

S P R I N G 2 0 0 9

HealthyHome

Office of Healthy Homes and Lead Hazard Control



Neighborhood Stabilization @ Work

The Neighborhood Stabilization Program (NSP1), authorized under Title III of the *Housing and Economic Recovery Act of 2008 (HERA)*, will provide emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The *American Recovery and Reinvestment Act of 2009* makes available another \$2 billion of NSP funding, and HUD will issue a funding notice with application requirements no later than May 3, 2009. Applicants will prepare an application and, for ...

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Recovery Act Puts \$100 Million to Healthy Homes

On February 25, the U.S. Department of Housing and Urban Development (HUD) allocated nearly 75 percent of its funding, or \$10.1 billion, made available through the American Recovery and Reinvestment Act of 2009 (Recovery Act) just one week earlier. The remaining 25 percent of funds will be awarded via competition in the coming months. Nearly \$100 million of HUD's Recovery Act funding

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Enforcement Action Protects Thousands of Housing Units

A large, Boston-based real estate corporation, The Community Builders, Inc. (TCB), and nearly two dozen associated property owners have agreed to pay a \$200,000 penalty and spend more than \$2 million in lead paint abatement work at residential properties to settle an enforcement action brought by the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Housing and Urban Development (HUD).

This agreement resolves EPA and HUD's allegations that TCB and the owners failed to inform tenants that their homes might contain potentially dangerous levels of lead -- in violation of the federal Lead Disclosure Rule -- at properties in eleven Massachusetts and Connecticut communities.

The settlement is the result of closely coordinated enforcement actions by EPA and HUD against TCB and 23 associated property owners. TCB is a Massachusetts non-profit corporation that develops, finances, and manages affordable, mixed-income housing. TCB manages almost 100 properties containing about 7,700 housing units in numerous cities throughout the eastern half of the U.S. The company specializes in large-scale, low-income housing redevelopment projects, many of which are financed using public and private monies under a federal low-income housing tax credit program.

HUD Officials promote Lead Safety in Southern California

On March 6, 2009, the Director of the Office of Healthy Homes and Lead Hazard Control (OHHLHC), Mr. Jon Gant, presented a \$7 million check to San Diego, CA, Mayor Jerry Sanders. The funds will be used to address lead-based paint hazards in at least 516 San Diego households in at-risk target communities. The press conference was held at the home of a family who will receive assistance through various HUD OHHLHC and other housing improvement programs. Since 2002, HUD's OHHLHC, has provided more than \$17 million in funding to help eliminate lead-based paint hazards in 735 San Diego low-income housing units.



OHHLHC Director Jon Gant (second from right) joins San Diego Mayor Sanders, Councilor Todd Gloria (speaking) and other officials at the HUD presentation ceremony

EPA/HUD Model Renovator Course Lead Safety for Renovation, Repair and Painting Announced

EPA, in collaboration with HUD, issues Model RRP course to train renovation, repair, and painting contractors how to work safely in housing with lead-based paint and comply with EPA's Renovation, Repair, and Painting (RRP) Rule, and HUD's Lead Safe Housing Rule. For details, visit www.hud.gov/offices/lead/training/rrp/rrp.cfm.





Recovery Act

... will be invested in lead based paint and hazard reduction and remediation activities. Recovery Act funds were awarded to 53 Lead Based Paint Hazard Control, Lead Hazard Reduction Demonstration, Healthy Homes Demonstration, and Healthy Homes Technical Studies grant program applicants across the country that were qualified for award under the fiscal year 2008 Notice of Funding Availability, but were not funded due to limitations of funds originally available. For a summary of each of the lead hazard control and healthy homes allocations, visit OHHLHC's recovery website: www.hud.gov/offices/lead/arra.cfm.

