

Lead-Based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Both the LAHD and the Housing Authority of the City of Los Angeles (HACLA) play a major role in evaluation and reduction of lead-based paint hazards. Their programs are described below.

(1) Since 1999, the Lead-Safe Housing Rule has required testing for lead-based paint and abatement or control of all lead hazards in housing units rehabilitated with federal funds. The housing rehabilitation programs of the City of Los Angeles Housing Department (LAHD) conduct inspections for lead-based paint in every housing unit that is rehabilitated with federal funds and abate all lead-based paint hazards. This practice started in the early 1990s; Los Angeles was one of the first major American cities to implement HUD's regulations on lead hazard mitigation. Even the CDBG, HOME and Section 108 funds received by Los Angeles from HUD for rebuilding damaged housing after the disastrous Northridge Earthquake in 1994 required lead hazard mitigation in properties receiving assistance.

The City also administers a HUD-funded Lead-Based Paint Hazard Reduction Grant program that funds inspections and lead-based paint abatement in units that meet grant criteria.

Lead Grant Program funds are used Citywide as long as:

- Property owners and/or tenants must be low-income (80% of area median income);
- The project has been approved for an LAHD general rehabilitation loan or grant;
- The site contains lead-based paint;
- The property being remediated was built prior to 1978, and
- The units are or will be occupied by families with at least one child less than six years of age either residing or frequenting the location.

LAHD targets projects in high-risk lead hazard areas.

High-risk communities contain:

- A concentration of pre-1940 housing;
- Households with young children (less than 6 years old);
- Low-income residents;
- A high percentage of rental units;
- Minority neighborhoods; and
- A significant number of cases reported with elevated blood lead levels;

Lead Hazard Control Program Accomplishments

Over the past three years, the Lead Hazard Reduction Grant Program (LHRP) was responsible for the inspection of over 1200 units. Additionally, the Housing Development Division and Home Ownership and Preservation Divisions conduct lead inspections in the properties where rehabilitation activities are conducted.

LHRP staff coordinates its efforts with various health jurisdictions, community-based organizations, public sector partners and other governmental agencies. Staff meets with the Southern California Health and Housing Council (SCHHC) to coordinate childhood lead poisoning prevention efforts. The SCHHC consists of Los Angeles County Department of Health Services representatives, community groups, tenant advocates and others concerned with lead poisoning prevention issues in the greater Los Angeles area. The LHRP is responsible for over 100,000

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property owners receiving lead-hazard awareness fact sheets by coordinating with Rent Stabilization and Code Enforcement mailings.

As a result of production and outreach efforts made by the LAHD Lead-Based Paint Hazard Control Program, more than 47 units have been abated at a cost of \$535,770 from April 1, 2005 to March 31, 2006. In addition to the projects completed, LHRP staff is currently reviewing 94 requests for grant funding for properties representing greater than 298 housing units located throughout the City.

Within the reporting period, Lead-Related Construction Certification training was provided to six employees of four of the lead remediation contractors utilized by the LHRP. Six employees of LHRP contractors are currently awaiting Lead-Related Construction Certification training. Seven LHRP staff members and other LAHD employees were recipients of either initial Lead-Related Construction training or continuing education coursework needed to maintain their certification.

Approximately 52 children had their blood lead levels tested as a result of LAHD's remediation efforts; and, another 79 property owners of pre-1978 units were provided information on the Lead Disclosure Rule. In addition, approximately 1,200 tenants residing in locales inspected by Code Enforcement's Systematic Code Enforcement Program (SCEP) have received information pertaining to the recognition of lead hazards in their homes as well as outreach information regarding the LHRP. An assortment of lead hazard information is delivered to clients of the Housing Department via the use of counter displays and the like at Code Enforcement public counters as well as at various housing, industry and community-related events.

