

LEAD EDUCATION AWARENESS CONTROL & HEALTHY HOMES [LEAC+HH] PROGRAM

OWNER-OCCUPIED PROPERTY

GRANT APPLICATION CHECKLIST

Please return this form with your documents to help ensure prompt processing.

Check below for items copied and attached

- 1. **SIGNED Application** and the following attachments:
 - Signed Property Owner Acknowledgement and Agreement
 - Household Members Worksheet
 - As applicable, Children On-Site Self-Certification [such as grandchildren or child care under 6 years]
 - Signed Lead Blood Testing Consent and Release Form
 - Signed HIPAA Confidentiality Policy
 - Signed Acknowledgement of Receipt Form (EPA & HUD Pamphlet)
 - Racial and ethnicity data form
- 2. Copy of Photo ID **AND** Social Security Card (All Owners on Title)
- 3. Copy of most recent 1040 income tax return with W-2, and all tax schedules
- 4. Copy of Mortgage statements stating current balance and payment(s) (or Full Re-conveyance)
- 5. Copy of Grant Deed
- 6. Copy of current Property Tax Statement
- 7. Copy of Insurance Policy (Declaration Page)
- 8. Copy of Medical Cards for each household member under the age of 6 years
- 9. Copy of Birth Certificates for each household member under the age of 6 years
- 10. **Income verification sources for ALL household members 18 and over**
 - Two (2) months** most recent paycheck stubs for ALL household members **OR**
 - SSI and/or Social Security (Award letter or recent check) **OR**
 - If Self-employed, copy of year to date Profit & Loss Statement **OR**
 - Unemployment compensation benefits **OR**
 - Income Declaration (Sign & return if unemployed or no income) **AND**
 - Bank Statements (6 months checking & 3 months savings)

*****IMPORTANT*****

PLEASE SEND PHOTOCOPIES ONLY. Please photocopy all required documents, originals will not be accepted. THE CITY OR ITS AGENT CANNOT BE RESPONSIBLE FOR RETURNING OR SAFEGUARDING ORIGINAL DOCUMENTS.

If you have questions, please contact Housing Staff at
909-620-3761 or 909-620-2443.



**CITY OF POMONA
LEAD EDUCATION AWARENESS CONTROL & HEALTHY HOMES
[LEAC+HH] PROGRAM**

OWNER APPLICATION

DATE: _____

PART 1: GENERAL INFORMATION

Property Address: Pomona, CA _____

Year Built: _____ Is the Unit Owner-Occupied? Yes No

How did you hear about the LEAC Program? (please check one below)

City Pomona Housing Authority Program Staff Other _____

No. of Children under the age of 6 (list each below):

Name _____ DOB _____ Name _____ DOB _____

Name _____ DOB _____ Name _____ DOB _____

Name _____ DOB _____ Name _____ DOB _____

Total # persons in your Household _____	Total Annual Household Income \$ _____
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PART 2: APPLICANT INFORMATION

NAME OF APPLICANT _____ SS#: _____
Phone Number: _____ Email: _____

NAME OF CO-APPLICANT _____ SS#: _____
Phone Number: _____ Email: _____

If additional applicants/owners, please attach a separate sheet or continue on back and check here.

PART 3: FINANCIAL INFORMATION

Name & Address of Mortgage Company _____
Monthly Mortgage Payment \$ _____

Are you and other owner(s) current (up to date) on all mortgage payments on the subject property?

Yes No If not, please explain: _____

List any other liens against the Property

Lien Holder	Amount
	\$

Are you and other owner(s) current on all **municipal taxes and assessments** levied on the property?

If not, please explain: _____

Are you and other owner(s) current on all **State and Federal Taxes** and assessments on the property?

