

Lead Safe Auditor

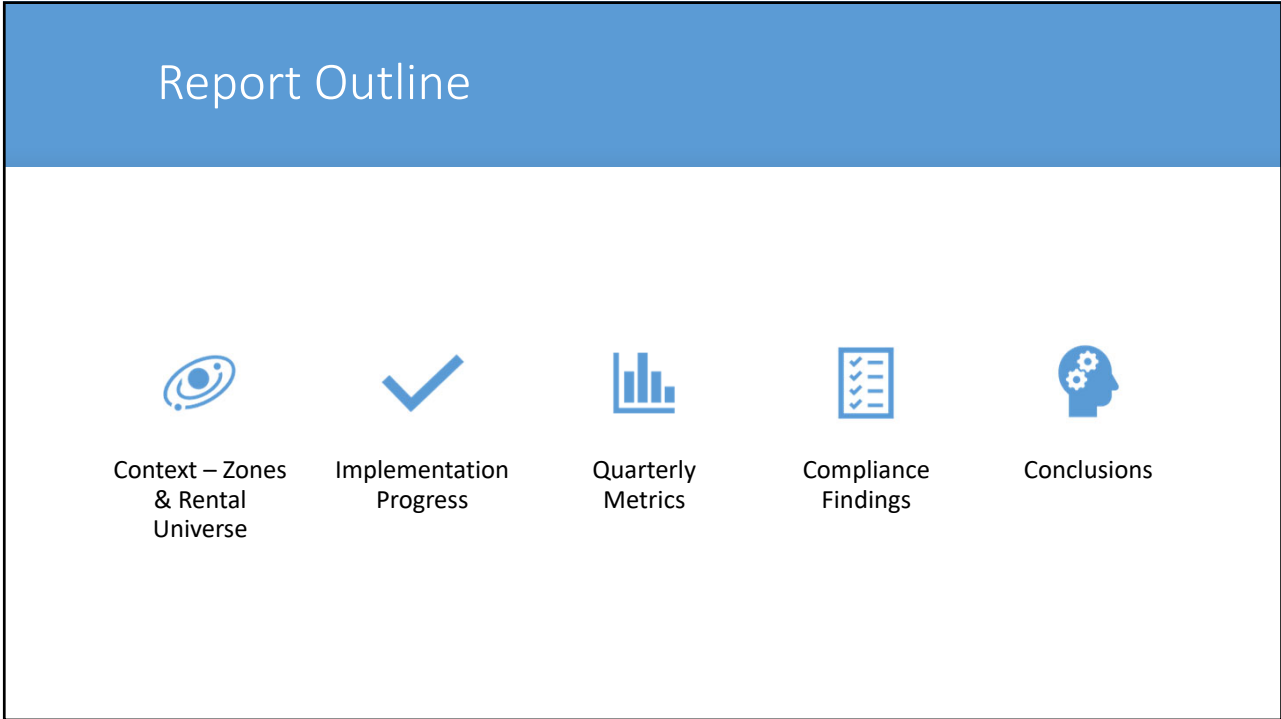
Report to the Lead Safe Advisory Board
City of Cleveland

Period: January-March 2023






June 2023

The slide features a large orange semi-circle on the left side. The text is positioned to the right of this shape. In the bottom right corner, there is a decorative graphic consisting of several yellow curved lines.

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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 items arranged horizontally, each with a blue icon and a text label. The icons are: a globe for context, a checkmark for implementation, a bar chart for quarterly metrics, a checklist for compliance findings, and a head with gears for conclusions.

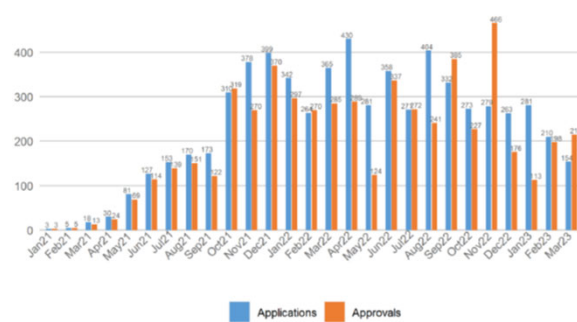
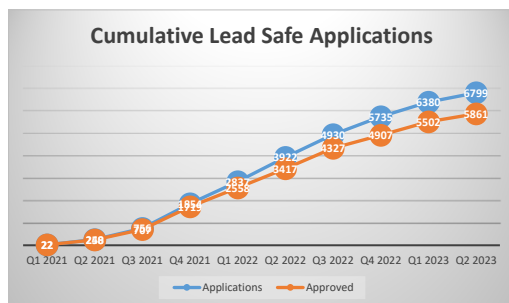
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Thru June 30, 2023

