

Tenant-Based Rental Assistance (TBRA) Program Summary of Lead Based Paint

	Tenant-Based Rental Assistance [Subparts A, B, M, & R]
Disclosure (almost all pre-1978 units regardless of occupancy)	Owner 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.
<i>The requirements below apply to TBRA units occupied or to be occupied by children under 6 years of age and the common areas and exterior painted surfaces associated with these units.</i>	
Exemptions	See list of property exemptions under the Lead Safe Housing Rule.
Approach to Lead Hazard Evaluation and Reduction	Identify and stabilize deteriorated paint
Pre-Renovation Education (EPA Requirement)	Entity performing any rehabilitation, repair, or lead hazard reduction must provide <i>EPA RRP Renovate Right</i> pamphlet to residents prior to start of work.
Lead Evaluation or Visual Assessment	Visual assessment
Lead Hazard Reduction	Paint stabilization Safe work practices & occupant protection Work must be performed by personnel with proper training or supervisor
Clearance and Notification	Clearance is required following abatement, interim controls, and paint stabilization (<i>unless area controlled or stabilized is de minimis</i>) 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 (<i>unless no LBP present</i>) and pass clearance. Safely repair any failed lead hazard reduction work, pass clearance, and provide notice to residents.
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 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.
Options	Test deteriorated paint. Use safe work practices only on lead-based paint surfaces