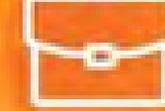




2020 FALL WEBINAR SERIES

# Lead Safe Rental Housing Certification Programs

Tuesday, October 20  
10:00–11:30 am





**Moderator:  
Timothy  
Johnson**

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# OHHN Fall Webinar Series made possible by



Coalition on Homelessness  
and Housing in Ohio

**COHHIO**



**OCCH**  
OHIO CAPITAL  
CORPORATION  
FOR HOUSING



**NATIONWIDE CHILDREN'S**  
*When your child needs a hospital, everything matters.™*



OHIO **LEAD FREE KIDS**  
COALITION



**MT. SINAI**  
HEALTH CARE FOUNDATION



People Working Cooperatively's





Ohio Healthy Homes Network

# Webinar Information



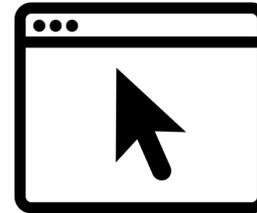
COHHIO  
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and Housing in Ohio



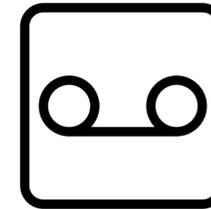
All participants  
lines are  
muted.



Use the  
questions  
feature in the  
GoToWebinar  
control panel to  
submit  
questions.



This ppt will be  
posted to  
OHHN's  
website.



This webinar is  
being recorded.



Ohio Healthy Homes Network



**COHHIO**  
Coalition on Homelessness  
and Housing in Ohio

# Looking for Ohio Registered Sanitarian CE's? Or want to Leave us your thoughts?

Stay tuned till the end of the webinar and fill out our evaluation form to let us know what you thought.

Sanitarians, in addition to the evaluation form, please send your Name and RS number in the chat function, in order to ensure you receive credit

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# Panel Member: Carla Thompson

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- Carla Thompson is the 3rd Ward Representative for Lima City Council.
- Taught in Cleveland Municipal School District, and Canton City Schools where she met her husband, Jacob King.
- Carla has two sons, Furious and Atticus, because she and her husband believe in the power of naming things.
- Carla is a proud Cleveland State University Alumna with a Bachelors in English and a Master's in Education from Indiana State University.
- The issues she currently champions are a rental housing registry, Black Lives Matters issues, and LGBTQ equity and fairness issues.





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# Panel Member: Stephanie Beebe

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- Lead Safe Coordinator for the City of Toledo Department of Neighborhoods.
- Background in public safety with over a decade of experience in housing as a project manager and paralegal
- Coordinates the implementation of the new 2020 lead ordinance between multiple public/private agencies and community groups.
- In her private life she volunteers with local animal rescues and heads her neighborhood block watch. She lives with her husband and five fur-kids and writes fiction in whatever free time she can spare





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# Panel Member: Dennis Kennedy

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- Commissioner of the Division of Code Enforcement for the City of Toledo
- Voting member of the American Association of Code Enforcement (AACE)
- Member of the International Code Council (ICC) family.
- Actively pursuing his Certified Code Enforcement Administrator (CCEA) credential from the AACE
- Certified Property Maintenance & Zoning Inspector through the ICC.
- Master's candidate in the field of Public Administration, Bachelor's degree in Communication and Media from the University of Toledo.





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## Panel Member: Kelan Craig

- Director of multifamily housing at the Ohio Housing Finance Agency (OHFA)
- Worked on housing and community development programs at the Ohio Development Services Agency;
- Served as Housing Preservation Coordinator at the Coalition on Homelessness and Housing in Ohio
- Dual degree in Political Science and Economics from Kent State University
- Master's Degrees from Ohio State University in City and Regional Planning (MCRP) and Public Policy and Management (MPPM).
- Former president of the Columbus Landmarks Foundation and is an appointee to the Franklin County Commissioner's Tax Incentive Review Council (TIRC).





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## Panel Member: Ayonna Blue-Donald

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- Director of City of Cleveland's Department of Building and Housing
- Currently serves on the Steering Committee for the Cleveland Lead Safe Coalition.
- Bachelors of Science in Mechanical Engineering.
- Juris Doctorate degree from the University of San Francisco's School of Law.
- In her spare time she enjoys fishing, reading, traveling, and spending time with her children

# LIMA RENTAL REGISTRY AND LICENSING PROPOSAL

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CARLA THOMPSON M.ED.

COUNCILWOMAN, WARD 3

LIMA, OHIO

# FIRST A STORY....

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The Thompson Kings moved to Lima in the fall of 2013. But before that could happen, we had to find a home.



## MS. CARLA BECOMES COUNCILWOMAN THOMPSON

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In 2017, I decided to run for my first elected position. I won my council seat by just 22 votes. My main campaign issue was the need for a rental registry.



# LOOKING FOR ANSWERS

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In 2019, the City of Lima contracted with Harnasy & Associates to provide a housing assessment for the city. The assessment was to detail the positives the city's homes and neighborhoods had and discuss in depth the problems with the housing stock along with providing possible solutions and action items.



# WHAT THE ASSESSMENT FOUND

## PROBLEMS

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*The need of revitalization of the Cities housing stock is demonstrated by the following:*

- The number of vacant properties is high, and increasing;
- houses are old, with 34.7% of existing houses in the City having been built prior to 1940, and only 12.3% of the housing built in the last four decades (after 1980);
- A high number of houses lack complete kitchen (2,033) or plumbing (1,224) facilities.
- Median home values are low, and decreasing. The average home value in the City of Lima is \$66,000, compared with \$110,900 for Allen County and \$135,100 for the State of Ohio; and
- **A majority of houses are rented, rather than owned. Rental properties often tend to be less well maintained than owner properties.**

*Housing Assessment for the City of Lima, Ohio January 14, 2020,  
Harnasy & Associates*

# THE PROBLEM (ACCORDING TO CARLA)

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Lima is a cheap and easy place to do rental business, primarily because it has no mechanism in place to hold landlords/owners accountable for property maintenance, particularly on the inside of homes.

