

Lead Safe Auditor

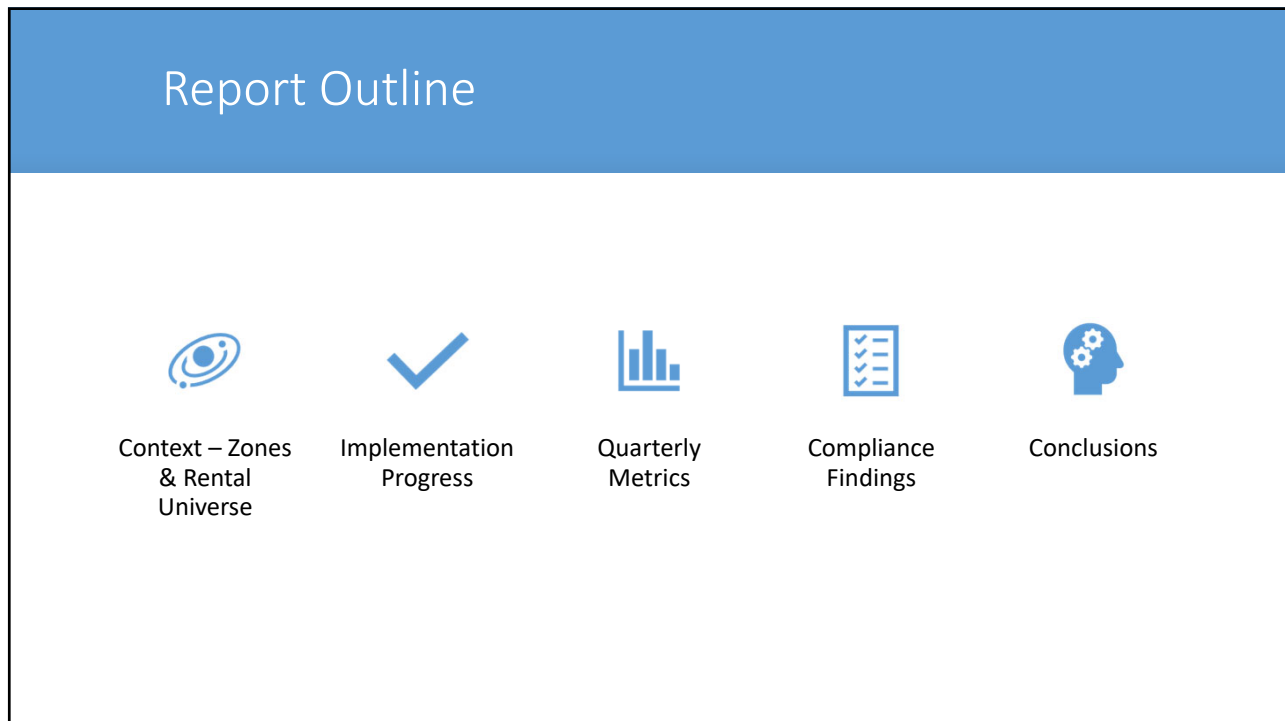
Report to the Lead Safe Advisory Board  
City of Cleveland

Period: July-September 2023






December 2023

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

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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.

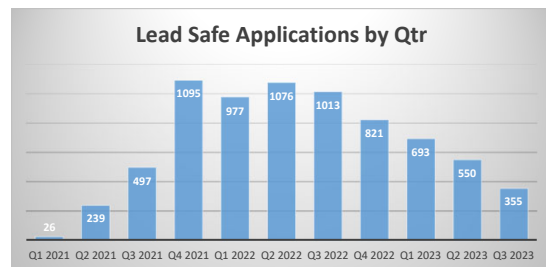
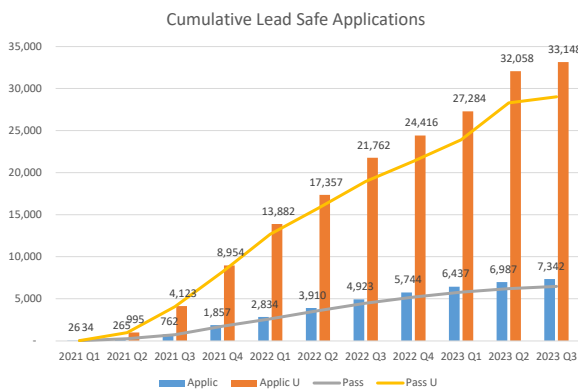
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## Data through September 30, 2023

- Cumulative First-Time Applications
    - Submitted: 7,342 applications (33,148 units)
    - Approved: 6,481 applications (29,030 units)
    - Unapproved: 861 applications (4,118 units)
- ➔
- Approx 13% of properties and 28% of rental units in City
- Renewal Applications
    - 1,094 properties certified in first 3 quarters of rollout (1/1/21-9/30/21) subject to renewal
    - As of 9/30/2023: 627 of these (57%) have renewed and 467 have expired

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## Lead Safe Applications Count by Quarter



- 355 applications in quarter, down 35% from Q2'23 (550)
- 5th consecutive quarter of decline

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## Lead Safe Applications Count by Zone

- Overall, 88% of applications approved and 12% denied or pending
- Early zones showed highest compliance
- Zones each comprise approx 6000-7,000 rental properties

