



Better Health Through Better Housing:

An Informational Webinar on How to Address Lead Paint in Massachusetts Homes

Si necesita servicios de interpretación: En los controles, toca los tres puntos (...), haz clic en "Interpretación" (icono del mundo) y elige "Spanish". Opcional: selecciona "Silenciar audio original".



Marissa Hauptman
Boston Children's Hospital



Brandy Litt
MA Dept. Public Health



Deanna Ramsden
MassHousing



Madeline Mendoza
NewVue Communities



Melinda Miranda
NeighborWorks Housing Solutions



Lissette Paukert
Nectar Community Investments

Partnering to Protect Our Children's Future Through Lead Poisoning Prevention

Marissa Hauptman, MD, MPH, FAAP

Co-Director, Pediatric Environmental Health Center

Chief Medical Advisor, Bureau of Climate and Environmental Health, Massachusetts DPH

Co-Director, Region 1 New England Pediatric Environmental Health Specialty Unit



Boston Children's Hospital
Pediatric Environmental Health



Region 1: New England
PEHSU
Pediatric Environmental Health
Specialty Unit

CT - MA - ME - NH - RI - VT

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PEHSU Pediatric Environmental Health Specialty Units

A network of experts in children's environmental health

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- Seattle Northwest PEHSU University of Washington
- San Francisco Western States PEHSU University of California (UC) at San Francisco
- PEHSU Satellite UC at Irvine
- Denver Rocky Mountain PEHSU University of Colorado
- El Paso Southwest Center PEHSU Texas Tech University
- Kansas City Mid-America PEHSU University of Missouri
- Chicago Great Lakes Centers' PEHSU University of Illinois
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- Atlanta Southeast PEHSU Emory University
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www.childrenshospital.org/pehsu



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Introduction to Childhood Lead Poisoning



With permission John Freidah, Providence Journal



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LEAD EXPOSURE FACTS

A CRITICAL PUBLIC HEALTH ISSUE

24M HOUSING UNITS

HAVE LEAD-BASED PAINT HAZARD

of which 4 million are home to young children

Lead service lines, pipes, or fixtures are found in up to:

10M
Households

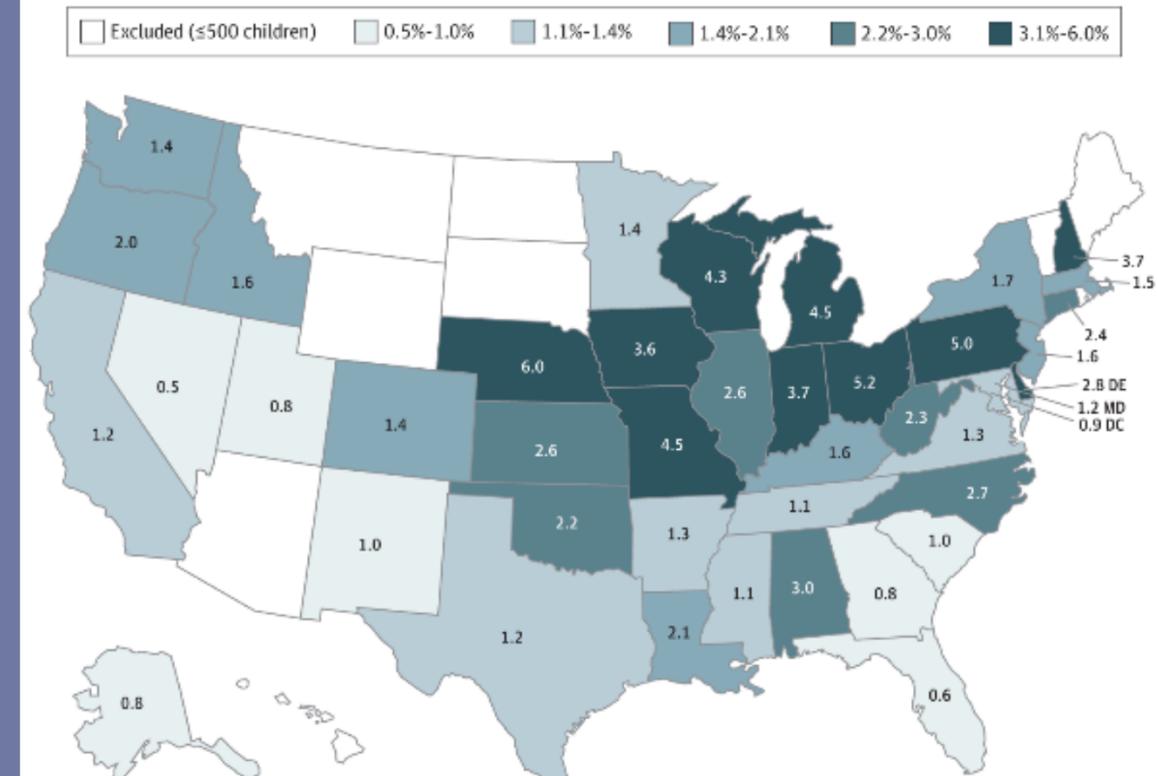
400K
Schools and
Child Care
Facilities

MORE THAN 50%
OF KIDS IN THE U.S.
are at risk of lead exposure

JAMA Pediatrics | Original Investigation

Individual- and Community-Level Factors Associated With Detectable and Elevated Blood Lead Levels in US Children Results From a National Clinical Laboratory

Marissa Hauptman, MD, MPH; Justin K. Niles, MA; Jeffrey Gudin, MD; Harvey W. Kaufman, MD