# SOLUTIONS OFFERED

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- Develop and implement overarching neighborhood revitalization plans, and strategies for each neighborhood.
- Remove blight.
- **Improve existing rental properties. Provide incentives to owners to keep up their properties. Strategies include continuation of code enforcement efforts, initiation of a landlord registration, and funding of rental rehabilitation.**
- Address neighborhood safety and crime.
- Set housing goals and develop implementation strategies for both subsidized housing and private investment.

*Housing Assessment for the City of Lima, Ohio  
January 14, 2020, Harnasy & Associates*

# WHY A REGISTRY/LICENSING SYSTEM

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- Provide a database of properties and contact information for landowners and property managers that safety services could access.
- Provide a mechanism for internal inspections that takes the onus off of (potentially vulnerable) residents to report issues.
- A licensing system makes it illegal to do the rental business in Lima without a license; easier to pursue court action.
- Allows for an incentive program to help landlords better conduct business and maintain properties.

# THE POSSIBILITIES

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- Improve the housing stock, therefore the current property values of homes in Lima
- Create safer neighborhoods by including a “Crime Safe Rentals” class for landlords
- Create safer homes for low to moderate income residents
- Provide for easier contact between property owners and safety services during emergencies
- Incentive programs for property owners that include reduced costs for tenant background checks, evidence of property conditions incase evictions occur, possible access to grant and city funds for lead abatement and property improvements.

# LEAD SAFE LIMA LEAD ABATEMENT GRANT

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The City of Lima, through its Department of Community Development (DCD) staff, will work ....to operate its Lead Hazard Control Program to be known as Lead Safe Lima. Lead Safe Lima will provide all technical and financial assistance necessary to reduce lead hazards in approximately 87 low- to very low-income households.

Applicants who are **investor-owners** must meet the following guidelines:

- Have low- to very low-income tenants
- **Have the qualifying unit occupied by a child under the age of six**
- Own between one to four units
- Provide proof of ownership
- Provide proof of property insurance and be current on payments
- Provide proof of mortgage and be current on payments
- Have no structural deficiencies
- Be current on all City of Lima taxes
- Have no Fair Housing violations and follow Fair Housing practices

# RESOURCES

Crotty, Susan. *Lead Safe Lima Policies and Procedures*. 4 March, 2020.

Harsany & Associates, LLC. *Housing Assessment for the City of Lima, Ohio*. 14 January, 2020.

Maloney, Patrick. Staff Attorney at Legal Aid of Western Ohio. 2017-Present.

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# QUESTIONS?





EVERY CHILD, EVERY HOME

# Lead Safe Toledo

# Policy and Intent

## **Increase Lead-Safe Housing**

- Start with the highest risk populations in the City of Toledo.

## **Prevent Tenant Displacement & Property Abandonment**

- Provide information, education, and assistance to both tenants and owners, which may also increase compliance.

## **Use Data-Driven Metrics**

- Use measurable data to inform policymakers and guide program implementation.

## **Monitor, Report, and Refine**

- Constant program evaluation for improvement; build on current foundation but don't be afraid of change.

# A Comprehensive Plan

## A Revised Ordinance

- A new 2020 Lead Ordinance based on approved language and in partnership with our community stakeholders.

## Wraparound Implementation Services

- Provide education, information, resources, and more to support the success of the ordinance.

## Community Engagement & Partnership Building

- Work with advocacy groups, neighbors, property owners, public and nonprofit agencies, and private anchor institutions to develop and implement a successful lead-safe program over the long-term.

# Lead Ordinance History

**2016:** Lead Safe Ordinance passes, requiring property owners to pass an inspection or identify remediation efforts. Targets rental properties, 1-4 units, duplexes, and family childcare homes built before 1978.

## **2017-2019:**

- A Toledo landlord and a local property investors network sue over the 2016 ordinance.
- A Lucas County Judge enjoins the ordinance as unconstitutional, which halts the program altogether.
- City of Toledo appeals to the Ohio Supreme Court.
- To resolve the enjoined ordinance prior to the appeal's resolution, Council repeals & replaces the 2016 ordinance, removing two controversial items—(1) the authority to contract-out enforcement of the program and (2) the target of only 1-4 units.

**2020:** Ohio Supreme Court rules in favor of the City's appeal.



2020 Lead Ordinance:

# Residential Rental Properties and Lead Safety Compliance

# Who will be affected?

## Rental Owners & Childcare Providers

- A lead-safe certificate will be required for 1-4-unit residential rental properties and family childcare homes originally constructed prior to January 1, 1978, estimated at 25,000 structures.

## Why 1-4-Units?

- Data shows the highest level of risk for lead contamination is contained within our 1-4-unit housing stock, Kirwan Institute Study, *The Effects of Lead Poisoning on African-American and Low-Income Families in Toledo, Ohio*.
- This designation faced legal challenges but was upheld by an appellate court as non-discriminatory.

# Exceptions

## Previously Certified

- Owners who received a lead-safe certificate in good faith or passed a local lead inspection under previous versions of the ordinance will be grandfathered-in.

## Public-owned Properties Exemption

- Properties taken by a governmental entity in a foreclosure that are scheduled for demolition or transfer.
- Public housing properties owned and operated by LMHA.
- If the Health Department discovers a child has been lead poisoned by an exempt property, the City of Toledo reserves the right to eliminate these exemptions.

# What will be required?

## Rental Registration

- Register rental properties with the Lucas County Auditor (ORC 5323).
- This registration will be made publicly available on AREIS.
- Deadline for rental registration is June 30<sup>th</sup>, 2021.

## Lead-Safe Certification

- Pass a visual and dust wipe inspection performed by a local lead inspector.
- Designate a local person and provide their information upon application for certificate to the Health Department.
- Certificates are valid for 5 years. Fully abated properties are eligible for a 20-year certificate with proper documentation.

# What is a Local Lead Inspection?

- A full visual assessment of property for deteriorated paint and bare soil conditions within the dripline.
- Lead dust sample from windowsill, window trough, and floor in at least 4 rooms, if possible.
- Ohio Department of Health requires a minimum of 12 wipes.
- Lead dust levels must meet the threshold set by current EPA standards.

# Why dust wipes?

## We know...

- There is no safe amount of lead in the bloodstream.
- Over 400 children had 5 ug/dl or greater blood-lead levels in Toledo within the past year alone.
- To achieve a blood-lead level of 36 ug/dl, a child only needs to consume the lead-dust equivalent of 1 granule of sugar a day.
- Visual inspection is more subjective and alone cannot tell us if this granular level of lead-dust is present.
- Only dust wipe analysis is recognized by TLCHD, ODH, and the EPA to determine lead-dust levels.
- Dust wipes are standard practice across country in other lead laws for measurement and enforcement.

