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## GENERAL NEWS

### OIG Issues Memorandum on Lead-Based Paint Visual Assessments Timing

HUD's Office of Inspector General (OIG) has [released](#) a [memorandum](#) notifying HUD about an issue identified by OIG affecting PHAs timely completion of lead-based paint (LBP) visual assessments. Specifically, OIG audited whether three of the nation's largest PHAs conducted timely LBP visual assessments as required by the Lead Safe Housing Rule (LSHR) and found that the PHAs did not always meet the requirement to conduct LBP visual assessments within 12 months as required by the LSHR.

According to the memo, the PHAs incorrectly interpreted the LSHR timing requirement that LBP visual assessments must occur "every 12 months" to be consistent with HUD's timing requirement that physical unit inspections occur annually. PHAs either combined the visual assessments with the annual physical condition inspections or improperly relied on the "annual" requirement instead of the LSHR 12-month requirement for the timing of LBP visual assessments. Although the requirements are similar, and PHAs can gain efficiencies by performing both at the same time, the timing requirement may be incompatible in practice because the time between "annual" unit physical inspections can exceed the LSHR 12-month requirement. As a result of this misapplication of the requirements, LBP hazards may not be identified in a timely manner.

OIG recommends that HUD work with PHAs and issue guidance clarifying the timing of unit inspections and LBP visual assessments to address the misinterpretation caused by the terms "annual" and "every 12 months."



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