

Lead Based Paint Information

The most common forms of lead poisoning in children is breathing or ingesting lead based paint dust or debris in a home where they live or visit regularly. Children under the age of six can be harmed and their neurological development impaired from lead poisoning.

To learn more about lead based paint rules and regulations please visit the following site.

http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/enforcement/shr

There is also a lead based paint visual assessment course that you can complete on line. Completion does not designate any expertise or certification but it will give you a better understanding of how our inspectors do their visual assessments. Here is the link to that course:

<http://www.hud.gov/offices/lead/training/visualassessment/h00101.htm>

HUD portal for LBP Guidance

http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/guid ebooks/PIH-2007-101

HUD portal for LBP Guidance

http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/guid ebooks/PIH-2007-101

Under the Lead Disclosure Rule, landlords, including PHAs, are required to provide their tenants with a brochure detailing the effects of lead-based poisoning, and disclose all known lead hazards at the property. The brochure was updated in 2010. Brochures created before the update should be destroyed. A copy of the latest version of the pamphlet, the EPA's "Protect Your Family from Lead in Your Home" as well as required specific disclosure language and documentation that supersedes Handbook 7487.1 is available at www.hud.gov/offices/lead/enforcement/disclosure.cfm

□ PHAs must take steps to ensure that landlords participating in the Housing Choice Voucher program maintain lead paint disclosure records and disclose all known information about lead paint in units and common areas where testing and lead hazard control work has been performed. PHAs must also maintain all records regarding lead paint and make them available to residents as part of the disclosure process, as well as keeping records of the disclosure process for three years.

- If a unit is found to be out of compliance with HQS because of a lead paint inspection prior to occupancy by a child under 6 or due to a risk assessment of the unit because a child living in the unit was reported to have an environmental blood lead level, the unit is not in compliance with HQS until the lead hazard is cleared. This is true whether a child will be living in the unit or not. PHAs are encouraged to maintain records of all such units so that they are not approved for occupancy with a HCV until the unit is cleared.
- Under the Lead Safe Housing Rule, PHAs must ensure that all lead based paint testing and lead abatement/hazard control has been completed in compliance with the regulations. A summary of requirements by the type of program can be found at www.hud.gov/offices/lead/enforcement/lshr_summary.cfm Requirements for Public Housing are found in 24 CFR Part 35 Subpart L and requirements for Housing Choice Voucher program units are found in 24 CFR Part 35 Subpart M for tenant-based rental assistance.
- PHAs must provide the local health department an updated list of unit addresses receiving assistance under a tenant based rental assistance program on a quarterly basis, as described under 24 CFR 35.1225(f). This data sharing helps ensure that children living in HUD-assisted housing who are lead-poisoned are quickly identified to prevent additional harm.
- The PHA must notify the Health Department within five days if it learns of a lead-poisoned child