



New Housing Newsletter

In an effort to improve our service and communication with Landlords participating in the Housing Choice Voucher program, we have developed this newsletter.

Periodically we will be sending the newsletter filled with items that we hope you find useful. This might include updates to the program, reminders regarding Housing Quality Standards, industry changes, etc.

If you have an item to share, feel free to mail your suggestion to our office.

If you have any questions, don't hesitate to contact us at (920) 386-2866.



Lead Paint Disclosure

Wisconsin law requires a landlord to complete a Lead-Based paint disclosure with tenants for any property built pre-1978.

At a meeting we attended recently we were notified that the EPA and Health Department will be conducting spot checks to verify that landlords are properly disclosing lead paint hazards.

Small and large landlords in the State of Wisconsin will be targeted.

Those landlords that are found in violation of the disclosure requirements can be fined.

Lead poisoning is a top environmental health hazard for young children, affecting as many as 1.7 million children age five and under, according to Centers for Disease Control and Prevention (CDC) data.

Children living in older homes are threatened by chipping or peeling lead paint, or excessive amounts of lead-contaminated dust. More than 80 percent of homes built before 1978 contain lead paint.

Even at low levels, lead poisoning in children can cause IQ deficiencies, reading and learning disabilities, impaired hearing, reduced attention spans, hyperactivity and other behavior problems.

Continued on page 2

DODGE COUNTY HOUSING AUTHORITY

491 E. Center Street
Juneau, Wisconsin 53039
Phone: (920)-386-2866
Fax: (920)-386-2725
Email: dcha@powerweb.net

Barbara J. Lubahn-Hagedorn
Executive Director

Carl Bernhard
Board Chairman

Serving the county since 1972



Think Spring!



Lead Paint Disclosure continued

Pregnant women poisoned by lead can transfer lead to a developing fetus, resulting in adverse developmental effects.

Because the presence of lead paint in a home is a threat to children, a law called **Title X** provides protection to both renters and buyers.

As a landlord you must give the prospective tenant a copy of the EPA publication "Protect Your Family From Lead In Your Home" and inform the prospective tenant of any known lead-paint hazards in both the unit and the buildings common areas (hallways, laundry rooms, etc.).

You are not required to test for lead paint. However, If testing is done and lead paint is confirmed, you must deal with the lead paint according to state regulations.

What does this mean to you?

You must disclose lead paint properly or risk getting fined by the EPA.

The EPA website (www.epa.gov) has information about proper lead paint disclosure as well as information about the enforcement alert. (<http://www.epa.gov/compliance/resources/newsletters/civil/enfalert/leadpaint.pdf>).

Removing lead paint improperly can increase the hazard by spreading even more lead dust.

There are many resources available regarding lead paint on the EPA website.

How does this affect the Housing Choice Voucher Program?

A pre-1978 property with any chipping or peeling paint will automatically fail for a household with children under 6.

This will affect properties currently on the program as well as those new to the program.

If the household has a child under the age of 6, there must be no chipping or peeling paint on the inside or outside of the property when we conduct the inspection.

If we find chipping or peeling paint on a property currently on the program, we will notify you and the tenant that repairs must be made in a lead safe way using certified workers for the tenant to continue on the program at that location. The other option will be for the tenant to move to another location to continue to receive rental assistance.

You can contact Milwaukee Lead to see about trainings being offered for lead workers at 2223 S. Kinnickinnic, Milwaukee, WI 53207 or 414-481-9070 or www.mlaic.com.

If you have questions about your property, contact our office.