

Neighborhood Stabilization Program & Office of Healthy Homes and Lead Hazard Control

OHHLHC New Grantee Orientation – Dec. 2, 2008

NSP and OHHLHC

- Office of Healthy Homes and Lead Hazard Control (OHHLHC)
- Neighborhood Stabilization Program (NSP) – applications due **12/01/08**

Learning Objectives

After the session, grantees will be able to:

1. Integrate LHC into their NSP program;
2. Apply Healthy Homes principles to NSP properties;
3. Find additional info. resources.

NSP and OHHLHC

- NSP grantees ***must*** comply with LSHR
- May coordinate with OHHLHC grantees
- May include Healthy Homes principles

NSP and OHHLHC

- NSP Grantees ***must*** comply with the LSHR requirements
- OHHLHC grantees may cooperate with NSP to
 - Consult on LHC requirements and procedures
 - Use LHC or LHRD funds for NSP
 - Include Healthy Homes interventions

NSP and OHHLHC

- NSP grantees must certify and ensure:
 - Comply with the same lead regulations as their CDBG programs
 - Lead Disclosure Rule
 - Lead Safe Housing Rule

NSP Certifications

73 Federal Register 58343, October 6, 2008, col. 2, item 13:

- 13. Compliance with lead-based paint procedures. The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.
- <http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/nsnotice.pdf>

NSP Certifications

<http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/nsptemplate.doc>

Certifications

(14) **Compliance with lead-based paint procedures.** The activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

NSP and OHHLHC

- OHHLHC LHC grantees and LHRD grantees may assist NSP programs
 - Education
 - Outreach
 - Evaluating housing for LBP hazards
 - Controlling LBP hazards

NSP and OHHLHC

- NSP allocations may be combined with OHHLHC grants to renovate abandoned or foreclosed homes intended for low-income households.

NSP and OHHLHC

- *The more stringent requirements apply*

NSP and OHHLHC

- Most LHC grant household income limits are more stringent than the NSP and meet the requirements
- NSP puts a cap on family income of 120%

NSP and OHHLHC

- Both NSP and OHHLHC Rental Housing
 - 50% of units must be for households at or below 50% of area median income
 - All households must be at or below 80% of area median income, except for multifamily housing of 5 or more units

NSP and OHHLHC

- For owner-occupied housing , all must be at or below 80% of area median income
- 90% of units must be occupied by a child under 6
- Where LHC grant funds are used, landlord must give priority for 3 years to families with a child under 6.

Compliance with Lead Regulations

- Lead Disclosure Rule (24 CFR Part 35, Subpart A)
- Lead Safe Housing Rule (LSHR) (24 CFR Part 35, Subparts B-R)
 - Subpart J - Rehab
 - Subpart K – Acquisition, Leasing, Support Services

Lead Disclosure Rule

- Jointly monitored and enforced by HUD and EPA
 - **Check for previous lead-based paint work; inspection; risk assessment**
 - **Check for any previous EBL child at address.**
 - **Disclose all knowledge of LBP or LBP hazards;**

Lead Disclosure Rule, cont'd.

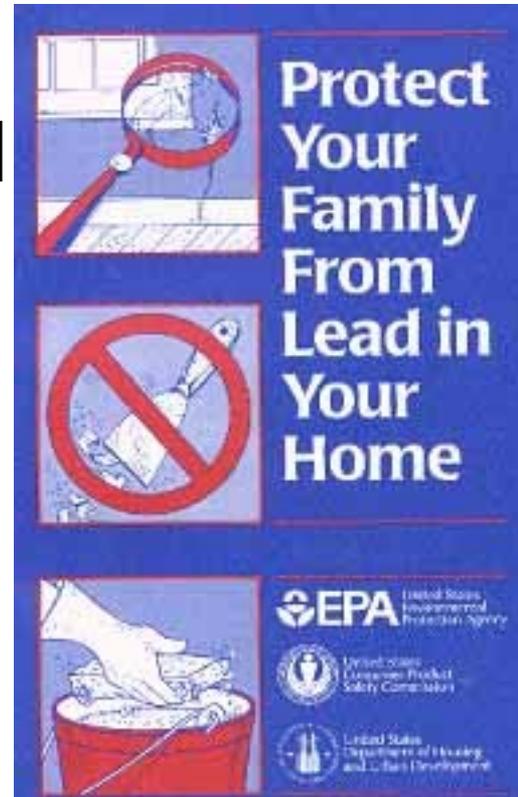
- Must provide an opportunity for prospective buyer to obtain a lead evaluation
- Disclosure completed before buyer or lessee obligated under lease or contract

Lead Disclosure Rule

- Be familiar with lead requirements that apply to owners and properties
- Contact your program or OHHLHC for technical assistance
- If no information, provide notice and pamphlet

“Protect Your Family...”

