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June 7, 2013

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Honorable Members of the Housing, Community
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City of Los Angeles
City Hall, Room 360
Los Angeles, CA 90012

Attention: Richard Williams, Legislative Assistant
City Hall, Room 340

OFFICE OF THE MAYOR
RODRIGUEZ
2013 JUN 26 PM 5:00
CITY OF LOS ANGELES

COUNCIL TRANSMITTAL: REPORT BACK ON THE LOS ANGELES HOUSING DEPARTMENT'S LEAD PREVENTION, EDUCATION, REMEDIATION AND ENFORCEMENT ACTIVITIES

SUMMARY

This is a report back to the Housing, Community and Economic Development Committee (HCED) by the Los Angeles Housing Department (LAHD) on its efforts to remediate lead-based paint hazards in the City's housing stock, to prevent lead poisoning of children and to enforce lead-related requirements.

On January 16, 2013, the HCED instructed the LAHD to report back on its Lead Hazard Remediation Grant Program's efforts to remediate lead-based paint hazards and prevent lead poisoning. The report includes geographic areas impacted; the number of existing units with lead-based paint; the number of cases of children lead-poisoning; the number of units that have been made safer by the Lead Hazard Remediation Grant Program; monitoring and enforcement efforts by LAHD; and the number of jobs created through this program.

BACKGROUND

High exposure to lead can cause permanent health problems including damage to the brain and nervous system as well as cause behavioral problems. Children under the age of six years are most vulnerable to lead hazards and susceptible to the adverse health effects of high exposure.

The federal government banned the use of lead in residential paint in 1978. Pre-1978 housing is assumed to contain lead-based paint. However, pre-1940 housing is more likely to contain a higher concentration of lead-based paint; therefore, it is more hazardous. The City of Los Angeles contains 1,026,068 pre-1978 housing units, which includes 261,891 pre-1940 units. According to the Department of Housing and Urban Development (HUD), 67% of pre-1940 housing units have significant lead-based paint hazards. Communities with a high percentage of pre-1940 housing, low-income families with young children, and renter-occupied units are at greatest risk.

The Los Angeles County Department of Public Health (LACDPH) maintains data on lead poisoning cases across the county. The "High-Risk Lead Poisoning Properties in LA County" map provided by the LACDPH (Attachment 1) is based on the number of residential structures built before 1978; young children; and census tracts with half the population living below 200% Federal Poverty Level. The data in the maps correlates with the older communities of the City most likely to have the highest risk for exposure to harmful levels of lead. These communities are concentrated in Council Districts 1, 4, 6, 7, 8, 9, 10, 13, 14 and 15.

According to the California Department of Public Health, Childhood Lead Poisoning Prevention Program (CLPPP), dust generated by the disturbance of lead-based paint during renovation and repair is a principal source of lead poisoning in children. Lead dust hazards are also created when lead-based paint deteriorates (i.e. peeling, chipping, cracking or damaged). The use of Lead Safe Work Practices during rehabilitation/construction will reduce the risk of the harmful exposure to lead.

Lead Safe Work Practices involve four primary components:

1. Occupant protection by limiting access to the work area, protecting occupant's belongings, and temporary relocation, if necessary;
2. Worksite preparation and containment to minimize the spread of lead dust, paint chips and soil and the placement of warning signs at entry points;
3. Work methods that minimize the spread of lead dust, paint chips and the contamination of soil. Contractors may not use certain prohibited methods including dry sanding or scraping, open flame burning or torching, heat above 1,100 Fahrenheit to remove lead paint, abrasive sanding or sandblasting without HEPA local exhaust control, and paint stripping in poorly ventilated spaces; and,
4. Worksite cleanup of dust and debris.

