

ORDINANCE NO. 402-2019

Department of Community Development Decent, Safe and Sanitary Inspections Executive Summary

Ordinance Amount: \$100,000

Legislative Request:

To authorize the Director of Community Development to enter into contract or contracts with one or more firms of consultants for the purpose of supplementing the regularly employed staff of several departments of the City of Cleveland in order to provide Decent, Safe and Sanitary (“DSS”) Inspections.

Purpose:

The Department of Community Development is seeking to bid and retain consultant services to conduct Decent, Safe and Sanitary (DSS) inspections of tenant units. The Department will enter into a two-year contract with the successful bidder.

HUD regulations under the HOME Investment Partnership Program [24 CFR 92.251(f)(1)] require that units rehabilitated with Federal funds be maintained in Decent, Safe and Sanitary condition for the duration of the HOME Affordability Period, the term of which varies by project. HUD regulations under the Uniform Relocation Act [49 CFR 24.204(c)(1)] require that units be certified as Decent, Safe and Sanitary before tenants are temporarily relocated or permanently displaced to those units.

Community Development staff do annual site visits at each project rehabilitated using HOME dollars throughout its Affordability Period. This annual review includes a DSS inspection of tenant units in the project. These inspections are ordered by City staff that designate units that the DSS Inspector must examine and issue a report.

Community Development staff work with developers and property owners to assist tenants being temporarily relocated or permanently displaced as a result of a federally-assisted project. As units are identified for tenants to move into, inspections are ordered by City staff. These units must be inspected and certified as Decent, Safe and Sanitary in the Inspector’s report before the tenant is moved in.

The Department previously engaged the services of a Decent, Safe and Sanitary Inspector under Ordinance No. 865-15, passed August 19, 2015.