

Lead Safe Homes Program

Rental Property Owner's Responsibilities

- Pay for 15% of the lead abatement work
- Maintain fair market rents* for a period of 3 years following the completion of the abatement work.
- Must agree to market and rent to low-income families for 3 years following the completion of the abatement work.
- Enter into a 3-year forgivable deferred loan repayment real estate agreement.
- Property owner and tenant must both agree to participate in the program.

*For example, 2020 fair market rent for a 2-bedroom: \$829.00, 3-bedroom \$1,152



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Eligibility Requirements:

Both rental and owner-occupied properties are eligible for enrollment, Bank-owned and vacant properties are not eligible. The City will prioritize properties that have children with elevated blood lead levels.

Home must be:

1. Constructed prior to 1978,
2. Occupied by tenants or owner-occupants at or below 301% of the Federal Poverty Level Guidelines:
<https://www.dhs.wisconsin.gov/medicaid/fpl.htm>
3. Occupied by tenants or owner-occupants who have at least one Medicaid or CHIP-eligible child under 19 years of age or pregnant women or has a child under 19 years of age or pregnant woman who visits the home regularly,
4. Current on all property taxes or have a payment plan in place,
5. Home must be insured for a total loss,
6. Property owner and tenant (if applicable) must both agree to participate in the program,
7. Tenants and owner-occupants may be required to relocate during the lead abatement process to protect them from exposure to lead hazards. Relocation assistance is available to properties enrolled in the program.
8. Minor repairs may be required if necessary to protect the integrity of the lead abatement work to be performed. These repairs will be covered/funded by the Grant.

How does the program work?

The Owner AND Tenant (if applicable) must submit an application to the Lead Safe Homes Program. If the applicant is eligible for the program, the City will:

1. Assess the property and develop a scope of work,
2. Discuss the scope of work with Wisconsin Department of Health Services and the property owner to obtain approval to send out bids to Lead Abatement Certified Contractors,
3. Assist homeowner in bidding the project to Lead Abatement Certified Contractors, ensure contracts between homeowner and contractor are signed,
4. Arrange to relocate the occupants of the home,
5. Monitor lead abatement and renovations, schedule clearance inspection, pay Lead Abatement Contractor and provide occupant notification of when they can reoccupy the home.