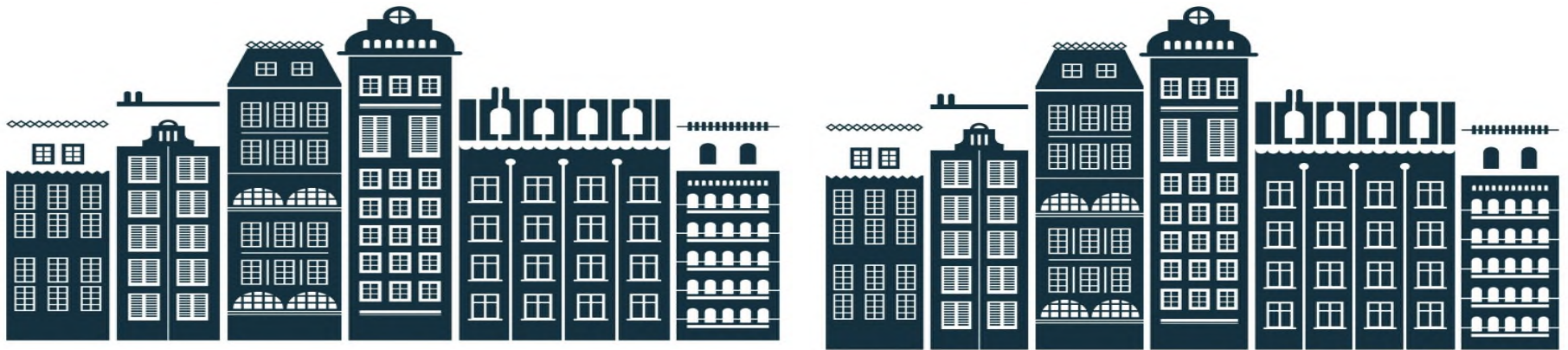


U.S. Department of Housing and Urban Development (HUD)
Office of Lead Hazard Control and Healthy Homes (OLHCHH)

2019 Program Manager School

LEAD HAZARD CONTROL 101
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Minneapolis, MN

Purpose

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The purpose of this presentation is to give new grantee Program Managers guidance on their role, responsibilities and knowledge required to successfully oversee grant program activities.



What a Program Manager Should Know?

