

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of Lead Hazard Control and Healthy Homes

Lead Hazard Reduction

SUMMARY OF RESOURCES

(Dollars in Thousands)

	Enacted/ Requested	Carryover	Supplemental/ Rescission	Transfers	Total Resources	Obligations	Net Outlays
2025 Appropriation	295,600	407,003	-	-	702,603	405,405	215,052
2026 Appropriation	295,600	292,206	-	(2,000)	585,806	584,806	312,450
2027 President's Budget	110,000	1,000	-	-	111,000	111,000	348,135
Change from 2026	(185,600)	(291,206)	-	2,000	(474,806)	(473,806)	35,685

a/ 2025 Carryover includes \$6 million in recaptures.

b/ 2026 Carryover amount in the 2027 Budget Appendix is shown as \$293 million due to rounding.

c/ In accordance with the 2026 Appropriations Act (P.L.119-75), \$2 million in unobligated balances are transferred from the Lead Hazard Reduction account to the Public Housing Fund account.

d/ 2026 Obligation amount in the 2027 Budget Appendix is shown as \$586 million due to rounding.

PROGRAM PURPOSE

The Office of Lead Hazard Control and Healthy Homes (OLHCHH) is primarily responsible for HUD's lead-based paint and healthy homes activities, including the administration of the Lead Hazard Reduction program authorized by Title X of the Housing and Community Development Act of 1992. The OLHCHH's mission is to provide safe and healthy homes for families and children at-risk of lead exposure and other housing-related health hazards. OLHCHH funds grants to States, Tribes, local governments, and non-profit organizations that reduce lead-based paint hazards and other housing-related health and safety hazards in homes of low-income families, and funds technical studies to develop and evaluate cost-effective methods to protect children and their families from health and safety hazards in the home. OLHCHH also enforces HUD's lead-based paint regulations and provides outreach and technical assistance.

BUDGET OVERVIEW

The 2027 President's Budget requests \$110.0 million for the Lead Hazard Reduction program, which is \$185.6 million less than the 2026 Enacted level.

- Lead Hazard Reduction Grants: \$30 million in grants to make over 2,300 unassisted low-income older homes free of lead-based paint hazards.
- Lead Hazard Reduction Demonstration: \$50 million in grants to make 3,900 unassisted low-income older homes in jurisdictions with the most pre-1940 rental housing and highest rates of childhood lead poisoning cases free of lead-based paint hazards.
- Healthy Homes Grants and Support: \$30 million in grants under the Healthy Homes Initiative to, as described below, mitigate over 6,200 homes of low-income families of housing-related health and safety hazards and provide grants and contracts to conduct research into associated issues.
 - \$9 million in Healthy Homes Supplements to the Lead Hazard Reduction and Lead Hazard Reduction Demonstration grant programs, above, to mitigate multiple health hazards (besides the lead-based paint hazards that those programs address) that contribute to asthma, cancer, and unintentional injuries in 2,300 homes of low-income families (assumes per-unit cost of \$4,000).

- o \$21 million in Aging in Place Modification grants to treat housing-related health and safety hazards in 3,900 homes of low-income seniors to help enable them to age in place, of which \$7 million is for substantially rural communities (assumes per-unit cost of \$5,400).

JUSTIFICATION

Funding Impact

HUD would use 2027 appropriations to make approximately 12,400 homes of low-income families healthy and safe. These OLHCHH grants would benefit over 8,700 children by reducing elevated blood lead levels, asthma prevalence, and the likelihood of other illnesses and injuries. In the long term, lead remediation can mitigate the social costs of lifelong medical expenses, increased criminal activity, and lost productivity that would otherwise occur due to childhood lead poisoning. Grants awarded under the Aging in Place Modification Program would improve the quality of life for over 5,200 low-income seniors by helping them stay in their homes as they age.

Outcomes, Performance Indicators, and Other Evidence

The major performance indicator of accomplishments is the number of housing units of low-income families made lead-safe and/or healthy under its grant programs. For each OLHCHH grant program, the following table shows the estimated cost per housing unit treated and the estimated number of housing units to be treated under grants executed in 2027:

Grant Program	Estimated Cost per Housing Unit Treated	Estimated # of Treated Homes
Lead Hazard Reduction	\$12,900	2,300
Lead Hazard Reduction Demonstration	\$12,900	3,900
Healthy Homes Supplements to LHR and LHRD	\$4,000	2,300
Aging in Place Modification	\$5,400	3,900
[Urban and suburban communities; est. max. # units]	\$5,400	2,700
[Substantially rural communities; est. min. # units]	\$5,400	1,200

Note: Both the cost and number are estimates rounded to hundreds; due to rounding, some products may not correspond precisely with estimated funding levels.

HUD measures program success by meeting or exceeding the production targets of treated homes, which are homes that are made lead-safe and healthy through the grant programs. Grantees report the number of treated homes to the OLHCHH in quarterly reports (plus ad hoc reporting) through the Office's web-based Healthy Homes Grant Management System (HHGMS).

