

ALAMEDA COUNTY
LEAD POISONING PREVENTION PROGRAM
A Joint Powers Authority serving the Cities of Alameda, Berkeley, Emeryville, and Oakland

2000 Embarcadero, Suite 300, Oakland, CA (510) 567-8282
www.achhd.org

DATE: February 18, 2022

TO: Directors and Alternates
Alameda County Lead Poisoning Prevention Program

FROM: Larry Brooks, Secretary
Joint Powers Authority

SUBJECT: **Meeting of the Board of Directors**

The meeting of the Alameda County Lead Poisoning Prevention Program Joint Powers Authority Board of Directors is scheduled for **Thursday, February 24th, 2022 at 9:00 a.m.**

In response to the COVID-19 pandemic, and pursuant to California Government Code section 54953, the Alameda County Lead Poisoning Prevention Program Joint Powers Authority Meeting of the Board of Directors will be available via teleconference.

Members of the public can also attend in person at the Alameda County Healthy Homes Department, 2000 Embarcadero, Suite 300, Oakland, CA. Members are encouraged to watch the meeting of the Board of Directors online by clicking the following link

<https://us06web.zoom.us/j/81733697793?pwd=Vnd0cVRuam9lQXB4QXF0Rm8vR3pkdz09>

Passcode: **889523**

or dial in by using your phone, 1-669-900-6833 Webinar ID: 81733697793; Passcode: 889523

If viewing the meeting via teleconference, you may provide written comment on an agenda item or raise an issue during Public Comment by sending an email to Lidice De La Fuente at Lidice.DeLaFuente@acgov.org. Please include your name and identify the agenda item you are addressing or that your comment falls under Public Comment. It is encouraged to send any comments 24 hours prior to the meeting; however, members of the public will be able to provide live oral comments or send written comments via email during the meeting as well.

If you require a reasonable modification or accommodation for a disability, please contact Lidice De La Fuente at Lidice.DeLaFuente@acgov.org or (510) 567-8291 at least 48 hours before the meeting of the Board of Directors.

Attached is the agenda packet for the meeting.

Thank you.

ALAMEDA COUNTY LEAD POISONING PREVENTION PROGRAM
JOINT POWERS AUTHORITY

A G E N D A
Meeting of the Board of Directors

February 24th, 2022 at 9:00 A.M.

Please join the meeting from your computer, tablet or smartphone

<https://us06web.zoom.us/j/81733697793?pwd=Vnd0cVRuam9lQXB4QXF0Rm8vR3pkdz09>

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or in person at

Alameda County Healthy Homes Department, 2000 Embarcadero, Suite 300, Oakland, CA

NOTICE: All meetings of the Alameda County Lead Poisoning Prevention Program Joint Powers Authority Board of Directors are open to the public. Those wishing to address the Board of Directors on items not on the agenda may do so during the open forum section of the meeting.

- 1) **Roll Call**
- 2) **Public Comment** (Discussion)
Directors, alternates, staff, or members of the public may address the Board of Directors regarding items not on the agenda. The Board will listen to matters presented but may not take action on these items.
- 3) **Resolution AB 361: Open Meetings State & Local Agencies** (Action) Pg. 1
- 4) **Meeting Minutes for January 27th, 2022** (Action) Pg. 3
- 5) **Director's Report** (Information/Action)
- 6) **Mid-Year Budget Report FY 21/22** (Information/Action) Pg. 5
- 7) **January Monthly Report** (Information/Action) Pg. 9
- 8) **Future Agenda Items** (Discussion)
- 9) **Announcements by Board Directors** (Information)
- 10) **Adjournment**

Material related to an item on this Agenda, including those submitted to the Board of Directors after distribution of the agenda packet, and are available for public inspection at the Alameda County Healthy Homes Department office during normal business hours.

