



NEIL KELLY CREW TACKLES LEAD-LADEN HOME
By Jo Becker, Education/Outreach Specialist, Fair Housing Council
Serving Oregon and SW Washington

“It can’t be seen, it can’t be smelled, and it can’t be tasted, but if you own a home built before 1978 chances are it is covered in lead paint.” So begins a brand new video posted on the Neil Kelly Remodeling Team’s YouTube channel and the message is clear, in many cases homes with lead paint are *not* Do-It-Yourself projects!



Neil Kelly's David Schmitke on location at a home renovation project where he shares the dangers of lead-based paint and the requirements of lead-safe work practices.

You can view the ‘Don’t Do It Yourself!’ video at www.FHCO.org/lead2.htm.

Neil Kelly’s Home Performance Project Manager, Ken Pearson says, “There’s a lot of steps that have to be done and taken seriously and followed, pretty much, to the letter.” And he should know, the company is the largest design-build remodeling company in the Northwest.

If you are considering a repair or renovation project that may disturb a painted

surface, beware! You could put your, your family’s, and others’ health at risk. According to Oregon’s Childhood Lead Poisoning Prevention Program, a 43% of all lead poisoning cases are caused by improper remodeling projects in the home.

What’s more, if your project is as small as six (6) square feet inside or twenty (20) feet on the exterior, federal law *requires* disclosure of possible lead-based paint hazards to any residents and that those doing the work be lead-safe certified.

In 2011-2012 we surveyed over 500 landlords. Seventy-three percent indicated they owned or managed pre-1978 properties (over 9700 individual units, in fact) and almost all (91%) knew that lead was highly dangerous, especially for young children. However, far fewer knew other important information about lead in housing:

- **41% are still not aware** that HUD / EPA have required disclosure in all units built prior to 1978 (including use of a specific brochure on the subject) prior to many repairs or renovations made to pre-78 properties since 2008.
- **25% still don’t know** that HUD and EPA have also required lead disclosure (with use of a different brochure) prior to contract since 1996.



- **50% still didn't know** HUD / EPA has required that many repairs or renovations be done by a certified lead-safe contractor since 2010.
- **37% still don't know** it has been illegal under the federal Fair Housing Act¹ to deny housing to an applicant simply because there are children in the household (even in pre-1978 properties) since 1988.

You can find and print the requisite disclosure forms and brochures for free online at:

Pre-contract Pamphlet: "Protect Your Family from Lead in Your Home"

http://www.hud.gov/offices/lead/library/enforcement/pyf_eng.pdf

Pre-contract Disclosure Form for Rentals:

http://www.hud.gov/offices/lead/library/enforcement/lesr_eng.pdf

Pre-contract Disclosure Form for Sales:

http://www.hud.gov/offices/lead/library/enforcement/selr_eng.pdf

Pre-repair Pamphlet: "Renovate Right"

www.epa.gov/lead/pubs/renovaterightbrochure.pdf

Note that the original Renovate Right brochure shows the outside of a house with a front lawn; the predominant color is green. "March 2008" printed on its green, back cover. The revised Renovate Right brochure shows an interior shot of a home; the predominant color is pink. "Revised September 2011" printed on its tan, back cover.

Pre-repair Disclosure Form:

...can be found inside the Pre-repair Pamphlet



Pictured left to right: the outdated "Renovate Right" brochure, the pre-contract "Protect Your Family" brochure, and the revised "Renovate Right" brochure.

RECENT ENFORCEMENT HEADLINES

Klamath Falls Landlord to Pay \$24K for Failing to Notify Tenants of Lead Hazards,
06/27/2012²

MD Landlord Imprisoned for Repeated Violations,
06/06/2012³

As the insert at left foretells, when it comes to fixing up older homes that may have lead paint, strictly observing disclosure requirements and lead-safe practices is the only way to go! If leaving the work to the professionals like Neil Kelly (www.NeilKelly.com) sounds easier make sure the contractor you hire is lead-safe certified.

To learn more about lead and find out where to get your questions answered visit www.FHCO.org/lead2.htm.

For information about familial status protections go to www.FHCO.org/families.htm.

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¹ Federally protected classes under the Fair Housing Act include: race, color, national origin, religion, sex, familial status (children), and disability. Oregon law also protects marital status, source of income, sexual orientation, and domestic violence survivors. Washington law covers marital status, sexual orientation, and domestic violence survivors, and honorably discharged veterans / military status. Additional protected classes have been added in particular geographic areas; visit www.FHCO.org/mission.htm and read the section entitled "View Local Protected Classes" for more information.

² <http://yosemite.epa.gov/OPA/ADMPRESS.NSF/931381DFCD9A5C308525779700424CCD/8CC7396FEBB2B1BE85257A2A006C9D01!OPENDOCUMENT>

³ http://www.justice.gov/usao/md/Public-Affairs/press_releases/Press12/

BaltimoreCityLandlordSentencedtoPrisonforLeadPaintViolationsinRentalPropertiesHeOwns.html

⁵ Note that HUD / EPA offer some of these in alternative languages as well. Visit the HUD and EPA websites to find a comprehensive list.

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¹ Federally protected classes under the Fair Housing Act include: race, color, national origin, religion, sex, familial status (children), and disability. Oregon law also protects marital status, source of income, sexual orientation, and domestic violence survivors. Washington law covers marital status, sexual orientation, and domestic violence survivors, and honorably discharged veterans / military status. Additional protected classes have been added in particular geographic areas; visit FHCO.org/mission.htm and read the section entitled "View Local Protected Classes" for more information.