

Lead Safe Auditor

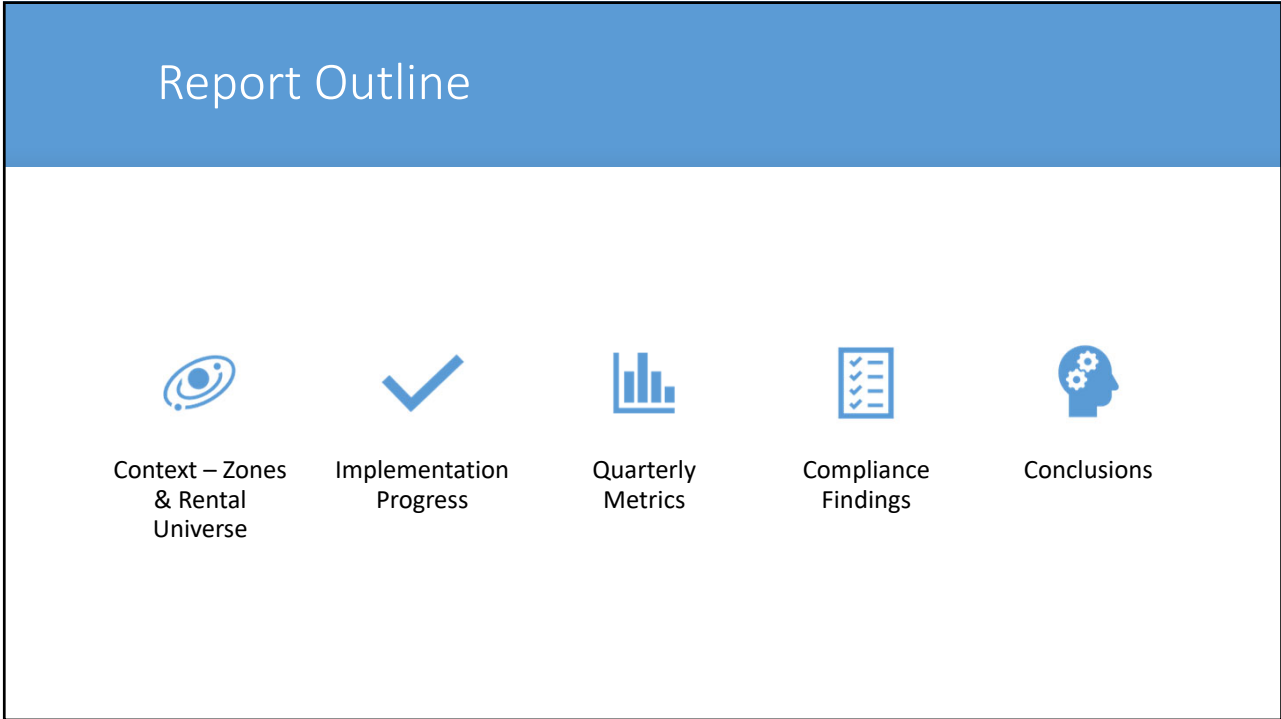
Report to the Lead Safe Advisory Board  
City of Cleveland

Period: October-December 2022






March 9, 2023

The slide features a large orange semi-circle on the left side. On the right, there is a yellow dashed line graphic that curves upwards.

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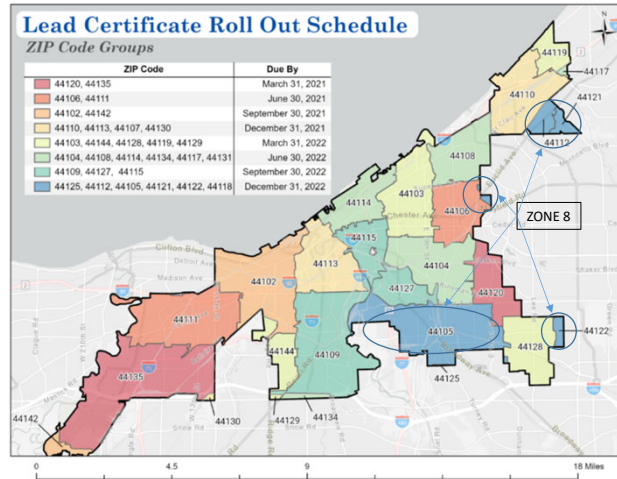
## Report Outline

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

The slide has a blue header bar with the text "Report Outline". Below the header, there are five icons arranged horizontally, each with a corresponding text label underneath it.