- Pamphlet “Protect Your Family from Lead in the Home” is used to meet requirements.



Disclosure vs. Notification

- Do not confuse the Lead Disclosure Rule with the notification required by the LSHR.
- LSHR notification requirements state that residents are provided the pamphlet and receive notification within 15 days after lead evaluation and control activities.

Lead Safe Housing Rule (LSHR)

- Published in Federal Register at 24 CFR Part 35, B-R
- Regulation available on OHHLHC's website at:
www.hud.gov/offices/lead/enforcement/lshr.cfm

LSHR Exemptions

- Based on date of construction, all portions of the property must have been constructed on or after January 1, 1978.
- SRO or exclusive for elderly or disabled - no children under six are expected to reside
- If a LBP inspection gives a report that the property is lead free

Exemptions

- Become familiar with the exemptions to the LSHR
- Exemptions claimed based on prior removal/abatement of LBP must have adequate documentation.

LSHR Subpart J, Rehabilitation

- Three main sections
- < \$5,000
- \$5,000 - \$25,000
- > \$25,000

Rehab < \$5,000

- Property receiving less than or equal to \$5,000 per unit
 - Safe work practices in rehab.
 - Repair disturbed paint.
 - Clearance

Rehab \$ 5K - \$ 25K

- Property receiving more than \$5,000 and up to \$25,000
 - Risk assessment.
 - Interim controls.

Rehab > \$ 25K

- Property receiving more than \$25,000 per unit
 - Risk assessment.
 - Abatement of LBP hazards.

Subpart K – Leasing, Acquisition, Support Services

- Provision of pamphlet.
- Visual assessment
- Paint stabilization.
- Notice to occupants.
- Ongoing LBP maintenance.

Subpart K – Leasing, Acquisition, Support Services

- HUD expects that little of NSP will involve this.

Healthy Homes

Seven Principles

Keep it Dry

- Ensure proper drainage away from housing; clean and repair gutters and downspouts; repair leaks; seal roofs and windows.
- *Inspect for signs of leaks, including windows, basement and attic.*

Keep It Safe

- Install safety devices on doors, cabinets, window blinds and outlets; store poisonous items out of reach; install smoke and carbon monoxide detectors; fire extinguisher available.
- *Stairs, railings and banisters safe and in good condition. Rugs fastened to floors. Lower hot water temp.*

Keep it Well Ventilated

- Service and maintain heating and cooling systems; exhaust fans for kitchens, bathrooms, and dryers ***to the outside*** to reduce mold and moisture; change furnace filters regularly.

Keep it Pest-Free

- Provide proper storage and disposal for food products; caulk and seal holes; use least toxic pest management methods.
- *Where necessary use IPM principles and practices, contractors*

Keep it Contaminant-Free

- Remove lead-based paint hazards properly; provide test kits for radon; reduce volatile organic compounds in paint, carpet, adhesives, etc.
- *Low-VOC emitting cabinets/particle board*
 - *to reduce formaldehyde.*
 - *also low cost furniture*

Keep it Clean

- Install dust walk-off systems in entry ways;
- Provide smooth, cleanable surfaces;
- Provide effective storage space and containers;
- Choose flooring that is easy to clean;
- Provide vacuum with HEPA filters;
- Implement weekly cleaning regimen.

Keep it Well-Maintained

- Implement maintenance calendar for
 - inspecting
 - cleaning
 - repairing
 - replacing

Healthy Homes Favorites

- Install smoke and CO detectors, hard-wired.
- Install exhaust fans in Kitchen and Bathroom, vented to outside
- Dryer exhaust vented to outside
- Lower hot water heater temperature to 120° F. (Reduce burns, save energy and \$\$ too.)
- Low VOC emitting materials

References

- OHHLHC - www.hud.gov/offices/lead
- NSP information available on HUD's website - www.hud.gov/nsp
- NSP Archived Webcast - <http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/policyguidance/>