Agendas are available on the Department's website at www.achhd.org

RESOLUTION NO. 2022-___

A RESOLUTION AUTHORIZING REMOTE TELECONFERENCE MEETINGS
FOR THE PERIOD BEGINNING FEBRUARY 24TH, 2022

WHEREAS, the Ralph M. Brown Act (Gov. Code sections 54950 *et seq.*), requires the meetings of local legislative bodies to be open to the public; and

WHEREAS, all meetings of the Board of Directors of the Alameda County Lead Poisoning Prevention Program Joint Powers Authority (“the Board of Directors”) and its committees or subcommittees that are subject to the Brown Act are open to the public; and

WHEREAS, the Brown Act allows meetings by teleconference, provided specified requirements are met; and

WHEREAS, on March 4, 2020, the Governor of the State of California issued a Proclamation of a State of Emergency declaring a state of emergency exists in California due to the threat of COVID-19, pursuant to the California Emergency Services Act (Government Code section 8625), which has not yet been lifted; and

WHEREAS, the Governor, toward the beginning of the state of emergency, issued executive orders suspending certain requirements of the Brown Act regarding teleconferencing; the Governor’s suspension of Brown Act teleconferencing requirements expired on September 30, 2021, pursuant to Executive Order N-08-21; and

WHEREAS, on September 16, 2021, the Governor signed into law AB 361, which amended the Brown Act to allow teleconferenced meetings under abbreviated teleconference procedures during a state of emergency (Gov. Code section 54953(e)); and

WHEREAS, Government Code section 54953(e), provides for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), during a state of emergency declared by the Governor pursuant to Government Code section 8625, if certain conditions exist; and

WHEREAS, the conditions of Government Code section 54953(e) are that state or local officials have imposed or recommended measures to promote social distancing, or in the alternative, the legislative body holds a meeting to determine, or has already determined, by a majority vote that meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, the Division of Occupational Safety and Health of California’s (Cal/OSHA) issued Emergency Temporary Standards that require employers to train and instruct employees that the use of social distancing helps combat the spread of COVID-19 (8 Cal. Code Regs. 3205(c)(5)(D).); and

WHEREAS, on September 28, 2021, the Board of Supervisors of the County of Alameda accepted the recommendation of the Health Care Services Agency Director for continued social distancing at all meetings of the full Board of Supervisors and at all Board of Supervisors Committee meetings; and

NOW, THEREFORE, BE IT RESOLVED:

Section 1. All of the above recitals are true and correct and are incorporated into this Resolution by this reference.

Section 2. The Board of Directors finds that state and local officials have imposed or recommended measures to promote social distancing. The Board of Directors has reconsidered the circumstances of the state of emergency and finds that state and local officials continue to impose or recommend measures to promote social distancing.

Section 3. The Board of Directors finds that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees. The Board of Directors has reconsidered the circumstances of the state of emergency and finds that the state of emergency continues to directly impact the ability of the members to meet safely in person.

Section 4. The Board of Directors therefore determines that it and its legislative bodies shall conduct their meetings by teleconferencing in accordance with Government Code section 54953(e).

Section 5. This Resolution expires thirty (30) days after the date of its adoption only to the extent required by law. Otherwise, this Resolution shall remain in effect until repealed by the Board of Directors.

ADOPTED this ___ day of _____ 2022 by the Board of Directors of the Alameda County Lead Poisoning Prevention Program Joint Powers Authority, by the following vote:

YES:

NO:

ABSENT:

ABSTAIN:

John J. Bauters
Chair

Attest:

Larry Brooks
Secretary

Approved as to form:
DONNA R. ZIEGLER
County Counsel

By: _____
Andrew J. Massey, Deputy

MEETING OF THE BOARD OF DIRECTORS
MEETING MINUTES

January 27th, 2022

Attendance:

Voting Directors: Noel Gallo, Oakland; Malia Vella, Alameda; Susan Wengraf, Berkeley; John J. Bauters, Emeryville

Non-Voting Directors: Gwen Hardy, Community Representative

Alternates: Jared Savas, County of Alameda

Staff: Larry Brooks; Lidice De La Fuente; Joy Sledge

Others: None

Absent: None

Director John J. Bauters called into order the teleconference for the Meeting of the Board of Directors at 9:02 A.M.

1) **Roll Call**

2) **Public Comment**

None

3) **Staff Report: Quorum/Voting Structure**

Secretary Larry Brooks alerted Directors that on January 10, 2022 the Office of County Counsel advised the Department that as a member of the JPA Board for the Lead Abatement District, Alameda County representative gets a vote and it counts towards the establishment of a quorum, therefore, it should be recorded. However, the County's vote has no weight since it does not contribute to the CSA revenue.

