



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WASHINGTON, DC 20410-5000

GENERAL DEPUTY ASSISTANT SECRETARY
FOR PUBLIC AND INDIAN HOUSING

April 8, 2022

SUBJECT: Guidance on Children with Elevated Blood-Lead Levels in Homes Built after 1977

Dear Executive Director:

Your agency plays a critical role in protecting young children from exposure to lead and lead-based paint hazards. I am sharing this information with you to address the final recommendation in an audit by HUD's Office of the Inspector General (OIG).

In 2018, the OIG published an [audit](#) that recommended HUD's Office of Public and Indian Housing (PIH) and Public Housing Agencies (PHAs) improve efforts to monitor compliance with [HUD's Lead Safe Housing Rule](#). The audit primarily focused on cases where a child was identified with an elevated blood-lead level (EBLL) in HUD-assisted units, including the public housing and Housing Choice Voucher (HCV) programs, built before 1978. Thanks to the work of PIH field office staff and PHAs, HUD closed the OIG's recommendations for housing built before 1978. Guidance for PHAs on responding to children with EBLLs is in [PIH Notice 2017-13](#) and on [HUD's Lead-Based Paint Resources webpage](#).

The OIG's final recommendation included housing *not* covered by the Lead Safe Housing Rule, or homes built after December 31, 1977, when lead-containing paint was banned for consumer use in the United States. In these homes, children can be exposed to lead from sources other than paint, such as consumer products, soil residue from lead in gasoline, past industrial activity or drinking water. In addition, children may be exposed to lead when visiting locations not related to their primary residence.

For units built after 1977, HUD does not require PHAs and landlords to conduct an environmental investigation to identify the source of lead exposure. The local health department may perform an environmental investigation. **PHAs should continue to assist families and work with local health departments conducting case management for children identified with EBLLs whatever the age of the building.** PHA assistance may include:

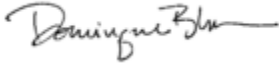
- responding to requests for information;
- providing referrals for community assistance; and
- ensuring the unit meets HUD's requirements for decent, safe, sanitary housing in good repair.^[1]

If a lead hazard in the dust or soil is identified in a unit built after 1977, it must be mitigated to be considered in compliance with the Uniform Physical Condition Standards or HCV housing quality standards, as applicable. Lead in dust or soil can be controlled using interim control methods described in Chapter 11 of the [HUD Guidelines for the Evaluation and Control of Lead-based Paint](#).

PHAs may use their available funds^[2] to perform testing for lead in paint, dust, soil, and water. Findings from testing must be shared with residents in accordance with HUD's [Lead Disclosure Rule](#) for homes built before 1978. If the home is not covered by the rule, the PHA and landlord are still encouraged to share this information. Families can also benefit from EPA's pamphlet [Protect Your Family from Lead in Your Home](#), which is available on EPA's website in multiple languages.

If you have any questions about the federal requirements, please contact OFO_Lead@hud.gov or lead_regulations@hud.gov. Thank you for all you do to protect the health and safety of HUD-assisted residents.

Sincerely,



Dominique Blom
General Deputy Assistant Secretary

[1] For public housing, the Uniform Physical Condition Standards (UPCS) at 24 CFR 5.703 apply. For families assisted under the Housing Choice Voucher program, landlords must ensure the home meets the housing quality standards (HQS) at 24 CFR 982.401.

[2] Lead-based paint testing is an eligible use of Public Housing Operating and Capital funds and HCV Administrative fees.

www.hud.gov

espanol.hud.gov

We hope you enjoy receiving these messages from HUD's Office of Public and Indian Housing.

Public Housing Agency contact information is retrieved from HUD's Public Housing Information Center (PIC).

If your agency's contact information is out of date, please update PIC with the correct contact information.

We update our email lists from PIC twice a month, so you should see your change reflected after two weeks.

Thank you for furthering HUD's mission in the communities you serve.