



EVALUATION MEMORANDUM

July 14, 2026

To: Donald A. Billingsley
Associate Deputy Assistant Secretary for Multifamily Housing Programs, HT

//signed//

From: Kilah S. White
Assistant Inspector General for Audit and Evaluation, Office of Inspector General, G

Subject: Final Evaluation Memorandum (2026-OE-0801): Monitoring of EBLLs by Property Owners in HUD-Assisted Multifamily Properties Receiving Section 8 PBRA

Executive Summary

The purpose of this memorandum is to notify the U.S. Department of Housing and Urban Development (HUD) of potential EBLLs in HUD-assisted multifamily properties in New York State to ensure that HUD can take timely action.

In a May 2025 evaluation report issued by HUD Office of Inspector General (OIG) titled, *HUD Should Better Track EBLLs in HUD-Assisted Multifamily Housing*,¹ we reviewed HUD's Office of Multifamily Housing (MFH) policies and procedures related to elevated blood lead levels (EBLL) in HUD-assisted multifamily properties. In this evaluation, we expanded our review beyond HUD to a selection of multifamily Section 8 Project-Based Rental Assistance (PBRA) property owners and management agencies in New York State.

We identified 14 management agencies, who collectively managed 36 HUD-assisted multifamily PBRA properties in New York State, that were at greatest risk for lead-based paint hazards. From January 2020 to March 2026, we became aware of 172 EBLL cases at 1,142 addresses associated with the properties, 170 of which were reported to us by the New York State Department of Health (NYSDOH) and 2 reported to us by a property management agency.² However, in our previous evaluation, MFH reported to HUD just 2 instances of EBLLs between October 2018 and September 2024,³ nationwide. Of the 172 EBLLs, we found that there were 9 EBLL notices provided to property owners by NYSDOH and 2 EBLLs known to a management agency. This indicates that 11 EBLLs were possibly not reported to HUD by multifamily PBRA property owners or management agents as required by the Lead Safe Housing Rule (LSHR). We also found that not all management agents we spoke to were aware of the EBLL requirements in the LSHR.

¹ <https://www.hudoig.gov/reports-publications/memorandum/hud-should-better-track-elevated-blood-lead-levels-hud-assisted>

² The 172 EBLLs were spread throughout all years and months from January 2020 to March 2026.

³ The scopes for our previous evaluation and this evaluation are different due to the point in time that each evaluation occurred, to gather the most up to date information available.

To ensure the monitoring of EBLLs by multifamily PBRA properties, we recommend that the Associate Deputy Secretary for Multifamily Housing Programs, (1) develop and implement a corrective action plan to track and ensure compliance with HUD EBLL requirements for the 172 EBLLs in New York State in multifamily PBRA properties; and (2) develop and implement a process that includes a plan for communication between HUD, property owners, management agencies, and other entities as needed, to ensure that potential or confirmed EBLLs in multifamily PBRA properties are reported and monitored as required by the LSHR.

Our evaluation objectives were to (1) assess property owners' and management agents' roles and responsibilities related to EBLLs in multifamily properties receiving Section 8 PBRA and (2) assess HUD's expectations for property owners and management agents when monitoring, reporting, and tracking EBLLs in multifamily properties receiving Section 8 PBRA. Our evaluation scope was limited to EBLLs in children under the age of six from January 2020 to March 2026 in specific MFH PBRA properties. During our evaluation work, we became aware of EBLLs at HUD-assisted multifamily PBRA properties. Therefore, the purpose of this memorandum is not to fully answer our evaluation objectives, but to notify HUD of these EBLLs to ensure it can take timely action.

We completed this evaluation under the authority of the Inspector General Act of 1978, as amended and in accordance with the Quality Standards for Inspection and Evaluation issued by the Council of the Inspectors General on Integrity and Efficiency (December 2020).

Background

Health effects of lead-based paint and other lead hazards are problematic, especially in small children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs, such as the kidneys, nerves, and blood. Lead poisoning may also cause behavioral problems, learning disabilities, seizures, and in some cases, death.