Past research under OLHCHH's Technical Studies programs and other research have demonstrated the effectiveness of the Office's approaches for identifying and addressing housing-related hazards. These standards have been used by HUD and the Environmental Protection Agency (EPA) in developing and evaluating their lead safety policies and programs, by HUD in developing and revising its lead safety guidelines and its lead and program guidance documents, and by trainers of lead and healthy homes professionals and contractors in their training materials.

Key Assumptions

For the Lead Hazard Reduction and Lead Hazard Reduction Demonstration grant programs, the projected production of lead-safe housing units assumes an average per-unit cost of \$12,900 in 2027, \$900 more than in 2025. This reflects anticipated increased costs associated with inflation and the more stringent end-of-project cleaning and clearance testing required by the amended EPA dust-lead rule published in November 2024, for which compliance has been required in 11 States as of January 2026 and will be required in the rest of the Nation as of January 2027.

SUMMARY OF RESOURCES BY PROGRAM

(Dollars in Thousands)

Budget Activity	2025 Budget Authority	2024 Carryover Into 2025	2025 Total Resources	2025 Obligations	2026 Appropriation	2025 Carryover Into 2026	2026 Total Resources	2027 President's Budget
Lead Hazard Reduction Grant Program	95,000	178,639	273,639	103,934	50,600	48,832	99,432	30,000
Lead Hazard Reduction Demonstration Program	105,000	105,000	210,000	72,639	105,000	109,952	214,952	50,000
Technical Studies and Assistance	3,000	6,424	9,424	407	-	3,788	3,788	-
Healthy Homes	110,000	83,133	193,133	124,300	110,000	93,633	203,633	9,000
Healthy Homes - DOE Weatherization Assistance Program (WAP) [Non-Add]	5,000	5,206	10,206	-	-	5,000	5,000	-
Healthy Homes Financing Demonstration [Non-Add]	-	-	-	-	10,000	-	10,000	-
Aging in Place Modification Grants	30,000	30,545	60,545	104,125	30,000	34,000	64,000	21,000
Aging in Place Modification Grants (Rural) [Non-Add]	-	-	-	-	10,000	-	10,000	7,000
Radon Testing and Mitigation Resident Safety Demonstration	2,000	3,262	5,262	-	-	2,000	-	-
Unobligated Prior Year Balances Made Available	(49,400)	-	(49,400)	-	-	-	-	-
Total	295,600	407,003	702,603	405,405	295,600	292,206	585,806	110,000

a/ 2025 Budget Authority column includes the use of \$49.4 million in unobligated prior year balances made available by the Full-Year Continuing Appropriations and Extensions Act, 2025 (P.L. 119-4).

b/ 2025 Carryover into 2026 column includes \$6 million in recoveries in Healthy Homes. The total 2025 Carryover into 2026 amount in the 2027 Budget Appendix is shown as \$293 million (an allowable threshold) to address rounding across the fiscal years.

c/ 2026 Total Resources are net of the \$2 million in unobligated balances transferred to the Public Housing Fund account in accordance with the 2026 Appropriations Act (P.L. 119-75).

APPROPRIATIONS LANGUAGE

The 2027 President's Budget includes the appropriations language listed below.

For the lead hazard reduction program, as authorized by section 1011 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852), the healthy homes initiative, pursuant to sections 501 and 502 of the Housing and Urban Development Act of 1970 (12 U.S.C. 1701z-1 and 1701z-2), and for related activities and assistance, \$110,000,000, to remain available until September 30, 2029: Provided, That the amounts made available under this heading are provided as follows:

(1) \$80,000,000 shall be for the award of grants pursuant to such section 1011, of which not less than \$50,000,000 shall be provided to areas with the highest lead-based paint abatement need; and

(2) \$30,000,000 shall be for the healthy homes initiative, pursuant to sections 501 and 502 of the Housing and Urban Development Act of 1970, which shall include research, studies, testing, and demonstration efforts, including education and outreach concerning lead-based paint poisoning and other housing-related diseases and hazards, and mitigating housing-related health and safety hazards in housing of low-income families, of which \$21,000,000 shall be for grants to experienced non-profit organizations, States, local governments, or public housing agencies for safety and

functional home modification repairs and renovations to meet the needs of low-income seniors to enable them to remain in their primary residence: Provided, That of the total amount made available for such grants no less than \$7,000,000 shall be available to meet such needs in communities with substantial rural populations:

Provided further, That for purposes of environmental review, pursuant to the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.) and other provisions of law that further the purposes of such Act, a grant under the healthy homes initiative, or the lead technical studies program, or other demonstrations or programs under this heading in this or prior appropriations Acts, or under the heading "Housing for the Elderly" under prior Appropriations Acts, shall be considered to be funds for a special project for purposes of section 305(c) of the Multifamily Housing Property Disposition Reform Act of 1994: Provided further, That each applicant for a grant or cooperative agreement under this heading shall certify adequate capacity that is acceptable to the Secretary to carry out the proposed use of funds pursuant to a notice of funding opportunity: Provided further, That amounts made available under this heading, in this or prior appropriations Acts, still remaining available, may be used for any purpose under this heading notwithstanding the purpose for which such amounts were appropriated if a program competition is undersubscribed and there are other program competitions under this heading that are oversubscribed.