

LEAD SAFE HOMES PROGRAM TERM SHEET

This Term Sheet provides an overview of the key terms and eligibility criteria of the Lead Safe Homes Program (LSHP). More information and program documents are available at <https://www.habitatsbv.org/Lead-Safe> or by contacting Habitat directly.

Background:

Studies have found even small amounts of lead exposure in childhood can lead to serious and irreversible health problems. The County of Santa Clara will utilize \$16.8 million received through settlement funds from paint manufacturers to address this issue by reducing and/or eliminating lead-paint hazards in residential homes.

Program Element	Description
Program Services	<p>The LSHP provides assistance to property owners in the form of a non-monetary grant for services including lead testing, inspection, and abatement services to eligible homes in Santa Clara County.</p> <p>The LSHP aims to serve units in disadvantaged communities that are most heavily impacted by lead-paint hazards in historically underserved communities, though all homes that meet the eligibility requirements can utilize the Program.</p>
Program Requirements	<p>Applicants must meet the following eligibility criteria to be eligible for LSHP services.</p> <p>Property Requirements: ALL the following criteria must be met:</p> <ul style="list-style-type: none"> • Residential property is located in Santa Clara County • Residential property was built before 1978 • Residential property has 9 or fewer units <ul style="list-style-type: none"> • Property may be single family, duplex, 4-plex, townhome/condo, multi-family. <i>Mobile homes, properties used for short-term rentals (e.g., AirBnb, VRBO), commercial properties over 9 units or vacant properties are ineligible for Program services</i> <p>Occupancy Requirements</p> <ul style="list-style-type: none"> • The property must be either owner-occupied or renter/tenant occupied on a full-time basis AND <ul style="list-style-type: none"> • The home is occupied by a child under 6 years of age OR • The home is occupied by a pregnant person <p>Income Requirements To be eligible for services, the home must be occupied by a “Low-Income household” defined as having income at or below 80% of the Area Median Income for Santa Clara County (see income chart below)</p>

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	<ul style="list-style-type: none"> • The Program will verify household income eligibility of tenants in tenant-occupied homes, and of the homeowners in owner-occupied homes, as applicable. • The Program will require the assisted household to provide documentation of income eligibility. 																		
2025 Low Income Maximum Household Income for Santa Clara County	<table border="1" data-bbox="488 443 1013 758"> <thead> <tr> <th>Household size</th> <th>Gross Income</th> </tr> </thead> <tbody> <tr> <td>1 person</td> <td>\$111,700</td> </tr> <tr> <td>2 person</td> <td>\$127,650</td> </tr> <tr> <td>3 person</td> <td>\$143,600</td> </tr> <tr> <td>4 person</td> <td>\$159,550</td> </tr> <tr> <td>5 person</td> <td>\$172,350</td> </tr> <tr> <td>6 person</td> <td>\$185,100</td> </tr> <tr> <td>7 person</td> <td>\$197,850</td> </tr> <tr> <td>8 person</td> <td>\$210,650</td> </tr> </tbody> </table>	Household size	Gross Income	1 person	\$111,700	2 person	\$127,650	3 person	\$143,600	4 person	\$159,550	5 person	\$172,350	6 person	\$185,100	7 person	\$197,850	8 person	\$210,650
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Target Geographies for Outreach to Disadvantaged Communities	<p>The Program has identified census tracts that represent historically underserved communities within the County as well as areas of higher-risk lead-paint hazard exposures. These census tracts will be the initial focus of the Program’s outreach and engagement efforts, though all homes that meet the eligibility criteria defined above are eligible for the program.</p> <p>The target outreach geographies have:</p> <ul style="list-style-type: none"> • Higher concentrations of housing units based on the risk categories below <ul style="list-style-type: none"> • Highest risk –homes built before 1940 • Medium risk – homes built between 1940 - 1959 • Lowest risk – homes built between 1960 - 1977 • Higher concentrations of lower income households • Higher concentrations of Black, Indigenous, or People of Color (BIPOC) households 																		
Amount of Assistance	<ul style="list-style-type: none"> • A maximum of \$50,000 for services will be provided per unit; cost will be based on the approved scope of work. Services that exceed this amount will be the responsibility of the property owner. • Habitat will manage program funds and will pay service providers directly. 																		
Eligible Scope of Work and Services	<p>Program funds can only be used for the following:</p> <ul style="list-style-type: none"> • Lead paint inspection of interior/exterior • Health education on lead poisoning prevention • Project management services by Habitat to coordinate scope of work preparation, subcontractor selection, payment of invoices, and project monitoring • Abatement of identified lead-paint hazards by licensed and certified contractors; eligible work will be determined by scope of work • Temporary relocation expenses (when required) • Post-work final clearance inspection and project close-out 																		