# How will we help owners?

## Cost to Owners

- Average rental unit in Toledo, Ohio is **1000 ft<sup>2</sup>** and rents for **\$700/mo**
- Anticipated cost to rental owners under new ordinance is **\$600**
- Average full exterior or interior scrape/paint cost of **\$2200**

## Lead Safety Compliance Early Bird Match Grant

- Neighborhoods will offer a 50/50 matching grant up to \$5,000/unit for lead remediation and maintenance work to aid owners: \$1 million to assist with compliance throughout city, \$200,000 each for 3 low-moderate income target areas: Junction/Englewood, East Toledo, Old South End

This ordinance requires partnership with rental owners and childcare home operators. The Lead Safe Coordinator will develop ongoing outreach and financial assistance opportunities. The Health Department will provide educational training for owners/agents who want to become compliant.

# Who will inspect?

## Local Lead Inspections

- Licensed lead risk assessors, lead inspectors, or clearance technicians registered with the Health Department.
- Compliant with ODH and EPA standards.

## Workforce Development

- The Health Department will implement a training initiative to certify local lead inspectors, contractors, and workers.
- The Toledo Lead Poisoning Prevention Coalition, with the Lead Safe Coordinator, plan to help develop this necessary workforce capacity.
- Approximately 100 additional inspectors are needed.

# How will we help inspectors?

## Toledo-Lucas County Health Department

- Will host training classes for local lead inspectors\* beginning weekly in January 2021. Maximum 40 students / class, then scaling down until interest declines.

\***Local Lead Inspectors** are defined as actively licensed lead risk assessors, lead inspectors, or clearance technicians.

## Department of Neighborhoods

- Utilize Lead Coalition workgroup to drive interest in classes.
- Develop marketing strategy for targeted ads.
- Discuss possible funding opportunities to assist inspectors in getting certified.

# Who will implement and monitor?

## Lead Safe Coordinator

- Stephanie Beebe, 419-936-2605, [stephanie.beebe@toledo.oh.gov](mailto:stephanie.beebe@toledo.oh.gov)
- Annual reporting using data-driven metrics
- Ongoing communication and implementation work with partners

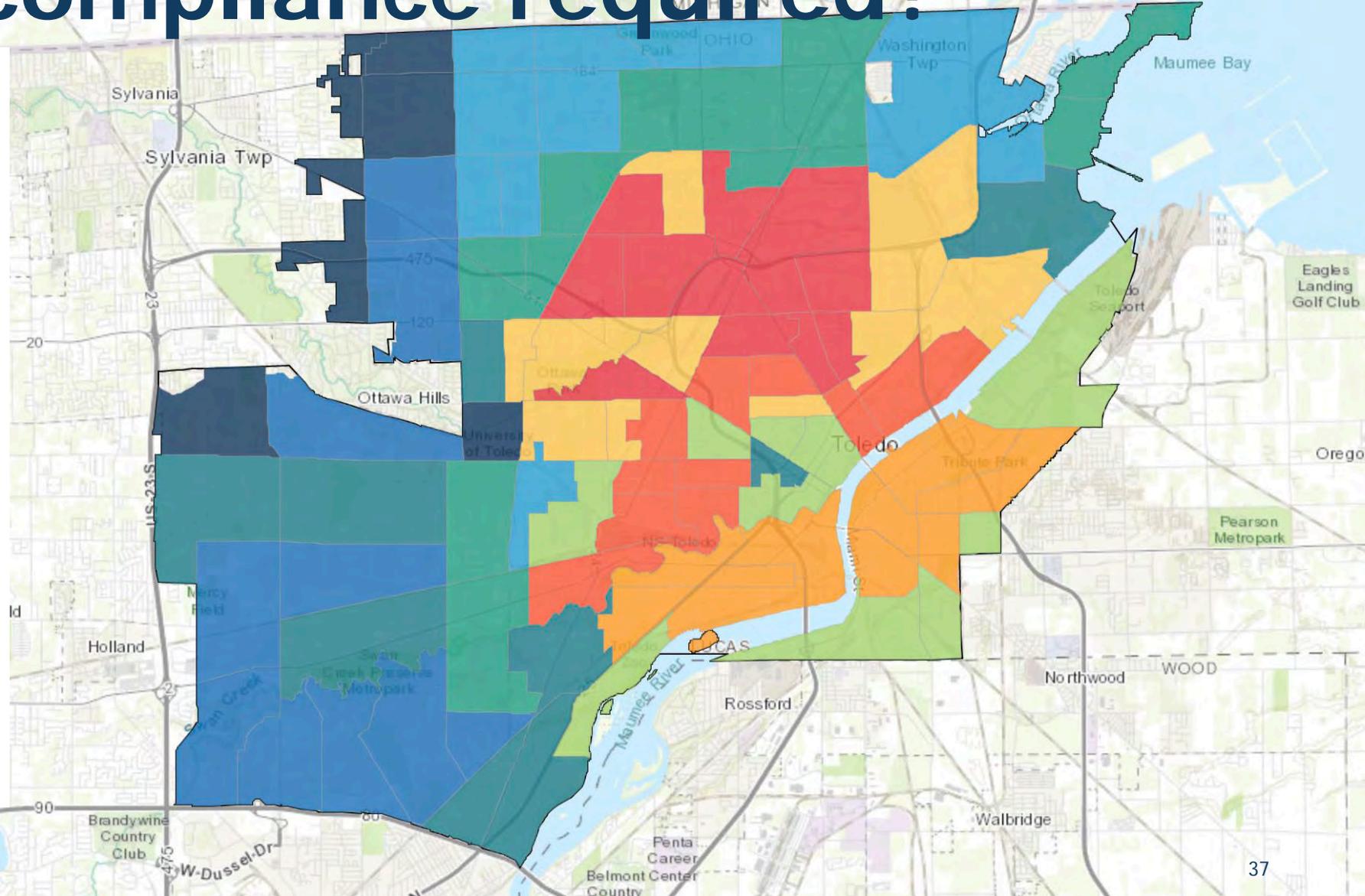
## Critical Partnerships

- Toledo Lead Poisoning Prevention Coalition
- Large-scale property owners, both public and private
- Healthcare and educational anchor institutions
- Local private and philanthropic investors

# When is compliance required?

- June 30, 2022
- December 31, 2022
- June 30, 2023
- December 31, 2023
- June 30, 2024
- December 31, 2024
- June 30, 2025
- December 31, 2025
- June 30, 2026
- December 31, 2026

[toledo.oh.gov/lead-safe-map](http://toledo.oh.gov/lead-safe-map)



# Who will enforce?

## **Toledo-Lucas County Health Department**

- Will assure proper lead-safe inspections have been performed and provide the Lead-Safe Certificate.

