

EBLL Response in PBV Units: Other Covered Units



An environmental investigation revealed the index unit in a multiunit property has leadbased paint hazards...

What now?

RESPONDING TO EBLLs: Other Covered Units



El revealed index unit in multi-unit property has leadbased paint hazards...

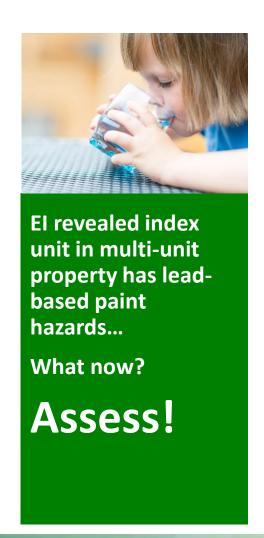
What now?

Assess!



Perform a risk assessment on all or a sample of other units where a child under age six lives or is expected to live (covered units).

- Who: Owner (and certified risk assessor)
- ☐ What: Certified risk assessor performs risk assessment on all or a sample of other covered units and common areas.
- When: Time frame depends on size of property. Within 30 calendar days of receiving EI results for properties with ≤ 20 other covered units, and within 60 calendar days for a property with > 20 other covered units
- ☐ How: Contact your state lead licensing agency or visit www.epa.gov/lead to find a certified assessor.



Guidelines for Sampling Other Covered Units for Risk Assessments

- Sampling is permitted for:
 - Properties built before 1960 and with more than 20 covered units
 - Properties built between 1960 and 1977 and with more than 10 covered units
- Table 7.3 in HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* provides guidance on the sample sizes required.
- Your certified lead-based paint risk assessor will design and implement the sampling protocol.



Risk assessments of other covered units completed...

What now?

RESPONDING TO EBLLs: Other Covered Units



Risk assessments of other covered units completed...

What now?

Ask!



Did the risk assessment(s) identify leadbased paint hazards?

- If risk assessments did not identify lead-based paint hazards in other covered units, owner must:
 - ✓ **Notify** covered unit residents and HUD Field Office of results
 - ✓ EBLL response complete
- If risk assessments did identify lead-based paint hazards other covered units, owner must:
 - ✓ **Notify** all residents and HUD Field Office ✓ **Maintain** housing as lead-safe

✓ **Protect** families in those units

✓ Reevaluate units

✓ Control (and clear)

- ✓ EBLL response complete
- ✓ Notify residents and HUD Field Office

RESPONDING TO EBLLs: Other Covered Units



Risk assessments of other covered units completed...

What now?

Ask!

Information specific to other covered units:

- 1. If lead-based paint hazards are found in a sample of units, they are presumed to exist in all units.
- 2. Residents of other covered units can be notified of risk assessment results through a central posting.

Steps to Ensure Full Compliance with the Lead Safe Housing Rule



Steps You Can Take Right Now:

- ✓ Ensure that all lead-based paint testing required under the existing LSHR is already completed and that records are securely stored at the property and are available for inspection.
- ✓ If the PHA will assist owners on evaluations, determine whether lead evaluations and hazard control work will be performed by trained, certified staff or through contract.
- ✓ Identify a current contact person at the local or state health department for communication.



Steps You Can Take Right Now:

- ✓ Inform residents of the risks of lead-based paint and encourage them to have young children tested.
 - See fact sheet "Update for Families in Federally Assisted Housing."
- ✓ Engage PBV owners about lead safety and their obligations under the LSHR.
 - See fact sheet "Update for Owners of Project-Based Voucher Units."



Key Resources for You

- Fact sheets for PHA staff: Public housing, HCV, and PBV
- Fact sheets for HCV and PBV owners
- Fact sheet for families
- The Lead Safe Housing Rule
- HUD's Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing
- Notice PIH 2017-13
- Video segments for HCV and public housing



Feedback and Questions

Email your questions, comments, and suggestions to:

leadregulations@hud.gov