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Temporary Relocation	<p>The need for temporary relocation will be evaluated based on the planned scope of work.</p> <p>Temporary relocation will only cover:</p> <ul style="list-style-type: none"> • Hotel expenses based on a per diem rate • Meal expenses based on a per diem rate • Pet boarding fees, if applicable • If applicable, parking expenses
Program Overview	<p>STEP BY STEP INSTRUCTIONS:</p> <ol style="list-style-type: none"> <p>1. Interest Form submission: Submit “LSHP Interest Form” to provide general household and property information. The form can be submitted by either owner-occupants or tenants of rental properties .</p> <ul style="list-style-type: none"> • The form can be submitted online, by email, fax, mail, or over the phone. <p>2. Application Form submission: Habitat reviews the LSHP Interest Form to determine preliminary eligibility. If deemed preliminarily eligible, Habitat will send a “Application Form” to applicants.</p> <ul style="list-style-type: none"> • If the unit is occupied by the owner, the owner will be required to submit the full Application Form. • If the unit is occupied by tenants, the tenants will be required to submit income eligibility information and sign required forms. The owner will be required to sign consent forms and program documents. Tenants’ participation is voluntary. <p>3. Lead inspection: If approved for LSHP services, a licensed professional will test the home for lead-paint hazards.</p> <p>4. Site Visit: If lead-paint hazards are identified, a site visit will be scheduled, and an abatement scope of work will be prepared.</p> <p>5. Project approval: The Property Owner will sign program documents including the scope of work approval and “Grant Agreement”.</p> <p>6. Contractor selection: Habitat will obtain bids for the scope of work from approved contractors.</p> <ul style="list-style-type: none"> • Habitat will enter a contract with the contractor for the abatement work. <p>7. Temporary relocation: The need for temporary relocation will be evaluated on each project based on the planned scope of work.</p> <p>8. Lead-paint abatement: Lead-paint abatement will be conducted.</p> <p>9. Clearance Inspection: After abatement work is completed, a third-party clearance inspector</p>

Program Element	Description
	<p>will conduct a clearance inspection.</p> <p>10. Final inspection: Habitat’s Project Monitor will conduct a final inspection to confirm the scope of work was completed.</p> <p>11. Notice of Completion: Property owner will sign notice of completion</p> <p>12. Notification to re-occupy home: Occupants are notified they can reoccupy the home.</p> <p>13. Client satisfaction survey: Property owner (and tenants as applicable) will complete a client satisfaction survey at the conclusion of the project.</p>
<p>Contact Information</p>	<p>Habitat for Humanity EBSV Attn: Santa Clara County Lead Safe Homes Program 2619 Broadway Oakland, CA 94612 Phone: (510) 803-3388 Fax: (510) 295-2103 Email: homerepair@habitatebsv.org Website: https://www.habitatebsv.org/Lead-Safe</p>



The County of Santa Clara is an Equal Housing Opportunity and Accessible Housing provider. Equal Housing Opportunity: Habitat for Humanity East Bay/Silicon Valley selects families on an impartial and non-discriminatory basis. Race, color, gender, national origin, marital status, family status, sexual orientation, age, religion, and disability are not part of the decision-making process. Equal Access Opportunity.

This term sheet does not represent a commitment or agreement on the part of the County of Santa Clara or Habitat to issue or accept a commitment to these or any other terms. It does not create a binding or legally enforceable obligation of the County or any other party in any way.