LAHD Lead Based Paint Hazard, Monitoring, Remediation, and Enforcement Efforts

Title X of the 1992 Housing and Community Development Act mandates that the U.S. Department of Housing and Urban Development (HUD) take action to address lead-based paint in housing receiving federal assistance. (Title X is also known as the Residential Lead-Based Paint Hazard Reduction Act). Furthermore, the Federal Lead Safe Housing Rule (24 CFR Part 35) specifies the level of remediation required for units receiving federal assistance. Since LAHD utilizes federal funding for its housing programs, LAHD addresses lead-based paint and lead hazards in all of its housing programs including the Handyworker, Lead Hazard Remediation Grant, Homeownership and Rehabilitation, the Neighborhood Stabilization and Affordable Housing Trust Fund Programs. In addition, LAHD's Systematic Code Enforcement Program (SCEP) and local Community-Based Organizations (CBO's) have developed the Lead Poisoning Prevention Pilot Program, an innovative pilot program designed to educate tenants and property owners on lead-based paint hazards and to promote the use of Lead Safe Work Practices in high-risk rental properties cited by SCEP.

All of LAHD's federally funded affordable housing programs must comply with HUD's lead-related Notification, Evaluation and Remediation requirements. The Notification requirement involves providing occupants a copy of the Environmental Protection Agency's (EPA) pamphlet entitled "Protect Your Family from Lead in Your Home" and notifying the occupants of Lead Inspection/Risk Assessment results, remediation activities and clearances. The Lead Inspection/Risk Assessment requirement involves testing painted surfaces that will be disturbed for the presence of lead-based paint and lead based-paint hazards.

The lead remediation requires utilizing interim controls or abatement methods to control all lead-based paint hazards. Contractors performing work must be lead certified by the California Department of Public Health (CDPH) and use Lead Safe Work Practices. In addition, the site or work area must receive a lead clearance before the site is re-occupied. Property owners are notified of the remaining lead and provided information for the proper maintenance of the property.

HUD established the Office of Healthy Homes and Lead Hazard Control (OHHLHC) to eliminate lead-based paint hazards in privately-owned and low-income housing and to lead the nation in addressing other housing-related health hazards that threaten vulnerable residents. OHHLHC provides competitive grants to state and local governments as well as to non-profit organizations to implement lead remediation and education programs. Since 1995, LAHD has received five Lead Hazard Control Grants and five Lead Hazard Demonstration Grants to remediate hazards in low-income housing as well as two Lead Outreach Grants to educate landlords and tenants of lead hazards. In addition, in 2011 LAHD received a Healthy Homes Production Grant.

LEAD HAZARD REMEDIATION, HEALTHY HOMES AND OUTREACH PROGRAMS

Lead Hazard Remediation Grant Program

The LAHD Lead Hazard Remediation Grant Program (Lead Grant Program) provides grants to property owners to remediate single-family and multifamily properties with the highest risk of lead hazards. Typically, these grants address lead hazards in pre-1940 buildings occupied by low-income households with children under the age of six years. Grants of up to \$15,000 can be provided to remediate single family dwellings and \$7,500 per unit for multifamily buildings.

The Lead Grant Program has been funded with ten grants from HUD's OHHLHC. Since 1995, the LAHD has received five Lead Hazard Control Grant Program (LHC Grant) and five Lead Hazard Demonstration Grant Program (Demonstration Grant) grants totaling approximately \$33 million. For purposes of tracking production and reporting, LAHD assigns a number to each grant in the order received. Therefore, grants are referred to as Lead Grant I through Lead Grant 10. To date, the Lead Grant Program has remediated lead hazards in 1,861 housing units. In addition, the Lead Grant Program has provided lead certification training to 150 contractors, workers, LAHD construction staff and Community Based Organizations (CBO) representatives.

The Lead Grant Program is currently administering two Demonstration Grants from the OHHLHC. LAHD refers to these grants as Lead Grant 9 and Lead Grant 10. In 2010, LAHD was awarded Lead Grant 9 in the amount of \$4,500,000. As of March 2013, this grant has been used to fund the remediation of 129 units as well as to conduct outreach activities that include 212 targeted outreach events to pre-schools, parent, landlords, and tenants; 7,252 individual door-to-door contacts; and 58 lead safe work practices trainings to property owners, tenants, and contractors.