4) **Resolution AB361: Open Meetings State & Local Agencies**

Action: The Board approved Resolution AB361 Open Meetings State & Local Agencies, January 27th, 2022.

Approved: Noel Gallo **Seconded:** Susan Wengraf **Ayes:** 4- Gallo; Savas; Wengraf; Bauters

No: None **Abstain:** None **Community Representative's Vote:** Hardy

Absent: Malia Vella **Excused:** None

5) **Meeting Minutes for January 6th, 2022**

Action: The Board approved the meeting minutes for January 6th, 2022.

Moved: Noel Gallo **Seconded:** Susan Wengraf **Ayes:** 4-Gallo; Savas; Wengraf; Bauters

No: None **Abstain:** None **Community Representative's Vote:** Hardy

Absent: Malia Vella **Excused:** None

6) **Director's Report**

Director Malia Vella arrived at item 6.

Secretary Brooks informed Directors that JPA Director Malia Vella shared a video of Vice President Kamala Harris who paid a visit to a lead poisoned woman and her son in Milwaukee, Wisconsin to promote the Biden-Harris Lead Pipe and Paint Action Plan. Mr. Brooks indicated the video is available upon request.

Mr. Brooks gave an update on the status of the negotiations with the City of Oakland pertaining to the lead settlement funds indicating that both parties reached a tentative

agreement with Oakland administering 20% of the funds and the County administering 40% for spending outside of Oakland. The remaining 40% to be spent in Oakland via Healthy Homes Department are still to be negotiated with the City. Furthermore, on February 1, 2022 the Department will request approval from the Alameda County Board of Supervisors for the appropriation of the initial distribution of lead settlement funds. Mr. Brooks clarified that 60% and not \$60 million of the lead settlement funds are expected to be spent in Oakland. Mr. Brooks stated the County will need Oakland to provide council meeting minutes, resolution approving the tentative Memorandum of Understanding and accounting information to distribute the funds to the City.

Mr. Brooks announced that California Senator Bob Archuleta will carry the Renovation Repair Painting (RRP) Bill proposed by the Environmental Working Group and co-sponsored by the California Association of Code Enforcement Officers (CACEO). The proposed bill will align state and federal lead laws so that the state can assume management and enforcement of the RRP.

7) **December Monthly Report**

No comments.

8) **Future Agenda Items**

No comments.

9) **Announcements by Board Directors**

Director Noel Gallo recommended a lead study presentation to the JPA Board by Life Academy High School students. Directors asked Director Gallo and staff to coordinate a presentation at a future meeting.

10) **Adjournment**

Meeting adjourned at 9:31 A.M.

**Alameda County Healthy Homes Department
Line Item Budget
FY 21-22**

Description	CA Department of Health Services	EPA	HUD 27	CSA	CDBG MHR	Contract Cities (City of Oakland) MHR	Contract Cities- (Union City) MHR only	Lead Poisoning Prevention Settlement Funds	Misc. Revenue	Measure A-Fixing to Stay/ Group Lvg	Total Budget FY 22	Total FY 22 (through 12/31/21)	Percentage
Grant Revenues	993,523	42,000	2,401,030								3,436,553	1,279,381	37%
Minor Home Repair Services					94,000	159,200	100,000				353,200	34,872	10%
Interest Income									2,500		2,500		0%
Loan return									3,500		3,500		0%
HCSA- Fixing to Stay & Group Living										311,511	311,511	129,514	42%
Lead Settlement Funds								772,009			772,009		0%
CalHome Loans									50,000		50,000		0%
Fee for Service									2,000		2,000	1,375	69%
CSA Revenues				1,962,736							1,962,736	1,082,833	55%
Total Revenues	993,523	42,000	2,401,030	1,962,736	94,000	159,200	100,000	772,009	58,000	311,511	6,894,009	2,527,975	37%
Mileage for employees	3,500		2,000	3,000	2,000					2,000	12,500	411	3%
Travel expenses for out of town trip- includes per diem		6,219	7,200								13,419	1,385	10%
Employee training/staff development				15,000							15,000	1,010	7%
Hardware Stores-Lead Safe supplies				65,000							65,000	1,327	2%
Laboratory samples	500		50,000		500						51,000	435	1%
Lead Evaluation Services			125,000								125,000	20,171	16%
Lead Safe Training (State, RRP, Misc)		15,000									15,000	-	0%
JD Moyer- MHR Database				5,000							5,000	-	0%
Audit fees				22,000							22,000	-	0%
Partner contracts-EPA		5,000			-						5,000	-	0%

