



EBLL Response in PBV Units: **Other Covered Units**





An environmental investigation revealed the index unit in a multi-unit property has lead-based paint hazards...

What now?



El revealed index unit in multi-unit property has lead-based 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.



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

What now?

Assess!

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?



Risk assessments of
other covered units
completed...

What now?

Ask!



Did the risk assessment(s) identify lead-based 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
 - ✓ **Protect** families in those units
 - ✓ **Control** (and clear)
 - ✓ **Notify** residents and HUD Field Office
 - ✓ **Maintain** housing as lead-safe
 - ✓ **Reevaluate** units
 - ✓ *EBLL response complete*



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

