

SECTION VIII OTHER ACTIONS *continued*

EVALUATING AND REDUCING LEAD-BASED PAINT HAZARDS

Because of the high degree of pre-1978 housing in Los Angeles (the year that lead-based paint was eliminated), HUD regulations require that the city comment upon its efforts to identify housing units in which there may be lead present and take actions to remove this hazard. This is particularly true in households with children present. HUD regulations for lead-based paint were brought together in one place in September 2000 and the responsibility for requiring lead-based paint and inspections was expanded. Reducing elevated lead blood levels (EBLs) in children is a top priority of HUD.

The Los Angeles Housing Department addresses lead-based paint issues through its general rehabilitation programs and the Lead-Based Paint Hazard Control Program. LAHD requires that a lead inspection be conducted on all general rehabilitation projects, constructed prior to 1978, which will be funded by the Neighborhood Preservation Program (NPP) and/or the Housing Development Program.

Projects are subject to asbestos assessment and lead-based paint reports prior to any construction work in order to accurately identify the presence and location of lead based paint hazard to eliminate the potential hazards.

Certified lead abatement contractors are selected to perform the abatement work following the safe work practices as implemented by Cal OSHA. Rehabilitated housing units are cleared to be lead safe. LAHD contracts with six leads certified inspectors to perform the lead inspection on all NPP projects, whereas Housing Development requires that the borrower have the lead inspection completed as part of the application process. The project's scope of work must address lead remediation, and the owner must contract with a lead-certified contractor to perform the lead hazard work.

With grant funding from the U.S. Department of Housing and Urban Development (HUD), LAHD established the Lead Hazard Control Grant Program (Lead Grant Program). Since 1998, LAHD received three lead grants from HUD. In 1998, HUD provided LAHD a \$2.9 million Lead-Based Paint Hazard Control Grant. LAHD's Lead Grant Program is designed as a demonstration program to address lead-based paint hazards in residential units, and explore cost effective method of abating lead hazards. Through this program, LAHD provides lead remediation grant funds to projects qualified for LAHD general rehabilitation loans. Generally, grant funds are used to remove components contained lead-based paint while general rehabilitation loan funds are used to replace removed components. Lead hazard control methods include removing and replacing components, chemically removing paint, wet scraping paint, and various other methods.

The Lead Grant Program targets pre-1978 housing located in low-income areas and is occupied by families with children under the age of six years. Written lead hazard information is provided to the owners and tenants of targeted units. Families are encouraged to have their children's blood level test taken. Lead hazard information is also provided to non-profit organizations for distribution to the general public.

The Lead Grant Program also provides "lead in construction" training to contractors and workers. With this training, participants may take State of California examinations to become certified as lead abatement contractors and workers. These programs increases awareness in the construction field as well as increase the lead certified workforce.

LAHD will utilize its database of property owners to mail out information regarding the Federal Residential Lead-Based Paint Disclosure Rule, which requires landlords and sellers of pre-1978 housing to disclose known lead-based paint and lead hazards in residential housing.

The regulations require that those doing the testing and cleanup be certified and trained according to HUD and EPA guidelines. The per-unit cost for complying with this regulation is approximately \$2,587.

Currently, 18% of the Section 8 households include children under the age of 6, for a total of 7,627 families. Of these families, it is estimated that fifty percent (3,814) are living in units that were constructed before 1978, and are at risk to elevated lead blood levels.

The City is one of the forerunners in the new lead reduction industry aimed at mitigating health hazards posed in older residential buildings likely to contain harmful levels of lead-based paint. The City is cooperating with the Los Angeles County Department of Health Services and the Los Angeles County Community Development Commission in carrying out a lead hazard reduction program with a Lead-Based Paint Hazard Reduction Grant from HUD.

With the first grant, LAHD completed lead hazard control work on 388 units, and provided lead certification to 23 contractors, 25 workers, 13 LAHD staff members and 12 non-profit representatives.

In 2001, LAHD was awarded an additional Lead-Based Paint Hazard Control Grant from HUD in the amount of \$3 million. With this grant, LAHD completed lead hazard control work on 234 units, and provided lead certification training to 17 contractors, 8 workers, 26 LAHD staff members and 1 non-profit representative.

In 2003, HUD awarded LAHD a Lead Hazard Reduction Demonstration grant in the amount of \$2,593,618. LAHD is currently obtaining administrative approvals to start the program. It is anticipated that the program will commence in June 2004. With this grant, LAHD will provide lead hazard controls to 180 units, and provide lead certification training to 10 contractors, 20 workers, and 10 LAHD staff members.

Housing Authority of the City of Los Angeles

HACLA tested for lead-based paint and did risk assessments at all of the developments based on HUD guidelines (Guidelines on the Removal and Control of Lead-Based Paint Hazards in Housing). HACLA identified 8,260 conventional housing units with some amount of lead-based paint.

HACLA demolished 2043 units and is now rebuilding new lead-free units. Under HACLA's comprehensive modernization plan, several developments now have lead-free units. These include 700 at Jordan Downs, 481 at Imperial Courts and 270 at Pueblo Del Rio Extension. Several other units will soon be lead-free at San Fernando Gardens (244) and Estrada Courts Extension (178). HACLA's In Place Management/Paint Stabilization program is an interim control process for scraping deteriorating paint off friction surfaces (windows, doors) and entire building exteriors. So far 4494 units have been repainted under the In-Place Management program. HACLA plans to repaint every five years.