In 1971, Congress passed the Lead-Based Paint Poisoning Prevention Act that prohibited the use of lead-based paint in residential housing constructed, rehabilitated, or assisted by the federal government, and set abatement standards for lead-based paint. Then, Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992 to implement a broad program to evaluate lead-based paint hazards in the nation's housing stock and reduce the threat of childhood lead poisoning in housing owned, assisted, or transferred by the federal government. The requirements of the Residential Lead-Based Paint Hazard Reduction Act of 1992 are implemented by HUD as the LSHR.⁴

New York State public health regulations⁵ require health providers to (1) test all children at age 1 and again at age 2 with a blood lead test, (2) at every well child visit,⁶ assess all children ages 6 months to 6 years for risk of lead exposure, (3) report point-of-care blood lead test results to NYSDOH, (4) give the

⁴ 24 CFR part 35

⁵ 10 NYCRR 67-1.2

⁶ Well child visits in early childhood include preventive care services such as immunizations, developmental and lead screenings, oral health assessments, and early oral health interventions. The American Academy of Pediatrics and Bright Futures recommends eleven well child visits through the first 30 months of life and then annually starting at age 3.

child's parents or guardians the result of the blood lead test, and (5) provide anticipatory guidance to all parents or guardians of children as part of routine care.

As of March 27, 2026, there are over 1.4 million multifamily PBRA units nationwide. HUD estimates that over 630,000 of these units, or forty-four percent, were built before 1978, the year the Federal government banned lead-based paint in residential housing. Roughly 2.4 million people reside in these multifamily PBRA units, of which approximately 258,000 are children under the age of 6.

Under the LSHR, owners of multifamily PBRA properties must comply with specific requirements following reports that a child under the age of 6 residing in an assisted unit has a confirmed EBLL. PBRA property owners must ensure that their properties meet minimum standards of health and safety, including compliance with the LSHR to protect young children from exposure to lead-based paint hazards. When a PBRA property owner is notified of a potential EBLL, they must verify the EBLL with a health care provider or the health department, record their verification attempts, and provide notification of the EBLL to both MFH and HUD's Office of Lead Hazard Control and Healthy Homes. These steps must be completed within 5 business days of EBLL verification.

HUD Was Not Aware of EBLLs in the State of New York

In a May 2025 evaluation report issued by HUD OIG, titled, *HUD Should Better Track EBLLs in HUD-Assisted Multifamily Housing*, we reported that MFH did not have an EBLL policy and MFH had reported to HUD OIG just two instances of EBLLs nationwide between October 2018 and September 2024.⁷ However, in this evaluation of 36 multifamily PBRA properties in New York State covering the period of January 2020 to March 2026, we found that there were 9 EBLL notices provided to property owners by NYSDOH and 2 EBLLs known to a management agency, indicating that 11 EBLLs were possibly not reported to HUD. The LSHR requires the PBRA property owner to take specific steps when it learns of a potential or confirmed EBLL. In total, we found 172 EBLLs—170 from the NYSDOH and 2 from a property management agency.

We identified 14 management agencies who collectively managed 36 HUD-assisted multifamily PBRA properties in New York State, that are at the greatest risk for lead-based paint hazards.⁸ These properties have a total of 1,142 addresses. We sent the list of addresses to the applicable management agencies and NYSDOH and asked them to provide us with any instances of EBLLs in children under the age of six from January 2020 to March 2026. We received a total response of 172 EBLLs, including 2 cases reported from a property management agency⁹ and 170 from NYSDOH. We provided the addresses to MFH in March 2026 so it could begin its analysis of the EBLL cases.

Of the 170 EBLLs that NYSDOH reported to us, NYSDOH told us it issued 9 notices to property owners, which means that potential lead-based paint hazards were identified inside the property during an environmental inspection. We did not review these notices as this evaluation was not a review of

⁷ MFH implemented both recommendations from report 2025-OE-0801 in April 2026 by (1) issuing guidance on EBLL roles and responsibilities for MFH staff and (2) developing a method to track EBLLs in multifamily properties.

⁸ These 14 management agencies (1) are located in the top 6 counties in New York at greatest risk for lead paint hazards according to our risk assessment, (2) house children under the age of 6, (3) were built before 1978 when lead-based paint was banned, and (4) had a lead hazard report on record from January 2020 to September 2025.

