

Frequently Asked Questions about the Lead Hazard Remediation Program (LHRP)

1. Can I Have my windows changed?

Windows are changed based on the Lead Inspection Risk Assessment (LIRA) Report and the conditions of the lead-based paint on your window. If the lead-based-paint is intact, we treat the windows but we don't change them. For high friction areas in the window frames, we scrape to bare wood and apply a lead barrier component

2. Do I have to repay the grant money used to make my property lead-safe?

The LHRP is not a loan program. It is a full grant that is provided by HUD through the City of Los Angeles, and the money does not need to be repaid.

3. Do the tenants have to be legal residents?

Immigration status is not considered for application approval.

4. Does every apartment unit need to have a child under age of six?

At least 50% of the apartment building needs to have children under the age of six living in the unit and the rest can have children under the age of six who visits frequently.

5. Do you provide relocation to tenants or owners?

We provide temporary relocation to tenants when the criteria for relocation is met such as children with elevated blood lead levels and under certain other circumstances on a case by case basis. We do not provide temporary relocation to owner-occupied properties/units.

6. Whose income does the Los Angeles Housing Department/Lead Hazard Remediation Program (LAHD/LHRP) need and why?

One of the stipulations for HUD to award grant funds is that the recipients are low-income. The LAHD/LHRP uses the income documentation provided by the owner/tenant to verify the low income status. LHRP qualifies the tenants in the units when not occupied by an owner. If it is an owner-occupied unit, the owner will also have to be low income.

7. Why did the government create this fund?

In 1992, Congress passed the Lead-Based Paint Hazard Reduction Act. Studies showed that children under the age of six were still being lead poisoned despite the fact that residential paint no longer contained lead. Research also showed the houses built before 1978, especially those built before 1950, are subject to lead hazards. This act created the grant funding that we now use.

8. Do you test toys as well?

No, the LHRP program is funded specifically to remediate lead-based paint hazards.

9. Do you do childcare facilities?

Only if, if it is a residential daycare property, regardless of the number of units on the property.

10. Do you do roofs too?

No, we do not remediate roofs, or do additions.

11. What is the average time for the Lead remediation process?

The length of the process depends on the size of the property, the number of units, and other circumstances.

12. What is the process for the lead remediation program?

Intake, Assessment, Documentation, Construction, and Invoicing.

13. What are the minimum or maximum grant amounts?

It depends on the amount of hazards that need to be remediated.

14. What should I do if I suspect that my child has been poisoned by Lead?

Contact your primary care physician.

15. What items are paid for if relocation is required?

Hotel (including fees and taxes), and per diem for the length of stay.

16. Under what circumstances will my house be painted?

The LIRA needs to report lead hazards which determines the scope of the remediation.

17. Who do I contact if my home is not within the City of Los Angeles and I suspect it is contaminated by Lead?

The Los Angeles County Department of Public Health.

18. Where can I find further information regarding the Lead hazards?

Please go to our website “Keeping Your Home Safe From Lead-Based Paint Hazards”

<https://housing.lacity.org/residents/keeping-your-home-safe-from-lead-based-paint-hazards>

19. If I am relocated, how do you ensure that I will be able to return to my unit?

The relocation vendor will notify you. You cannot be evicted by going through this process.

20. How many units has the City remediated since inception of the lead program?

Please see the lead safe registry on our website

<https://housing.lacity.org/residents/keeping-your-home-safe-from-lead-based-paint-hazards>