



Before you rent or buy a House, make sure its Lead-Safe

Check out the Pomona Lead-Safe Housing Registry!

What is the Lead-Safe Housing Registry?

The City of Pomona's Lead-Safe Housing Registry was created by the "Lead Education Awareness and Control [LEAC] Program" to provide potential renters and buyers information about the status of lead safety for pre-1978 housing stock within the City of Pomona. The "LEAC Program" maintains a lead safe and lead free housing registry of rental and owner-occupied units assisted by the program as well as any other properties certified as lead-safe or lead-free requesting enlistment on the registry.

The Lead-Safe Housing Registry is posted at the Housing/Section 8 Housing Assistance Counter and Pomona Public Library. The registry provides a listing of recently cleared units. All housing units built after 1978 are considered to be lead-free. The "LEAC Program" neither owns nor manages any of the units listed on the Registry. Dwelling units in the category of lead-safe will be required to update their certifications every two years or be removed from the list.

Make sure your House is Lead Safe, Protect Your Children

Your home may have lead-based paint, which can cause serious health problems for your family. If lead-based paint begins to chip, crack, peel, or chalk, it soon becomes lead dust that gets on floors, windowsills and other surfaces. Your children might touch it with their fingers and put it in their mouths-*the main way that lead gets into children's body*. There is no safe level of lead in you or your child's body. Even minimal amounts of lead poison can affect children's development, especially preschoolers.

Children also crawl and play on the floor where lead dust can accumulate and they can ingest lead dust through normal “hand-to-mouth behavior”.

FREQUENTLY ASKED QUESTIONS

What is lead poisoning?

Lead poisoning is still the number one environmental health threat to children under the age of six. Deteriorated lead-based paint which is “chipping or peeling” is the leading cause of lead poisoning within communities. Most children are poisoned through continuous, low-level exposures, which can cause many development problems including reduced IQ, hyperactivity, impaired growth, learning disabilities and behavior problems.

How can I Get the Lead Out of My Home?

The “LEAC Program” is an effort to help reduce lead poisoning in homes where children under the age of six live. If you are eligible, you may qualify to have your home rehabilitated to reduce and/or eliminate lead-based paint health hazards-at no cost to you.

How Do I Know if My Family Is In Danger?

If your home was built before 1978, it is presumed by State Law to be a lead hazard, until it is tested by a Lead Certified Contractor. Older homes are even more likely to have lead-based paint and lead-based paint hazard conditions. Most children with lead poisoning may have learning, growth, and behavior problems, although they may not look or act sick. The only way to know if your children have lead poisoning is to have them take a simple blood test. All children under six years of age should receive a blood test by age two [2] from their primary care doctor.

How Do I Qualify

You may be eligible if:

- Your home was built before 1978
- You have children under the age of six living in or frequently visiting your home
- You earn a low income, as defined by HUD income limits
- You have rental property occupied by low-income residents
- The painted surfaces of your home are chipping or peeling

How Can the Program Make My Home Safe from Lead-Based Paint Hazards?

The “LEAC Program” will test your home for lead hazards and provide improvements to help make your home “lead safe” if lead-based paint hazards are found by offering these FREE services:

- Performing a complete lead dust clean-up using a special vacuum cleaner, or
- Repairing and/or removing any parts of your home that have lead-based paint, such as windowsills, frames, doors and repairing or replacing them, or
- Placing a solid barrier over all lead-based paint surfaces, so that no one can reach them, or
- Removing damaged lead-based paint and repainting with a “non-lead-based paint”

ALL SERVICES ARE ON A “FIRST-COME, FIRST SERVE” BASIS
SUBJECT TO FUNDING AVAILABILITY

You may contact Pomona Housing at 909-620-2368 for more information.

LEAD-SAFE HOUSING REGISTRY- LEAC PROGRAM

As of June, 2018

Address	If a Rental Contact Owner to Check Availability.	Zip Code	RENTAL Units	OWNER Occupied	Year Built	Clearance Date
150 West Alvarado Street	Benjamin Yen (626) 381-8475	91768	6		1886	6/30/17
450-456 East Alvarado Street	Miguel Bravo 1426 East 18 th Street Santa Ana, CA 92705 (714) 466-0073	91767	6		1895	9/28/17
2125 Avalon Avenue	Thang Dang (714) 615-9530	91768	1		1955	12/15/17
748 William Street	Robert Potter PO Box 192 Covina, CA 91723 (626) 919-8071	91768	1		1910	10/18/17
538-540 Huntington Blvd	Jamal Hasan (714) 204-8702	91768	2		1924	12/1/2017
630 N. Currier Street	Mark Warren (909) 622-6275	91768	4		1895	1/16/18
1759 James Place	Jose Salas (909) 732-5940	91767	1		1952	3/2/18
TOTAL** <i>Total represents all lead safe units due to a Positive Lead Inspection or as a result of Lead Remediation</i>			21			

Definitions

The following definitions are provided as a guide to assist in understanding the condition of the housing units maintained in the registry. By providing this information the custodian of the registry and or the author(s) cannot be held responsible for the ongoing future conditions of the properties listed, which is the property owner's responsibility. The list is based exclusively on property owners agreeing to participate in the registry and the certified document of record verifying a lead-safe or lead-free condition. New lead hazard may/can occur through materials reintroduced to the property containing lead and/or improper maintenance practices.

“Lead-Safe”

The definition “Lead-safe housing” does not mean all lead paint has been eliminated from a property, but at the time of lead clearance inspection by a certified lead inspector the property contained no lead hazards, i.e., no visible paint chips or dust and painted surfaces were visibly intact and any dust wipes taken tested below the more stringent of State and or Federal lead levels defining a hazard at the time/date posted in the clearance document of record. Occupants must be notified/aware of all locations/materials containing lead so that any damages can be reported to the owner of the property and reasonable care can be exercised in those locations in the normal course of maintenance/house cleaning.

“Lead-free”

Lead-free does not mean there is no lead at the property in question, trace elements of lead can be found in almost all properties regardless of the year they were built. The definition of “lead-free” means a property has been tested according to State guidelines for the presence of lead-based paint in/on all painted components, in soil and dust including on surfaces which are known to

contain lead and certified by a state approved official as below the State and or Federal lead levels identified as hazardous at the time/date posted in the inspection/evaluation document of record.

“Lead-Safe Clearance Certification”

The Lead-Safe Clearance Certificate certifies that the property is lead-safe on the day it was issued. Unfortunately, regular wear and tear can chip, peel, or chalk the paint making it very unsafe especially for children under the age of six. Therefore, landlord/owners may maintain the paint intact (not peeling) in order to ensure that the property is kept lead-safe

Disclaimer

Neither, the City of Pomona assumes any liability nor responsibility for the veracity of the test results, nor the classification of the housing as either “Lead Safe” or “Lead Free.” While the City of Pomona has no reason to suspect that the determinations of Lead Safe and/or Lead Free are incorrect, the City assumes no liability for personal injury, damages, claims, costs, expenses, losses, fees, expenses of any kind or nature arising out of the occupancy of the units listed in the registry. You are encouraged to report evidence of the presence of any lead-based paint conditions found, within the listed units, to both the owner of property and the Pomona Housing Division by contacting (909 620-2368).