If not, please explain: _____

Are you and any other owner(s) willing to **contribute** your own funds to the effort? Yes No

In the event that your family may need to be temporarily relocated during lead hazard control work (*typically a maximum of 10 days*), do you have a family member or friend that you and your family can temporarily stay with? Yes No

PART 4: OTHER INFORMATION

- 1. Have child (ren) 6 and under been tested for elevated blood lead levels (EBL)? _____
- 2. If not, will you be willing to have child (ren) tested? _____
- 3. Are there any young children with elevated blood lead levels (EBL) residing in the building? _____
- 4. Has the property ever been tested for lead-based paint? _____ When? _____ If yes, did it test positive? _____
- 5. Has the property been cited for Code violations that have not been corrected yet? ___Yes or ___No
 If yes, please check type of code violation: Building Health Plumbing Fire

CERTIFICATIONS

The undersigned hereby makes a preliminary application to the City of Pomona (the "City") for aid for residential lead-based paint remediation and healthy homes intervention. The undersigned acknowledges that this application is made pursuant to a program offered by the City and that the methods for treating lead paint, cost of such treatment and other permitted costs will be determined by the City. The undersigned further agrees to permit the remediation of lead paint in the property by a contractor approved by the City through a bid process.

Property owners agree to maintain the property physically according to the Post Maintenance Plan that will be provided after Lead Clearance. The undersigned further agrees s/he will not discriminate against any person on the basis of race, color, religion, national origin, sex, marital status, physical or mental handicap or age in any aspect of the program and will comply with all applicable Federal, State and Local laws regarding discrimination and equal opportunity in employment, housing, and credit practices, including Title VI of the Civil Rights Act of 1964 and regulations pursuant thereto, Title VIII of the Civil Rights Act of 1968, as amended.

Cost for Healthy Homes Intervention. The owner may also be qualified to receive healthy homes intervention assistance to address other hazards that can be found in the home. The owner acknowledges that the hazards shall be identified using the healthy homes rating system (HHRS) inspection to be conducted by the Rehabilitation Specialist and in addition, that the owner shall be responsible for the costs to correct identified hazards over the \$5,000 per unit assistance to be provided by the City.

Information Sharing: Lead-Safe dwellings created under this program will be placed on a list accessible to all City Departments. Other agencies will have access to this list, including; Community Health Centers, Department of Children & Families Services, DHS, and all other pertinent agencies. The undersigned agrees that the information will be accessible as specified to the above departments and agencies.

The undersigned certify under penalty of law that to the best of their knowledge, all statements made in this application and supporting documentation are true and accurate, correct and complete.

Printed Name

Printed Name

Applicant Signature

Date

Co-Applicant Signature

Date

CITY OF POMONA

LEAD EDUCATION AWARENESS CONTROL & HEALTHY HOMES [LEAC+HH] PROGRAM

PROPERTY OWNER ACKNOWLEDGEMENT AND AGREEMENT

Date:
Property Address:
Property Owners:

By submitting the application for the City of Pomona's Lead Education Awareness Control and Healthy Homes Program, the Property Owner acknowledges and agrees to the following:

1. This PROPERTY OWNER ACKNOWLEDGEMENT AND AGREEMENT does not constitute or imply the approval of any grant by the LEAC+HH Program of the City of Pomona ("Agency").
2. Property Owner certifies that there are no delinquent property taxes, and all property taxes are paid to date.
3. Property Owner certifies that there are no bankruptcies that have not been discharged; and, that there are no pending judgements against the property.
4. Should a grant be approved, Property Owner understands that City is acting as a grantor to assist the Property Owner to remediate lead and other healthy homes hazards within the Property and the Housing Division staff ("Staff") will provide additional services that a conventional grantor would not usually provide.
5. If a housing unit is 50 years or older, a 30-day historic review process may be required for clearance and approval through the California State Historic Preservation Office prior to Lead and Healthy Homes Work.
6. The amount of the grant the Property Owner will be approved for is determined on the basis of several factors, such as program policies, work needed, funding availability and amount of Property Owner contribution.
7. **Owner Match Requirement/Contributions.** Property Owner understands and agrees that:
 - 7.1 There is no match required for lead hazard remediation/abatement cost for single unit, owner-occupied properties.
 - 7.2 When the property is occupied by a tenant, the property owner shall pay a minimum of **3%** of the lead remediation/abatement cost for properties with **10 housing units and below**. For properties with **over 11 housing units**, the owners shall pay a minimum of **5%** as match to demonstrate their responsibility to provide safe and healthy housing to their tenants.
 - 7.3 When the property has been identified as eligible for Healthy Homes Supplemental Funding, the property may be eligible to receive assistance for a maximum amount of \$5,000 per unit to address other hazards that will be identified through an HRS inspection to be conducted by City Staff. If additional work needs to be undertaken over and above the City maximum assistance amount, the cost for the additional work will be shouldered by the property owner. This requirement applies to both owner-occupied and rental properties.
 - 7.4 The property owners shall issue a cashier's check in the name of the selected contractor and in the amount of the owner's contribution for the program prior to any lead reduction or healthy homes work.