Hauptman M et al. *JAMA Pediatrics* 2021

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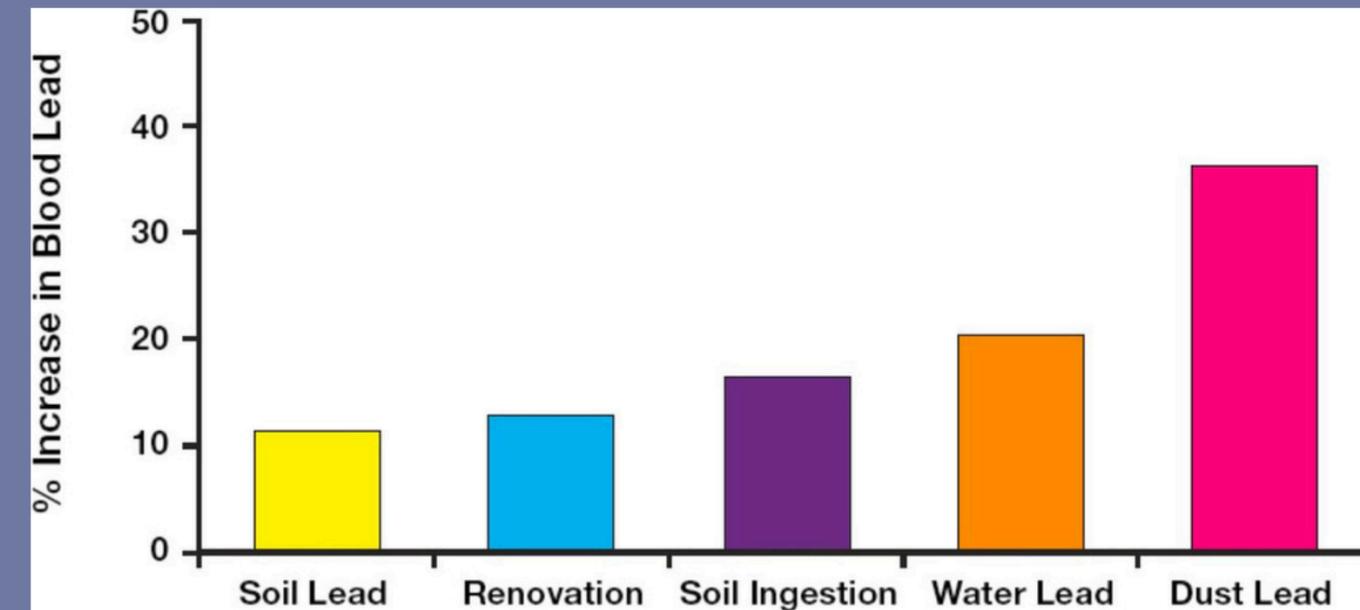


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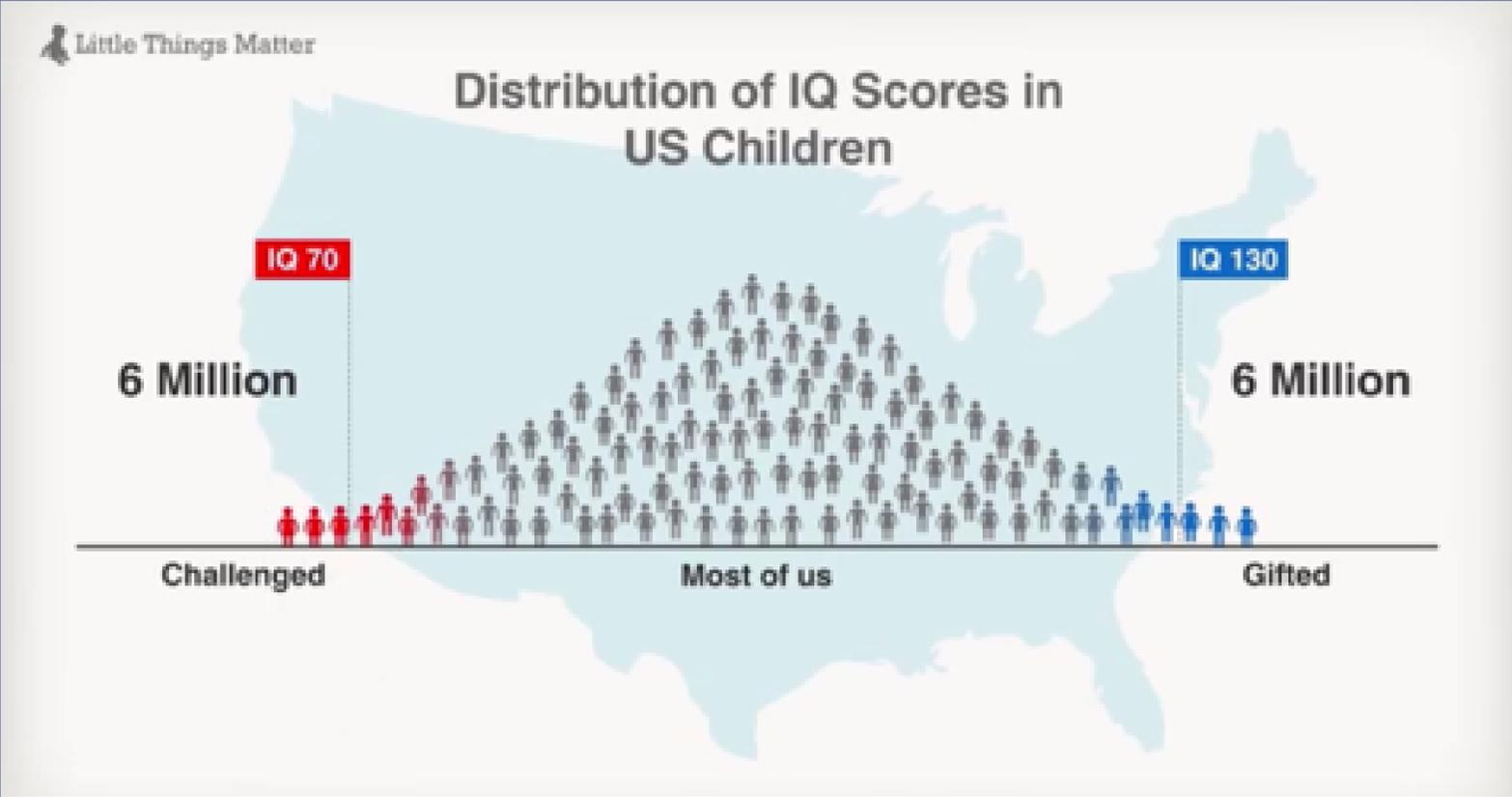
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Many Sources – are they equal?