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# Roll-out Zones – Zone 8



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## Zones 1-8 rental universe

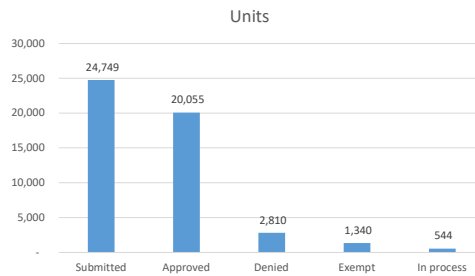
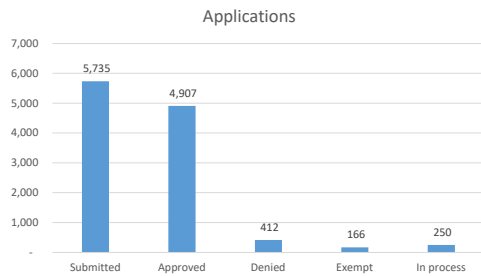
• Table 1 – Roll-out Zones Subject to the Ordinance through December 2022

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
	44144	1,178	401	777
	Z5 Total	7,185	2,110	5,075
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	
Zone 7	44109	5,967	2,148	3,819
	44115	81	18	63
	44127	894	232	662
	Z7 Total	6,942	2,398	4,544
Zone 8	44105	6,258	1,752	4,506
	44112	715	157	558
	44121	182	66	116
	Z8 Total	7,155	1,975	5,180
<b>TOTAL</b>	Zones 1-8	54,504	16,116	38,388

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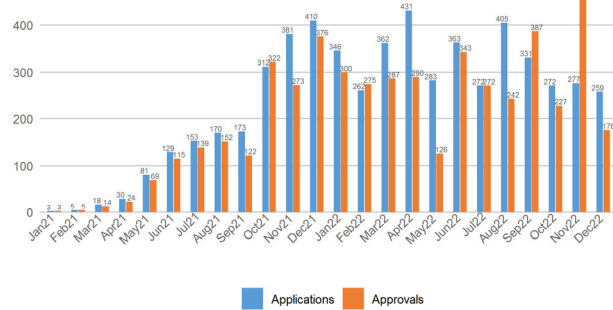
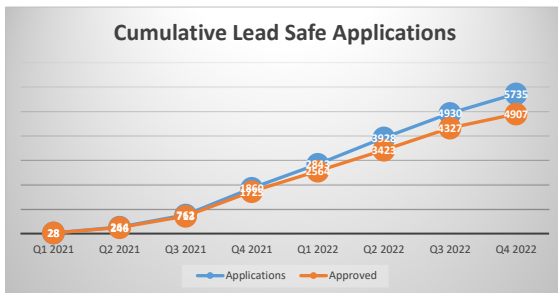
## Thru December 31, 2022

- Submitted: 5,735 applications involving 24,749 units
- Approved: 4,907 applications involving 20,055 units
- Denied: 412 applications involving 2,810 units



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## Lead Safe Applications Count by Month



- 808 applications in quarter, down 21% from previous quarter (1,025)



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## Lead Safe Applications Count by Zone

