

# Lead Evaluation Plan for Occupied Properties

Zoning, Neighborhoods and Development Committee

July 24, 2018

# Goals

- Evaluate presence of lead hazards that pose risk to vulnerable tenants in City-owned properties
  - Paint
  - Water
  - Soil
- Stabilize lead hazards to reduce risk

# Questions addressed by plan

- Which tenants are vulnerable to lead risk?
- Which approach should be used for evaluation?
- Which occupied properties should be evaluated?
- How will the plan be implemented?
- What resources are needed to carry out the plan?

# Vulnerable households

- Per Milwaukee Health Department, households are especially vulnerable to lead risk if they include:
  - Children under the age of 6
    - Live in the house
    - Receive regular day care in the house
  - Pregnant women



**SAFE PAINT SAFE WATER SAFE KIDS**

# Evaluation strategy #1

- Lead paint inspection
  - Surface-by-surface analysis of interior and exterior painted surfaces using x-ray fluorescence
  - Gathers samples of paint chips and soil around periphery of house
  - Paint chips and soil tested by laboratory
  - No water testing
  - Certified lead risk assessor does assessment and writes report

# Evaluation strategy #2

- Lead risk assessment
  - Evaluates lead hazards by sampling various areas of the house
  - Soil tested if there is bare soil on property
  - Water not tested
  - Certified lead risk assessor does assessment and writes report
  - Results reported to State of Wisconsin

# Evaluation strategy #3

- Hazard-reduction

- Assume lead is present if house is built before 1978
- Evaluator identifies risks and prescribes actions to reduce risks

	Risk	Action
Paint	Damaged painted surfaces	Stabilize damaged surfaces
Water	Lead in fixtures or water service line	Install lead filter on kitchen faucet
Soil	Bare soil on yard	Sod, seed, or mulch bare soil

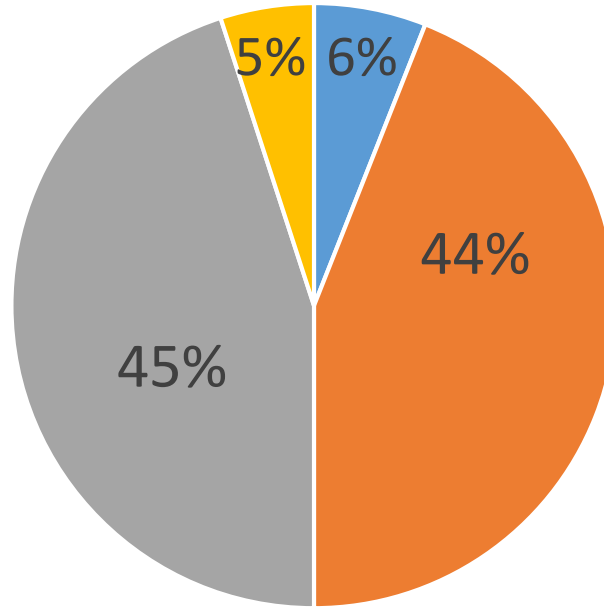
- DNS Neighborhood Improvement Project inspector can perform evaluation and prescribe remedial actions

# Properties to be evaluated

- Several types of “occupied” properties
  - Leased
    - Household includes pregnant woman and/or children under the age of six
    - No household members are pregnant woman and/or children under the age of six
  - Properties occupied at time of acquisition, but tenant has received notice to vacate
    - Unsafe building conditions
    - Nuisance property
    - Uncooperative tenant
  - Properties acquired but not yet inspected; occupancy uncertain
- Plan calls for evaluation of properties built before 1978 that are leased to households that include ***pregnant woman and/or children under the age of six***



# Occupied properties as of 7/1/18



- Leased to households with vulnerable members
- Leased to households without vulnerable members
- Occupant received notice to vacate
- Occupancy not yet confirmed

# Plan recommendation

- Focus evaluation on leased properties when household includes vulnerable individuals
- Why?
  - Leased households occupy properties longer
  - Strategy allows expenditure of limited resources on addressing risks
- Use DNS NIP inspectors to evaluate properties and prescribe stabilization measures
- Undertake repairs when risks are identified at properties leased to vulnerable households
- Encourage tenants to voluntarily report changes to household composition

# Implementation plan

- Inspections
  - DNS will supply inspector to identify lead risks at properties leased to vulnerable tenants
    - Properties acquired after August 1, 2018: DNS scope of work will identify areas of damaged paint and areas of bare soil
    - Current inventory: Arrange re-inspection to identify areas of damaged paint and areas of bare soil as inspectors are available
- Repairs of leased properties with vulnerable tenants
  - DCD will contract for repairs of damaged paint, installation of lead filter on kitchen faucet, and seeding or mulching of bare soil.

# Implementation resources

- Staff
  - DCD and DNS will initially assign work to existing staff
  - Evaluate staff capacity after 2018 foreclosure acquisitions
- Contractors
  - Time and materials for contractors to stabilize areas of risk
  - Expenses depend on:
    - Degree of repair required
    - Number of properties housing vulnerable population
    - Number of newly-acquired properties
- Temporary tenant relocation
  - Need for temporary relocation depends on extent of repairs
- Initial source of funds: Re-purpose unspent funds from “rehab to rent” program to cover costs

# Implementation timetable

- Properties acquired and leased after August 1, 2018
  - Tenant interview and property inspection process will be modified to identify vulnerable tenants and lead hazards in houses they occupy
- Affected properties currently in inventory
  - Inspect as DNS inspectors are available
- Annual report to Common Council