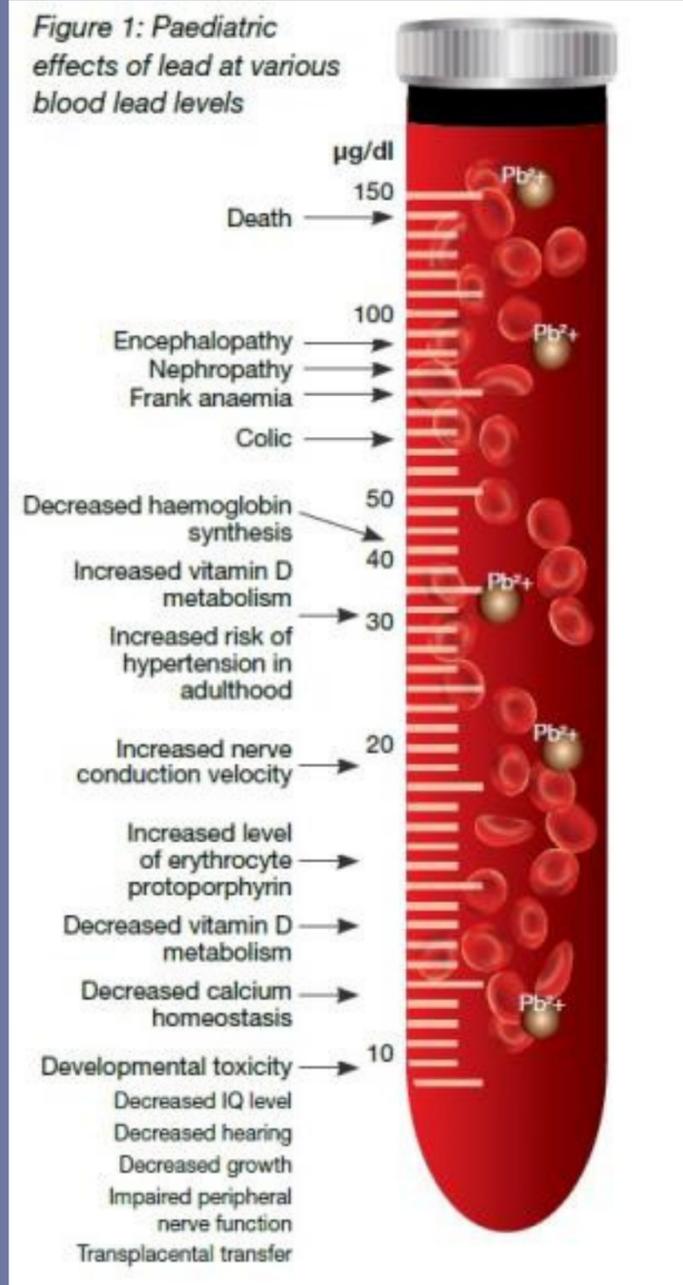


Lanphear et al. *Pediatrics* 2016

Developmental Impact of Elevated Blood Lead Levels



Dose and Duration Matter



Bellinger DC, Bellinger AM.
J Clin Invest. 2006; 116 (4): 853-857.

- No Safe Lead Level
- Lower Lead Levels
 - Developmental Toxicity
 - Cognitive Impairment, Decreased IQ
 - Poor school performance, increased dropout rates
 - Behavioral Problems: hyperactivity short attention spans, aggression
 - Criminal Behavior
- Higher Elevated Lead Levels
 - Anemia
 - Gastrointestinal Effects
 - Seizures, Coma, Death



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Treatment of Lead Poisoning - More than Medicine





Massachusetts Department of Public Health

PROPERTY OWNERS:

**What you need to know about the
Lead Law**

SPRING 2025

Topics

- Overview of CLPPP and Lead Exposure
- Lead Law
- Testing
- Lead Paint Hazards
- Inspections & Deleading
- Role of LRAs & Lenders
- Letters of Compliance
- Maintaining Compliance
- Legal Requirements
- Resources



How are Children Exposed to Lead?



Swallowing or breathing in lead dust/paint chips is the most common way Massachusetts children are exposed to lead.

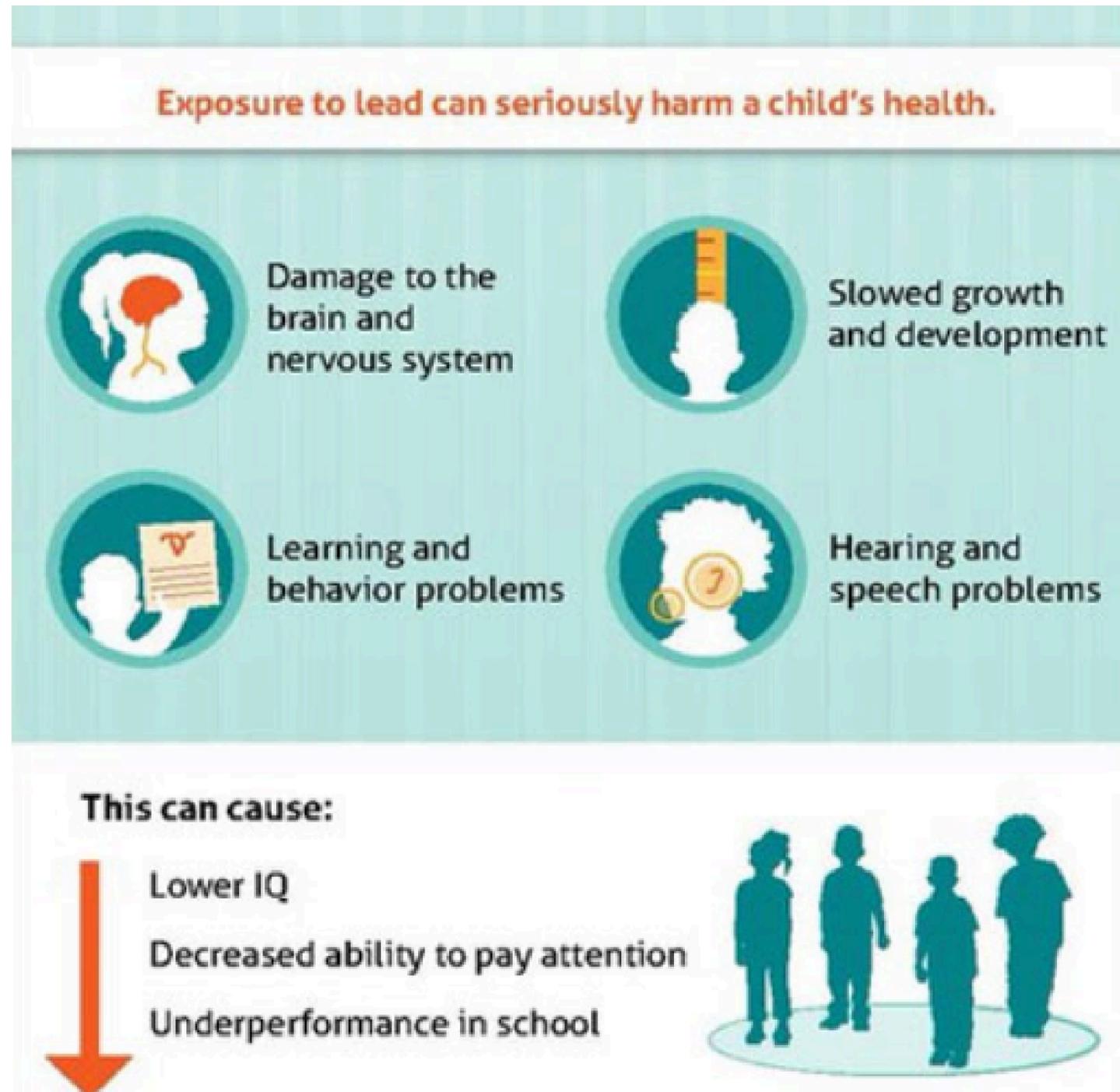
- Young children under 6 and pregnant persons are most likely to be harmed by lead
- Toddlers have the highest risk since they're mobile and naturally curious



Lead dust is created by:

- General wear and tear of the home, especially windows & doors
- Loose lead paint (interior and/or exterior)
- Unsafe renovations

How Lead Affects Children



- There is **no** safe lead level for children
- Even low levels of lead can negatively affect a child's development
- There are often **no** signs or symptoms of lead exposure

Lead in Massachusetts

Massachusetts “Lead Law”