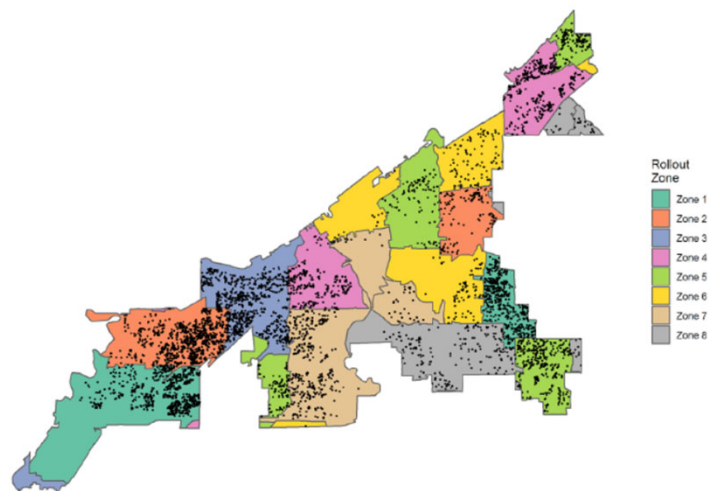
- Overall, 86% of applications approved, 7% denied
- Among applications for which a determination was made (i.e., excluding pending, exempt), 92% approval.
- Zones each comprise approx 6000-7,000 rental properties

Zone	Apps	Units	Approved	Denial	Exempt	Pending	To be Reviewed
1	1,277	3,858	1,147	64	48	1	16
2	1,131	4,183	1,011	73	28	1	18
3	884	3,512	761	79	14	3	23
4	658	4,463	562	48	21	2	25
5	701	1,924	631	29	20	1	19
6	246	3,898	178	36	19	0	12
7	528	2,444	397	38	9	3	81
8	310	467	220	45	7	0	38
Total	5,735	24,749	4,907	412	166	11	232

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## Lead Safe Certifications in Zones 1-8

Properties Issued a Lead Safe Certification through 2022-12-31



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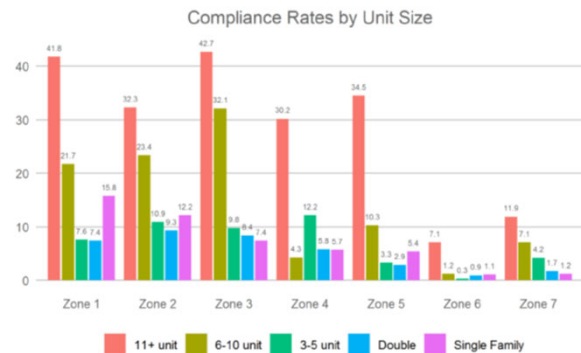
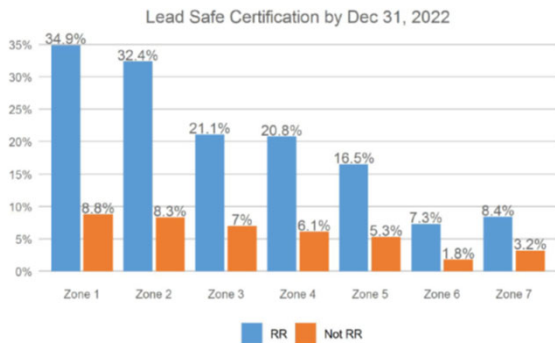
# Quarterly Metrics (through 12/31/22)

Lead Safe Certification	Property Count	Units Involved
Lead Safe Certifications submitted	5,735	24,749
Lead Safe Certifications approved	4,907	20,055
Lead Safe Certifications pending	11	55
Lead Safe Certifications denied	412	2,810
Citations for noncompliance	TBD	TBD

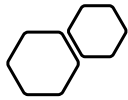
• Note: 166 applications (1,340 units) were coded as exempt.

