FY'19 NEW GRANTEE ORIENTATION

LSHR vs LHC vs RRP

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Why the Lead Safe Housing Rule

- To protect children in federally assisted and federally owned housing
- To ensure the viability of low-income housing
- Requirements depend on the type and amount of federal housing assistance
- Affects other HUD programs (CDBG, HOME, etc.)
Determination of lead-based paint is present

- EPA-recognized test kits cannot be used to say paint is not lead based paint
- Only a certified lead-based paint lead inspector or risk assessor may determine whether LBP is present
Training Required

- Workers and supervisor must complete a HUD approved curriculum in lead safe work practices.
- Only a certified lead-based paint lead inspector or risk assessor may determine whether LBP is present.
- Non-certified workers need only on-the-job training if they are supervised by a certified lead abatement supervisor who is also a certified renovator.
Material Handout Before Work

- EPA requires renovators to handout Protect Your Family From Lead in your Home (Lead Disclosure Rule) pamphlet
Treating LBP Hazards

- Depending on the amount of HUD assistance, HUD requires that lead based paint hazards be treated using “interim controls” or “ongoing lead based paint maintenance.”
Clearance & Notification to Occupants

- HUD requires clearance examination done by independent party.
- HUD requires notification be distributed to occupants within 15 days after lead hazard evaluation and lead hazard control activities in the occupant’s unit.
Certified renovator use an EPA recognized test kit to determine if RRP rule applies or not
Training Required

- Only certified supervisor is required to have classroom training.
- Workers must receive on-the-job training from the certified supervisor.
- There must be a certified supervisor on site while work is being conducted.
Material Handout Before Work

- Must handout the EPA/HUD Renovate Right: Important Lead Hazard Information for Families, Child care Providers and Schools Pamphlet
Treating LBP Hazards

- Under RRP, EPA requires that work in target housing pre 1978 housing be performed using lead safe work practices
Clearance & Notification to Occupants

- The cleaning verification does not involve sampling and laboratory analysis of dust
- EPA has no requirement to notify residents who are not owners after the work is completed
LHC
Determination that LBP is present

- When using LHC funding it is required to complete a full lead inspection/risk assessment of the entire property including the common area and exterior.
- Soil sampling is also required.
Training Required

- The workers must have RRP training as well as safe work practices training and be certified to conduct lead hazard control work.
- There must be a certified lead supervisor on the work site.
Material Handout Before Work

- Must provide the owner Protect Your Family From Lead in Your Home (blue Pamphlet)
- Must provide owner with a copy of the risk assessment/ paint inspection which is to be provided to occupants of rental units by owners
Treating LBP Hazards

- Must provide either interim control or lead abatement to all lead based paint hazards that were identified in the LIRA.
- Address lead hazards in the unit, common space, exterior and soil if identified as hazardous.
Clearance & Notification to Occupants

- The work must be cleared by certified risk assessor as soon as the work is provided.
- Must include a visual and laboratory analysis of the dust in unit.
- Clearance report/notification must be given to the owner.