In 2012, LAHD was awarded a Demonstration Grant, referred to as Lead Grant 10, in the amount of \$3,000,000. As of March 2013, this grant has been used to fund lead remediation of 18 units as well as conduct outreach activities that include 95 targeted outreach events to pre-schools, parent, landlords, and tenants; 1,079 door-to-door contacts with individuals; and lead prevention trainings to 696 individuals.

In total, the Lead Grant Program has addressed lead hazards in 1,861 units. Table 1 below reflects number of units made lead safe and lead remediation costs per grant. Table 2 reflects production by Council District.

TABLE 1

| Total Production by Lead Grant | | |
|---------------------------------------|--------------|-------------------------------|
| Lead Grant (LG) | Units | Lead Remediation Costs |
| LG I | 150 | \$1,812,450 |
| LG II | 388 | \$2,129,080 |
| LG III | 233 | \$1,866,619 |
| LG IV | 159 | \$1,583,397 |
| LG V | 260 | \$2,001,117 |
| LG VI | 163 | \$1,402,238 |
| LG VII | 209 | \$1,727,060 |
| LG VIII | 152 | \$1,308,313 |
| LG 9* | 129 | \$855,060 |
| LG 10* | 18 | \$130,758 |
| | 1,861 | \$14,816,092 |

* Lead Grant Program is currently administering LG 9 and 10. Lead Grant 9 is projected to remediate 225 units and is scheduled for completion in August 31, 2014. Lead Grant 10 will remediate 160 units by May 31, 2015.

TABLE 2

| Total Funding and Units Remediated by CD | | |
|---|--------------|-------------------------------|
| Council District | Units | Lead Remediation Costs |
| CD 1 | 648 | \$4,202,930 |
| CD 2 | 28 | \$175,384 |
| CD 3 | 7 | \$26,533 |
| CD 4 | 41 | \$257,985 |
| CD 5 | 8 | \$73,243 |
| CD 6 | 48 | \$319,194 |
| CD 7 | 96 | \$844,441 |
| CD 8 | 213 | \$1,815,431 |
| CD 9 | 260 | \$2,962,945 |
| CD 10 | 100 | \$899,234 |
| CD 11 | 3 | \$56,303 |
| CD 12 | 2 | \$16,700 |
| CD 13 | 158 | \$1,277,054 |
| CD 14 | 200 | \$1,552,467 |
| CD 15 | 49 | \$336,248 |
| | 1,861 | \$14,816,092 |

In addition to administering the Lead Grant Program, the program staff coordinates with LAHD's Systematic Code Enforcement Program (SCEP) and Rent Escrow Account Program (REAP) to provide outreach and referrals for the Lead Grant Program. The SCEP includes literature about the use of lead safe work practices with the initial notice of an upcoming SCEP inspection.

Healthy Homes Grant Program

In 2011, HUD awarded LAHD a Healthy Homes Production Grant in the amount of \$1,860,000. This grant program is designed to identify and correct health and safety hazards in housing occupied by vulnerable low-income residents, especially children and/or seniors and other sensitive populations suffering

from health problems that may be triggered by hazards in the home environment. Through this grant, LAHD projects that it will mitigate health and safety hazards in a total of 250 units, as well as provide education and training to residents, contractors and community members.

The program operates citywide and leverages funding resources with the Lead Grant Program and Handyworker Program. LAHD utilizes the Housing Health and Safety Rating System (HHRSR) to identify hazards in the home. The HHRSR, an American adaptation of a British evaluation system, was developed to systematically assess all the main potential housing-related health and safety hazards. By focusing on 29 types of potential hazards, it places the emphasis directly on the risk to health or safety, rather than cosmetic or physical conditions alone.

To date, LAHD has addressed health and safety hazards in 58 units and has provided HHRSR certification training to 30 individuals. The Healthy Homes Program is projected to address health and safety issues in 250 units by November 2014.

Lead Outreach Program

In addition to the Lead Hazard Control and Demonstration Grants, the LAHD was awarded two Lead Outreach Program grants in 2003 and 2005. LAHD contracted with six Community-Based Organizations (CBO's) to provide lead awareness training and education to low-income residents in five targeted neighborhoods (CDs 1, 8, 9, 13 and 15). Through these grants, the six CBOs made contact with 21,047 residents, conducted 466 building meetings and 152 block meetings; participating in 180 community fairs; and presentations; and conducting 102 workshops. Through this effort LAHD established the Lead Poisoning Prevention Pilot Program discussed below.

