



Meramec Region Lead-based Paint Hazard Control Program

Meramec Regional Planning Commission (MRPC) has been awarded a grant from the U.S. Department of Housing and Urban Development to assist qualifying families control lead-based paint hazards in their homes.

Do you qualify?

- Do you own or rent a home in Crawford, Dent, Gasconade, Maries, Osage, Phelps, Pulaski, or Washington county Missouri?
- Was your home built before 1978?
- Does a child under 6 live with or regularly visit you OR does a pregnant woman reside on the property?
- Does your household qualify as HUD defined low- or very low-income?

If you are a landlord, does your tenant meet the above requirements?

VACANT PROPERTIES are also potentially eligible.

Rental property owners will be responsible for 15% of the cost of lead hazard control work completed on the property.

WHO IS AT RISK FOR LEAD POISONING?

Children under the age of 6 are at risk for lead poisoning because they are growing so rapidly and their major organs are still developing. Young children get lead poisoned by putting their hands or objects that contain lead or are contaminated with lead dust into their mouth.

There is no safe level of lead. Even low levels of lead in the blood of children can result in:

- Behavior and learning problems
- Lower IQ and underperformance in school
- Decreased ability to pay attention

HOW ARE CHILDREN EXPOSED TO LEAD?

All houses built before 1978 are likely to contain some lead-based paint. However, it is the chipping and peeling of the paint that causes a problem. Lead-based paint and lead-contaminated dust are the most hazardous sources of lead poisoning for U.S. children.

The Missouri Department of Health and Senior Services recommends all children be tested for lead twice before the age of 2 years old.

FOR QUALIFYING FAMILIES, MRPC MAY BE ABLE TO PROVIDE THE FOLLOWING SERVICES AT NO COST:

Lead Inspection & Risk Assessment

A certified Lead Risk Assessor will test for lead paint hazards throughout your home and identify all areas that may be dangerous.

Blood Lead Level Testing

All children under the age of 6 who reside in a property suspected of containing lead-based paint hazards will be referred to a local county health department for blood lead level testing at no out of pocket cost to the family.

Repairs up to \$15,000 will be made at no cost for eligible properties of qualifying families.

Home Repairs

MRPC will hire a Certified Lead Abatement Contractor to repair lead hazards found in your home. Examples of repairs include:

- Replacement or removal of lead-based paint components
- Enclosure of lead-based paint components
- Encapsulation of lead-based paint surfaces
- Paint film stabilization
- Friction surface treatment

TO APPLY:

Please visit our website at <https://www.meramecregion.org/lphc/>. If you have any questions or need paper copies of forms, please call the Program Manager at (573)265-2993 ext. 135 or email at pstites@meramecregion.org



Meramec Region - Lead Paint Hazard Control Program

Washington County Pre-Application

(Please circle your answer)

1. Is your house located in Washington County?
Yes No
2. Was your house built before 1978?
Yes No
3. Does a child under the age of 6 or an expectant mother live in or regularly visit your house?
(Regularly visits means more than 3 hours two days a week and a total of 60 hours in a year)
Yes No
4. Is your annual income less than the number listed in the chart below for the size of your family?
Yes No

Washington Co. FY 2022 HUD Income Limits	Persons Living in House (income level must be < or = # in boxes below # of residents)							
	1	2	3	4	5	6	7	8
80% of area median income	\$35,250	\$40,250	\$45,300	\$50,300	\$54,350	\$58,350	\$62,400	\$66,400

If you answered Yes to the questions above, you are potentially eligible to receive assistance.

Program Details:

- Free lead-based paint inspection and risk assessment conducted by a state licensed contractor. A full report of the findings will be provided to the property owners and occupants.
- Blood lead level testing for children under the age of 6 conducted by a local health department at no out-of-pocket cost.
- Up to \$15,000 worth of FREE lead paint remediation completed by licensed lead abatement contractors for owner-occupied housing. Rental properties owners must match 15% of the total project cost.
- Free clearance testing after the work is completed to ensure all hazards have been removed and the property is safe for occupation.

Name: _____

Property Street Address: _____ City: _____

Phone #: _____ Email Address: _____

Signature: _____ Date: _____

Submit completed application via email to pstites@meramecregion.org,
by mail to MRPC, #4 Industrial Dr., St. James, MO 65559, or call the Lead Program at (573)265-2993



This program is administered by Meramec Regional Planning Commission and funded through a grant from the U.S. Department of Housing and Urban Development.

