

Public Housing Summary of Lead-Based Paint Requirements

	Conventional Public Housing [Subparts A, B, L & R]
Disclosure (almost all pre-1978 units regardless of occupancy)	PHA is responsible for providing Protect Your Family pamphlet, disclosure form, and available records and reports to residents at initial occupancy, when their lease is renewed with changed terms, and/or when their lease is renewed after new information on LBP or LBP hazards becomes available.
Exemptions	See list of property exemptions under the Lead Safe Housing Rule
Approach to Lead Hazard Evaluation and Reduction	Identify and, at or before comprehensive modernization, abate all lead-based paint and lead-based paint hazards; until then follow LBP management program
Pre-Renovation Education (EPA Requirement)	Entity performing modernization, repair, renovation or lead hazard reduction must provide EPA RRP Renovate Right Pamphlet to residents prior to start of work.
Lead Evaluation	Paint Inspection and Risk Assessment Notice to occupants describing results of Paint Inspection and Risk Assessment
Lead Hazard Reduction	Abatement when comprehensive modernization conducted; use interim controls until abatement is performed Safe work practices & occupant protection Work must be performed by personnel with proper training, supervision, and/or certification (i.e., for abatement, a certified lead-based paint abatement firm with certified abatement supervisor(s) and workers, and for RRP, a certified renovation firm with certified renovation supervisor(s) and workers)
Clearance and Notice	Clearance is required following abatement, interim controls, and paint stabilization (unless area controlled or stabilized is de minimis) Notice to occupants describing hazard reduction activities including clearance.
Ongoing Maintenance	Annual visual assessment to check for failure of lead hazard reduction work or defective paint. Safely repair deteriorated paint (unless no LBP present) and pass clearance. Safely repair any failed lead hazard reduction work, pass clearance, and provide notice to residents.
Periodic Re-evaluation	Yes, by a certified lead risk assessor. Conducted within 2 years of hazard reduction activity and repeated 2 years later. End after two consecutive reevaluations without finding LBP hazards or failure of encapsulations or enclosure.
EBLL Requirements	If a child discovered with an EBLL, promptly notify HUD, verify if not reported by a health care provider, notify health dept., conduct an environmental investigation and use interim controls or abatement to address hazards. Conduct Risk Assessment on other on other assisted units with a child under age 6 residing or expected to reside and perform interim controls or abatement to address hazards, clearance, notification to residents and ongoing maintenance.