

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 94606 • (510) 567-8282

WWW.ACHHD.ORG

DATE: July 17, 2020

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 next regular meeting of the Alameda County Lead Poisoning Prevention Program Joint Powers Authority Board of Directors is scheduled for **Thursday, July 23, 2020. The meeting will begin at 9:15 a.m., or immediately following the Administration and Finance Committee Meeting.**

In response to the COVID-19 pandemic, and pursuant to California Governor Gavin Newsom's Executive Order N-29-20, 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://global.gotomeeting.com/join/178120157>

or dial in by using your phone, 1 (408) 650-3123 using Access Code: 178-120-157

If viewing the meeting via teleconference, you may provide written comment on an agenda item or raise an issue during Open Forum 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 Open Forum. It is encouraged to send any comments 24 hours prior to the meeting; however, members of the public will be able to 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.

Hon. Lynette Gibson McElhaney, City of Oakland • Hon. Susan Wengraf, City of Berkeley
Hon. Malia Vella, City of Alameda • Hon. John J. Bauters, City of Emeryville
Hon. Wilma Chan, County of Alameda • Gwen Hardy, Community Representative

ALAMEDA COUNTY LEAD POISONING PREVENTION PROGRAM
JOINT POWERS AUTHORITY

AGENDA

General Board Meeting

July 23, 2020

9:15 A.M. or immediately following the Administration and Finance Committee Meeting

Please join the meeting from your computer, tablet or smartphone
<https://global.gotomeeting.com/join/178120157>

or dial in by using your phone, 1 (408) 650-3123 using Access Code: 178-120-157

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) **Open Forum** (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.
- 2) **Director's Report** (Information)
- 3) **Program Operations Committee**
a) **Minutes (June 25, 2020)** (Action) Pg. 1
- 4) **Administration and Finance Committee**
a) **Minutes (June 25, 2020)** (Action) Pg. 3
- 5) **General Board Meeting**
a) **Minutes (June 25, 2020)** (Action) Pg. 4
- 6) **Announcements by Board Directors** (Information)

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

PROGRAM OPERATIONS COMMITTEE
MEETING MINUTES

June 25, 2020

Attendance:

Voting Directors: Malia Vella, Alameda; Susan Wengraf, Berkeley; John J. Bauters, Emeryville; Lynette Gibson McElhaney, Oakland

Non-Voting Directors: Gwen Hardy, Community Representative

Alternates: Dave Brown, County of Alameda

Staff: Larry Brooks; Lidice De La Fuente; Dale Hagen; Soni Johnson; Shantel Ruiz

Others:

Absent: None

Director John J. Bauters called into order the teleconference for the Program Operations Committee Meeting at 9:18 A.M.

1) **Open Forum**

2) **Director's Report**

Assistant Deputy Director, Dale Hagen, informed the Board of the U.S. Environmental Protection Agency (EPA) June 2020 proposal, Hazard Standards and Clearance Levels for Lead Paint, Dust and Soil, that will reduce the amount of lead that remains in dust on floors and window seals after lead removal activities. The proposed rule will drop floor dust clearance from 40 micrograms per square foot to 10 and for window seal from 250 micrograms per square foot to 100. Mr. Hagen noted this is a welcome change for the Department in that it reduces confusion over what standards to use and impact to the Department operations will be positive, but not extensive. Mr. Hagen stated that contractors and laboratories that do work under the Department's Lead Hazard Control grant are familiar with these standards, therefore, he does not foresee any major changes. Mr. Hagen noted that there are some organizations who believe that the EPA's lead hazard standards are not strict enough. Comments to EPA are due by August 24, 2020.

Secretary to the Board, Larry Brooks, informed the Directors of a recent lead exposure data study in Cleveland, Ohio, where they were able to track lead poisoned children to adulthood. The study discovered that of the children tracked 27% were less likely to be ready for kindergarten; up to 30% were likely to enter the Juvenile System; 34% were more likely to be incarcerated as young adults; and, 40% experienced some level of homelessness. As a result of this survey code enforcement associations are asking law enforcement agencies for their support in requesting the redistribution of police budget funds be directed to proactive rental inspection programs to reduce lead hazards in homes and reduce chances of children becoming lead poisoned and becoming one of these statistics.

