



SAN DIEGO
HOUSING
COMMISSION

INFORMATIONAL REPORT

DATE ISSUED: June 10, 2010

ATTENTION: **Natural Resources and Culture Committee**

REPORT NO: HCR 10-009

SUBJECT: **Construction Debris from Lead Remediation Projects**

BACKGROUND:

For the past decade, the San Diego Housing Commission has awarded grants and loans to qualified low-income residential property owners to remove or neutralize lead paint, which typically is found in homes built before 1979. Lead paint can be toxic and poses an environmental hazard to children, especially those under six years of age.

The Housing Commission screens qualified low-income property owners for the program and provides them with loans and grants to complete the work.

Contractors staffed with the appropriate lead trained personnel, who are hired by the property owners, not the Housing Commission, are required to properly dispose of the residential construction debris they generate.

Since 2002, the U.S. Department of Housing & Urban Development (HUD) has awarded the City of San Diego and the Housing Commission nearly \$16 million in grants for lead remediation. As a result, 814 residential units in the City of San Diego have been cleared of lead paint hazards and 797 children under the age of six years have been protected from the devastating effects of lead poisoning.

On March 24, 2010, the City's Environmental Services Department informed the Housing Commission that questions had arisen about how local contractors have been disposing of residential construction debris from lead remediation projects. City officials said debris from lead abatement is presumed to be hazardous waste, requiring it to be handled by a licensed hazardous-waste hauler and transported to an appropriate disposal site unless laboratory analysis proves it nonhazardous.


CONCLUSION:

After discussions with the City's Environmental Services Department and a thorough review of the matter with our legal counsel and internal staff, the Housing Commission has made changes to strengthen its program requirements. The agency will no longer release funds for payment of rehab projects until the contractors provide documentation that they have properly disposed of lead-laden residential construction debris.

We believe this new requirement ensures that the lead remediation program will remain fully protective of the environment and in compliance with all state and local regulations.

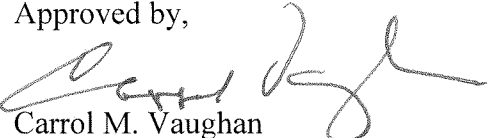
We are also prepared to provide the Natural Resources and Culture Committee with quarterly reports of the Housing Commission's Lead Remediation progress of programs if requested.

Respectfully submitted,



Dan Turpin, Director
Construction Services
Real Estate Department

Approved by,



Carrol M. Vaughan
Executive Vice President &
Chief Operating Officer