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## Compliance by Rental Status and Property Size



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## Data on Lead Safe Certification Applications



Lead Safe applications processing has slowed –

24 days = Avg time between submission and a determination letter being issued, has increased from 12 days in first quarter of 2022, but dropped by 8 days from prior quarter  
30% of applications submitted in quarter were still in process at end of quarter



Many properties owners represented among applications –

3,910 unique property owners have applied for lead safe certification; 42% have applied for a single property and 31% for two properties. 13% have applied for 3-4 properties, and 14% have applied for 5 or more properties.  
526 new owners applied for lead safe certification in quarter



Most lead inspections conducted by small number of licensed contractors –

115 licensed lead assessors conducted lead inspections, median # of applications per inspector was 10  
14 inspectors connected with >100 applications; 2 more than 300; 10 inspectors account for over half (54%) of all lead inspections connected to submitted lead safe applications

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## Primary Conclusions



Lead safe applications declined 20% in 4<sup>th</sup> Quarter 2022 to 808, but the five-quarter average is approximately 1,000



Overall compliance trend in line with peer cities but well below level required to reach full compliance by 2018 (1,000 applications/qtr vs needed 2,500/qtr)



Approval rates remain high but denials are up markedly and processing times have grown substantially though shortened by one week in quarter



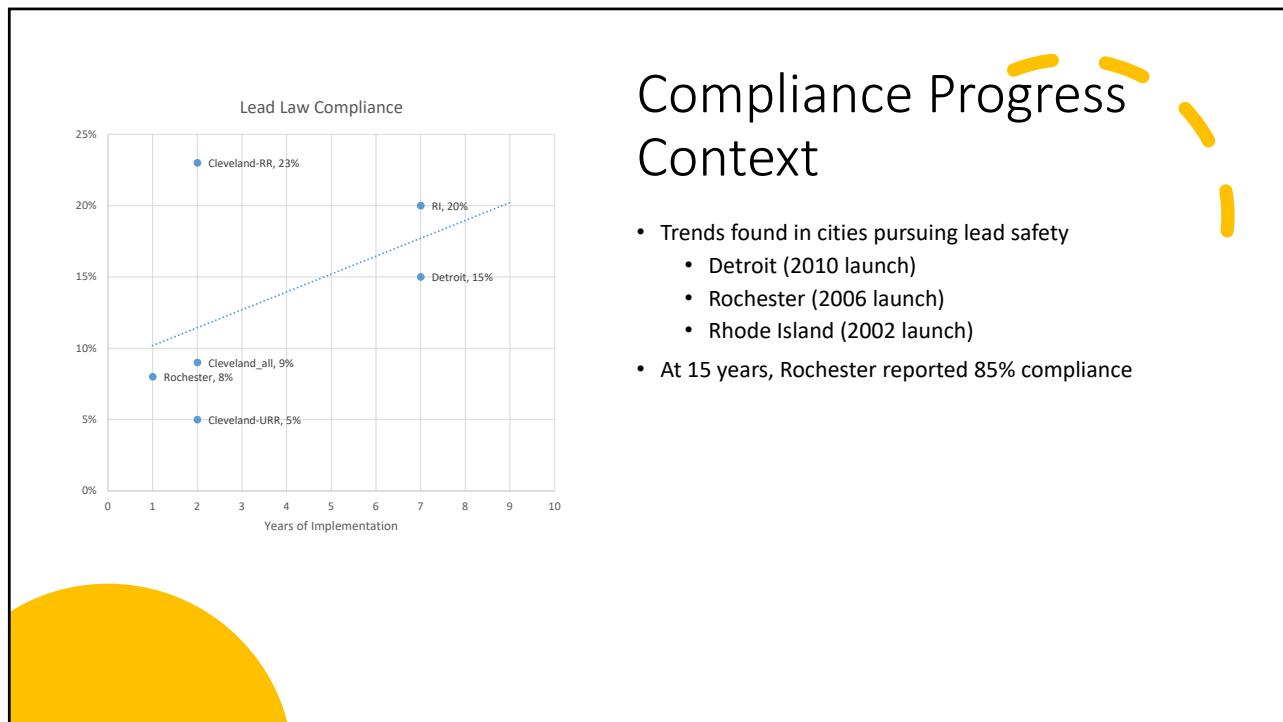
Small number of licensed lead inspectors connected to majority of lead safe applications (10 account for 53% of applications)