The cashier's check shall be held by the City's Finance Department prior to the start of any lead or healthy homes intervention.

Owners' Initials: _____ / _____

8. **Priority for Low Income Families with Children at or below 6 years of Age and City Verification of Annual Occupancy and Rents for 3 Years.** Property Owner understands and agrees that:

8.1 If the assisted property is vacant or is vacated by the current tenant, the Property Owner will give first priority to persons or families whose household income does not exceed HUD's guidelines for low/moderate income, with rent that does not exceed the HUD Fair Market limits, and with a child under the age of six (6) years or a pregnant woman, for not less than 3 years following the completion of lead remediation activities. *Please consult with the Housing Technician on the current HUD income and rent requirements.*

8.2 To ensure implementation of the above provisions, the property owner will be required to complete and submit an Annual Verification of Occupancy (AVO) to the City of Pomona Housing Division. The AVO will require the following information in assisted properties: tenant family incomes, household composition with proof of age of children less than six years of age, and monthly rent statement.

Owners' Initials: _____ / _____

9. **Bid Process and Bid Selection Requirement.** The Property owners will utilize contractors in the City's Courtesy List of Remediation/Abatement Contractors, who have been pre-screened to carry the appropriate licenses and insurance. The City does not warrant the work of the contractors in the Courtesy List.

Housing Inspector will select the winning bidder and the contract will be between the awarded contractor and the property owner. However, the owner **understands and agrees** that under LEAC Program requirements, the bidder to be selected must possess without limitation, the skill, expertise, experience, qualifications and integrity necessary for the performance of the work, and whose total bid price is within 10% of the City's in-house estimate. In addition to these factors, for projects involving a total amount of \$100,000 or more, preference will be accorded to the bidder who will commit to hiring income-eligible residents within the project area.

After review and consideration of the various factors and price, the property owner reserves the right to reject any and all bids and to decline to make an award, including a bid that is abnormally high or low.

If there are any disputes between the Property Owner and the Contractor after the completion of the project, the LEAC Program staff will have final determination on the project.

Owners' Initials: _____ / _____

10. Property Owner will use the City's Lead Construction and Healthy Homes Contract prepared by Staff.

11. Property Owner will be available, by appointment, and will provide access to the Property during regular City and contractor business hours in order to complete the work. **Staff and contractor may not accommodate Property Owner's schedule.**

12. Property Owner shall act diligently and proactively to work with Staff and contractors to proceed and complete the application, approval, and lead remediation phases. In this regard, Property Owner will follow the specific timeline provided by the Staff throughout the approval and lead remediation and healthy homes intervention process. It is the sole responsibility of the Property Owner to request an extension prior to the

expiration of the timeline, and it is the sole discretion of the Staff, with or without any reasons, to authorize or deny an extension. If the Property Owner fails to follow the specific timeline given, or if the Staff declines an extension, **the grant will be terminated without any notice. Should the grant be terminated, it is the sole responsibility of the Property Owner to pay the contractor and Agency for any costs incurred;**

Owners' Initials: _____ / _____

13. All work, except for the items that do not require permits indicated in the work write-up which will be provided by Staff, must be signed off by the City of Pomona's Building and Safety Division.
14. **Tenants' Right of Return Concerns.** Property Owner understands and agrees that tenants who are temporarily relocated for the purpose of lead hazard remediation work must be **promptly returned** to their unit as soon as the unit passes lead clearance and a clearance to re-occupy the unit has been issued by the City's Rehabilitation Specialist. In addition, Property Owners **may not increase the rents** to tenants immediately following the City assistance **outside of the terms of the executed lease agreements.**

