

LEAD BASED PAINT TENANT NOTIFICATION POLICY

Background: The Lead Based Paint Poisoning and Prevention Act (LBPPPA) of 1970 requires that all residents be notified of the possible hazards of lead-based paint poisoning and the precautions that can be taken to minimize lead-based paint poisoning.

According to Federal regulations, the property must have record of a Lead Based Paint Test if the property was constructed prior to 1978, is non-elderly, and currently falls under **any** of the following four categories:

1. Covered by HUD mortgage insurance; **or**
2. HUD-held (including 202 Loans and Purchase Money Mortgages); **or**
3. Covered by a contract for Housing Assistance Payments (Section 8).
4. USDA-RD (Rural Housing) 515 mortgages.

For ALL other property types built before 1978, testing is recommended, but never required. However, form RA-19 “Disclosure of Information on Lead-Based Paint Hazards” is required to be completed and placed in the resident files.

For **elderly** properties built before 1978, neither a Lead Based Paint Test nor form RA-19 is required.

For ALL properties built after 1978, testing is never required.

Managers will be responsible to provide all current households and all move-ins with a copy of the notification brochure to inform residents of required information. The brochure is titled “*Protect your Family from Lead in your Home.*”

In addition, the head of household, spouse and co-head will be required to sign and date form RA-19, “Disclosure of Information on Lead-Based Paint Hazards.” The original RA-19 will be kept with the lease attachments in the resident file. A copy of the form should be given to all lease signers, as well.

Please refer to the attached “Lead Based Paint Property Disclosure Listing” to determine whether these requirements are applicable to your property or if your property is exempt. IF the property is **exempt** neither the RA-19 nor the “Protect your Family from Lead in your Home” brochure need to be given to the residents.

PROPERTY	PROGRAM TYPE	CONSTRUCTION DATE	RA-19 REQUIRED	TEST REQUIRED		TEST DATE	CLEAR YES/NO
				Risk*	Visual**		
Abo	HUD	1968	X	N/A	X		
Angel Skye	RD	1981					
Apple Ridge	HUD/TC	Elderly -					
Asbury Place	TC	2000					
Aspen Ridge	TC	2003					
Avalon Cove (Broadway)	TC	1997					
Beach	Mkt	1985					
Belen Crossing	H/RD/TC	1986					
Belen Vista	H/RD/TC	1980					
Bella Vista	TC	2008					
Bluewater Village	MKT	1993					
Brentwood Gardens	HUD/TC	Elderly - 1979					
Buena Vista	TC/MKT	1999					
Candelaria Gardens	MKT	1979					
Canyon Village	MKT	2000					
Cedar Creek	TC	1995					
Cedar Hills	HUD	1970	X	N/A	X		
Chaparral	RD	1991					
Chaparral Senior	H	1991					
Chuska	TC	2008					
Cielo Azul	RD	1995					
Cinnamon Ridge	HUD/RD	1980					
Clovis I	HUD	1967	X	Completed	X	10/04	Yes
Clovis II	HUD	1968	X	Completed	X	10/04	Yes
DS Shalom House	HUD	Elderly - 1985					
Dona Ana I	HUD	1976	X	Completed	X	04/07	No(6)
Dona Ana II	HUD	1968	X	Completed	X	11/05	Yes
Downtown @ 700 2 nd	TC/MKT	2010					
Embarcadero	RD	1977	X	Completed	X	09/03	Yes
Encantada	RD	1981					
Falcon Pointe	TC	1999					
Florida Village	RD	1986					
Garland Square	TC	1996					
Gateway	RD	1979					
Glorieta	MKT	1971	X	N/A	N/A		
Golden Acres	RD	Elderly - 1978					
Grants	HUD	1968	X	Completed	X	11/05	Yes
Hilltop	RD/TC	1993					
Hobbs	HUD	1967	X	N/A	X		
Home @ Uptown	MKT	1971	X	N/A	N/A		
Las Ventanas	MKT						
Las Ventanas-Cox	MKT						
Las Villas de Leon	TC	2000					
Lobo Canyon	RD	1970	X	Completed	X	09/03	Yes
Loma Vista	RD	1981					
Manzano Vista	MKT	1972	X	N/A	N/A		
Mariposa	RD	1985					
Montana Meadows	HUD/TC	Elderly					
Monte Vista	HUD	1973	X	Completed	X	09/03	No(4)
Mountain View (Deming)	HUD/RD	1978					
Mountain View (Tucumcari)	RD	1980					
Mountain View II	HUD	1967	X	X-Completed	>5000	07/05	No(1)
Mountain View III	HUD	1968	X	X-Completed	>5000	12/05	No(1)

PROPERTY	PROGRAM TYPE	CONSTRUCTION DATE	RA-19 REQUIRED	TEST REQUIRED		TEST DATE	CLEAR YES/NO
				Risk*	Visual**		
Mountain Vista	RD, TC	1983					
New West	RD	1981					
Ortero Village	HUD/TC	2001					
Palazzo, The	MKT	1982					
Park Plaza	Condo						
Paseo Del Sol	TC	1998					
Penn-Mar	MKT	1978					
Polk Avenue	H/RD/TC	1980					
Quay	HUD	1969	X	Completed	X	10/04	No(5)
Rio Volcan I	TC	1996					
Rio Volcan II	TC	1998					
Roswell Summit	HUD/TC	Elderly					
San Juan	HUD	1972	X	N/A	X		
Sandia Valley	TC	1996					
Sangre De Cristo	HUD	1970	X	Completed	X	10/05	Yes
Santa Barbara	MKT	Elderly-1906					
Santa Fe	HUD	1968	X	Completed	X	09/04	Yes
Santa Rosa	HUD	1969	X	N/A-Completed	N/A	10/04	Yes
Sierra Verde	MKT	1974	X				
Solar Villa	HUD	Elderly					
Sommerset	RD	1977	X	Completed	X	09/03	Yes
Sun Plaza	MKT	1971	X	N/A-Completed	N/A	5/05	No(3)
Sunray	RD	1979					
Sunset Hills	HUD, RD	1983					
Trans-Mountain	MKT	1970	X	N/A-Completed	N/A	09/04	No(2)
Tres Santos	TC	2008					
Tucson	MKT	1979					
Valley	MKT	1970	X	N/A-Completed	N/A	01/95	Yes
Villa Escondida	MKT						
Villas De San Ignacio	TC	2009					
Vista Del Rio	HUD/MKT	1973	X	N/A	X		
Vista Grande	MKT	Elderly 1963					
Vista Grande (Abq)	TC/H Mtg	1974	X	N/A-Completed	N/A	5/03	Yes
Vista Linda	TC	1997					
Whispering Pines	RD	1984					
Wildewood	HUD/TC	Elderly					

* Lead-Based Risk Assessment Inspection required for community receiving Federal Subsidy of over \$5,000/unit annually. "N/A-Completed" – Not applicable to property but a Risk Assessment was made. "Completed" – Risk Assessment not applicable, but one was made.

**Lead-Based Visual Inspection required for community receiving Federal Subsidy of less than \$5,000/unit annually.

Notes:

- (1) Positive findings for lead-based paint and lead-based paint hazards for ALL buildings were found.
- (2) Evaluation found lead-based paint and lead-based paint hazards were present at the property as a whole on the date of the evaluation.
- (3) Evaluation found lead-based paint present on all building exterior stairs and walls.
- (4) The inspection revealed lead-based paint dust to be located in one unit dwelling at the entrance on the concrete floor.
- (5) Inspection revealed lead-based paint located on all bedroom closet wood shelves.
- (6) Evaluation found lead-based paint was present at the property as a whole.