## **City of Toledo Department of Neighborhoods**

- Code Enforcement will enforce compliance under housing code, which penalizes nuisance property conditions.
- First offense \$75.00, Second offense \$150.00, Third offense \$300.00, Fourth offense and any offense thereafter \$600.00.
- Maximum \$10,000 per year per dwelling unit.
- Lead Safe Coordinator will monitor the program and report measurable metrics to Council on an annual basis.

# How can we protect tenants?

## Owners...

- Cannot rent until certificate is obtained.
- Cannot evict, increase rent, or retaliate against a tenant who reports a failure or if an owner is simply unwilling to comply with ordinance.
- Must provide copy of the current lead-safe certificate to tenants.

## Tenants...

- Will have access to additional materials to help them stay lead-safe and report non-compliant owners.

Critical to this measure is the formation of partnerships with other public/private agencies to build infrastructure for additional enforcement tools, and to educate tenants on their rights under Ohio law.

# What do we already in place?

## Lead Poisoning Prevention Communication Campaign

- Executed a \$50,000 18-month agreement with Creadio

## Lead Abatement and Interim Control Grants

- Continue execution of \$2.9 million for 160 identified homes under HUD Lead Hazard Control & Healthy Homes (LHCHH)
- Awarded an additional \$5.7 million, the largest lead hazard control award the City has ever received (LHCHH)
- \$500,000 for children also on Medicaid (SCHIP)
- \$300,000 targeted through Historic South Initiative neighborhood
- \$1.2 million through Health Department's BP Lead Settlement

# What else do we plan to do?

## Publicly Accessible Resource Portal

- The Department of Neighborhoods will create an online and in-person Resource Portal to provide a “one-stop shop” for ordinance questions, registration, and more.

## Workgroup Creation

- “Lead Force”
- Housing Displacement and Tenant Protection
- Fundraising and Resource Development
- Education and Assistance for Owners

## Funding Opportunities

- Engaging local financial institutions for loan product creation
- Grant development coordination with NeighborWorks weatherization program
- Outreach and discussion with Toledo Community Foundation, Green & Healthy Homes Initiative, and more in process

# How can states help?

## Best Practice Legislation

- Adopt and enforce the Lead Renovation, Repair, and Painting (RRP) Rule.
- Mandate that clearance testing involve dust wipes.
- Improve training requirements and the system for filing complaints.
- Require lead-safe demolition practices.

## Accountability

- Provide a private right of action for tenants.
- Require lead paint manufacturers do their part to solve the problem they created.
- Provide funding for local lead remediation and education efforts.

# Questions?



Thank you.

➔ [toledo.oh.gov](https://toledo.oh.gov)

# Ohio Lead-Safe Housing Registry

Ohio Housing Finance Agency





# Ohio Lead-Safe Housing Registry

- Registry is intended to increase awareness of and access to lead-safe housing
- H.B. 49 authorized creation of a statewide lead-safe housing registry
- Residential rental units are listed on the registry
- Certification is in accordance with [Ohio Administrative Code, 3701-81](#)



# Locator and Registry Partnership

- Ohio Housing Locator is a tool for individuals to locate affordable and accessible rental housing
- OHFA and Ohio Department of Health entered into MOU on August 1, 2017 to incorporate Ohio Lead-Safe Housing Registry into Ohio Housing Locator
- Initial lead-safe registry went live on April 1, 2019 in previous Ohio Housing Locator, hosted by OHFA
- Improve service with *new* Ohio Housing Locator



# Ohio Lead-Safe Housing Registry

## Timeline for improvements

- May 2019 – Partnered with Ohio Department of Medicaid
- March 2019 – Released RFP for vendor
- June 2019 – OHFA Board approved vendor
- December 2019 – Soft launch of updated OHL website
- February 2020 – Registry transitioned to new Locator
- October 2020 – Ohio Lead Advisory Council (OLAC) created registry work group
- Ongoing – Continue working with vendor on updates and improvements



# Lead-Safe Certification

- Ohio Department of Health administers the certification process for lead-safe residential units
- Owner or agent submits documentation online
- Documentation provided identifies units or buildings that are lead-safe
- ODH staff receives notice from OHL and accesses OHL to review documentation



# Pre-1978 Rental Property Registration

- The rental property owner or manager must provide ODH with:
  - Documentation the property is lead free
    - Lead inspection report completed by an Ohio licensed lead risk assessor or inspector
    - Rental registration does not expire
  - Or
  - Documentation the property is lead-safe
    - Proof of visual examination and clearance examination performed within the last 12 months
    - Rental registration must be renewed annually



# Post-1977 Rental Property Registration

- Rental property owner/manager must provide ODH with:
  - Evidence the property was built after January 1, 1978
    - Examples: Certificate of Occupancy, county auditor's card, low income housing registration form
    - Rental registration does not expire



# Searching for Lead-Safe Housing

[www.ohiohousinglocator.org](http://www.ohiohousinglocator.org)

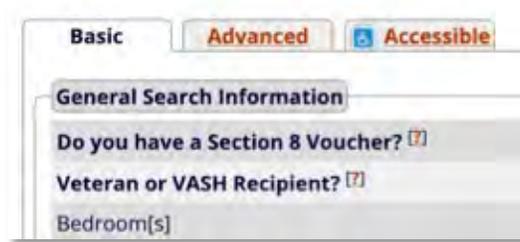
- **Step 1:** Lead-Safe Landing Page or Advanced Search Option
- **Step 2:** Enter location to search; search results will provide listings with some or all lead-safe certified units
- **Step 3:** Further refine the search as needed

*Toll-free call center staff (1-877-428-8844) are on hand to assist in searches for lead-safe housing*

# Searching for Lead-Safe Housing

- Search options:

- Basic, Advanced and Accessible Tabs
- Search for lead-safe units on Advanced tab



Basic Advanced Accessible

General Search Information

Do you have a Section 8 Voucher? [?]