Zone	Apps	Units	Approved	Units	Never Approved	Units
1	1,424	4,377	1,294	4,135	130	242
2	1,313	4,359	1,185	3,573	128	786
3	1,077	3,989	938	3,456	139	533
4	795	4,794	699	4,414	96	380
5	889	2,364	795	2,093	94	271
6	374	4,411	288	3,422	86	989
7	879	7,668	777	6,741	102	927
8	572	1,276	478	1,116	94	160
Total	7,342	33,148	6,481	29,030	861	4,118

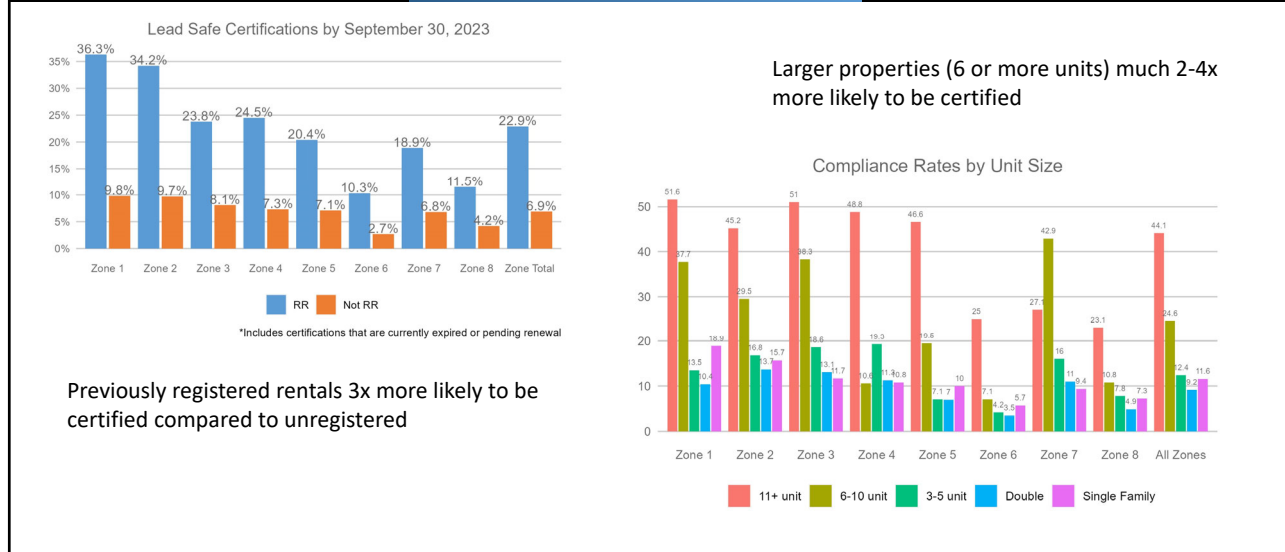
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## Quarterly Metrics (through 9/30/23)

Lead Safe Certification	Property Count	Units Involved
Initial Certifications submitted	7,342	33,148
Initial Certifications approved	6,481	29,030
Initial Certifications unapproved	861	4,118
Renewal Certifications approved	627	940
Initial Certifications expired	467	701
Properties receiving 20-year LSC	141	3,880

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## Compliance by Rental Status and Property Size



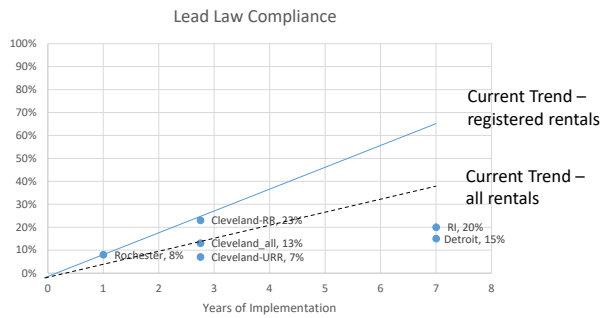
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## Primary Conclusions

- Lead safe applications declined in 3rd Quarter 2023 to 355, continuing a concerning five-quarter decline (down from 1,000/qtr in mid 2022)
- Application approval rates remain high (88%) but unapproved and denied applications involve over 4,000 units of housing
- Renewals among previously certified properties have improved to 57% but 467 certificates have expired suggesting owner ambivalence to continued compliance; continued nonrenewal jeopardizes overall objectives
- Overall property compliance trend in line with peer cities, especially among registered rentals, but well below level required to reach full compliance by 2018 (approx. 2,600 new applications per quarter)

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# Compliance Trend



To reach a 7-year goal of compliance (by 2028), the volume of LSC applications would need to reach approximately 2,600 per quarter

For each quarter that achieves less than 2,500, the quarterly number needed increases

Without high compliance on two-year renewals, overall success is at risk

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Lead Safe Comment Portal – July 2023 to present

9/23/2023	Property manager	I have applied to the CHN program for lead safe repair work. It took 6 month for CHN to review the submission and they have yet to schedule a lead assessor to test the property. I know for a fact that there is a lack a RRP certified contractors as I have personally received multiple RFP's. My question is what is the landlord status with the city's proposed laws and potential liability after applying for the program. My experience is 6 months and counting.
11/15/2023	Lead Risk Assessor	City ordinance 365.04.A.1 states that the 90 day limit starts when the residence has obtained clearance. The Building Department has interpreted this incorrectly. They say the 90 day limit starts when the clearance process begins. All dates are based on the lab certificate dates. There is no time limit to obtain a clearance in any HUD rule or ODH ordinance. This is slowing down the process of obtaining a lead safe certificate.
11/16/2023	Lead Risk Assessor	Am I allowed to attend the meeting on December 14.?

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