- One of the oldest and strongest in the U.S.
- Protects a child's right to a lead-safe home
- Requires the removal or control of lead paint hazards in **homes built before 1978 with children under 6**
 - Rental & owner-occupied
 - Primarily preventative – compliance is required regardless of blood lead level
- Sets universal lead testing requirements
- Regulations defines blood lead **level or concern & lead poisoning**



Lead in Massachusetts – Testing

Children must be tested:

- At least once between 9-12 months
- Again at age 2
- Again at age 3
- At age 4 if living in a high-risk community

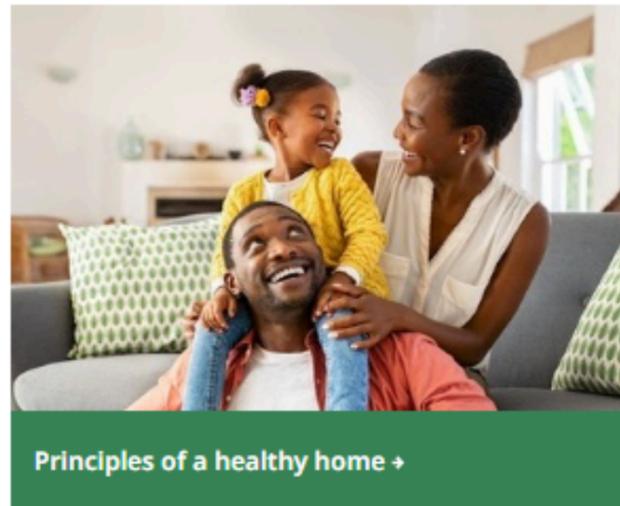
High Risk Communities List (2023)

- New Bedford
- Springfield
- Brockton
- Fall River
- Lowell
- Lynn
- Everett
- Lawrence
- Pittsfield
- Worcester
- Chelsea
- Chicopee
- Westfield
- Boston
- Malden
- Taunton

Children must have proof of at least 1 lead test before entering childcare, preschool, or kindergarten.

Childhood Lead Poisoning Prevention Program

Division of Healthy Homes and Childhood Lead Poisoning Prevention (DHHL)



Childhood Lead Poisoning Prevention Program



<https://www.mass.gov/orgs/childhood-lead-poisoning-prevention-program>

We help prevent, screen, diagnose, and treat childhood lead poisoning. We work to eliminate sources of poisoning through research and educational, epidemiological, clinical and environmental activities.

- Maintain surveillance and case management database
- License private and public lead inspectors
- Provide case management services (clinical, CHW, environmental)
- Investigate complaints

Lead in Massachusetts – Lead Hazards

Preventative Deleading is the Key

- Lead poisoning is 100% preventable
- MA does not have a lead-free standard for homes
- Not all lead paint is a hazard
 - Depends on the location and condition of the paint

Lead Safe ≠ Lead Free



Lead in Massachusetts – Inspections

Property owners should not wait for a child to be exposed to lead before deleading.

The first step is to know your home's lead history

- Review a property's lead history at **Lead Safe Homes** <https://www.mass.gov/info-details/find-your-homes-lead-history>.

No inspection?

Homeowners should hire a private lead inspector. Lead Inspectors:

- Identify lead hazards
- Provide inspection reports and educational materials to owners/occupants
- Reinspect after deleading work has been done
- Issue compliance letters

Lead in Massachusetts – Deleading

Owner/Agent with training and authorization may be able to do some deleading work:

- Low Risk Deleading
- Moderate Risk Deleading

For more information, visit: <https://www.mass.gov/deleading-on-my-own>



State and local funding resources are available:

- Get the Lead Out (statewide, loan program)
- HUD Lead Hazard Program (select cities)
- Tax credit of \$3,000 per unit

For more information, visit:

<https://www.mass.gov/service-details/learn-about-financial-assistance-for-deleading>

A graphic consisting of two concentric ovals. The outer oval is a bright yellow, and the inner oval is a lighter, semi-transparent yellow. The text is centered within the inner oval.

**Spotlight on Financial
Assistance Options**

Get The Lead Out Program



Who is MassHousing?



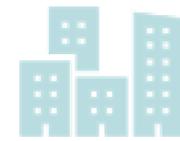
MassHousing is an independent, quasi-public agency created in 1966 and charged with providing financing for affordable housing in Massachusetts.



The Agency lends to low- and moderate-income homebuyers and homeowners, and to developers who build or preserve affordable rental housing.



MassHousing does not use taxpayer dollars to sustain its operations but does administer some publicly funded programs on behalf of the Commonwealth.



Since its inception, MassHousing has provided more than \$29 billion for affordable housing.



MassHousing works to confront the housing challenges facing the Commonwealth to improve the lives of its people.



MassHousing is committed to "mission-driven lending," to get more Massachusetts residents into homes of their own.

How does MassHousing Financing Work?

- Our loans are available through a network of over 80 lending partners across the state.
- Lenders work with homeowners from loan application through loan closing.
- Upon closing, MassHousing buys your loan from the lender and services your loan.
- Our loans are the products of choice for homebuyers and homeowners in Massachusetts.
- All of our loans feature competitive, fixed interest rates, have no hidden fees or other surprises, and are serviced locally, so you'll know you can reach us if you need us!
- MassHousing 's **mission** programs have been designed to help low-income families who may lack the resources to improve their living conditions on their own and have no other affordable options.
- By providing these essential programs, MassHousing empowers families to create safer and healthier environments for themselves and their families.

Get the Lead Out Program

Health and Executive Office of Housing and Livable Communities, provides an **affordable no interest-rate loan** to help homeowners remove hazardous lead paint from their home.

- This loan comes with **flexible underwriting guidelines** and is due upon sale, transfer or refinance of the loan. It is a lien on the property but there are **no monthly payments**.

What the “Get the Lead Out Program” Offers Homeowners

Interest Rate	<ul style="list-style-type: none"> • 0% Deferred 								
Loan Terms	<ul style="list-style-type: none"> • No monthly payments. • Payment deferred until sale, transfer or refinance the property. • No Prepayment Penalties 								
Income Limits	<ul style="list-style-type: none"> • Based on MassHousing limits set for city/town and household size. Limits are available on www.masshousing.com 								
Maximum Loan Amounts	<table> <tr> <td>Single Family</td> <td>\$30,000</td> </tr> <tr> <td>Two Family</td> <td>\$35,000</td> </tr> <tr> <td>Three Family</td> <td>\$40,000</td> </tr> <tr> <td>Four Family</td> <td>\$45,000</td> </tr> </table>	Single Family	\$30,000	Two Family	\$35,000	Three Family	\$40,000	Four Family	\$45,000
Single Family	\$30,000								
Two Family	\$35,000								
Three Family	\$40,000								
Four Family	\$45,000								
Eligible Properties	<ul style="list-style-type: none"> • 1-4 owner-occupied residential properties, including condos. 								
Closing Costs/Fee	<ul style="list-style-type: none"> • No closing costs or fees associated with these loans. • MassHousing pays all closing costs associated with the loan. 								
Maximum Timeframe	<ul style="list-style-type: none"> • Six months from date of closing for project completion. 								
Lead Paint Tax Credit	<ul style="list-style-type: none"> • Borrower can apply for a Lead Paint Tax Credit provided by the Massachusetts Department of Revenue. Massachusetts Residential Property Tax Credits Mass.gov 								

The Lead Paint Removal Credit in Massachusetts offers tax credits for homeowners who remove or cover lead hazards in residential properties. Eligible owners can receive up to **\$3,000** for full lead paint removal and up to **\$1,000** for interim measures!