For a detailed local summary of each of the HUD Recovery Act allocations, visit HUD's recovery website: www.hud.gov/recovery/index.cfm

Neighborhood Stabilization @ Work

... programmatic funding, complete citizen participation before submitting to HUD. (You can access more information about the NSP requirements at www.hud.gov/nsp). The NSP presents three key opportunities to enhance the control of lead paint hazards and make housing safe from other health and safety concerns:

(1) COMPLIANCE WITH LEAD RULES. As part of the NSP requirements, NSP grantees are required to certify and ensure that their activities comply with the same lead regulatory requirements that apply to Community Block Grant Development programs. For more information regarding compliance with the Lead Safe Housing and Lead Disclosure rules, visit the OHHLHC's web site on enforcement, www.hud.gov/offices/lead/enforcement.

(2) COORDINATION WITH THE LEAD HAZARD CONTROL GRANT PROGRAMS. Grantees in the OHHLHC's Lead-Based Paint Hazard Control, Lead Hazard Reduction Demonstration, and Lead Elimination Action Program grant programs may assist NSP programs through education, outreach and many direct services, including evaluating housing units for lead-based paint hazards and controlling these hazards. NSP allocations may be combined with HUD Lead Hazard Control Grants to renovate vacant and abandoned or foreclosed homes intended to be used as housing for low-income households. Most of the household income limits for the Lead Hazard Control grants are more stringent than the NSP requirements and, therefore, meet the NSP requirements. (For more detailed information on the NSP income restrictions please visit the NSP web site.) Where Lead Hazard Control grant funds are used, the landlord must give priority in renting units for not less than 3 years following completion of lead hazard control work, to families with a child under the age of six years.

(3) OPPORTUNITY TO INCLUDE HEALTHY HOMES INTERVENTIONS. If a program in your service territory is submitting a NSP grant application ask them to include healthy homes interventions. The NOFA awards additional points to applicants that utilize 'Green' construction practices, including Healthy Homes recommendations, in their programs. Including simple, cost-effective interventions to make homes healthier and safer enhances your amendment, furthers the NSP objectives for rehabilitation, and provides increased marketability of acquired properties.

Coming Up!

OHHLHC will be exhibiting at the following 2009 conferences

AMERICAN PUBLIC HEALTH ASSOCIATION 2009
NOVEMBER 7 – 11, 2009
PENNSYLVANIA CONVENTION CENTER, PHILADELPHIA, PA
WWW.APHA.ORG/MEETINGS

US GREEN BUILDING COUNCIL
NOVEMBER 11 – 13, 2009
PHOENIX CONVENTION CENTER, PHOENIX, AZ
WWW.GREENBUILDEXPO.ORG

RESOURCES

- ❖ CDC's Lead Poisoning Prevention home page [www.cdc.gov/nceh/lead/]
- ❖ CDC's Healthy Homes Initiative [www.cdc.gov/healthyplaces/healthyhomes.htm]
- ❖ CDC's Healthy Housing Reference Manual
[www.cdc.gov/nceh/publications/books/housing/housing.htm]
- ❖ EPA's Children's Health Protection
[yosemite.epa.gov/ochp/ochpweb.nsf/content/homepage.htm]
- ❖ EPA's Indoor Air Quality Resources [www.epa.gov/iaq/]
- ❖ EPA's Lead in Paint, Dust, and Soil [www.epa.gov/lead/index.html]
- ❖ EPA's Mold Resources [www.epa.gov/mold/moldresources.html]
- ❖ HUD's Healthy Homes home page [www.hud.gov/offices/lead/healthyhomes/]
- ❖ USDA's Healthy Homes Partnership [www.healthyhomespartnership.net/]
- ❖ USDA's Integrated Pest Management Resources [www.ipmcenters.org/index.cfm]

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IF YOU ARE A HEARING- OR SPEECH-IMPAIRED PERSON, YOU MAY REACH THE TELEPHONE NUMBER ABOVE THROUGH TTY BY CALLING THE TOLL-FREE FEDERAL INFORMATION RELAY SERVICE AT 1-800-877-8339.