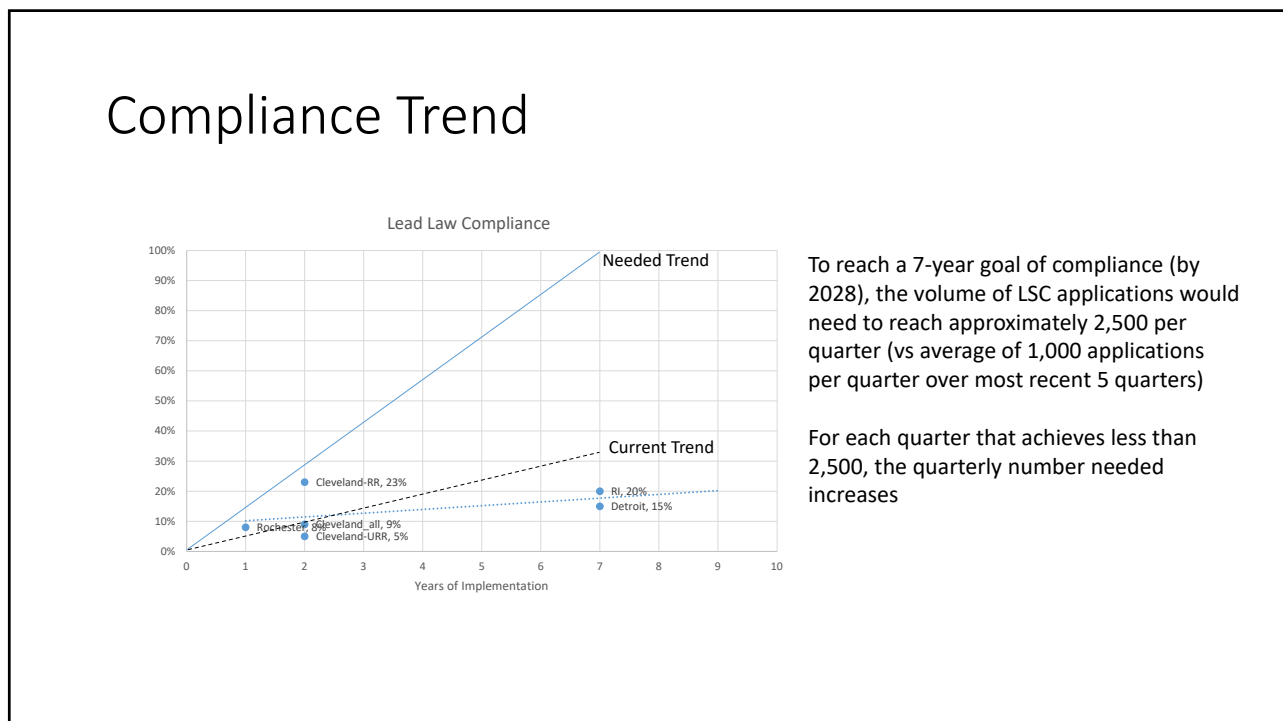
Compliance remains higher among previously registered rentals and larger properties and in Zones with more time elapsed



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## Questions raised by City Council Committee



To what extent do children live in the properties that have been certified vs not?



Any information on the extent of renovation/repair required to achieve certification across properties?



How does the compliance rate differ based on the type of property owner? e.g., LLCs, out of state investors



To what degree are lead inspectors affiliated with the construction industry vs nonprofits vs individual operators?

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## Lead Safe Comment Portal – Q8

10/19/2022 10:11:47	City Employee	A customer complained that they called the resource center 3 times in the last week and never got an answer or return call
11/2/2022 13:17:43	Lead Senior strategist Mayor's office	Complaint from Landlord about grant funding. If they have received incentive money recently they are not allowed to apply for additional money from lead safe home fund grants?
11/9/2022 9:16:51	City Employee	I had 2 people call and complain that it has been a very long time (both over a month) since they heard back from the resource center about their incentive checks. Also no one answers their emails.
11/9/2022 12:16:15	City employee	Resource center won't answer their phone, a customer reported calling half a dozen times over the last couple of days and no one answers

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