

# Hopewell Redevelopment & Housing Authority

*"Where People Matter Every Day"*



350 East Poythress Street  
P.O. Box 1361  
Hopewell, Virginia 23860  
Phone: (804) 458-5160  
Fax: (804) 458-3364  
TTY/TDD & Voice 711

## For Immediate Release

### **Radon Testing Results & Remediation Plan June 4, 2021**

HRHA tested its residential communities for Radon in order to ensure the safety of each unit. Radon is an invisible, odorless, tasteless, naturally-occurring radioactive gas that the EPA classifies as a carcinogen. Testing is necessary to ensure building safety, even when no visible signs are apparent. Because of the potential health risks with Radon exposure, HRHA has tested each of its residential communities to detect any amounts of Radon present. The testing process and results of each property are detailed below:

This press release will share the results of the recent Radon Testing completed at the Thomas Rolfe Court, Piper Square and Bland Court-Davisville properties. Below, we will explain the testing process, implications of the results, and plans to provide a safe, fast, and effective mitigation of this issue. We are hosting two community meetings for residents to have an opportunity to meet with testing representatives and Management Staff to learn more about radon, the radon testing conducted, and the mitigation process. Details of these upcoming meetings are listed at the bottom of this document. A copy of the radon reports are posted in each site's Community Office.

The Department of Housing and Urban Development encourages but does not require Radon Testing for Public Housing Communities.

#### **Testing**

Testing at HRHA was executed by Commonwealth Environmental Associates, Inc. (CEA) with laboratory results developed through AccuStar Radon Laboratory Services. Testing was conducted by deploying short-term Liquid Scintillation Vials (LSVs) at each subject property by

National Radon Safety Board (NRSB) certified personnel. These samples were then sent to AccuStar Laboratories located in Ward Hill, Massachusetts, to be analyzed.

**Test Results via Accustar Radon Laboratory official report:**

**Piper Square**

“Based on the laboratory results of this investigation, radon levels did not exceed the EPA established action level [in any Units or buildings tested].”

**Bland Court - Davisville**

“Based on the laboratory results of this investigation, radon levels did not exceed the EPA established action level [in any Units or buildings tested].”

**Thomas Rolfe**

“Based on the laboratory results of this investigation, radon levels exceeding the EPA established action level were observed within Units 206, 410 and 1006 located at the subject site following the short-term testing.” Because of the high levels of Radon present at units 206, 410 and 1006 at the Thomas Rolfe duplex buildings, a re-testing of the property was recommended and quickly executed.

The re-testing results and recommendations reported by CEA are detailed below:

CEA completed short-term radon retesting in three (3) duplex buildings at Thomas Rolfe Court Community in Hopewell, Virginia from April 13, 2021 to April 15, 2021. Closed home conditions were observed by CEA within the tested units at the initiation and conclusion of the study. Due to a natural gas leak in Unit 204 (vacant unit), the building was most likely opened to allow the gas to escape. This would influence the results in Unit 206 (vacant unit). Therefore, the test for Unit 206 is considered invalid. Units 204 and 206 are vacant. The HRHA has submitted a request to officially place these units in down status.

**Mitigation Measures for Thomas Rolfe**

There are units requiring mitigation services. Of those six units, three are occupied.

The CEA recommends we incorporate mitigation measures in re-construction of units 204 and 206, and conduct short-term testing once the building is complete. Due to radon levels being above the EPA action level of 4 pCi/L in the other tested units, **CEA recommends radon mitigation systems be installed in buildings with units 408/410 and units 1004/1006.**”

HRHA is in the process of creating radon mitigation systems in the recommended units of 408/410 and 1004/1006. Funding to address this issue is set aside in HRHA's Capital Fund budget.

### **Resident Communication**

HRHA is organizing two meetings at our Thomas Rolfe Community Center to provide residents the opportunity to learn more about Radon, Radon Testing and the Mitigation plan, and voice any questions about the mitigation process. These meetings will be held in conjunction with a representative from CEA, who will provide expertise on the situation and direct residents to resources and further information. Meeting times/dates listed below:

- **Monday, June 7 @ 1:30pm**
- **Wednesday, June 9 @ 3:00pm**
- **Location: Thomas Rolfe Community Center**

