

Lead Safe Auditor

April-June 2022

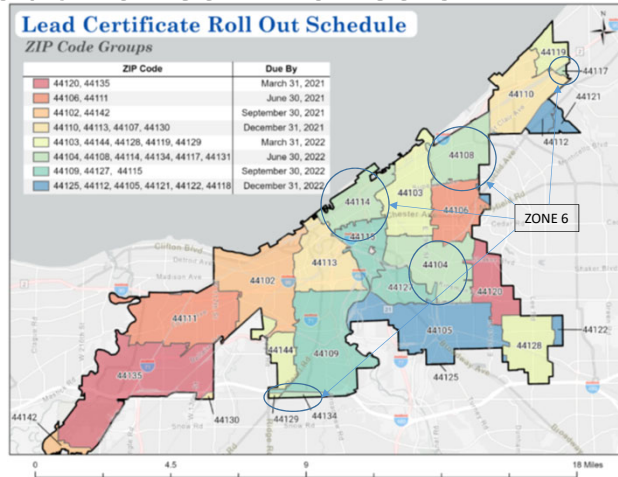
Report to the Lead Safe Advisory Board
City of Cleveland

August 11, 2022

Report Outline

- Context – Zones & Rental Universe
- Implementation Progress
- Quarterly Metrics
- Compliance Data
- Conclusions

Roll-out Zones – Zones 6

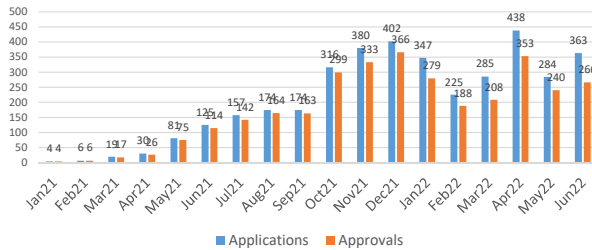


Zones 1-6 rental universe

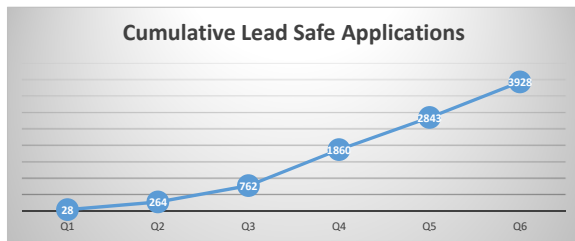
Table 1 – Roll-out Zones Subject to the Ordinance through June 2022

| Roll-out Zone | Zip Code | Est Universe of Rental Properties | # Properties on Rental Registry 2019 | # Likely Rental Properties not on Rental Registry |
|---------------|------------------|-----------------------------------|--------------------------------------|---|
| Zone 1 | 44120 | 4,245 | 1,146 | 3,099 |
| | 44135 | 3,039 | 1,033 | 2,006 |
| Z1 Total | | 7,284 | 2,179 | 5,105 |
| Zone 2 | 44111 | 5,327 | 1,705 | 3,622 |
| | 44106 | 1,713 | 308 | 1,405 |
| Z2 Total | | 7,040 | 2,013 | 5,027 |
| Zone 3 | 44102 | 6,889 | 2,342 | 4,547 |
| Z3 Total | | 6,889 | 2,342 | 4,547 |
| Zone 4 | 44107 | 18 | 3 | 15 |
| | 44110 | 3,328 | 1,065 | 2,263 |
| | 44113 | 2,177 | 610 | 1,567 |
| Z4 Total | | 5,523 | 1,678 | 3,845 |
| Zone 5 | 44103 | 2,380 | 500 | 1,880 |
| | 44119 | 1,006 | 292 | 714 |
| | 44128 | 2,621 | 917 | 1,704 |
| Z5 Total | | 6,007 | 1,709 | 4,298 |
| Zone 6 | 44104 | 2,282 | 456 | 1,826 |
| | 44108 | 3,874 | 891 | 2,983 |
| | 44114 | 315 | 69 | 246 |
| | 44134 | 12 | 4 | 8 |
| | 44117 | 3 | 1 | 2 |
| Z6 Total | | 6,486 | 1,421 | 5,065 |
| TOTAL | Zones 1-6 | 39,229 | 11,342 | 27,887 |