Systematic Code Enforcement / Lead Poisoning Prevention Pilot Program

The Systematic Code Enforcement Program (SCEP) is a unit of LAHD's Code Enforcement Division. On a four-year cycle, SCEP routinely inspects the interior of every rental multi-family units in the City, as well as common areas, for compliance with state and local health, safety and building codes. SCEP also responds to code complaints filed by tenants. Buildings identified as high risk are given a high priority for early inspection in the next cycle. Properties that do not meet the minimum City and State standards of maintenance, use or habitability are given a notice to comply (NTC). Property owners must address substandard property conditions within 30-days of the NTC. If repairs are not completed within the allotted time, the owner will be summoned to an administrative General Manager's Hearing to explain the reasons for non-compliance and specify the date when repairs will be completed. Further enforcement can include referral to the Office of the City Attorney as a criminal complaint and/or inclusion in the Rent Escrow Account Program until the building is fully habitable. SCEP is supported by an annual fee on all rental properties of two or more units.

Through a coordinated effort, SCEP, the Lead Grant Program, the CLPPP and the Healthy Homes Collaborative developed the Lead Poisoning Prevention Pilot Program (Pilot Program). The Healthy Homes Collaborative is an association of non-profit organizations, which includes the CBO's selected by LAHD through a Request for Proposals. For the first Lead Outreach grant, LAHD contracted with the Los Angeles Legal Center, Esperanza Community Housing Corporation, Coalition for Economic Survival, Union de Vecinos, and the Coalition for Community Health to provide outreach and lead education awareness in Council Districts 1, 8, 9, 13 and 15.

The Pilot Program was designed to provide lead hazard awareness information to owners and occupants in high risk properties cited by SCEP and to ensure that the cited repairs are made using Lead Safe Work Practices. The Pilot Program targets communities with the City's oldest housing stock which are likely to have the highest concentration of lead in paint and paint deterioration. Within the target areas, the Pilot Program places a high priority to rental units occupied by low-income families with young children. The areas have been expanded to include other CDs which house a high percentage of pre-1978 housing stock and low

income families. These Council Districts include: 1, 4, 6, 7, 8, 9, 10, 13 and 14. The process for the Pilot Program is summarized below;

SCEP Pre-Inspection Notices. Prior to inspecting properties, SCEP provides a pre-inspection notice to owners and tenants. The pre-inspection notice contains a warning that pre-1978 properties may contain lead-based paint and that all work done to the property must be conducted using Lead Safe Work Practices. A hotline telephone number for more lead-related information is provided.

Notice to Healthy Homes Collaborative: SCEP notifies, the Healthy Homes Collaborative (HHC) of the scheduled SCEP inspections in the targeted areas. The Healthy Homes Collaborative reviews the list of scheduled inspections and identifies properties at greatest risk. The HHC refers each high risk property to one of the member CBOs, depending on the location of the property and the CBO's workload.

CBO Meetings with Tenants: The assigned CBO sends its educators to the properties prior to the SCEP inspection. The CBO's coordinate building meetings with tenants to provide information on the SCEP process and notify them of the health risks related to high exposure to lead, especially for young children. In addition, the tenants are educated regarding Lead Safe Work Practices and instructed to notify the HHC, the CBO or SCEP if Lead Safe Work Practices are not followed before or after the inspection.

SCEP Inspection and Notices to Comply: At the time of inspection, the representative of the CBO may attend the inspection with the SCEP inspector. SCEP inspects for health, safety and building code violations including for deteriorated paint. SCEP's Notice to Comply contains a warning on lead-based paint hazards in pre-1978 units as well as contact information to CLPPP.