3) **Outreach and Education Monthly Report**

Lidice De La Fuente informed the Board of the May 2020 monthly outreach education report noting that the Department is at 48% for meeting the objective for direct public outreach and attributing it to the pandemic. Ms. De La Fuente highlighted virtual assessments and interventions where staff is reaching out to lead poisoned children in a virtual platform and performing drive by site visits for unsafe renovation complaints. Ms. De La Fuente stated that the information calls and number of website visitors is not reflected in the report due to technical difficulties.

Director Lynette Gibson McElhaney asked a question about other ways to conduct community outreach during the pandemic. Mr. Brooks stated that the Department is posting on Facebook, Twitter and Instagram accounts and the importance of establishing a social media budget to promote Departmental activities on social media.

4) **Department's Marketing Plan for Fiscal Year 2020/2021**

Soni Johnson, Healthy Homes Community Development Specialist informed the Board of the Department's Marketing Plan for Fiscal Year 2020/2021. Ms. Johnson noted that due to the pandemic the Department expects a reduction in its in-person outreach and highlighted the following activities for the Department's marketing plan: Develop an outreach assessment plan, which include a survey to partners and community organizations to learn how they plan on doing their work during the pandemic and analyzing the results; Increase visual and interactive outreach and provide a call to action to track the effectiveness of the Department's outreach strategies; Develop an online home assessment tool and provide technical assistance and referrals to callers through a responsive social media presence; Maintain partnerships with apartment owner associations and rental property organizations and establish contacts with real estate companies and homeowner associations to increase their knowledge on impacts of housing on health; Develop Public Service Announcements similar to Telemed where announcements are played while the patient is in the waiting room at their doctor's office; Establish contacts with city public information officers; Connect with local Home Depots to deliver key messages in their PA systems; Conduct Email blasts using eSubscribe, using partners distribution lists; Write and publish articles with a focus on trending topics; Text messaging campaign; Explore platforms such as Nextdoor and Patch; Outreach venues visited by homeowners and landlords.

Ms. Johnson asked JPA Directors for recommendations for conducting additional interactive outreach and literature distribution opportunities in their jurisdictions. Director Malia Vella recommended reaching out to existing partners with a large social media following that overlap with Department's services such as Spectrum Community Services and Parent Teacher Association councils. Director Vella asked staff to consider multiple approaches noting that not all members of the public have social media or online access. Ms. Johnson stated she would share the Department's Marketing Plan document with the Directors.

5) **Announcements by Board Directors**

There were no announcements by Board Directors.

Meeting adjourned 9:50 A.M.

**ADMINISTRATION AND FINANCE COMMITTEE
MEETING MINUTES**

June 25, 2020

Attendance:

Voting Directors: Malia Vella, Alameda; Susan Wengraf, Berkeley; John J. Bauters, Emeryville; Lynette Gibson McElhaney, Oakland

Non-Voting Directors: Gwen Hardy, Community Representative

Alternates: Dave Brown, County of Alameda

Staff: Larry Brooks; Lidice De La Fuente; Dale Hagen; Soni Johnson; Shantel Ruiz

Others:

Absent: None

Director John J. Bauters called into order the teleconference for the Administration and Finance Committee Meeting at 9:50 A.M.

1) **Open Forum**

2) **Director's Report**

Secretary to the Board, Larry Brooks, stated that the County Administrator's Office has asked all departments to analyze their budgets and propose cuts at the 5, 10 and 15% levels to close a county wide budget gap due to COVID-19 related expenses. As part of the Community Development Agency, the Healthy Homes Department submitted those three scenarios. Mr. Brooks reminded Directors that the Department does not have general fund dollars and does not anticipate these proposed cuts having any effect on the Department's budget operations.

Mr. Brooks added that both the Community Development Agency and the JPA Board have been very supportive in helping secure additional positions. Mr. Brooks noted that Lead Settlement funds will expand Department operations, however, it will rely on the JPA Board to advocate on the use of lead settlement funds and any redistribution of funding from any law enforcement agency that can be used for lead poisoning prevention.

Mr. Brooks provided an update on the lead settlement discussions with the city of Oakland indicating that a meeting was scheduled with the City Administrator's Office. Mr. Brooks indicated that he has been in communication with the city's Planning and Building Department staff and they plan on using a portion of the Millennium Settlement funds to help establish a proactive rental inspection program but hope to receive new Settlement funds to sustain it. Mr. Brooks indicated that City Attorney is not required to attend the first meeting but recommended their attendance at future meetings since County Counsel will be present.