- **Cumulative First-Time Applications**
 - Submitted: 6,799 applications involving 27,815 units
 - Approved: 5,861 applications involving 23,208 units
 - Denied: 681 applications
 - Exempt: 148 applications
 - Pending: 152 applications
 - Revoked: 5 certificates
- **Renewals**
 - 22 properties due for renewal in Q1 2023
 - 10 renewed (11 units)
 - 12 expired (160 units – 147 in one property)

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Lead Safe Applications Count by Month



- 645 applications in quarter, down 20% from Q4'23 (808), down 37% from Q3'23 (1025)



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Renewals

- 242 applications originally submitted in first 2 quarters of rollout (1/1/21-6/30/21)
 - 484 units
- As of 7/12/2023:
 - 32 of these (13.2%) had at least made some effort to renew (35 units, or 7.2% of the 484 units)
 - 16 passed (17 units)
 - 8 failed (9 units)
 - 8 pending (9 units)

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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	1317	3981	1187	76	38	16	0
2	1196	4006	1076	71	27	21	1
3	970	3717	844	89	13	22	0
4	715	4596	613	58	19	25	0
5	749	1985	680	29	16	23	0
6	287	3909	212	40	17	16	0
7	691	3729	572	51	10	56	2
8	429	791	318	61	8	42	0
Total	6380	26714	5502	475	148	221	3

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Quarterly Metrics (through 3/31/23)

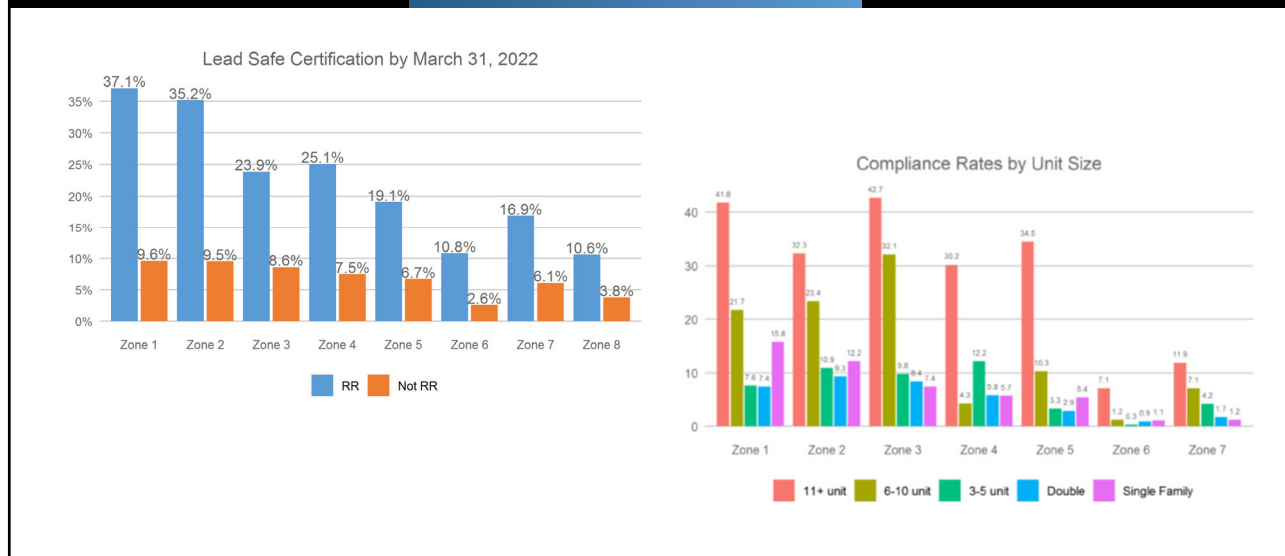


Lead Safe Certification	Property Count	Units Involved
Lead Safe Certifications submitted	6,380	26,714
Lead Safe Certifications approved	5,502	
Lead Safe Certifications pending	224	
Lead Safe Certifications denied	475	
Citations for noncompliance	16	

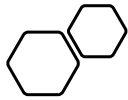


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Compliance by Rental Status and Property Size



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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 4th 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