This year, LAHD implemented a Lead Hazard Reduction Demonstration Grant applied for and received from the U.S. Department of Housing and Urban Development's (HUD) Office of Healthy Homes and Lead Hazard Control. The grant allows LAHD to conduct lead hazard control interventions in 180 units (as well as to train 10 contractor Supervisors, 10 workers, and 5 LAHD staff members in Lead-Related Construction) with a grant of \$2,593,618 from HUD and matching funds of \$648,405 provided largely from the City of Los Angeles. The Lead Hazard Reduction Demonstration Grant is scheduled to be in effect through to April 1, 2007.

Los Angeles has over 116,000 rental units built before 1939, surpassed only by New York and Chicago. Over 600,000 apartments were built before 1960, when the allowable lead content in paint was reduced. Given inadequate funding for lead hazard control compared to the need, the most efficient protection against lead poisoning is a building code inspection process that addresses lead-based paint hazards, requires mitigation through paint stabilization and lead safe repair work.

Since early 2004, LAHD's Systematic Code Enforcement Program (SCEP) has implemented an innovative 'lead-safe work practices pilot program' designed by the local Healthy Homes Collaborative, comprised of 40 community-based and government agencies, awarded "Best Practices" recognition in the U.S. Conference of Mayors' 2004 CUSP *Lead-Safe...For Kids' Sake* competition.

Central to the Program's success have been community-based organizations that conduct outreach in the City's oldest and poorest neighborhoods. Two HUD Lead Outreach Grants, one awarded in 2003, and a new one in 2005, support the outreach groups. The enforcement of lead-safe work practices requirements is now citywide, and is no longer a pilot limited to certain parts of the City.

Housing Authority Lead Detection and Control

HACLA conducted extensive bulk sampling and XRF surveys of lead-based paint present in public housing developments during the 1990's. Risk assessments of all the conventional developments

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were also done in accordance with HUD's guidelines, which are found in the HUD publication "Guidelines for the Removal and Control of Lead-Based Paint Hazards in Housing".

HACLA has identified 8,226 conventional public housing units with various levels of lead-based or lead-containing paint.

In conjunction with renovation projects, HACLA is enclosing lead-painted surfaces and stabilizing (i.e., removing) loose and flaky deteriorating paint from friction surfaces (windows, doors) and entire exteriors.

HACLA also has contracted with eight environmental consulting firms to provide lead-based paint identification, testing, hazard identification/screening, risk assessment, hazard control, and remediation design. Consultant suggestions are incorporated into the planning/design for all public housing construction, modernization and rehabilitation projects.

More comprehensive improvement has been and is being realized through HACLA's redevelopment and comprehensive modernization efforts.

Between 1990 and 2005, HACLA demolished 2,043 units in five World War II-era Conventional Public Housing developments: Normont Terrace, Pico Gardens, Aliso Apartments, Aliso Village, and Dana Strand Village. HACLA rebuilt new lead-free units on the first four sites to create new developments such as:

- Harbor Village
- New Pico Gardens
- Las Casitas Rentals
- Pueblo del Sol

Under HACLA's comprehensive modernization plan, units undergo abatement where lead-based paint is removed through demolition, or stabilized and enclosed during comprehensive modernization work. Sites completed by 2000 include 700 units in Jordan Downs, and 490 units in Imperial Courts. An additional 918 units are in the process of Comprehensive Modernization: Pueblo Del Rio Extension (270 total units; in Phase 6 of 6 in 2005); San Fernando Gardens (448 total units; in Phase 7 of 9 in 2005); and Estrada Courts Extension (200 total units; in Phase 5 of 5 in 2005.)

Comprehensive Modernization is planned for the remaining sites, subject to available funding.

Additional HACLA Initiatives

HACLA is also working to improve resident and employee awareness of lead-based paint hazards through annual awareness training and workshops conducted by state-certified training providers. In order to buttress the Authority's environmental compliance, HACLA has hired a new environmental coordinator with ten years of private sector environmental consulting experience, as well as two (2) environmental technicians. HACLA has also provided environmental compliance training to five (5) project managers and four (4) construction inspectors. The environmental training and compliance budget has increased from under \$1,000 per year to over \$32,000 in 2006.