3) **Announcements by Board Directors**

There were no announcements by Board Directors.

Meeting adjourned at 10:01 AM

**GENERAL BOARD
MEETING MINUTES**

June 25, 2020

Attendance:

Voting Directors: Malia Vella, Alameda; Susan Wengraf, Berkeley; John J. Bauters, Emeryville; Lynette Gibson McElhaney, Oakland

Non-Voting Directors: Gwen Hardy, Community Representative

Alternates: Dave Brown, County of Alameda

Staff: Larry Brooks; Lidice De La Fuente; Dale Hagen; Soni Johnson; Shantel Ruiz

Others:

Absent: None

Director John J. Bauters called into order the teleconference for the General Board Meeting at 10:23 A.M.

1) **Open Forum**

2) **Director's Report**

Soni Johnson provided an update on the June 2, 2020 meeting with Alameda County's Early Care and Education Planning Council regarding Senate Bill 234 Zoning Childcare Facilities. Meeting discussion included the lack of funding to remediate lead hazards at childcare facilities; partnering with the State licensing board; literature distribution and information for childcare providers; State environmental test pilot project; CEU opportunities for providers; Public Health Nursing students to support lead prevention messages; Developing a self/voluntary assessment tool to identify any repairs and using lead hazard control funding as a resource. Director Susan Wengraf thanked staff for taking part in the discussion and recommended identifying childcare facilities in hot spot areas in the County and conducting personalized outreach. Director John J. Bauters who also attended the meeting remotely added that the State had allocated a budget to finance some physical improvements at childcare facilities, however, funds were diverted to other programs. Mr. Bauters suggested partnering in order to obtain future funding and allocating a portion for lead remediation. A meeting update was emailed to the JPA Directors and Alternates on June 3, 2020.

Mr. Brooks updated the JPA Board on Assembly Bill 3352: Performance Standards for Code Enforcement and Supporting Rental Inspection Programs indicating that it is in the Senate and that it has received wide support from the California Healthy Housing Coalition and California Association of Code Enforcement Officers (CACEO). A proposed amendment by CACEO includes a recovery fee to pay for additional staff to respond.

3) **Future of JPA Board Meetings after Shelter in Place is Lifted**

JPA Directors discussed whether to continue holding the JPA Board meetings via teleconference or to hold the meetings in person at Emeryville City Hall. Due to the continued COVID-19 pandemic the Directors agreed to hold the July and September 2020 meetings remotely and revisit the issue at the September 24, 2020 meeting.

Action: The JPA Board agreed to hold the July 23, 2020 and September 24th, 2020 meetings via teleconference and add the future of JPA meetings for the remaining of the calendar year for the September 24, 2020 meeting.

Moved: Susan Wengraf

Seconded: Malia Vella

Ayes: 3-Vella; Wengraf; Bauters

Excused: McElhaney

- 4) **Approval of Minutes - Operations Committee**
 - a) **Minutes (May 28, 2020)**

Action: The Board approved the meeting minutes for the May 28, 2020 Program Operations Committee meeting.

Moved: Susan Wengraf **Seconded:** Malia Vella **Ayes:** 3-Vella; Wengraf; Bauters
Excused: McElhaney

- 5) **Approval of Minutes -Administration and Finance Committee**
 - a) **Minutes (May 28, 2020)**

Action: The Board approved the meeting minutes for the May 28, 2020 Administration and Finance Committee meeting.

Moved: Malia Vella **Seconded:** Susan Wengraf **Ayes:** 3- Vella; Wengraf; Bauters
Excused: McElhaney

- 6) **Approval of Minutes -General Board Meeting**
 - a) **Minutes (May 28, 2020)**

Action: The Board approved the meeting minutes for the May 28, 2020 General Board meeting.

Moved: Susan Wengraf **Seconded:** Malia Vella **Ayes:** 3- Vella; Wengraf; Bauters
Excused: McElhaney

- 7) **Announcements by Board Directors**

Director Bauters indicated the next JPA Meeting will be on July 23, 2020 at 9:15AM via teleconference.

Meeting adjourned at 10:26 A.M.