Veteran or VASH Recipient? [?]

Bedroom[s]



 - Some units are Lead Safe. (Certified)

- Only a portion of the building(s) or complex is applying for lead safe registration. The property owner or operator must clearly identify which units are lead safe. Ex. In a duplex "Some" could mean one unit is lead safe and the second unit is not. Or, in a multifamily property, it could mean 10 out of 15 buildings with units are lead safe.

Other Search Options

Lead Safe Buildings/Units [?]

- Any
- Some units are Lead Safe. (Certified)
- All units are Lead Safe. (Certified)
- None

Income is

 - All units are Lead Safe. (Certified)

- The entirety of all rental units and common areas are lead safe certified. Ex. In a multi-building complex "All" would mean all buildings and all units in every building.

# Searching for Lead-Safe Housing



Find Lead-Safe Housing

Register Lead-Safe Housing

The Ohio Housing Locator collaboration is committed to increasing access and awareness of lead-safe housing.

### Ohio Lead-Safe/Free Registry

Lead has been used for many years in products found in and around our homes. Many homes built before 1978 have lead-based paint.

The owner or agent of the residential rental unit may register the rental unit on the lead-safe residential rental unit registry. Documentation must be provided by the owner or agent to identify all or some units/buildings that are lead-safe. Lead-safe certification is in accordance with [Ohio Administrative Code, 3701-81](#).

### Searching for Lead-Safe Housing

**Step 1:** Click on the Find Lead-Safe Housing box above.

**Step 2:** Type a city, county or ZIP Code into the "Find your new home" bar and click the magnifying glass -OR- select Find Rentals and choose an area to search from the list of counties and cities.

**Step 3:** Sort through results or further refine the search as needed. Additional search options include unit size, rent and deposit, vouchers, various amenities, accessibility and much more.

**IMPORTANT - Only certified Lead-Safe listings will show when using the Find Lead-Safe Housing box.**

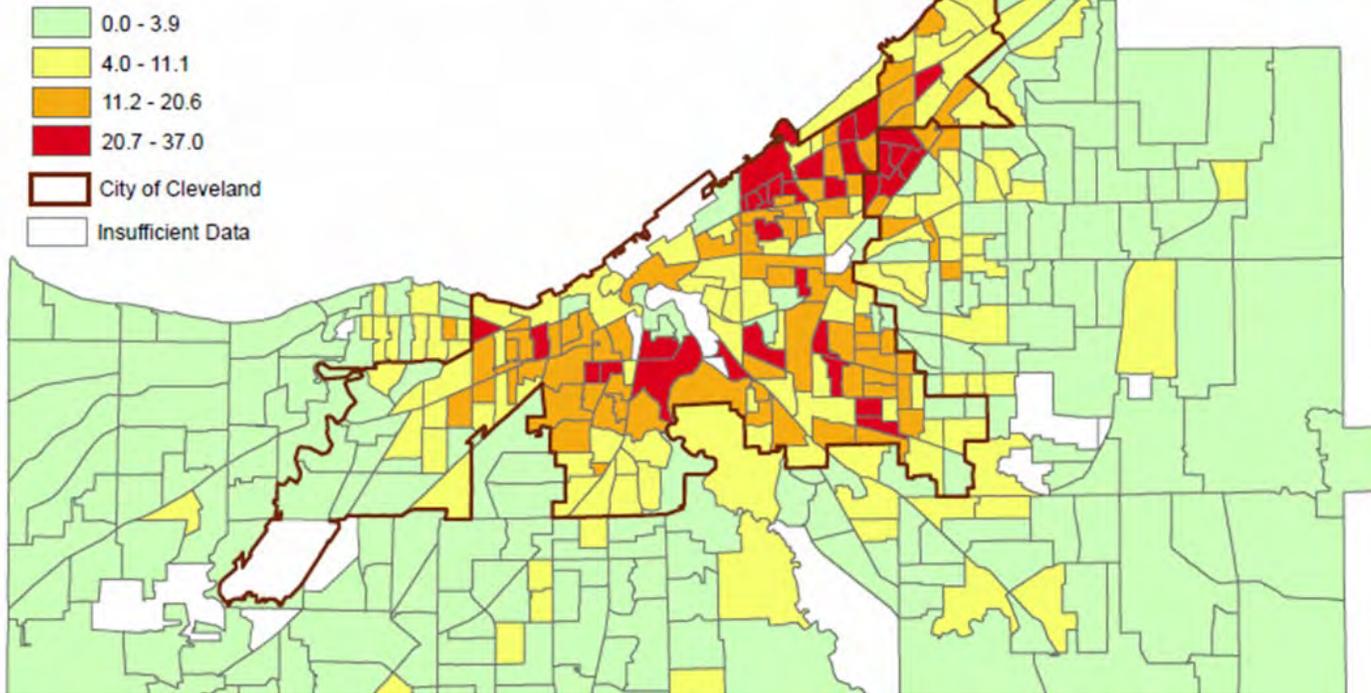


Questions?



**Ohio Healthy Homes Network**  
**Ayonna Blue Donald**  
October 20, 2020

Cuyahoga County: 2016  
Percentage of Elevated Blood Lead Levels ( $\geq 5$  ug/dl)  
Among Tested Children (0-71 months old) by Census Tract



## Lead Poisoning of Cleveland's Children

Among all children entering CMSD between 2014 and 2016, 25% had an elevated blood lead level at or above 5 mcg/dL at some point before Kindergarten.