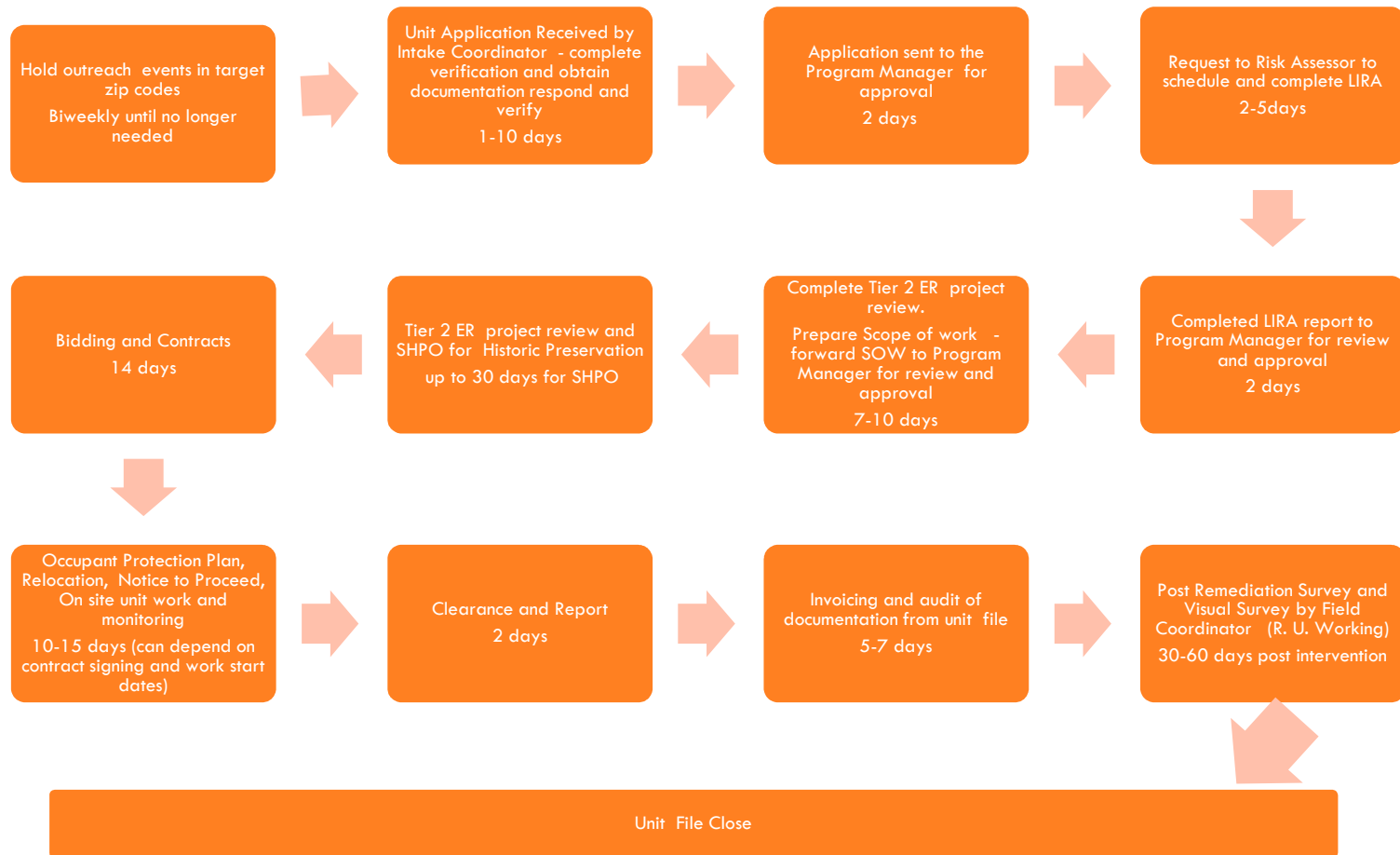
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Program Specific Regulations and Policies

- ✓ Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992, 42 U.S.C. 4852), Sec 1011
- ✓ HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition)
- ✓ HUD's Lead Safe Housing Rule 24 CFR 35.140
- ✓ 2018 Notice of Funding Availability (NOFA)
- ✓ Grant Terms and Conditions as incorporated by the HUD-1044(i.e. grant agreement). Establishes order of precedent
- ✓ OLHCHH Policy Guidance (PGI) documents



Project Flow Chart



After Application Approval

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- ✓ Client has completed application and qualified, what's next?
- ✓ Conduct a Lead Inspection/Risk Assessment to determine if lead based paint hazards are present.



What is a LIRA?

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- ✓ Requirements of Policy Guidance 2013-01
- ✓ All OLHCHH grantees that conduct lead-based paint hazard control activities are required to conduct a complete Lead Inspection (LI) AND Risk Assessment (RA)..."
- ✓ All projects must have a valid LIRA before proceeding with hazard control activities.



What is a LIRA, cont'd

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- ✓ A LIRA is a combination Lead Inspection and Risk Assessment.
- ✓ A full lead paint Inspection AND Risk Assessment is required for all OLHCHH Grant Programs.
- ✓ Only EPA/State certified Risk Assessor can conduct a risk assessment.
- ✓ Lead Paint Inspection can be conducted by a certified Inspector and a certified Risk Assessor.
- ✓ Inspector is limited to paint testing only.