Owners' Initials: _____ / _____

15. **Post Lead Hazard Control Maintenance of Units.** A Lead Hazard Control Post Maintenance Plan shall be issued to and received by the Property Owner, whereby Owner agrees to maintain the property in a "lead-safe" condition for the next 3 years following completion of lead remediation/abatement work. In this regard, Property Owner understands and agrees that:
- A. The City may require Owners of rental properties or their property managers to undergo LSW training or training to assist owners and/or their property managers to maintain a "lead-safe" unit. This trainings will need to be undertaken within 3 months after the completion of the lead remediation work.
 - B. The City may conduct routine monitoring of assisted properties to ensure that Property Owners comply with lead safe housing rules when undertaking future repairs on the assisted property;
 - C. The City's Building Division may require the Property Owners to coordinate with LEAC+HH staff prior to the issuance of permits to undertake improvements to the property, to ensure compliance with the Lead Hazard Control Post Maintenance Plan.

The City of Pomona may disqualify property owners from future participation in the Program for failure to comply with the above requirements. Or, the City may convert the grant into a three year forgivable loan to ensure that the 3-year requirements above are met.

Owners' Initials: _____ / _____

16. Property Owner agrees to defend, indemnify and hold the City of Pomona ("City") and the Pomona Housing Successor Agency, and each of their officers, employees, and agents, harmless from and against all liability, loss, damage, costs, or expenses (including attorneys' fees and court costs) arising from or as a result of the death of any person or any accident, injury, loss and damage whatsoever caused to any person or to the property of any person which may occur on or adjacent to the Property and which may be directly or indirectly caused by any acts done thereon or any errors or omissions of the Property Owner or contractor(s) and their agents, servants, employees and contractors;
17. Property Owner certifies that he/she is not a member of, or the spouse, child, or parent of a member of, the City Council/Redevelopment Agency Board and is not an employee, official, or consultant, or the spouse, child, or parent of an employee, official, or consultant, who exercises any policy decision-making function in connection with the Program; and

18. Property Owner understands that eligibility for the grant, if approved, is based upon information provided by the Property Owner in the application and hereby agrees to the terms in this Acknowledgement and Agreement. Property Owner agrees that if it is subsequently determined that the information provided was inaccurate and that Property Owner does not in fact qualify for the grant, or Property Owner breaches the terms in this Acknowledgement and Agreement, the City may terminate the grant and Property Owner shall be responsible for all obligations and expenses incurred.

Property Owner Signature	Property Owner Signature	Date
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All persons whose names are on title must sign this Agreement and future agreements pertaining to the grant. Property Owners must be of legal age and must have the capacity to enter into binding contracts and to make decisions.

CITY OF POMONA

LEAD EDUCATION AWARENESS CONTROL & HEALTHY HOMES [LEAC+HH] PROGRAM

HOUSEHOLD MEMBER WORKSHEET

Tenant (s): _____

Property Address: _____

Total Household Members: _____ No. of Bedrooms: _____

List Name, Sex and Age of everyone who occupies home

#	Last Name	First Name	Sex	Age	DOB
1					
2					
3					
4					
5					
6					
7					
8					

If additional space is needed, please use the back of this form.

Does the household include a pregnant woman? _____ Yes _____ No

How many months: _____

I/We certify that the above information regarding our household members is correct. Falsification of this document may result in disqualification from the City of Pomona Housing Improvement Programs.

Signature of Tenant

Date

Signature of Tenant

Date

LEAD EDUCATION AWARENESS CONTROL & HEALTHY HOMES [LEAC+HH] PROGRAM

INCOME/NO INCOME DECLARATION

(For All Household Members 18 years old and over)

This letter provides a clear statement of work status, and will be attached to the Income Documents that have been submitted

Please check or state below the current status:

- 1 – I clean homes and I earn \$_____ per week.
- 2 – I am a Painter and I earn \$_____ per week.
- 3 – I am a Truck Driver and I earn \$_____ per week.
- 4 – I baby sit children and I earn \$_____ per week.
- 5 – I work for _____ and
I earn \$_____ per week.
- 6 – I attend school only [Copy of school register or ID attached].
- 7 – I do not work or attend school and have no income at this time.