# Lead Safe Cleveland Coalition

An inclusive, public-  
private partnership  
committed to making  
Cleveland lead safe  
in 10 years

—

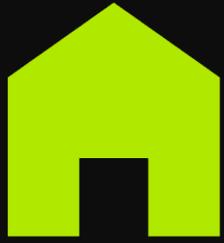
Over 425 members  
believe that no child  
should ever be  
poisoned by lead

# Public Health Crisis with a Housing Solution



# **The Lead Safe Solution**

**Focus on prevention  
by proactively  
creating lead safe  
homes**



# Lead Poisoning Prevention Law

ideastream



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- education
- health
- local shows
- support
- about
- question?
- school closings



## Lead-Safe Rental Requirements Approved By Cleveland City Council



Cracked and peeling paint in older homes can pose a risk of lead poisoning. [tab62 / Shutterstock]

### Featured Audio



#### News

AUTHOR  
[Nick Castele](#)

PUBLISHED  
July 24, 2019

Cleveland City Council passed new lead paint requirements for landlords Wednesday, giving Mayor Frank Jackson's administration 18 months to develop a citywide program to reduce childhood lead poisoning.

The law requires owners of rentals built before 1978 to have their properties inspected for lead hazards every two years.

SUPPORT PROVIDED BY

Care and compassion for the entire family.



METRO

## Cleveland City Council passes historic lead poisoning prevention law

Updated Jul 24, 2019; Posted Jul 24, 2019



The Plain Dealer

Councilman Blaine Griffin during a press conference for the Lead Safe Plan for the city of Cleveland. January 22, 2019 (Gus Chan / The Plain Dealer)

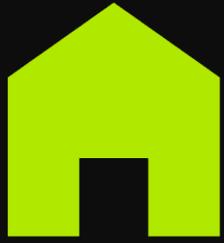
By [Rachel Dissell, The Plain Dealer](#) and [Brie Zeltner, The Plain Dealer](#)

CLEVELAND, Ohio – City Council on Wednesday passed what some are calling a history-making law aimed at significantly reducing the number



# Lead Safe Certification

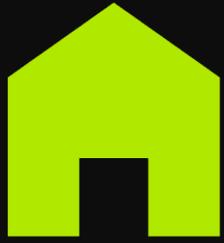
- **Beginning in March 2021**, owners of residential rental units built before 1978 are required to obtain lead-safe certification.
- To get the certification, the property owner must provide to Cleveland's Director of Building and Housing a copy of a clearance examination or a lead risk assessment.
- Inspections will be performed by **private, state-certified professionals**, showing that lead hazards were not identified in the unit.



# Lead Safe Certification FAQ's

## Frequently Asked Questions - FAQ's

- **What is the timeline for the roll out?**
  - Phased in quarterly, by zip code between March 2021 and March 2023. All units must have a lead-safe certification by March 1, 2023. First group of zip codes will be due March of 2021, with another group each quarter. After all eight groups are certified the cycle repeats.
- **How often do I have to renew and is there a fee?**
  - Renew every two years and there is no fee from Building & Housing for the certification.
- **Can I receive a lead free exemption?**
  - If an owner has an inspection verifying that rental unit has been abated – or lead free - can be exempted for 20 years.



# Lead Safe Certification FAQ's

- **Do all the units in building have to be inspected?**
  - Buildings with more than 5 rental units will inspect a portion of the units according to federal guidelines.
- **How will I know when my zip code is due for certification and can I apply early?**
  - Notification will be sent approximately three months before due date. Early certification is possible though only valid for 24 months from the time of certification – certifying early does not extend due date.
- **How will I receive my lead safe certification?**
  - Property owner contracts 3rd party state certified lead professional to certify structure is lead safe. Risk Assessment or Clearance report submitted to Building and Housing (by contractor or owner). Building and Housing reviews report and certifies structure as lead safe.



# Lead Safe Certification Process

## How to Get Your Rental Unit Lead Safe Certified

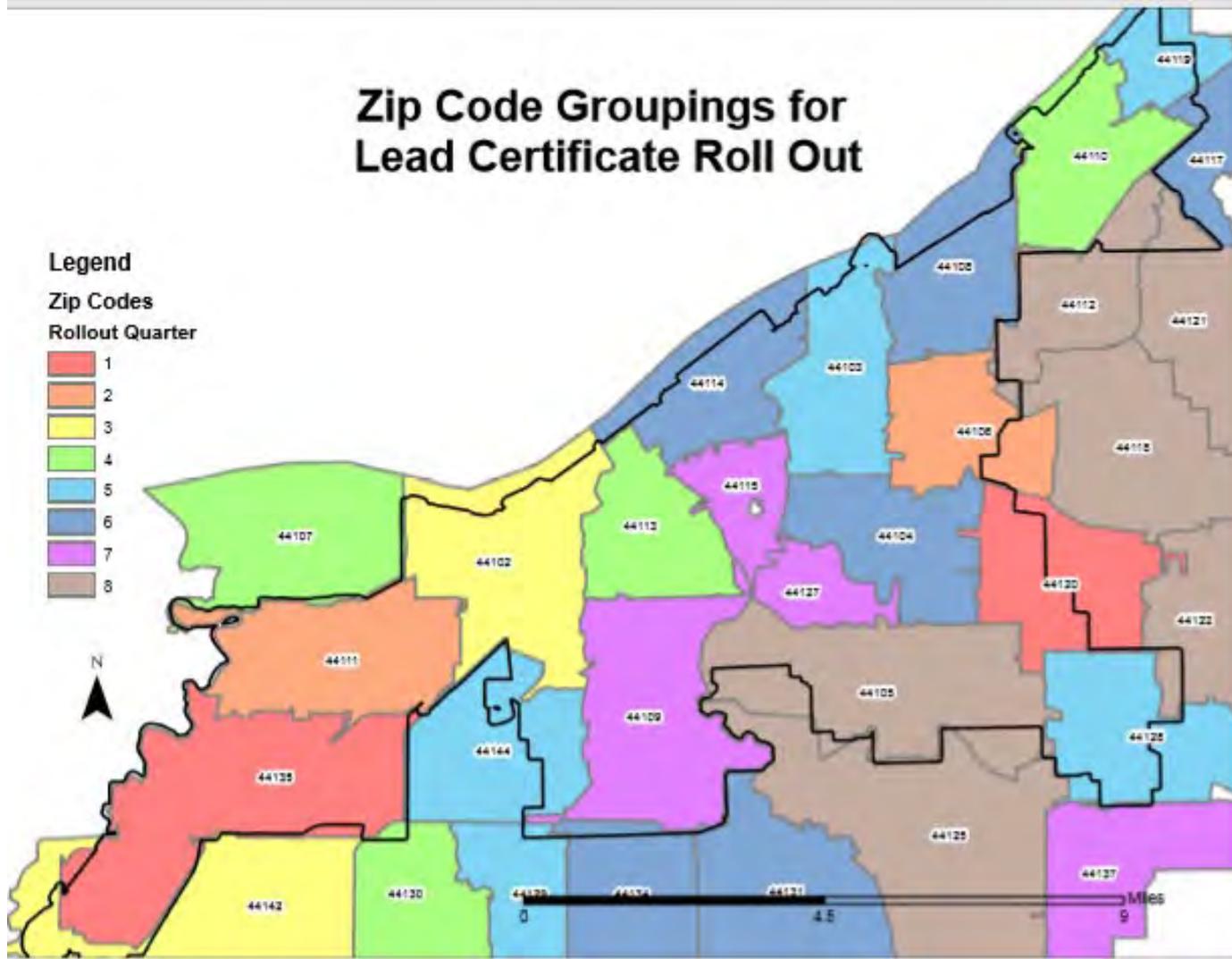
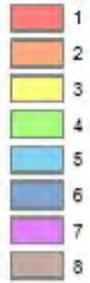
- **Step 1: Contact the Resource Center.** Have questions? The Resource Center is here to help.
- **Step 2: Prepare Your Property.** If your property was built before 1978, determine your next steps.
- **Step 3: Remediate Lead Hazards.** If lead hazards are present, hire a certified lead safe worker or become RRP certified to complete the work yourself.
- **Step 4: Get Lead Clearance.** Pass a clearance examination or risk assessment. Find a Clearance Technician
- **Step 5: Apply for Lead Safe Certification.** Submit passed clearance examination or risk assessment to the City to receive two-year certification.

