken	Paterson
Hudson	Union	Jersey City	Elizabeth
Mercer			

Eligible Program Participants

- Single-Family Owner-Occupied Units
  - The combined gross income of a household that is owner-occupied must be within 80% of the Area Median Income (AMI) for the county of residence as defined by HUD Income Guidelines.
  - 90% of all owner-occupied units serviced must have a child under 6 years old, a child under 6 years old that spends significant time in the home, or a pregnant individual.
- Single-Family Rental Units (1 to 4 units)
  - At least 50% of the rental units in the building must be less than 50% AMI. The remaining units (no more than 49%) must be below 80% AMI.

Eligible Program Participants

- Multi-Family Units (5 or more units)
  - 33% of the households must have a high-risk individual:
    - A child with Elevated Blood Lead Levels (EBLL)
    - A child under 6 years old that spends significant time in the home
    - A pregnant individual
  - No more than 20% of the units may exceed 80% of AMI. Of the remaining units, at least 50% must be occupied by households with incomes below 50% of AMI, and all other units must be occupied by households below 80% of AMI.
  - **All** Multi-Family projects **must** be submitted to DCA for HUD approval before proceeding.

Ineligible Program Participants

- Vacant units
- Project-based or publicly assisted units
- Properties built after 1978
- Units outlined as ineligible in DCA policy

Program Staff

- Program Manager
- Outreach and Intake Coordinator
- Lead Construction Manager (LCM)
- Fiscal Coordinator

- All grant staff must be approved by DCA prior to their starting work on the grant. Any changes in staff must be reported to DCA immediately and no later than 3 business days after change took place.

Training

- RRP Initial and Refresher Courses
- Environmental Reviews
- DCA Grant Start Up Training
  - Grant Process Flow
  - Contractor Procurement
  - CRM
  - HESWAP
  - SAGE

Grant Activities

- Procure a pool of contractors to carry out all required testing and service delivery processes.
- Conduct outreach to advertise the program and recruit eligible applicants in targeted service areas.
- Intake and adjudicate client applications and required documentation to ensure program eligibility. All required information and documentation must be uploaded into CRM.
- Coordinate Lead Inspection/Risk Assessments (LIRAs) and Tier 2 Environmental Reviews for approved applicants to thoroughly identify all lead-based paint and healthy homes hazards. These assessments must be conducted by RRP-certified parties. For full client eligibility, lead-based paint hazards must be present in the unit. Projects that only require healthy homes measures may not be completed under this grant.

Grant Activities

- Oversee contractors to complete lead-based paint and healthy homes hazard reduction activities in accordance with EPA standards, NJAC 5:17, the HUD Lead Safe Housing Rule, and the HUD Lead-Based Paint Guidelines. Abatement work must only be done when the local health department has issued a Notice of Violation (NOV) for the property of an approved applicant.
- Document the project life cycle with detailed notes and photos.
- Coordinate relocation of the household during hazard reduction activities *when necessitated by a considerable scope of work* to ensure the health and safety of all members.
- Coordinate lead in dust clearance testing to ensure proper cleanup was done and hazardous contaminants are not present after all production was completed. These assessments must be conducted by RRP-certified parties.

Grant Activities

- Ensure costs for all projects remain below $30,000.00 for remediation work, $40,000.00 for abatement work, and $8,000.00 for health homes work. For projects with scopes of work that are estimated to exceed these limits, an over-expenditure request must be submitted to DCA for approval to proceed.
- Educate clients on lead-safe home maintenance practices.
- Ensure all administrative and program costs remain with allowable guidelines.
- Complete required reporting by specified deadlines.

Budget Breakdown

- Administration (10%)
  - Personnel Salaries/Wages
  - Personnel Fringe Benefits
  - Admin Other
- Program
  - Personnel Salaries/Wages
  - Personnel Fringe Benefits
  - Travel
  - Space
  - Consumable Lead Swab Tests
  - Telephone
  - Postage
  - Office Supplies
  - Marketing
  - Program Other

Budget Breakdown

- Purchased Services
  - Pollution Liability Insurance (2%)
  - Audit (2%)
  - Purchased Services Other
    - Software subscriptions, including cloud storage solutions
    - Leased office equipment
    - Third party accounting or payroll services
    - Building maintenance services
- Program Operating Costs (65%)
  - LIRAs ($700 max)
  - Remediation Measures
  - Abatement Measures
  - Relocation Remediation
  - Relocation Abatement
  - Dust Wipe Clearances ($425 max)

Reporting Requirements

- CRM
  - All information and documents in the Client File Checklist application section must be uploaded into CRM
  - Applications must be adjudicated within 30 calendar days of submitted application
  - Adjudicated means the application was fully reviewed
- HESWAP
  - As soon as positive initial lead swab test results are received, the project must be transferred from CRM to HESWAP (before the LIRA is done)
  - All required information must be entered in HESWAP as soon as it is available

Reporting Requirements

- Weekly Report
  - Unit production report must be submitted by 4pm every Thursday
- SAGE
  - Financial Status Reports (FSRs) must be submitted in SAGE on a monthly basis
    - All expenditures paid under this grant for each calendar month should be submitted by 7th day of the following month
    - Ex: the LHCHH expenses paid from October 1 through October 31 must be reported in SAGE by November 7
- Any changes in program or administrative staff must be reported to DCA within 3 business days

Thank you!

Questions?

Bhanu.Jayarangan@dca.nj.gov