**Alameda County Healthy Homes Department
Line Item Budget
FY 21-22**

Description	CA Department of Health Services	EPA	HUD 27	CSA	CDBG MHR	Contract Cities (City of Oakland) MHR	Contract Cities- (Union City) MHR only	Lead Poisoning Prevention Settlement Funds	Misc. Revenue	Measure A-Fixing to Stay/ Group Lvg	Total Budget FY 22	Total FY 22 (through 12/31/21)	Percentage
On-site interpretations and document translations	1,000		500	4,000							5,500	718	13%
Education & Engagement-Social Media/Radio/TV	1,000			80,000							81,000	70,591	87%
Embarcadero Shuttle Services				15,000							15,000	-	0%
HEPA Vaccum Lending program				50,000							50,000	-	0%
XRF Resourcing	4,000										4,000	-	0%
CDA IT Services				22,308							22,308	-	0%
Copier lease + extra copies				20,000							20,000	4,006	20%
Embarcadero Maintenance/Utilities				2,000							2,000	-	0%
Ergonomic supplies				3,000							3,000	-	0%
General supplies	2,446			20,000	1,935	1,024	3,639		3,863	1106	34,013	5,703	17%
Marketing supplies/incentives	2,000			5,000							7,000	1,615	23%
Mobile devices				9,000							9,000	4,971	55%
Office alarm system				3,500							3,500	934	27%
Postage & shipping				3,500							3,500	1,932	55%
Real estate services			3,500	4,000							7,500	2,376	32%
Records management				3,000							3,000	490	16%
Total Discretionary	14,446	26,219	188,200	354,308	4,435	1,024	3,639	-	3,863	3,106	599,240	118,075	20%
Office Telephone expense				23,106							23,106	10,438	45%
Information Technology				113,740							113,740	119,969	105%
Agency Overhead				474,339						28,319	502,658	-	0%
Insurance services	-		2,480	7,200					4,568		14,248	-	0%
Office Space Rental	55,536			259,464							315,000	214,897	68%

**Alameda County Healthy Homes Department
Line Item Budget
FY 21-22**

Description	CA Department of Health Services	EPA	HUD 27	CSA	CDBG MHR	Contract Cities (City of Oakland) MHR	Contract Cities (Union City) MHR only	Lead Poisoning Prevention Settlement Funds	Misc. Revenue	Measure A-Fixing to Stay/ Group Lvg	Total Budget FY 22	Total FY 22 (through 12/31/21)	Percentage
Motor Vehicle				19,000							19,000	13,634	72%
County Counsel & HRS				58,938							58,938		
JPA Per Diem				27,000							27,000	8,100	30%
County Indirect				42,026							42,026		
Total Non-Discretionary	55,536	-	2,480	1,024,813	-	-	-	-	4,568	28,319	1,115,716	367,038	33%
Remediations and Relocations			800,000			120,000	80,000				1,000,000	259,874	26%
Total Salaries & Benefits	923,541	15,781	1,410,350	583,615	89,565	38,176	16,361	772,009	49,569	280,086	4,179,053	1,796,446	43%
	993,523	42,000	2,401,030	1,962,736	94,000	159,200	100,000	772,009	58,000	311,511	6,894,009	2,541,433	37%