# Zip Code Groupings for Lead Certificate Roll Out

## Legend

### Zip Codes

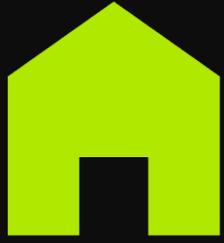
### Rollout Quarter



Zips	Group	Wards
44120	1	1; 2; 4; 6; 11; 16; 17
44135	1	
44111	2	6; 7; 9; 11; 16; 17
44106	2	
44102	3	3; 11; 13; 14; 15; 17
44142	3	
44113	4	
44110	4	3; 8; 10; 14; 15; 16; 17
44107	4	
44130	4	
44103	5	
44144	5	
44128	5	1; 2; 5; 6; 7; 8; 9; 10; 13
44119	5	
44129	5	
44104	6	
44108	6	
44114	6	3; 4; 5; 6; 7; 8; 9; 10; 13
44134	6	
44117	6	
44131	6	
44109	7	
44127	7	3; 5; 6; 7; 12; 13; 14
44115	7	
44137	7	
44125	8	
44112	8	
44105	8	1; 2; 4; 6; 9; 10; 12
44121	8	
44122	8	
44118	8	

*Subject to change*

*5.30.2020*



# Lead Safe Certification cont.

- Enforcement
- Conflict of Interest
- Monitoring the impact
  - Lead Safe Advisory Board and Lead Safe Auditor
  - Review the impact to see if there are any unintended consequences
- Disclosure to Residents
- **Other highlights of the law**
  - Lead Safe Housing Action Board
  - Screening & Testing Commission
  - Lead poisoning prevention resources for clients of other city programs



# Resources for Landlords and the Community

- **Lead Safe Home Fund**
  - Home Loans and Grants
  - Lead Safe Resource Center
- **Launch Fall 2020**

Metro

## CHN Housing Partners, Environmental Health Watch picked to run Lead Safe Home Fund, Resource Center

Updated Jan 24, 2020; Posted Jan 24, 2020



Community leaders publicly announce the formation of the Lead Safe Cleveland Coalition in January 2019 at Cleveland City Hall. (Gus Chan / The Plain Dealer) The Plain Dealer

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## Lead Safe Resource Center



- **Our community's one-stop-shop for lead poisoning prevention**
- They will provide:
  - Lead Safe Certification navigation
  - Community outreach and organizing
  - Resident and landlord education
  - Workforce training



## RRP + Two-Part Training

- Renovation, Repair and Painting (RRP)
  - Classes started October 5, 2020
  - 8 students per class
  - \$50 refundable deposit required
  - Schedule is posted on [www.lead safecle.org/events](http://www.lead safecle.org/events)
- Do It Yourself (DIY) landlords and/or property manager must have EPA certification to work on rental units.
- Properties must be registered and verified with the City of Cleveland Dept of Building + Housing to attend class.
- We are here to partner and help with compliance.



## Lead Safe Home Loans and Grants

- CHN will provide: **a spectrum of home loans, grants, and incentives to help property owners achieve Lead Safe Certification**
- **Finalized loan, grant, incentive products**
  - Loans, grants and incentives will be available to eligible property owners beginning December 2020