Lead Paint Inspection

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- ✓ Lead Paint Inspection: is a surface-by-surface investigation to determine the presence and location of lead-based paint.
- ✓ X-Ray Fluorescence (XRF) lead paint analyzer used to perform inspection.
- ✓ Paint chip analysis.
- ✓ 1.0 mg/cm² lead on surface
- ✓ 0.5% (5,000 ppm) lead in dry weight of paint film



Component Testing

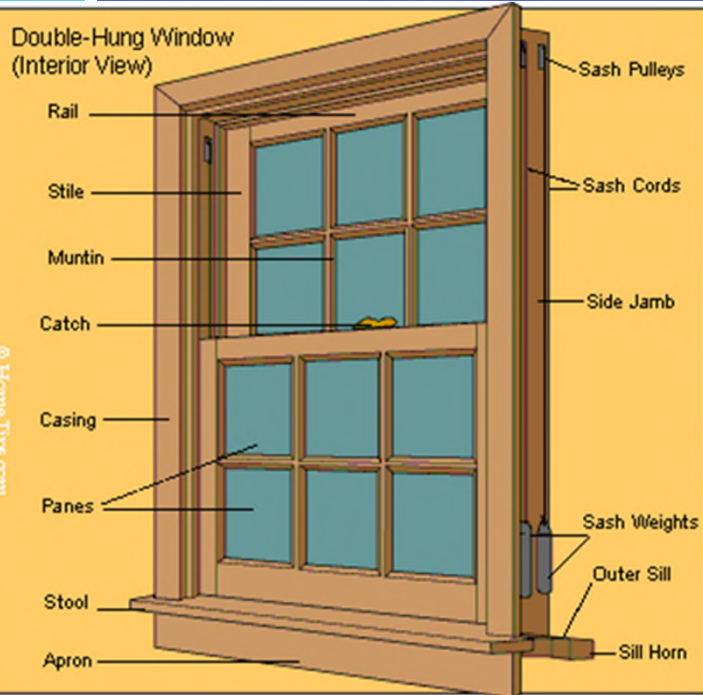
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- ✓ Test all painted surfaces.
- ✓ Typical component types:
ceiling, walls, a door and casing, window sash, window casings, and any other distinct surface, such as: baseboards, crown molding, and chair rails.
- ✓ Lead present in unpainted ceramic tiles and porcelain bathtubs does not contain lead-based paint and not eligible for inclusion.



Component Examples

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RISK ASSESSMENT

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- ✓ Risk Assessment: is an on-site investigation to determine the presence, type, severity, and location of lead-based paint hazards (including lead hazards in paint, dust, and soil) and provides suggested lead hazard control and/or abatement option.
- ✓ Are helpful in determining sources of current exposure and in designing possible solutions.



RISK ASSESSMENT, Cont'd

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- ✓ Includes a comprehensive evaluation of potential lead hazards, including lead-based paint, lead dust, lead in soil and lead in water (optional).
- ✓ Resident Questionnaire (HUD Guidelines Form 5.0)
- ✓ Reports results and recommendations.
- ✓ Risk assessments as part of scoping the work are valid for no more than 12 months from the date completed.



RISK ASSESSMENT Cont'd

13

- ✓ Dust Wipe Sampling:
- ✓ HUD Guidelines recommend that risk assessors select a minimum of four rooms for dust sampling.
- ✓ Dust samples must be collected “in all living areas where” young children “are most likely to come into contact with dust” (40 CFR 745.227(d)(5));
- ✓ Sample the window sill and floor from each such room; and
- ✓ Must be representative.



HANDS ON EXERCISE

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- ✓ Review of a Lead Inspection and a Risk Assessment



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Be Sure To...

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- ✓ Check your old reports. If more than 12 months old, perform a new risk assessment and update your report prior to writing your work specifications;
- ✓ Check your inspector's and risk assessor's certifications to verify they are current;
- ✓ Check your PCS sheet for your XRF to verify it is up to date and
- ✓ Confirm the Scope of Work for LHC interventions correlates with the lead hazards (LBP, dust and soil) identified in the LIRA and incorporates recommended remediation options.

