



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
LEAD POISONING PREVENTION PROGRAM

Chris Bazar
Agency Director

Agenda Item ____ May 7, 2013

Maricela N. Foster
Director

April 23, 2013

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Dear Board Members:

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SUBJECT: ACCEPT WRITTEN REPORT AND ESTABLISH SERVICE CHARGES FOR COUNTY SERVICE AREA LA-1991-1, LEAD ABATEMENT

RECOMMENDATION:

It is recommended that the Board:

1. Accept the submission of the Annual Report for the Alameda County Lead Poisoning Prevention Department, which includes recommended service charges, with no proposed increase, for Fiscal Year 2013-2014; and
2. Refer this item to your Board's June 2013 Fiscal Year 2013-2014 County Budget Hearings for consideration of the Annual Report and adoption of the service charges for Fiscal Year 2013-2014.

DISCUSSION/SUMMARY:

There is no recommended change in the service charge for FY 2013-2014. The annual report for County Service Area (CSA) LA-1991-1, Lead Abatement, includes, in summary, the proposed budget for CSA in the amount of \$1,971,967, for FY 2013-2014. The budget is consistent with priorities established by the Joint Powers Authority (JPA) and your Board.

County Service Area LA-1991-1 (Lead Abatement) was established by your Board on December 10, 1991. In accordance with Government Code Sections 25215.5 and 53755, and Alameda County Service Area Law, General Ordinance Code, Chapter 13.20, an annual written report has been filed with the Clerk of the Board which describes authorized services provided in the County Service Area and the calculation of CSA service charges. The General Ordinance Code also requires that a public meeting be held for the purpose of reviewing the report, considering the proposed 2013-2014 budget, and adopting the rates for the special service charge.

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The Alameda County Lead Poisoning Prevention Department (LPPD) provides lead hazard reduction services in the cities of Alameda, Berkeley, Emeryville and Oakland. The program includes authorized services necessary to mitigate lead hazards found in dwelling units built before 1978.


The LPPD has been successful in matching this local commitment of funds with eleven Lead Hazard Control and Healthy Homes Demonstration grants totaling more than \$26 million from the U.S. Department of Housing and Urban Development (HUD). In addition, the LPPD receives an annual contract from the State of California Department of Health Services, which will provide \$644,499 for the case management of lead poisoned children in Alameda County in FY 2013-2014.

In accordance with the resolution establishing CSA LA-1991-1, a JPA of participating jurisdictions has been established. This JPA has the authority to set the annual budget for the program. This budget is based upon continuing a recommended service charge of \$10 per pre-1978 dwelling unit in the cities of Alameda, Berkeley, Emeryville and Oakland, as established by your Board in 1991. There is no recommended change in the service charge for the current fiscal year.

FINANCING:

The Alameda County Lead Poisoning Prevention Department will be funded with \$1,971,967 in CSA service charges, as well as \$1,866,133 in State and Federal grants. There will be no Net County Cost associated with this action.

Very truly yours,



Chris Bazar, Director
Community Development Agency

cc: Susan Muranishi, County Administrator
Patrick O'Connell, Auditor-Controller
Donna Ziegler, County Counsel
Richard Conway, County Administrator's Office
William M. Fleishhacker, Office of the County Counsel
U.B. Singh, CDA Finance Director
Maricela Foster, CDA Lead Department Director

SUMMARY

ANNUAL REPORT

COUNTY SERVICE AREA LA-1991-1 (LEAD ABATEMENT)

FISCAL YEAR 2013-2014

May 7, 2013

Introduction

The Alameda County Community Development Agency has compiled this report in accordance with Government Code Sections 25215.5 and 53755, and the Alameda County Service Area Law, General Ordinance Code, Chapter 13.20. This report includes a description of the CSA, the services to be provided, and calculation of service charges for Fiscal Year (FY) 2013-2014.

A complete report, containing a description of each parcel of real property, by zone, receiving authorized services and the amount of the service charge for each parcel is on file with the Clerk of the Board of Supervisors. Also on file with the Clerk is a comprehensive budget of the Alameda County Lead Poisoning Prevention Department (ACLPPD), including all other sources of funds and all program services, including authorized services.