Who have we helped?

SINCE THE
PROGRAM BEGAN
ASSISTED **4,958**
HOMEOWNERS

AVERAGE LOAN
AMOUNT **\$35,000**

35 PARTNERS ACROSS
THE STATE PROVIDING
STATEWIDE
COVERAGE

Am I eligible?



***PROPERTY IS OWNER
OCCUPIED***



***MEET THE INCOME
GUIDELINES –
WWW.MASSHOUSING.COM***



***LEAD PAINT HAS BEEN
DETERMINED TO BE IN THE
HOME***

Got to www.masshousing.com and click on HOMEOWNERS



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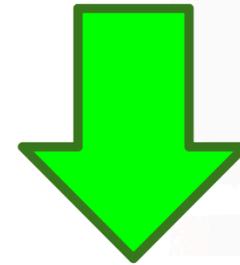
[Property Managers](#)

[Programs and Outreach](#)

Energy Saver Home Loan

for home energy improvements

[LEARN MORE](#)



Interested in
buying a home?



HOMEBUYERS

Hoping to
refinance or renovate?



HOMEOWNERS

Looking for an
affordable apartment?



RENTERS

Want to finance
rental housing?



DEVELOPERS

Loans for Homeowners

Already own your own home? We can help you refinance, remove dangerous lead paint, make improvements to your home or help you upgrade a failing septic system.

Foreclosure Prevention Resources

If you have a MassHousing Mortgage and/or a mortgage insured by MassHousing with MI Plus® Payment Protection and are having difficulty paying your mortgage, MassHousing is here to help you. [Learn more.](#)

Refinance Your Mortgage

Refinance your mortgage with MassHousing to save money, avoid the risk of higher payments in the future, and even cover the costs of repairs or renovations!

[Read More](#)

Already a MassHousing Borrower?

Login here to manage your account online!

LOG IN

Get the Lead Out

The Get the Lead Out Program provides low and no-interest-rate financing to help homeowners, investor-owners and nonprofits remove lead paint from their properties.

Get the Lead Out is offered through a partnership with the Departments of Public Health and Housing and Community Development to provide an affordable way to remove hazardous lead paint from your home.

How to Apply

Get the Lead Out loans are administered by local rehabilitation agencies. For more information or to apply, [contact a participating agency.](#)

Eligibility

0% Deferred Interest Rates for Owner-Occupied Properties

- No closing costs with a 0% deferred loan
- Loan is deferred until sale or refinance of the property
- Flexible underwriting guidelines for owner-occupant families of 1-4 family properties in which a child under the age of six resides or owner-occupants who are court-ordered to delead (must be child's permanent residence)
- Owner-occupants without a child under the age of six who opt for preventative lead abatement to increase the livability of their property must meet standard underwriting guidelines to take advantage of the 0% deferred rate

3% Interest Rate for Investor-Owners

- For investor-owners renting to [income eligible](#) tenants.
- 15-year loan terms. Loans are fully amortizing.

0% Interest Rate for Nonprofit Organizations

- For nonprofit organizations who rent to [income-eligible](#) tenants.
- 15-year loan terms. Loans are fully amortizing.

Income Limits and Other Restrictions

- Borrowers must meet income guidelines to participate in the Get the Lead Out Program. [View income limits.](#)
- Maximum Loan Limits: \$30,000 for a single-family home; \$35,000 for a 2-family home; \$40,000; for a 3-family home; \$45,000 for a 4-family home

MASSHOUSING GET THE LEAD OUT PROGRAM INCOME LIMITS

Community/County	1-2 Person	3 or More
BARNSTABLE COUNTY Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, Yarmouth	\$136,200	\$156,600
BERKSHIRE COUNTY Adams, Alford, Becket, Cheshire, Clarksburg, Dalton, Egremont, Florida, Great Barrington, Hancock, Hinsdale, Lanesborough, Lee, Lenox, Monterey, Mt. Washington, New Ashford, New Marlborough, Otis, Peru, Pittsfield, Richmond, Sandisfield, Savoy, Sheffield, Stockbridge, Tyringham, Washington, West Stockbridge, Williamstown, Windsor	\$136,200	\$156,600
North Adams	\$149,820	\$172,200
BRISTOL COUNTY Acushnet, Attleboro, Berkley, Dartmouth, Dighton, Fairhaven, Freetown, Mansfield, New Bedford, North Attleborough, Norton, Rehoboth, Seekonk, Somerset, Swansea, Taunton, Westport	\$136,200	\$156,600
Fall River	\$149,820	\$172,200
Easton, Raynham	\$161,700	\$185,900
DUKES COUNTY Chilmark, Edgartown, Aquinnah, Gosnold, Oak Bluffs, Tisbury, West Tisbury	153,300	\$176,200
ESSEX COUNTY Andover, Boxford, Georgetown, Groveland, Haverhill, Merrimac, Methuen, North Andover, West Newbury	\$141,300	\$162,400
Lawrence	\$155,430	\$176,625
Amesbury, Beverly, Danvers, Essex, Gloucester, Hamilton, Ipswich, Lynnfield, Manchester, Marblehead, Middleton, Nahant, Newbury, Newburyport, Peabody, Rockport, Rowley, Salem, Salisbury, Saugus, Swampscott, Topsfield, Wenham	\$160,900	\$185,000
Lynn	\$176,990	\$203,500
FRANKLIN COUNTY Ashfield, Bernardston, Buckland, Charlemont, Colrain, Conway, Deerfield, Erving, Gill, Greenfield, Hawley, Heath, Leverett, Leyden, Monroe, Montague, New Salem, Northfield, Orange, Rowe, Shelburne, Shutesbury, Sunderland, Warwick, Wendell, Whately	\$136,200	\$156,600
HAMPDEN COUNTY Agawam, Blandford, Brimfield, Chester, Chicopee, East Longmeadow, Granville, Hampden, Holland, Holyoke, Longmeadow, Ludlow, Monson, Montgomery, Palmer, Russell, Southwick, Springfield, Tolland, Wales, West Springfield, Westfield, Wilbraham	\$136,200	\$156,600
HAMPSHIRE COUNTY Amherst, Belcherstown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, South Hadley, Southampton, Ware, Westhampton, Williamsburg, Worthington	\$136,200	\$156,600

How do I get started?

