

# Characteristics of Rental Properties and Landlords in Cleveland: Implications for Achieving Lead Safe Rental Housing

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***Summary: By the time they enter kindergarten, it is estimated that 25% of Cleveland children have at least one test showing an elevated blood lead level. To address this high rate of lead poisoning at its source, Cleveland has committed to a lead safe housing strategy. The majority of families with young children in Cleveland rent homes in the private rental market, making these properties and their owners key elements in moving forward on a lead safe agenda. This report identifies the universe of properties that make up this rental stock and profiles their ownership status, physical and financial conditions. Single family and two family structures make up a preponderance of the existing rental stock in Cleveland and many of these properties are vulnerable due to age, low values, and signs of disrepair. Property owners are classified into types based on their business location, corporate status, and the number, conditions and assessed market values of their properties. Type 1 landlords typically own a single family or double property that is in good condition and of average or above average market value. Type 2 landlords also own few properties, but they are more often doubles and in bad condition with very low market value. They are most likely to need subsidized capital to carry out the repairs to bring their properties up to lead safety standards. Type 3 landlords are larger operators, often corporate. Included in their portfolios are larger buildings as well as singles and doubles. While some of their buildings are in bad condition, the experience and capacity of these landlords suggests they have the capacity to carry out the repairs that may be required. Programs to support lead safe housing in Cleveland will need to be customized for these various segments of the private rental market.***