PROPERTY ADDRESS

“I certify under penalty of law that the information contained in this declaration is true, accurate and complete to the best of my knowledge. I understand that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.”

PRINTED NAME

SIGNATURE

DATE

LEAD EDUCATION AWARENESS CONTROL & HEALTHY HOMES [LEAC+HH] PROGRAM

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PRINTED NAME

SIGNATURE

DATE

CHILDREN ON-SITE SELF-CERTIFICATION

I am confirming that children aged 6 years old and below, visit or stay at the property listed below for a minimum of 3 hours per day on 2 separate days a week and a total of 60 hours per year.

Date Certified: _____

Owner Name-Please Print: _____

“I certify under the penalty of law that the information contained in this certification is true, accurate, and complete to the best of my knowledge”. “I understand that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.”

Owner Signature

Property Address

Name of Child	Relationship	Age	DOB	No. of Hours per Day	No. of Days per Week

OWNER LEAD BLOOD TESTING CONSENT & RELEASE FORM

Goal: to reduce and help prevent lead-based paint poisoning in younger children.

It is strongly recommended that children under age six [6] have their blood lead level tested if they have never been tested. If your child has not received a blood lead test in the past 3 months, he/she should be tested.

Question? Has the child lived in, or spent a lot of time in a home built before 1978, that has peeling or chipped paint or, has the home been remodeled recently?

If the answer is “Yes” or “Not Sure”

A Blood Lead Test should be taken via your child’s primary health care provider

Name of Child	DOB	Zip Code

Please check one of the following for your Child:

- My child under six **has had his/her blood lead level tested in the past 3 months** [Medical Information Attached]
- My child under six **has not had a blood lead test and I agree to have him/her tested** and I authorize the **medical provider to release the results** of this (these) Blood Test(s) to the City Lead Education, Awareness, Control and Healthy Homes Program. My statement of consent and medical provider’s information is provided below:

Statement of Consent

I am approving the Release of Blood Lead Test results to Lead-Based Paint Hazard Control Program for data collection purposes. I understand that this information is voluntary, and is being used to show the need for lead-based paint poison prevention efforts in the community. The test results will be secured to ensure the privacy rights of my family.

_____ Guardian’s Signature

Medical Provider Information

Medical Insurance? Yes No

Doctor’s Name: _____

Address: _____

Phone No.: _____

- For religious and/or personal reasons, **I choose not to have my child tested**

Name of Parent/Legal Guardian

Signature

Date

LEAD EDUCATION AWARENESS CONTROL & HEALTHY HOMES [LEAC+HH] PROGRAM

HIPAA CONFIDENTIALITY POLICY

Health Insurance Portability & Accountability Act of 1996

In accordance with HIPAA consumer privacy requirements, the Lead Education Awareness and Control [LEAC] Program shall maintain the confidentiality of any information obtained or used in the provision of services, including, but not limited to, Los Angeles County records, patient records, and medical billings.

The LEAC Program shall not release the name of any client or disclose information or records about any client assisted to any party, except to authorized representatives of the U.S. Department of Housing and Urban Development, and Los Angeles County Department of Public Health, without the prior written consent of the client assisted or his/her lawful representative(s), and except as authorized by law.

To help ensure that each individual's health information is properly protected, the LEAC Program shall maintain the "confidentiality" of all such records, information and billings in accordance with applicable Federal, State, and local laws, regulations, ordinances, and directives. The LEAC Program shall require all its officers, employees and agents providing services to acknowledge this policy, and fully comply with all such confidentiality provisions stated herein.

My signature below indicates that I have read this policy,
and understand that my health information
shall be property maintained in a closed filing system.