Go

Go to www.masshousing.com

Click on

Click on the list of Participating Local Rehab Agencies (LRA) for the Get the Lead Out Program

Contact

Contact the LRA start the Intake Process

HOMEOWNER JOURNEY

Homeowner reaches out to **Local Rehab Agency (LRA)** to see if they are eligible for the program. The LRA assists in the coordination of the Lead Paint Inspection/Contractor Selection/Loan Package Preparation.



LRA refers Homeowner to a **Lender** with loan package to start the Loan Application.



Lender underwrites/discloses/closes the loan.



Lender sends Homeowner back to the LRA to monitor project and act as Escrow Agent administering disbursements and project inspections to project completion.



The loan is serviced by **MassHousing** by a dedicated Inhouse Customer Service Department, who assists the homeowner with any questions/issues throughout the life of the loan.



**Working with
a Local
Rehabilitation Agency (LRA)
and Participating
Lender**

What is an LRA?

A Local Rehabilitation Agency “LRA” is your “**partner**” from start to finish, providing support and guidance throughout the lead removal process.

There are 25 LRA’s across the state. Homeowners usually work with their [local](#) LRA.

Today you will hear from two different LRA’s.

NewVue Communities – end to end case manager for the homeowner

NeighborWorks Housing Solutions – an agency that processes the application, provides case management to homeowners across the state and closes the loans.

What is a participating Lender?

The role of a Get the Lead Out (GTLO) participating lender is to originate, underwrite and close the GTLO loan.

Nectar Community Investments – receives GTLO referrals from an LRA.

NeighborWorks Housing Solutions is both an LRA and a participating lender.

Get the Lead Out Agencies

To learn more about or apply for a Get the Lead Out Loan, contact one of the participating agencies listed below.

City	Agency Name	Telephone
Adams	Town of Adams	413.743.8317
Athol	Town of Athol	978.575.0301
Boston	Department of Neighborhood Development	617.635.0190
Boston	Urban Edge*	617.989.9316
Cambridge	Homeowners' Rehab	617.868.4858
Cambridge	Just-A-Start Corporation	617.494.0444
Chelsea	Chelsea Restoration Corp.	617.889.2277
Fitchburg	New Vue	978.342.9561
Framingham	Town of Framingham	508.532.5457
Franklin County	Franklin County Housing Redevelopment Authority	413.863.9781 x125
Greenfield	Town of Greenfield	413.772.1548 x2
Haverhill	Haverhill CDC	978.374.2348
Lawrence	Lawrence Community Development	978.620.3518
Lowell	Lowell Planning and Development	978.674.1410
Lowell	Merrimack Valley Housing Partnership	978.459.8490
New Bedford	New Bedford Office of Housing Development	508.979.1500
North Adams	North Adams CDC	413.662.3025
Palmer	Palmer Community Development	413.283.2614
Quincy	Office of Healthy Homes	617.376.1428
Quincy	Neighborworks Housing Solutions	617.770.2227 x22
Salisbury	Salisbury Housing Rehabilitation Program	978.462.7591
Springfield	Way Finders – Serving all of Hampden and Hampshire Counties	413.233.1500
Williamstown	Williamstown Housing Authority (Serving Berkshire County except Adams and N. Adams)	413.458.8282
Worcester	City of Worcester OENS	508.799.1400 x31427
Worcester	Worcester Community Housing Resources	508.799.0322

Application Documentation (Applicant Must Provide)

- Completed Legible Application (Uniform Residential Loan Application)
- Copy of deed showing ownership and required loan applicants (must match application)
- Last 2 Years Federal Tax Returns (1040's) with all schedules (Exclude MA Tax Returns)
- Last 2 Years W2s from all employers
- Latest Pay Stubs (update as loan progresses)
- Award Letters for any Social Security or Pensions
- Latest Mortgage Statement (**must be current**)
- Hazard Insurance Binder with company contact info
- Latest Real Estate Tax Bill (**must be current**)
- Latest Water Bill (must be current)
- Bankruptcy & Modification Documents if applicable
- Lead Inspection Report (**from a licensed lead inspector**)
- 2 Detailed Estimates from licensed Lead Abatement Contractors
- Homeowner MassHousing Questionnaire

For Multi-Family Owners:

- **Rental Income:** Leases, tenant at wills, rent receipts, or checks
- **If vacant:** Provide rental price letter or Landlord affidavit stating income limits

Working with a GTLO Lender

1. Submit a mortgage loan application & supporting documents

- Project quote(s)
- Proof of Income
- Homeowner's Insurance
- Real Estate tax bill, water bill , mortgage statement

2. Underwriting Process

- Credit history – on-time mortgage payments
- Chain of title report – liens
- Flood certificate - home is properly insured

3. Closing Process

- Schedule a Closing Meeting
- Sign Escrow Agreement – funds disbursed to LRA
- 3-days Right to Cancel

4. Loan Servicing

- MassHousing will manage your loan account post-closing

Income Eligibility

- If applicant is over the income limit, application will be denied.

Finalize Application & Submit for Financial Approval

- Ensure documentation is current before submission.
- Notify property owner upon submission and expected timeline.

Scope of Work / Bidding Process

- If no bids are provided, the rehab specialist will create a scope of work, then collect contractor estimates.
- Review bids and timeline before selecting a contractor.

Loan Overages

- If loan exceeds required amount: Waiver process needed, adding up to a week.

Ready to Close

- LRAs receive funds 3 business days after loan closes.
- Funds placed in escrow account (administered by LRA).
Schedule timeline with contractor/homeowner for work start.

Relocation (if applicable)

- Program reimburses up to \$750 for lodging per unit being deleaded, after **Letter of Full Deleading Compliance** (LOFDC) and project closure.

Payments to Contractors

- Payments require property owner approval before disbursement:
 - i. 40% of contract amount if less than 40% of work is complete.
 - ii. 80% if more than 40% is complete, but not fully done.
 - iii. 100% once work is fully completed.
- Final payment requires LOFDC from lead inspector and confirmation of work satisfaction by property owner.