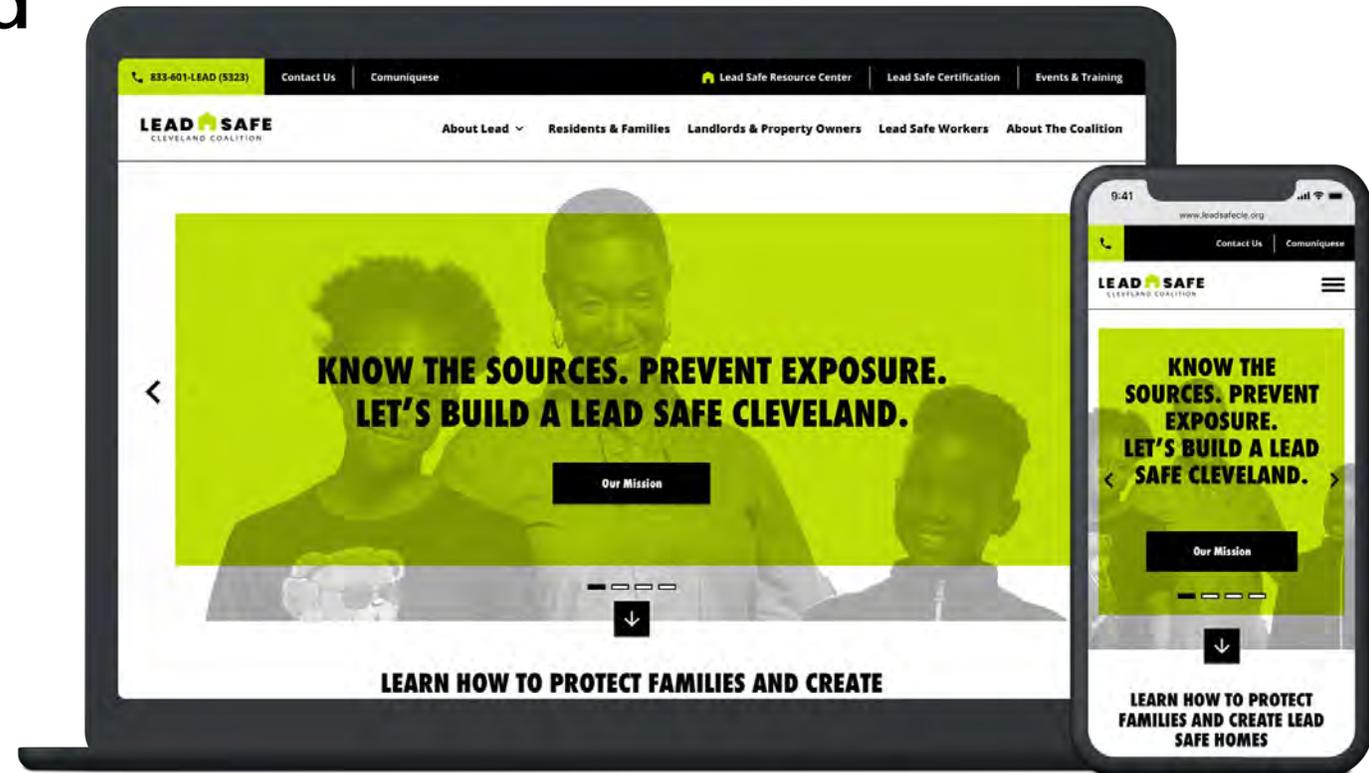


## Landlord Incentives

- **Two-prong approach for accessibility + equity:**
  - A first-come, first-serve pool of incentives available evenly across every Roll Out grouping
  - A targeted pool of incentives for landlords in “hotspot” ZIP codes and Roll Out groupings

# | Key Takeaways

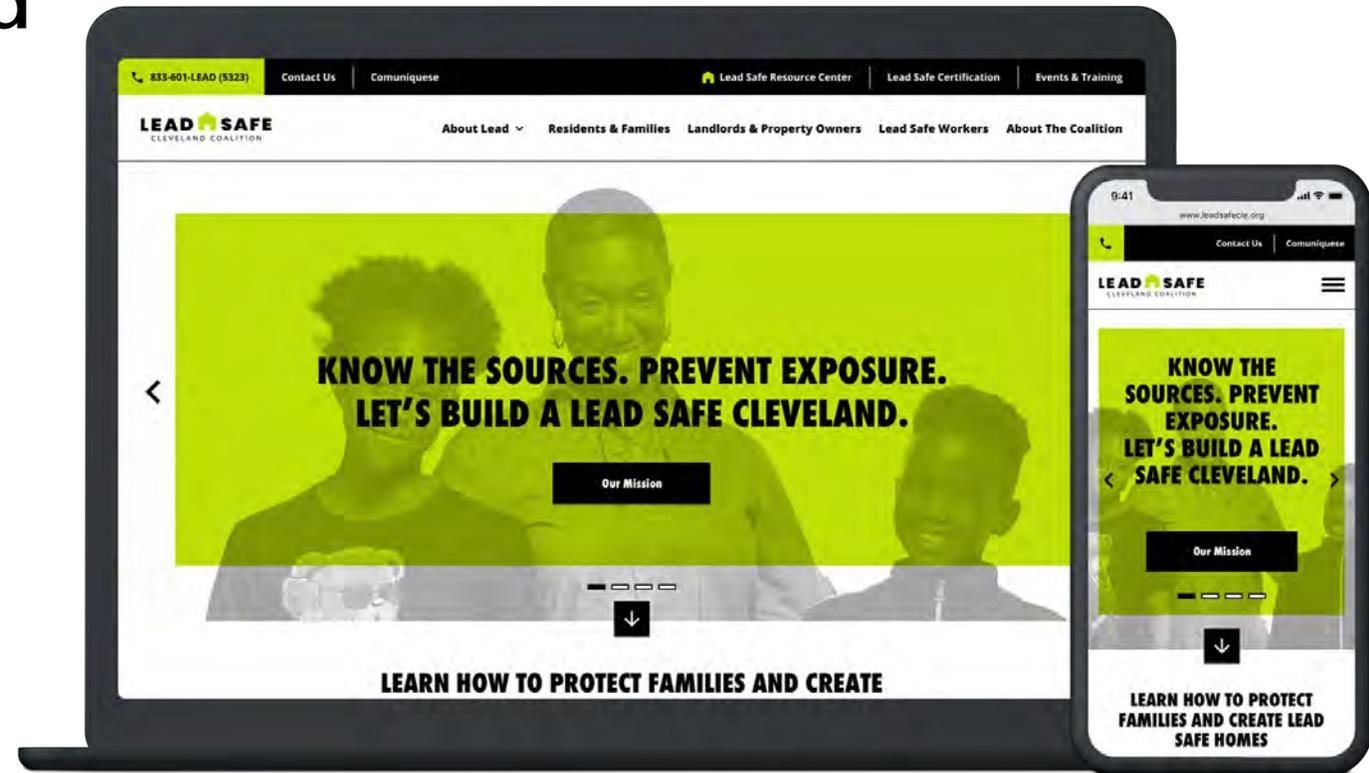
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- **Resource Center + Loans and Grants launch Fall 2020**
- Coalition Convenings + Committees Are Open to All
- We are here to help!





# Key Takeaways

- Visit us at [www.lead safecle.org](http://www.lead safecle.org)
- **Resource Center + Loans and Grants launch Fall 2020**
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- We are here to help!



**LEAD**  **SAFE**  
CLEVELAND COALITION

Thank you

# We hope you enjoyed the webinar!



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