Signature

Date

ACKNOWLEDGEMENT OF RECEIPT FORM

City of Pomona
Housing Services Division
505 S. Garey Avenue, Pomona, CA 91769

Participant's Name: _____

Address: _____

Number of Children 6 and Under: _____

- I.* I have received a copy of the EPA & HUD Pamphlet, ***“RENOVATE RIGHT – Important Lead Hazard Information for Families”*** and ***“Protect Your Family from Lead In Your Home”***

Participant Signature

Date

- II.* I have been informed of the need for health testing to check blood levels for children in my home under 6 years old. **I have accepted () or I have not accepted () to have my child to take a blood test. I will contact my primary health care provider below to arrange for a blood test for my child, and to provide copy of the results for data collection purposes.**

Participant Signature

Date

- III.* I have received a “General Information Notice” concerning Temporary Relocation for the Lead Hazard Control Grant Program. A 2nd Notice will be provided, if relocation is required, which is based on the Final lead Assessment, Scope of Work.

Participant Signature

Date

Suggested Health Care Programs – Blood Lead Level Screening/Testing

- L.A. County Health Department – 1 (800) 427-8700 [Medi-Cal]
- Southern California Medical Center 502 W. Holt Ave, Pomona, Ca, 91768 [BLL Testing]

RACIAL AND ETHNICITY DATA FORM

FOR GOVERNMENT MONITORING PURPOSES ONLY, PLEASE REVIEW AND CHECK THE APPROPRIATE BOXES FOR APPLICANT AND CO-APPLICANT

Applicant:

- White
- Black / African American
- Asian
- American Indian/ Alaskan Native
- Native Hawaiian / Other Pacific Islander
- Other Multi-racial

Ethnicity (please check appropriate category)

- Hispanic / Latino
- Non Hispanic / Latino

Co-Applicant:

- White
- Black / African American
- Asian
- American Indian/ Alaskan Native
- Native Hawaiian / Other Pacific Islander
- Other Multi-racial

Ethnicity (please check appropriate category)

- Hispanic / Latino
- Not Hispanic / Latino

Language Access Plan:

What is the primary language spoken in your household? _____

If not English, do you require any access language services? YES Pls. Identify: _____ NO



Protect Your Family From Lead in Your Home



December 2012

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- About health effects of lead
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

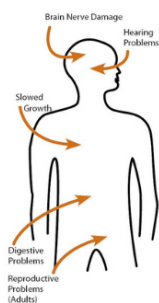
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

3

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally assisted, federally owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

¹“Lead-based paint” is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

²“Lead-containing paint” is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

5

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children’s blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age. Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

4

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

6

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:

- Portable x-ray fluorescence (XRF) machine
- Lab tests of paint samples

- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:

- Sample paint that is deteriorated on doors, windows, floors, stairs, and walls

- Sample dust near painted surfaces and sampling bare soil in the yard

- Get lab tests of paint, dust, and soil samples

- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.



7

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

9

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor

- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)

- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.³

³Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8399.

8

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting, by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.



10

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

11

Other Sources of Lead

While paint, dust, and soil are the most common sources of lead, other lead sources also exist:

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:
 - Use only cold water for drinking and cooking.
 - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.Call your local health department or water supplier to find out about testing your water, or visit epa.gov/lead for EPA's lead in drinking water information.
- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery** or **porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

⁴In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint (16 CFR 1303). In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products (76 FR 44463).

13

Renovating, Remodeling, or Repairing (RRP) a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment and
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

12

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/lead for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

14

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)
Regional Lead Contact
U.S. EPA Region 1
Suite 1100 (CPT) One Congress Street
Boston, MA 02114-2023
(617) 918-1524

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)
Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)
Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)
Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)
Regional Lead Contact
U.S. EPA Region 5 (DT-83)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7636

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)
Regional Lead Contact
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)
Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
WWPD/TOPE
Lenexa, KS 66219
(800) 223-0429

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)
Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)
Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)
Regional Lead Contact
U.S. EPA Region 10
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule which protects families in pre-1978 assisted housing and the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/offices/lead/

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC
20410

EPA-747-K-12-
001 December
2012

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children, babies, and fetuses even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards.
Generally, lead-based paint that is in good condition is not a hazard (see page 10).