



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000

OFFICE OF HEALTHY HOMES AND
LEAD HAZARD CONTROL

POLICY GUIDANCE NUMBER: PGI 2012-02	DATE: October 19, 2012
SUBJECT:	Using OHHLHC Funds to Remediate Lead-Based Paint Hazards in Previously Assisted Units
STATUS:	Current
APPLICABILITY:	All OHHLHC grant programs completing lead-based paint hazard interventions
RELATED GUIDANCE:	
COMMENTS:	

The Office of Healthy Homes and Lead Hazard Control (OHHLHC) is issuing this policy guidance to assist grantees in determining whether additional assistance should be provided to address hazards in units that were previously assisted using OHHLHC lead or healthy homes grant funds.

The use of interim controls to address lead based paint hazards should last for many years (when properly conducted and maintained); however, the actual conditions and maintenance of the assisted unit may vary considerably over time. For this reason, OHHLHC is aware that grantees may receive requests for assistance for units where previous hazard control work was completed.

Verifying the Condition

Prior to considering whether previously assisted units can be accepted into your program, it is important to determine whether hazards do indeed exist in the home and whether those hazards are the result of normal wear and tear or neglect. Therefore, it is imperative that a new complete, combined lead inspection and risk assessment be completed prior to considering assistance. In addition, if the unit once again contains one or more lead based paint hazards, it is important to determine the cause of the current condition. Factors such as the quality of workmanship or failed maintenance plan compliance should be explored and documented. If it is found that neglect contributed to the current hazardous condition, you may wish to establish conditions on the assistance that would encourage future maintenance of the unit/property in question. OHHLHC is interested in the effectiveness of hazard interventions and would appreciate your feedback on experiences with various treatment methods.

Enrolling the Unit/Property

Once the condition of the unit/property has been accurately assessed and there are hazards present and documented, the unit/property may be re-assisted using OHHLHC funds, provided all the following conditions are met:

- The Unit/Property has received an updated, complete lead inspection and risk assessment to identify and confirm the presence of lead based paint hazards;
- The Unit/Property has an on-going maintenance plan and if it is a rental unit, there must be some property owner match/contribution;
- The Unit/Property cannot be enrolled during the same grant period as originally assisted;
- The Unit/Property complies with Sec. 1011 of the Residential Lead-based Paint Hazard Reduction Act of 1992 with respect to eligibility to receive assistance; and
- The Unit/Property is not counted as a “new” completion under the grant for quarterly reporting. The unit can be included as part of your quarterly report narrative, outlining the situation with the unit and the unit can be submitted for reimbursement.

Accounting for Previously-Assisted Units

Units that meet the conditions cited above should not be reported in the Quarterly Progress Reporting System as a completed unit in Part 1.C, “Lead Hazard Control Activities” or Part 2, “Listing of Units Completed and Cleared” for that quarter. Rather, you should report the units assisted in this manner in Part 1.C, “Lead Hazard Control Activities”, in box C.3 and note that these units are in addition to those reported in Parts 1 and 2.