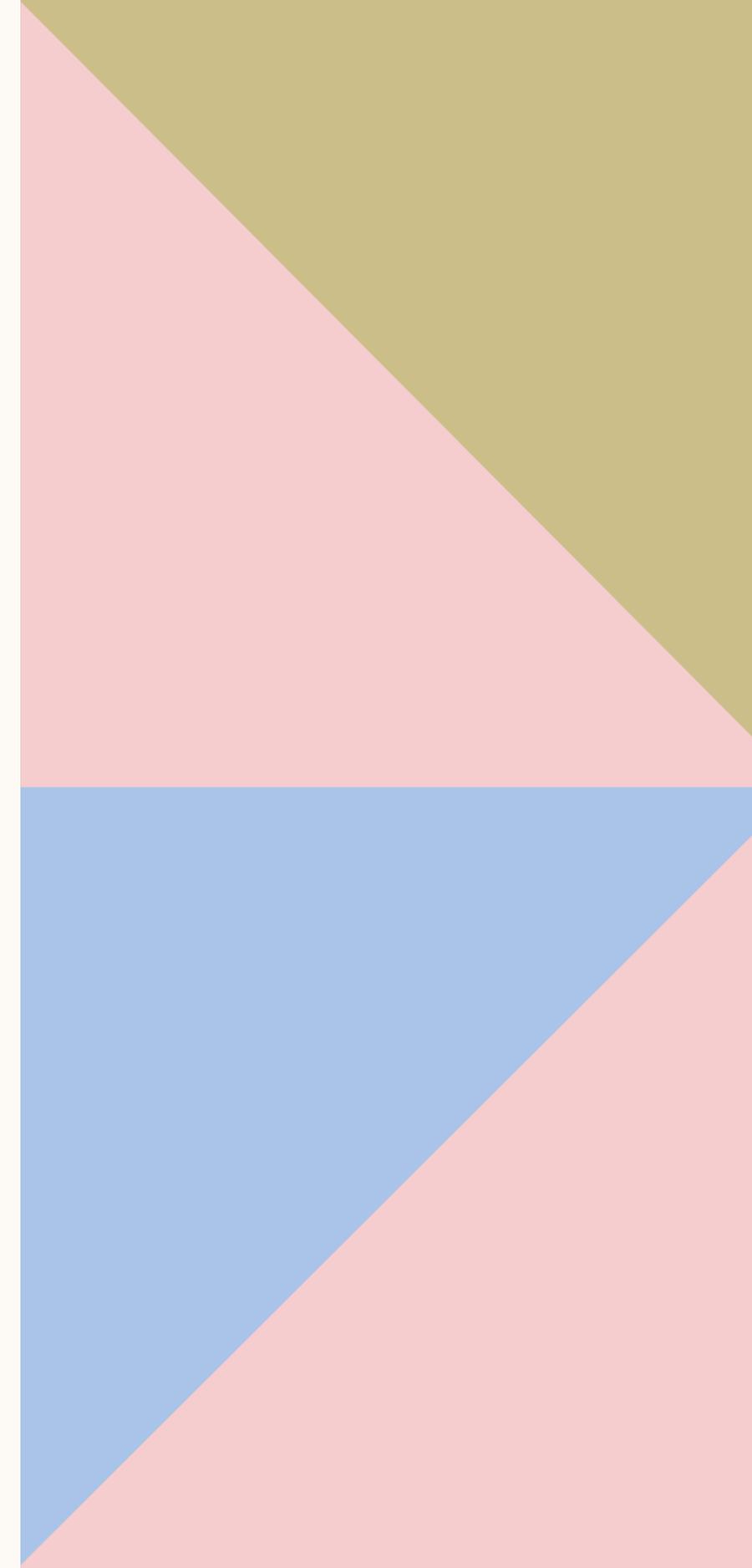
Final Closeout of Project

1. Provide MassHousing & Financial Institution with LOFDC.
2. Submit lodging receipts (if applicable).
3. Provide pre/post lead inspection costs for reimbursement to the owner.
4. Close the escrow account. **If there are any remaining funds**, they will go to MassHousing to pay down the principal loan.

Additional Reimbursements

- Reinspect receipts may be reimbursed after LOFDC and Borrower Letter of Completion.
- MassHousing reimburses lodging expenses directly to the client.

Let's meet a homeowner!



Lead in Massachusetts – Deleading

There are different ways to delead: covering, encapsulation, component replacement, making paint intact & paint removal.

Requirements and options based on:

- Type of lead hazard
- Condition/location of the component

Three Types of Deleading:

- High Risk Deleading
- Moderate Risk Deleading
- Low Risk Deleading



Deleading work must be done by authorized person(s).

Unauthorized Deleading

If an unlicensed/unauthorized person does deleading work or if the person does work beyond the scope of their license or authorization, this is **unauthorized deleading**.

When individuals who do not have the proper training do deleading work they put the health/safety of themselves, other workers, occupants, and the environment in jeopardy.

CLPPP & Department of Labor Standards (DLS) investigate complaints of unsafe/unauthorized deleading and fraudulent documents.

Owners who do unauthorized deleading in a unit will **not**:

- Receive a Letter of Compliance
- Qualify for the state income tax credit
- Be protected from strict liability

CLPPP reserves the right to seek fines and penalties against owners for unauthorized deleading

Letters of Compliance

Full Deleading Compliance:

Issued by lead inspector when:

- All lead hazards in a unit have been addressed appropriately
- Deleading work was done by an authorized person(s)
- The unit is visually clean and passing dust wipes achieved



Interim Control:

A way to comply temporarily with the Lead Law.

Allows owners to take care of only the most urgent lead hazards and be protected from strict liability for a maximum of 2 years.

Requires a licensed risk assessor (a lead inspector with additional training) to perform an initial inspection and risk assessment.

Letters of Compliance

Initial Compliance

Step 1: Lead inspector does a comprehensive initial inspection and does not find lead hazards and also does not identify prior history or signs of unauthorized deleading at the property

Step 2: Lead inspector issues a Letter of Full Initial Inspection Compliance.

Step 3: Owner monitors and maintains the home.

- Leaded surfaces must stay intact & coverings noted at the initial inspection must stay in good condition.

Task Name	Outc
Comprehensive Initial Inspection	No H
Letter of Full Initial Insp Compliance	Issue