Lead Safe Applications Count by Month & Zone



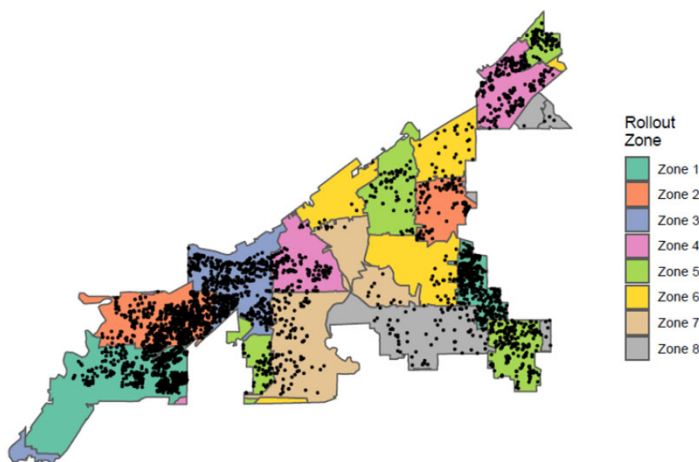
| Zone | Apps | Units | Approved | Denial | Exempt | Pending |
|-------|-------|--------|----------|--------|--------|---------|
| 1 | 1,108 | 3,283 | 989 | 26 | 25 | 66 |
| 2 | 938 | 3,321 | 821 | 16 | 21 | 77 |
| 3 | 702 | 3,066 | 589 | 28 | 10 | 72 |
| 4 | 435 | 3,014 | 357 | 16 | 14 | 43 |
| 5 | 420 | 1,282 | 398 | 1 | 8 | 11 |
| 6 | 91 | 2,458 | 64 | 8 | 6 | 11 |
| 7-8 | 234 | 969 | 205 | 6 | 3 | 18 |
| Total | 3,928 | 17,393 | 3,423 | 101 | 87 | 298 |



- Applications up 10% from previous quarter
- Zone 1 exceeds 1,000 applications and Zone 2 approaching that mark
- Approved (88%), denied (3%), exempt (2%), pending (7%)
- Among applications for which a determination was made (i.e., excluding pending, exempt), 97% approval.

Lead Safe Certifications in Zones 1-6

Properties Issued a Lead Safe Certification through 06/30/2022

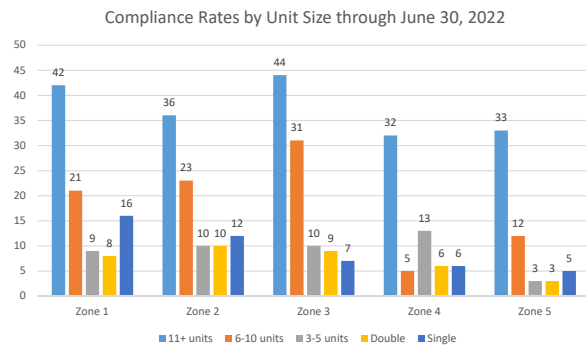
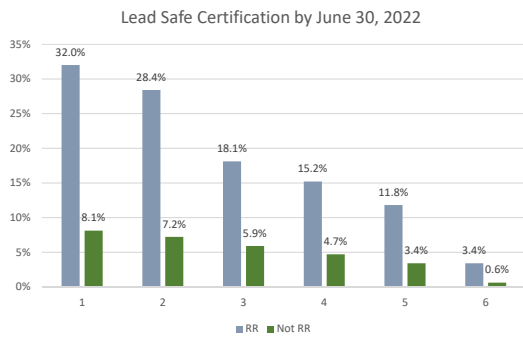


Quarterly Metrics

| Lead Safe Certification | Property Count | Units Involved |
|------------------------------------|----------------|----------------|
| Lead Safe Certifications submitted | 3,928 | 17,393 |
| Lead Safe Certifications approved | 3,423 | 14,638 |
| Lead Safe Certifications pending | 298 | 1,493 |
| Lead Safe Certifications denied | 101 | 496 |
| Citations for noncompliance | TBD | TBD |

Note: 87 applications (743 units) were coded as exempt.