⁹ These two EBLLs were not included in the list of EBLLs provided by NYSDOH.

NYSDOH practices. However, according to NYSDOH, the only time it would communicate with a property owner regarding an EBLL was if they were issuing these notices. Due to privacy concerns, NYSDOH does not have any communications directly with HUD regarding EBLLs.

In addition to requesting EBLLs from the management agencies, we also requested that they provide any policies or procedures related to EBLLs and asked them about their knowledge of EBLL requirements. Of the 14 management agencies we contacted, 9 provided documentation and indicated varying levels of knowledge of EBLL-related requirements.¹⁰ None of the agencies who provided documentation indicated they had a formal process or policy for reporting potential or confirmed EBLLs to HUD. This is concerning because the management agencies are acting on behalf of the property owners yet are unaware of the EBLL-related requirements that property owners must comply with under the LSHR.

While property owners may choose to delegate management of their properties to management agencies, including EBLL-related actions, property owners cannot shift legal responsibility for complying with the LSHR to management agencies. MFH acknowledged that the roles and responsibilities of the property owner and management agency are a case-by-case basis depending on the property. To further complicate the EBLL reporting chain, one of the nine management agencies stated that it works through a third-party contractor instead of working directly with HUD.

Figure 1: Example of Entities in the EBLL Reporting Chain



There is a risk that there are additional EBLLs that HUD may not have knowledge of in multifamily PBRA properties in New York and other states.

Recommendations

We recommend that the Associate Deputy Assistant Secretary for Multifamily Housing Programs:

- 1A. Develop and implement a corrective action plan to track and ensure compliance with HUD EBLL requirements for the 172 EBLLs in New York State in multifamily PBRA properties.
- 1B. Develop and implement a process that includes a communication plan between HUD, property owners, management agencies, and other entities as needed, to ensure that potential or confirmed EBLLs in multifamily PBRA properties are reported and monitored as required by the LSHR.

¹⁰ We did not receive responses from all management agencies despite multiple attempts and assistance from MFH.

Management Response

In its response on June 26, 2026, the Office of Multifamily Housing Programs requested changes to recommendation 1A and concurred with recommendation 1B. Multifamily requested that we revise the language of recommendation 1A to only include the nine notifications to NYSDOH and the two to management agents.

OIG Evaluation of Management Response

After careful consideration, we decided that the language for recommendation 1A will remain as written to address all 172 EBLLs in New York State in multifamily PBRA properties. We found 172 cases in New York State previously unknown to HUD, of which 9 were notices provided to property owners by NYSDOH and 2 were EBLLs known to a management agency. Under the LSHR, owners of multifamily PBRA properties must comply with specific requirements following reports that a child under the age of 6 residing in an assisted unit has a confirmed EBLL. PBRA property owners must ensure that their properties meet minimum standards of health and safety, including compliance with the LSHR to protect young children from exposure to lead-based paint hazards. The number of cases we found in New York State is concerning because in a previous OIG report, Multifamily had reported to HUD OIG just two instances of EBLLs nationwide between October 2018 and September 2024.

To address recommendation 1A, Multifamily should continue its research into the 172 EBLLs to determine if HUD must take any actions. This will ensure that if there are confirmed EBLL cases, they are properly reported and tracked. Multifamily stated that it is limited in its ability to act absent notification by an owner, however in the case of these 172 EBLLs, the information HUD needs to conduct its research has already been provided to HUD by HUD OIG. We appreciate Multifamily's commitment that it will communicate with all property owners and management agents associated with all 36 HUD-assisted multifamily PBRA properties in New York State. We will continue working with Multifamily to reach an agreed upon management decision for this recommendation. Until then, the status of recommendation 1A will remain "unresolved-open."

To address recommendation 1B, Multifamily agreed to develop and implement written procedures. The status of recommendation 1B will remain "resolved-open" until we receive and agree to a closure request from Multifamily.