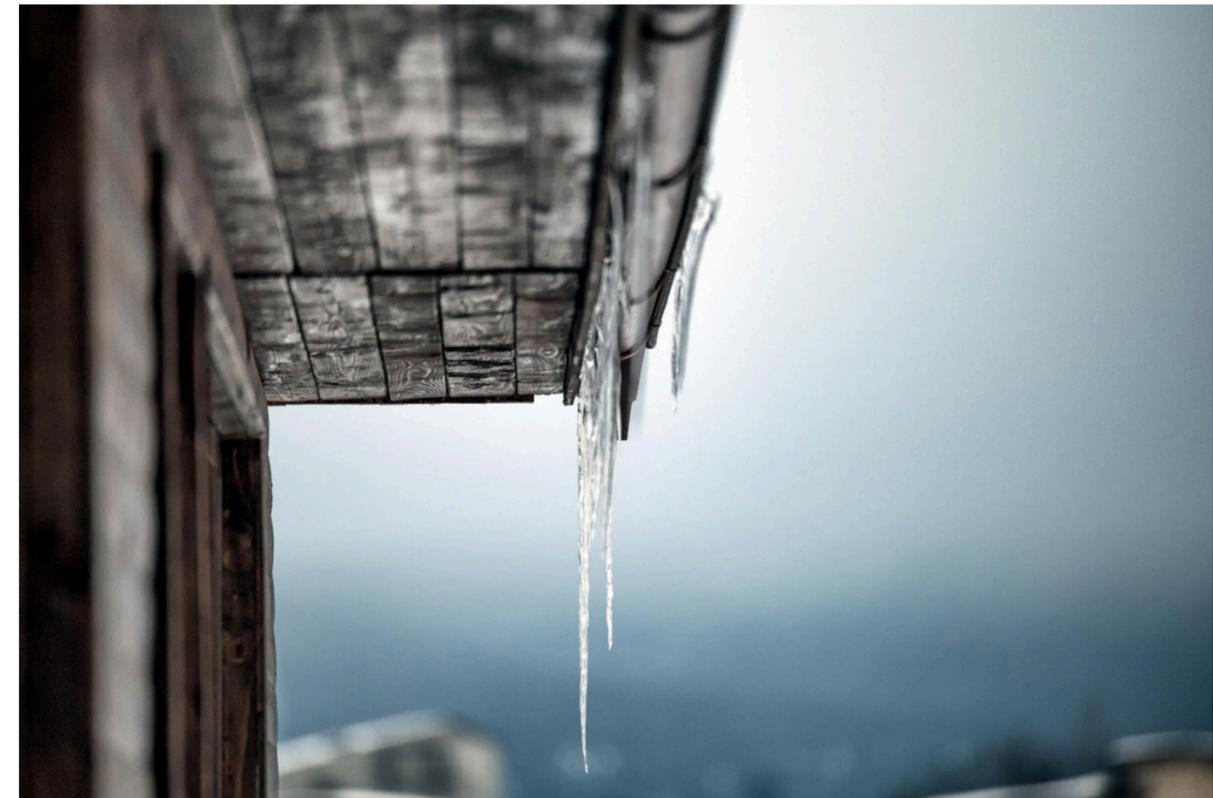
Lead in Massachusetts – Inspections

When should you re-inspect?

Even if your home was inspected and complied, homes can fall out of compliance. A Post Compliance Assessment Determination (PCAD) will check if your home has any new lead hazards

Think about a new inspection if:

- Weather has impacted your home
- Renovations
- Expecting or planning for a baby
- There has been rental turnover



Maintaining Compliance

Fact Sheet for Maintaining Compliance

Your Unit is NOT Lead Free

To keep children and occupants safe you must keep your property in the same condition as the day the inspector issued your compliance letter.

Your lead inspector indicates that the unit has:

A lot of lead left behind 

Some lead left behind 

A little lead left behind 

It only takes **one** lead hazard to poison a child. Check your property at least once a year or anytime you find out about a possible lead hazard. You can hire a lead inspector to do a Post Compliance Assessment Determination (PCAD) to check and update your compliance letter.

How to check your property for lead hazards:

1. Make a photocopy of your report.
2. On the copy, either circle or use a highlighter and to find the surfaces that still have lead. Look in the Delead Method column and highlight any surface that has **INT**, **ML**, **COV**, or **ENC**. These are surfaces where lead is left behind.
3. Walk the property, checking to make sure these surfaces are still in good condition. Paint must be intact. Coverings must be in good condition and secure. Encapsulants must be in good condition, no damage (holes, breaks, peeling). Write up a list of surfaces that need to be fixed.
4. Fix the lead hazards using lead safe work practices.
 - a. For a rental property, usually certified lead-safe renovators must do the work.
 - b. Contractors hired to do most repair work must be certified lead-safe renovators.
 - c. Contact DLS to find out about certified lead-safe renovators
www.mass.gov/lwd/labor-standards/deleading-and-lead-safety
 - d. If you are working in the home you live in, you still need to work safely. Go to www.epa.gov/lead/renovation-repair-and-painting-program-do-it-yourselfers to

Lead Safe Renovation Rule

EPA issued a final rule to address lead-based paint hazards created by **renovation, repair, and painting (RRP)** activities that disturb lead-based paint in **target housing** and **child-occupied facilities**.

- MA Department of Labor Standards (DLS) implements this rule under **Lead Safe Renovation (LSR) (454 CMR 22.11)**
- Applies to most housing built before 1978, even if no child lives there.
- Sets safe work practices
- [mass.gov/orgs/departments-of-labor-standards](https://www.mass.gov/orgs/departments-of-labor-standards)



This rule applies to most rental property owners.

Other Legal Requirements

Tenant Notification

To comply with both state and federal law, owners of pre-1978 housing must supply the prospective tenant the following documents before entering a rental agreement:



- Tenant Notification and Tenant Certification form signed by the owner/agent and the tenant
- A copy of the most recent lead inspection or risk assessment report for the unit, if one exists
- A copy of any letters of compliance or interim control, if one exists

The purpose is to inform tenants about the danger lead paint poses to children and

Tenant Rights

- It is illegal to refuse to rent to someone because they have children.
- It is illegal to threaten to raise the rent or evict a tenant if they request a lead inspection.
- A landlord cannot require a tenant provide them with results of their child's blood tests.



Resources

CLPPP Finding and Removing Lead: <https://www.mass.gov/finding-and-removing-lead>

Lead Safe Homes, Deleading on Your Own, Finding a Licensed Lead Inspector, the Lead Law, and Financial Assistance for Deleading

CLPPP Brochures: <https://www.mass.gov/lists/lead-brochures-and-fact-sheets>

Brochures for renters, Property Owners, Real Estate Agents, and Renovating Safely

Department of Labor Standards: <https://www.mass.gov/deleading-and-lead-safety-program>

Find a Licensed Deleader, Find an Authorized Moderate Risk Deleader, Lead Safe Renovations

CLPPP Hotline: 800-532-9571

Connect with DPH



@MassDPH



Massachusetts Department of Public Health



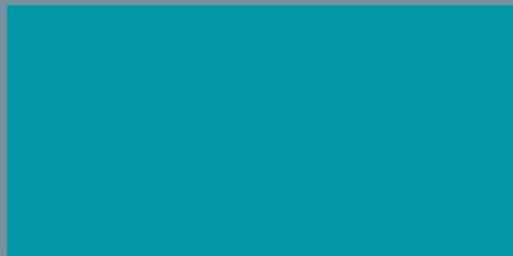
DPH blog

<https://blog.mass.gov/publichealth>



www.mass.gov/dph

Q & A



Thank You!

Our presenters:

Marissa Hauptman - Marissa.Hauptman@childrens.harvard.edu

Brandy Litt - Brandy.M.Litt@mass.gov

Deanna Ramsden - DRamsden@masshousing.com

Madeline Mendoza - MMendoza@nvcomm.org

Melinda Miranda - MMiranda@nhsmass.org

Lissette Paukert - Lissette.Paukert@nectarinvests.org

And a special thanks to:

Cindy Pendergast

Cinthia Gomez

MAPA Translations Inc.

MACDC Housing Quality & Health Equity Team:

Elana Brochin, Director of Health Equity - ElanaB@macdc.org

Don Bianchi, Director of Housing - DonB@macdc.org

Grace Dowling, Health Equity Intern