Lead Stop Work Notices: If the Healthy Homes Collaborative or CBOs identify unsafe lead work practices or lead hazards, they may contact SCEP to inspect the property and/or work practices. A tenant may also call the Code Enforcement Hotline directly. A Complaint Inspector will be sent within 24-hours of the complaint. If unsafe lead work practices are identified, the Code Inspector will issue a Lead Stop Work Notice which requires an owner to stop work, clean any lead hazards and set up containment within a 48-hour period. LAHD and the Department of Public Health contact information are provided for more lead-related information. Most owners comply with this order.

If the owner does not comply within a 48-hour period, SCEP will refer the project to the County of Los Angeles Department of Health Services, CLPPP, for additional investigation and enforcement measures.

Jobs Created by The Lead Grant, Lead Outreach & Healthy Homes Grant Programs

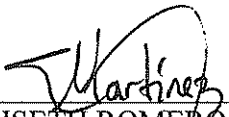
Since 1995, the LAHD estimates that the LAHD Lead Hazard Control, Lead Demonstration, Lead Outreach, and Healthy Homes Grant Programs have created 405 jobs. The job estimate is calculated using the IMPLAN¹ input-output model employment multipliers. The job increase is attributed to employment opportunities created in Lead Training Providers, Lead Inspectors, Lead Monitors, Lead Supervisors, Lead Workers, Lead Contractors, and Community Outreach Workers.

FISCAL IMPACT STATEMENT

There is no fiscal impact to the City's General Fund, as a result of this action.

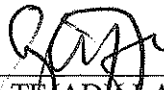
¹ Formula: [(Sector Expenditures/\$1M)] X [Employment Multiplier] = FTE. These multipliers are specific to the Los Angeles County Region and represent the number of jobs created per \$1 million dollars spent in each industry sector supported by the LAHD's affordable housing production and preservation activities. The IMPLAN input-output model is a widely accepted tool used to project change in a regional or local economy.

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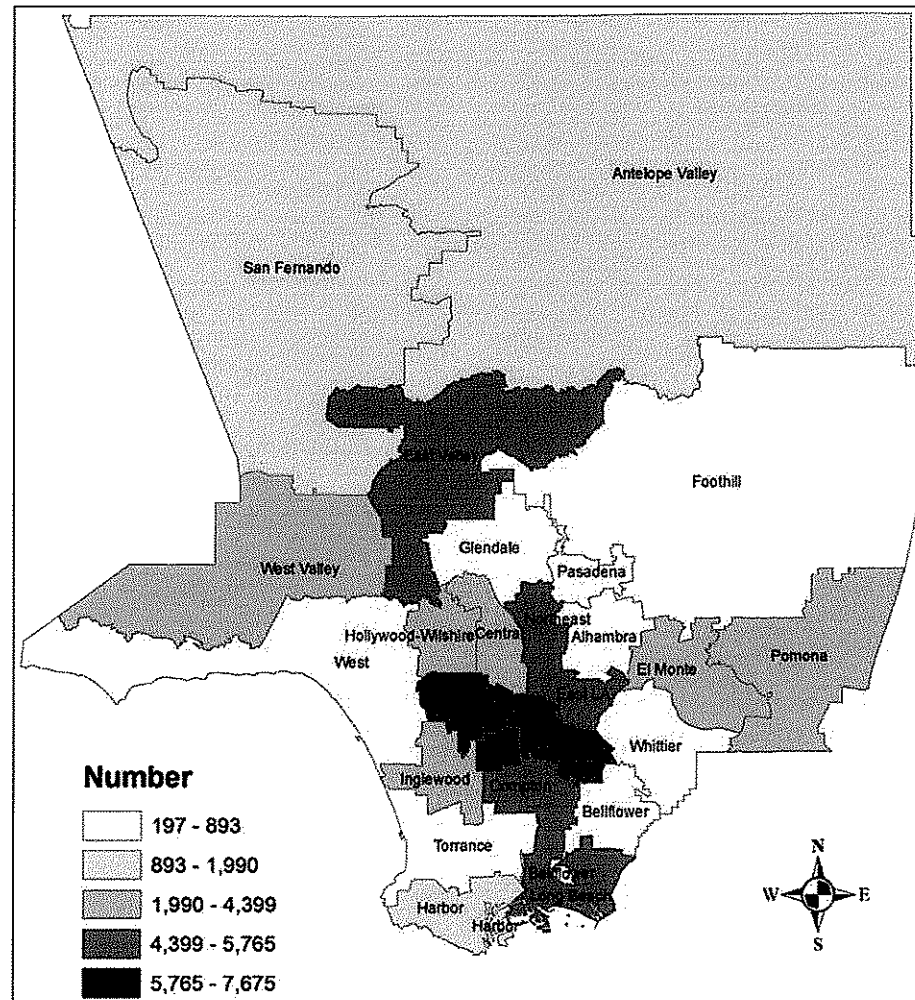