APPENDIX A –OFFICE OF MULTIFAMILY HOUSING PROGRAMS' COMMENTS

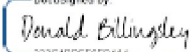
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OFFICE OF HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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MEMORANDUM FOR: Kilah S. White, Assistant Inspector General for Audit and Evaluation, Office of Inspector General, G

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 6/26/2026

FROM: Donald A. Billingsley, Associate Deputy Assistant Secretary for Multifamily Housing Programs, HT

SUBJECT: Monitoring of EBLs by Property Owners in HUD-Assisted Multifamily Properties Receiving Section 8 PBRA (OE 25 0004)

As a follow up to our June 16, 2026, exit conference with respect to the Office of Inspector General (OIG) evaluation (OE 25 0004) titled *Monitoring of EBLs by Property Owners in HUD-Assisted Multifamily Properties Receiving Section 8 PBRA*, the Office of Multifamily Housing Programs offers the following information.

Background

OIG identified 14 management agencies who collectively managed 36 HUD-assisted PBRA properties in New York State. The properties are located in the top 6 counties in New York at greatest risk for lead paint hazards, house children under the age of 6, were built before 1978 (when lead-based paint was banned), and had a lead hazard report on record during the period from January 2020 to September 2025.

From January 2020 to March 2026, the OIG became aware of 172 cases of reported elevated blood lead levels (EBLLs) at 1,142 addresses associated with these properties, 170 of which were reported to the OIG by the New York State Department of Health (NYSDOH) and two of which were reported to the OIG by a property management agency.

A PBRA owner who is notified of a potential EBLL is required by the Lead Safe Housing Rule (LSHR) to verify the EBLL with a health care provider or the health department, record their verification attempts, and provide notification of the EBLL to both Multifamily Housing and HUD's Office of Lead Hazard Control and Healthy Homes. Indications are that of the reported EBLLs cited above, nine were reported to the PBRA owners (by NYSDOH) and two were known to Owners' management agents, yet HUD was not notified.

OIG issued a memorandum for two purposes: (1) to notify HUD of potential EBLLs in PBRA properties in New York State so that HUD can take timely action and (2) to present recommendations for Multifamily Housing Programs.

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Presence of EBLLs in PBRA Properties in New York State

The Office of Asset Management conducted research into the status of many of the properties where the 172 EBLLs were identified and discovered that some of the properties are now empty sites, lots, or parks, etc. For many of those still in operation as HUD-assisted housing:

1. There was no evidence of lead-based paint hazards;
2. Big Buy inspections (inspections paid for by HUD) had been conducted, and the Owner had certified that lead hazards had been remediated; or
3. The Owner had certified to using lead-free paint.

HUD is limited in its ability to take action absent notification by an Owner of a reported EBLL. For example, HUD is able to attempt to verify EBLL-related information only if an Owner notifies HUD that a health department has been unable to do so. An Owner, in turn, is not required to notify HUD unless the Owner is notified of a potential EBLL and is unable to verify the EBLL with a health care provider or the health department. A health care provider or health department cannot notify HUD directly, as the information is subject to privacy considerations.

HUD Response to Recommendations

Our comments in response to the OIG's recommendations are as follows.

1A: Develop and implement a corrective action plan to track and ensure compliance with HUD EBLL requirements for the 172 EBLLs in New York State in multifamily PBRA properties.

HUD respectfully requests that this recommendation be revised to include only the nine notifications to NYSDOH and the two to management agents. These notifications should have been reported to HUD and were not. The Multifamily Office of Asset Management will follow up with the Owners of these properties to ensure that they took the required actions and have maintained records, as required.

To emphasize the necessity of reporting to HUD under the LSHR, the Office of Asset Management will communicate with all property owners and management agents associated with the 36 PBRA properties.

1B: Develop and implement a process that includes a communication plan between HUD, property owners, management agencies, and other entities as needed, to ensure that potential or confirmed EBLLs in multifamily PBRA properties are reported and monitored as required by the LSHR.

As discussed in the June 16, 2026, exit conference, the Multifamily Office of Asset Management concurs with this recommendation and will develop and implement written procedures accordingly.

If you have questions, please contact Walter D. Wynn, Director, Multifamily Asset Management and Counterparty Oversight Division, at walter.d.wynn@hud.gov.