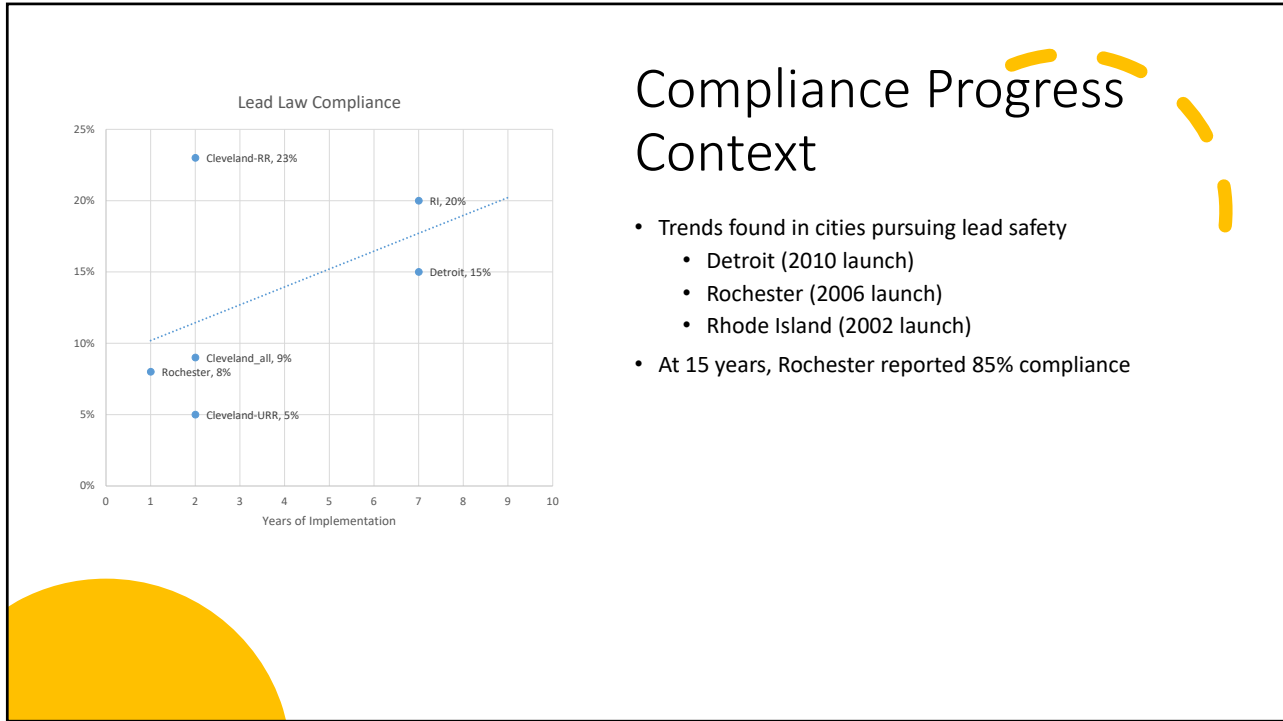
Small number of licensed lead inspectors connected to majority of lead safe applications (10 account for 53% of applications)