Alameda County Healthy Homes Department
FY 2021-2022
Mid-Year Budget Report

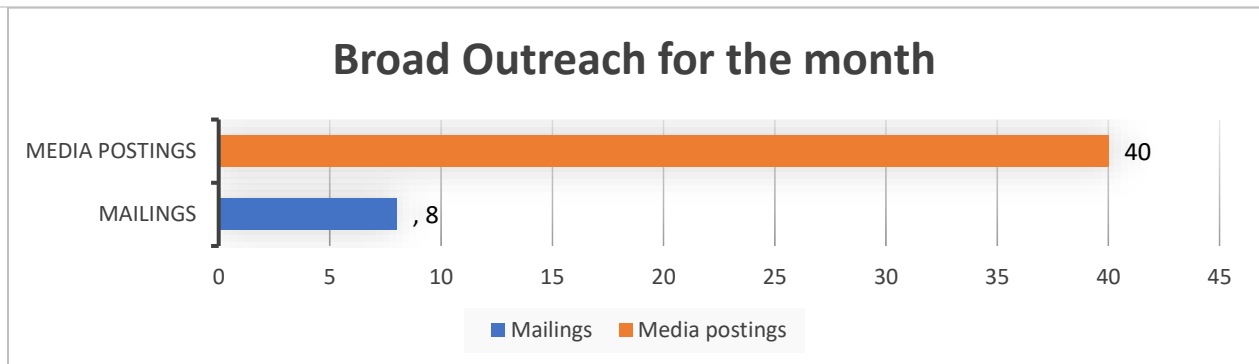
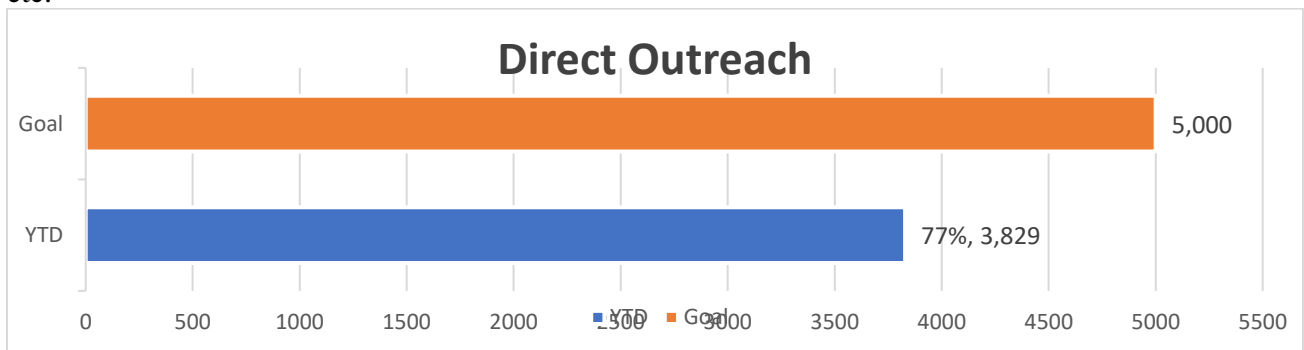
	Approved FY 22 JPA Budget	Amount to Date	YTD % Received	Comments/Explanation
Revenue			As of 12/31/21	
CSA	1,962,736	1,082,833	55%	
DPH	993,523	526,820	53%	
HUD LHC	2,401,030	746,061	31%	
CDBG MHR	94,000	34,872	37%	
EPA	42,000	6,500	15%	Contract extended to September 2022
Contract Cities MHR	259,200		0%	Contracts signed November/December 2021
Misc Revenue	58,000	1,375	2%	
Supplemental Funding	772,009		0%	Lead Settlement Funds approved by the BOS on 2/1/22
Fixing to Stay/Group Living	311,511	129,514	42%	
Total Revenue	6,894,009	2,527,975	37%	
Expenses			YTD % Expended	
			As of 12/31/21	
Discretionary	599,240	118,075	20%	
Non-Discretionary	1,115,716	367,038	33%	
LHC grants, Minor Home Repair & Relocation	1,000,000	259,874	26%	
Salary & Benefits	4,179,053	1,796,446	43%	
Total Expenses	6,894,009	2,541,433	37%	

Alameda County Healthy Homes Department Outreach and Education Report Objectives FY 21-22

