

# Primary Prevention/Section 8 Partnership Webinar

Schenectady County Childhood Lead Poisoning Prevention  
Program and Schenectady Municipal Housing Authority  
Section 8 Programs

April 2016

# Goals of the Webinar

- Provide information for both Section 8 and NYS Health Department Childhood Lead Poisoning Primary Prevention programs
- To facilitate additional partnerships between the two programs with the goal of preventing childhood lead poisoning
- Provide a “road map” to establish Memorandums of Understanding (MOUs) between interested agencies

# Primary Prevention Overview

- Funds 15 local health departments to prevent childhood lead poisoning through inspections, housing remediation, education, and partnerships.
- Core program goals:
  - Identify housing at greatest risk for lead paint hazards
  - Develop partnerships and community engagement strategies
  - Promote interventions to create lead-safe housing units
  - Build lead-safe work practice workforce capacity
  - Secure funds for lead hazard control



# Section 8 Procedures

- Section 8 agency required to conduct initial and annual inspections of all properties receiving Section 8 rent subsidies
- Inspections follow Housing Quality Standards (24cfr 982.401), which includes inspection for defective paint conditions and appropriate treatment
- Inspections by Section 8 cite defective and deteriorating paint conditions
  - Cited in pre-1978 housing with children under 6 years old residing or will have children under 6 year old residing
  - Visual inspection, not an XRF inspection
  - Lead paint assumed to be present
  - Remediation required before property rented

# Section 8 Procedures

- Treatment must consist of covering or removal of the defective paint if:
  - The defective surfaces are more than 10 sq. ft. on exterior walls
  - More than 2 sq. ft. interior or exterior component with a large surface area
  - More than 10% of total interior or exterior with a small surface area, such as window sills, baseboards, & trim

# Section 8 Procedures

- Acceptable treatment methods include: wet scraping, wet sanding, chemical stripping, heat gun below 1100°, High-Efficiency Particulate Air (HEPA) vacuum contained sanding, pressure washing and sandblasting
- All methods require containment
- Soil and playground areas must be protected from contamination during exterior treatment
- Thorough cleaning required after treatment concluded
- Tenant protection:
  - Residents not allowed in treatment area until cleanup done
  - Personal belongings in work area relocated or otherwise protected.

# Partnership Overview

- Partnership designed to enlist the assistance of both parties in lead poisoning prevention efforts
- Utilizes Section 8 inspections already being conducted to cite defective lead paint conditions
- Primary prevention program supplements the process with education of tenants, free clearance testing, HEPA vacuum loans and training
- Results in lead safe property and inclusion in lead safe registry

# Partnership Overview – How It Works

- Property owner applies for Section 8 subsidies, no money released until inspection done and cited work completed
- Section 8 inspector completes housing quality inspection and sends report to owner requiring correction
- Information on proper LSWP and training opportunities included with report
- Property referred to primary prevention program for:
  - Tenant lead poisoning prevention education
  - Availability of HEPA vacuum loaner to facilitate cleanup
  - Arrange final visual and dust wipe clearance test done by primary prevention program

# Partnership Overview – How It Works

- Primary prevention program sends dust wipe samples to lab:
  - 1st set of samples paid for by primary prevention grant;
  - Additional samples, if necessary, paid for by property owner
- Clearance results sent via phone and fax to Section 8 program and tenant
- Clearance results sent via phone and mail to property owner
- Dust wipe clearance testing done by primary prevention program regardless of defective paint above or below de minimus levels
- If dust wipe clearance fails – reclean and retest required

# Partnership Outcomes - Agencies

- No additional work for either participating agency; rather a significant reduction in workload/property
- Has reduced inspection time for Section 8 properties versus non-Section 8 property
  - Average time for Section 8 property – 2.58 hrs.
  - Average time for non-Section 8 - 11 hrs.
- Cost benefit analysis indicates a 75% reduction in the cost of Section 8 properties versus non-Section 8 properties
- Generally decreases the time needed to make a property lead safe; holding of Section 8 rent subsidies until property is made lead safe provides a built in financial incentive to get the work done quickly

# Partnership Outcomes – Tenants and Property Owners

- Decreases cost to the property owner for third party clearance inspection and dust wipe clearance testing
- Provides property owners with resources to make their homes lead safe, including HEPA vacuum loans and training in lead safe work practices
- Decreases the time it takes a tenant to occupy property
- Increases ease with which families with young children are able to occupy Section 8 properties
- Increases tenant knowledge about lead poisoning prevention
- Increases blood lead screening among children

# Partnership Toolkit

- Sample Memorandum of Understanding
- HQS inspection form
- Sample referral forms
- Sample letters and information to property owners:
  - Notice of hazards
  - Information regarding lead safe work practices training
  - Clearance letters

# Questions