MERCEDES MÁRQUEZ
General Manager

cc: Honorable Antonio R. Villaraigosa, Mayor
Mandy Morales, Legislative Assistant

Attachment I: High-Risk Lead Poisoning Properties in Los Angeles County by Service Planning Areas
Attachment II: Number of Lead Poisoning Cases in Los Angeles County
Attachment III: Lead Grant Achievements as of March 2013

High-Risk Lead Poisoning Properties in Los Angeles County, by Health District



Note: High-risk lead poisoning properties: built before 1978, with births between 2005-2008, and located in census tracts with half people living below 200% FPL. Prepared by LA County Childhood Lead Poisoning Prevention Program, August 2012

ATTACHMENT II

Number of Cases in 2012 of Lead Poisoned Children Under Six Years of Age:

| Total Population, Children under 6 Years and Elevated Blood Lead Level | | |
|---|---------------|--|
| Data for City of Los Angeles | Number | Data Source |
| 1. Total Population | 3,792,621 | 2010 Census |
| 2. Total Population under age 6 | 251,097 | 2010 Census |
| 3. Number and percent of population age Six Years and under with blood lead level of 9.5 micrograms per deciliter or higher in the City of LA in 2012 | 271 | Los Angeles County Childhood Lead Poisoning Prevention Program (CLPPP) |

ATTACHMENT III

| Lead Grants Achievement as of March 2013 | | | | | | | |
|--|--------------|-------------------------|----------------------|-------------------------|---------------|------------|-------------|
| Grant Name | Year Awarded | Grant Amount | Units Made Lead Safe | Units Combo Lead Report | Outreach | | |
| LHC - LG 1 | 1993 | \$ 3,000,000 | 150 | 300 | | | |
| LHC - LG 2 | 1998 | \$ 2,900,000 | 388 | 776 | | | |
| LHC - LG 3 | 2000 | \$ 3,000,000 | 233 | 401 | | | |
| LHRD - LG 4 | 2003 | \$ 2,593,618 | 159 | 273 | | | |
| LHRD - LG 5 | 2005 | \$ 4,000,000 | 260 | 334 | | | |
| LHC - LG 6 | 2005 | \$ 3,000,000 | 163 | 186 | | 26 | 12 |
| LHRD - LG 7 | 2008 | \$ 4,000,000 | 209 | 250 | 6,831 | 52 | 311 |
| LHC - LG 8 | 2008 | \$ 3,000,000 | 152 | 166 | 1,969 | 222 | 210 |
| *LHRD - LG 9 | 2010 | \$ 4,500,000 | 129 | 164 | 3,720 | 58 | 1374 |
| *LHRD - LG 10 | 2012 | \$ 3,000,000 | 18 | 34 | | 2 | |
| Total Lead Grants | | \$ 32,993,618 | 1861 | 2884 | 12,520 | 360 | 1907 |
| Lead Outreach I | 2003 | \$ 514,764 | N/A | N/A | 9,795 | N/A | 383 |
| Lead Outreach II | 2005 | \$ 500,000 | N/A | N/A | 11,252 | N/A | 517 |
| Total Lead Outreach Grants | | \$ 1,014,764 | | | 21,047 | | 900 |
| *HH-1 | 2011 | \$ 1,080,000 | 58 | 35 | 64 | 46 | |
| Total OHHLHC Funding | | \$ 35,088,382.00 | | | | | |

Lead Hazard Reduction Demo (LHRD)
 Lead Hazard Control (LHC)
 Healthy Homes Production Grant (HH)
 * Current Grants