Report for January 2022

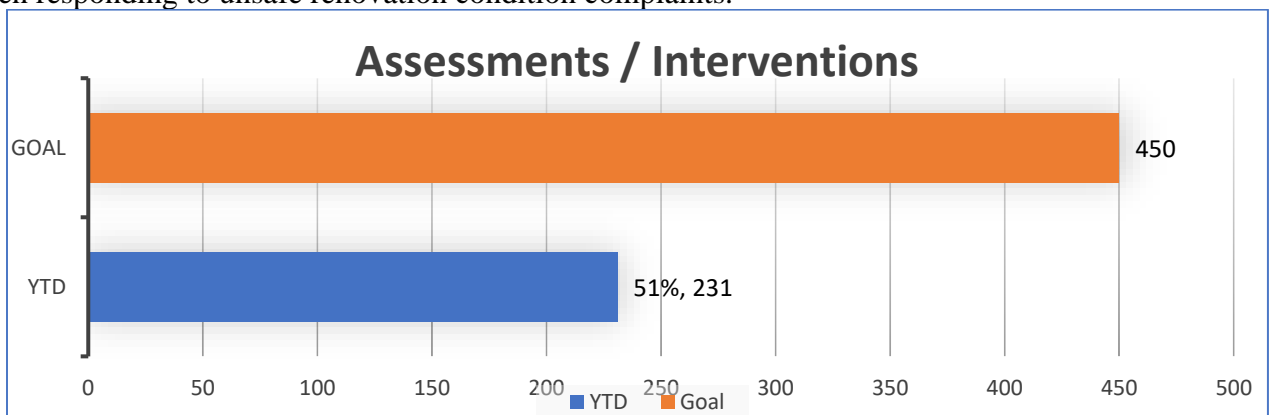
Public Outreach

By June 30, 2022, Alameda County residents will be reached and informed of CSA property owner services, lead safety, lead regulations, childhood lead poisoning prevention, maintaining a lead-safe property, the impact of housing on health and other Department services. Direct outreach to an estimated 5,000 residents will be done through community events such as presentations, information booths, trainings, collaboration meetings and phone consultations, etc. An estimated 1 million individuals will be reached through website, social media, mailings, literature drops, and articles, etc.



Healthy Housing Assessments/Interventions

By June 30, 2022, a total of 450 healthy housing assessments / interventions will be conducted in the homes of Alameda County residents participating in the Lead Hazard Control Program, Lead Poisoning Prevention Program, Minor Home Repair, and Independent Living Homes Project or when responding to unsafe renovation condition complaints.



Activities conducted January 2022:

CITY	Public Outreach and Housing Assessments/Interventions
Alameda	<ul style="list-style-type: none"> • Mailing: Lead Poisoning Outreach and Education, (1 reached)
Berkeley	<ul style="list-style-type: none"> • 2 Housing Assessments/Interventions, (2 lead related)
Emeryville	
Oakland	<ul style="list-style-type: none"> • 4 Collaboration Meetings: SB 617 West Oakland Steering Committee; West Oakland Community Collaborative Steering Committee, (39 reached) • Mailing: Lead Poisoning Outreach and Education, (2 reached) • 8 Housing Assessments/Interventions, (6 lead related)
Countywide Services	<ul style="list-style-type: none"> • 5 Collaboration meetings: Help Me Grow Connection Café-First 5 Alameda County; EBRHA Partnership Collaboration; Advancing Racial Equity and Economic Inclusion Event; Child Injury Prevention Network, (211 reached) • Presentation: Bay Area Community Health Grand Rounds - Puri Peds, (14 reached) • Media: Twitter; Facebook; Instagram; YouTube, (4,251 views) • 16,073 Website Visitors
Other Alameda County cities not in the CSA / Regional/Out of State/ National	<ul style="list-style-type: none"> • 5 Collaboration Meetings: California Healthy Housing Coalition Lead Workgroup; California Healthy Housing Coalition Indoor Air Quality Workgroup; California Healthy Housing Coalition Habitability Workgroup; Afghan Health Leadership Consortium: "US Safe Haven Military Bases: Understanding the Afghan Arrival"; CLPPB RHE Lunch and Learn Planning Meeting, (149 reached) • Presentation: Building Electrification Opportunities for Local Minority Contractors Workshop, (21 reached) • Mailing: Lead Poisoning Outreach and Education, (5 reached) • 6 Housing Assessments/Interventions, (0 lead related)