Description of CSA

The County Service Area currently includes the cities of Alameda, Berkeley, Emeryville and Oakland, as well as the unincorporated area of the County. In prior years, the Board of Supervisors has set a service charge of \$10 dollars per pre-1978 dwelling units in the cities of Alameda, Berkeley, Emeryville, and Oakland and zero dollars for the unincorporated area. There is no change in the service charge recommended for this fiscal year.

The program is managed by a Joint Powers Authority, consisting of one representative from each participating jurisdiction and one community representative. Each member has a vote in proportion to the service charges received from their jurisdiction. In addition, the Authority allocates funds to provide authorized services in each jurisdiction in proportion to funds received from that jurisdiction.

Description of Services

The program is designed to provide comprehensive lead poisoning prevention services. Hazard consultation, property owner education, outreach, and referrals of children from dwellings with lead hazards will be available for all service charge-paying parcels.

All pre-1978 dwelling units are susceptible to lead problems, and there is no practical basis to differentiate individual units which will need services in a particular year. Therefore, the same service charge is recommended for all pre-1978 dwelling units. At the level of service proposed for FY 2013-2014, substantially supported by state and federal funds, ten dollars per unit per year is significantly less than the cost of the services that will be provided to pre-1978 dwelling units within the CSA.

Key components of the program include:

- In-home consultations to property owners (consisting of visual inspections and primary prevention education) and reduction of identified lead hazards in and around dwelling units.
- Education and training to property owners on potential hazards and health risks to children and occupants.
- Referrals of children from dwellings with identified lead hazards for blood-lead screening, treatment, and medical case management.
- Assistance to property owners for compliance with local, state and federal lead regulations on unsafe work practices and unsafe housing conditions.

The anticipated cost of authorized services to be provided by the program during FY 2013-2014 exceeds the service

charges proposed with this report. The remainder of the services would be funded by state and federal grants.

Calculation of Service Charges

Service charges for CSA LA-1991-1 (Lead Abatement) are established annually by the Board of Supervisors. The service charges are based upon the proposed level of services as reflected in the proposed budget and the number of dwelling units from parcel information provided by the Assessor's Office. Attachment I presents in summary form the proposed CSA budget which is consistent with priorities established by the Joint Powers Authority and your Board. The service charge unit for CSA LA-1991-1 (Lead Abatement) is pre-1978 dwelling units, except in the case of certain rooming house situations, for which the service charge unit is bedrooms.

A summary of the service charge units by area is presented in Attachment II. Attachment III shows the calculation of the recommended service charge for each CSA unit.

ATTACHMENT I
COUNTY SERVICE AREA LA-1991-1 (LEAD ABATEMENT)
PROPOSED BUDGET
FY 2013-2014

Expenses

Salaries and Benefits	\$1,302,454
Services and Supplies	\$669,513
Fixed Assets	\$0
Contingency Reserves	\$0
Total Expenditures	\$1,971,967

Gross Revenue

Service Charge	\$2,006,070
<u>Collection Fee 1.7%</u>	(\$34,103)
<u>Net Revenue</u>	\$1,971,967

ATTACHMENT III

COUNTY SERVICE AREA LA-1991-1 (LEAD ABATEMENT)

CALCULATION OF SERVICE CHARGES

FY 2013-2014

A.	Total Service Charges Collected	\$2,006,070
B.	Total CSA Units	\$200,607
C.	Service Charge Rate (A divided by B)	\$10

ATTACHMENT II

COUNTY SERVICE AREA LA-1991-1 (LEAD ABATEMENT)

SUMMARY OF UNITS AND SERVICE CHARGES BY AREA

FY 2013-2014

AREA	NO. OF UNITS	RATE	CHARGE
Alameda	22,067	10	\$220,670
Berkeley	44,134	10	\$441,340
Emeryville	2,006	10	\$20,060
Oakland	132,400	10	\$1,324,000
TOTAL	200,607		\$2,006,070