Compliance by Rental Status and Property Size

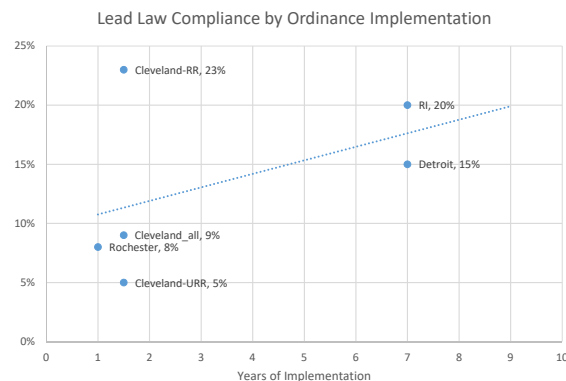


Data on Lead Safe Certification Applications

- Lead Safe applications processed quickly –
 - 10 days = Avg time between submission and a determination letter being issued
 - 65% have a determination within one week of submission and 28% within one month
- Many properties owners represented among applications –
 - 2,693 unique property owners have applied for lead safe certification; 72% applied for 1-2 properties; 8% applied for 10 or more properties
 - 825 new owners applied for lead safe certification in quarter
- Most lead inspections conducted by small number of licensed contractors –
 - 70 licensed lead assessors conducted lead inspections
 - 12 inspectors connected with >100 applications; 5 lead assessors did inspections for nearly 45% of applications (>200 each)

Compliance Progress Context

- Trends found in cities pursuing lead safety
 - Detroit (2010 launch)
 - Rochester (2006 launch)
 - Rhode Island (2002 launch)
- At 15 years, Rochester reported 85% compliance
- To reach a 7-year goal of compliance (by 2028), the volume of LSC applications would need to reach approximately 2,500 per quarter (vs average of 1,000 applications per quarter over most recent 3 quarters)



Primary Conclusions

- Lead safe applications increased 10% in second quarter of 2022; approval rates remain high and determinations made in a timely fashion
- Small number of licensed lead inspectors attached to large number of lead safe applications (5 account for 45% of applications)
- Compliance is higher among previously registered rentals and larger properties and in Zones with more time elapsed
- Zone 1 shows (>1 year post-deadline) –
 - 32% compliance among previously registered rentals vs 8% of nonregistered
 - Compliance highest among largest properties (40% of >10 units); 8-9% of doubles and 3-5 units; 16% of singles
- Overall compliance growth is in line with peer cities but implies a longer horizon for lead safety than originally projected

Lead Safe Comment Portal – Q6

| | | |
|-----------------------|--|--|
| 7/19/2022 12:54:36 | Senior Lead Strategist City of Cleveland | Homeowner did Lead Safe Certificate process and is not receiving Lead Rebate in a timely manor |
| 7/20/2022 7:38:28 | Senior Lead Strategist City of Cleveland | issue with funds coming from CHN. |
| 7/28/2022 14:39:32 | City of Cleveland employee | An inspector informed me that tenants are being openly hostile and attacking, and some have even pulled guns on the inspectors. The inspector mentioned carrying firearms himself and ordering bullet proof jackets to continue performing clearances. Apparently this is because tenants have learned that without the lead safe certificate they won't be evicted. Therefore are attempting to interrupt the inspectors. |
| 8/9/2022 12:28:55 | Senior Lead Strategist City of Cleveland | Landlord not getting a response to assistance needed to repair 4 unit building. calls to CHN and Lead Safe resource Center made with no Returned call |