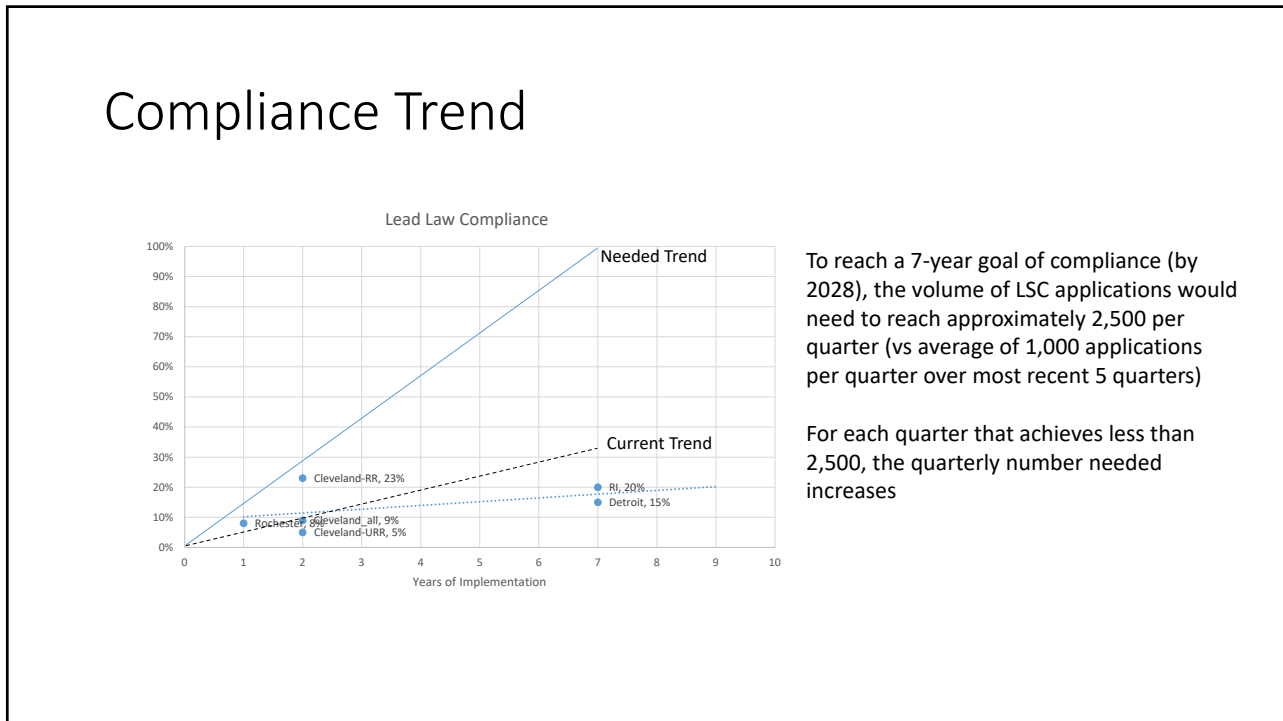
Compliance remains higher among previously registered rentals and larger properties and in Zones with more time elapsed



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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 – Jan-Mar 2023

1/4/2023 7:02:59	Community volunteer	I have gone to this link https://www.clevelandohio.gov/ as advised on your webpage to try to figure out how to get information about the Webex logon for the next meeting in February 2023 of the advisory board but am striking out. I would like to attend to listen in. Also, are the minutes for the November 2022 meeting available yet? thanks
1/27/2023 6:19:41	COMMUNITY VOLUNTEER	How do I get the link for the upcoming Advisory Board virtual option to view the Feb 7, 2023 meeting? I would like to listen in. Thanks.
1/31/2023 8:42:22	Senior Lead Strategist Office of the Mayor	The lead safe resource Center has a recording when you call their number. They are promising a reply in 72 hours, but I was under the impression that people would get a live person answering the phone during normal work hours. I have received several complaints from citizens as well as contractors that they are not getting a call back at all when they have left a message.

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<p>1/30/2023</p>	<p>lead assessor</p>	<p>My clients, the landlords, are encountering great resistance from the coalition which is the front door to compliance with the ordinance. For one issue – they were closed for 2-3 weeks at the end of the year... during a key time when people needed information to become compliant (six zip codes rolled into the program 12/31/22). Calls and emails should be returned within one business day – that is not happening. Running one or two workshops per month for workforce development is insufficient. There needs to be an increased effort to return calls, make referrals, distribute incentive funds and in general become more accountable.</p> <p>Despite the generous incentives being provided to landlords, people want to check and make sure it is real (they say “it sounds too good to be true”). I provide them contact info for the center and a large percentage call me a day or two later – their response is nobody is calling them back. Even the distribution of the funds is unusually slow. Current estimates are 90 days to get an incentive check. The goal should be a 30 day turn time. It is my understanding that there is no financial oversight of this group. How are they spending the 100 million plus they have amassed? From what I understand there is no oversight – they simply report how many interactions they have and how many people they train.</p> <p>Current statistics show that less than 20% of the required units are cleared can be traced to one fact. The Coalition is not the correct group to handle this. There needs to be change to the lineup there to make them more accountable not only to the city, but also to the workforce and landlords.</p> <p>I spoke at length with Karen Detmer from the Mayor’s office about this and she is seeing the same problems. I am willing to put in time and money to make this program a success, but it seems there is little appetite at the coalition for improvement. Kids development is at stake and this problem can be solved. We have a fantastic opportunity here. The need is there, the funds are waiting, and we can make this happen. We need a new group to handle the distribution of funds and information. I believe this could be handled in house at the city in a more efficient manner. To not make changes would be to waste all the good work people have put in over the past several years.</p> <p>I realize that each day the city is presented with issues that the city wishes it had the resources or ability to tackle but it does not. That is NOT the issue here. Assets are available for compliance, but they are being misdirected. I WANT TO BE PART OF THE SOLUTION. Education of the public, the workforce and leaders can make this a winner. How can we work together on this?</p>
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