

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 21, 2017

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 27, 2017. The meeting will begin at 10:15 a.m., or immediately following the Administration and Finance Committee Meeting at the Alameda County Administration Building, 1221 Oak Street, 2nd Floor, Room 255, Oakland.**

Attached is the agenda packet for the meeting. If you have any questions, please contact Lidice De La Fuente at (510) 567-8291.

Thank you.

Attachments

Hon. Desley Brooks, City of Oakland • Hon. Susan Wengraf, City of Berkeley
Hon. Mary Hatsume 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

A G E N D A

General Board Meeting

July 27, 2017

10:15 a.m. or immediately following the Administration and Finance Committee Meeting

Alameda County Administration Building
1221 Oak Street, 2nd Floor, Room 255
Oakland, California

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** (Discussion)
- 3) **General Board Meeting**
 - a) **Minutes (June 22, 2017)** (Action) Pg. 1
- 4) **Program Operations Committee**
 - a) **Minutes (June 22, 2017)** (Action) Pg. 3
- 5) **Administration and Finance Committee**
 - a) **Minutes (June 22, 2017)** (Action) Pg. 5
- 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, 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

ALAMEDA COUNTY LEAD POISONING PREVENTION PROGRAM
GENERAL BOARD
MEETING MINUTES

June 22, 2017

Attendance:

Voting Directors: Desley Brooks, Oakland; Susan Wengraf, Berkeley; John J. Bauters, Emeryville; Mary Hatsume Vella, Alameda

Non-Voting Directors: Gwen Hardy, Community Representative

Alternates: Sarah Oddie, County of Alameda

Staff: Larry Brooks, Lidice De La Fuente, April Williamson

Others:

Absent:

The meeting was called to order by John J. Bauters at 10:06 A.M.

1) **Open Forum**

2) **Director's Report**

Mr. Brooks provided an update on his meeting with the Chair of the City of Berkeley Environmental Commission who is interested in creating a code enforcement unit requiring contractors to receive U.S. Environmental Protection Agency's Renovate, Repair and Paint Rule (RRP) certification and for city staff to routinely inspect homes where work is being conducted. Mr. Brooks will also make a presentation to the Berkeley City Council in July 2017.

The California Association of Code Enforcement Officer (CACEO) held their Network Mixer on June 2, 2017 in Hayward; a meet and greet event which also served as an opportunity to advertise CACEO's Mold Training scheduled for July 13th, 2017 in Oakland.

Mr. Brooks provided an update on pending legislation including Assembly Bill 1316: Public Health Childhood Lead Poisoning Prevention (Quirk), referred to the Committee on Health and Environmental Quality Standards; Senate Bill 377: Lead Based Paint (Monning), bill was amended to reflect that once funding is discovered the bill will be implemented within a year. Lastly, Assembly Bill 391: Medi-Cal Asthma Preventative Services (Chiu) was referred to the Committee on Health.

Lidice De La Fuente reminded Directors that the next July 27, 2017 Board meeting will be held in room 255.

3) **Approval of Minutes (May 25, 2017)**

Action: The Board approved the meeting minutes for the May 25, 2017 Board meeting.

Moved: Susan Wengraf **Seconded:** Desley Brooks **Abstain:** Malia Vella **Ayes:** 3

4) **Program Operations Committee**

a) **Minutes (May 25, 2017)**

There were no questions or comments on the meeting minutes. Directors adopted to take action for all meeting minutes.

Moved: Susan Wengraf **Seconded:** Desley Brooks **Abstain:** Malia Vella **Ayes:** 3

5) **Administration and Finance Committee**

a) **Minutes (May 25, 2017)**

There were no questions or comments on the meeting minutes. Directors adopted to take action for all meeting minutes.

Moved: Susan Wengraf **Seconded:** Desley Brooks **Abstain:** Malia Vella **Ayes:** 3

6) **Announcements by Board Directors**

Director Susan Wengraf informed that she will be meeting with water agencies to discuss water quality results affecting parts of Berkeley hills and Walnut Creek showing elevated levels of trihalomethanes or THN, cancer-causing compounds. She asked Directors and Department staff for any resources that they were aware of. Director John J. Bauters announced that he and representatives from the Public Defender's Office will participate in a Family Resources Fair on Saturday, June 24, 2017 at Verdese Carter Recreation Center in Oakland. Director Bauters invited the Department to participate.

Meeting adjourned at 10:15 A.M.

PROGRAM OPERATIONS COMMITTEE
MEETING MINUTES

June 22, 2017

Attendance:

Voting Directors: Desley Brooks, Oakland; Susan Wengraf, Berkeley; John J. Bauters, Emeryville; Mary Hatsume Vella, Alameda

Non-Voting Directors: Gwen Hardy, Community Representative

Alternates: Sarah Oddie, County of Alameda

Staff: Larry Brooks, Lidice De La Fuente, April Williamson

Others:

Absent:

Director John J. Bauters chaired the meeting at 9:20 A.M.

1) **Open Forum**

2) **Director's Report**

Secretary to the Board, Larry Brooks thanked Directors John J. Bauters and Wilma Chan for issuing proclamations in their jurisdictions for National Healthy Homes Month and stated that the events were promoted in the Departments' social media websites and with the U.S. Department of Housing and Urban Development. Director Susan Wengraf stated that the Berkeley City Council will issue a proclamation for National Healthy Homes Month on June 27, 2017. Director Malia Vella stated the City of Alameda will issue a proclamation in October for National Lead Poisoning Prevention Week.

Mr. Brooks informed the Board that he met with representatives of Lamar Advertising to discuss utilizing AC Transit for a lead focused outreach campaign in Alameda County and sought sponsorship from the Oakland Chamber of Commerce for a marketing campaign to advertise key messages of blood lead screening, lead safety and grants available. Mr. Brooks stated Lamar Advertising will provide a cost estimate for advertising in the CSA and the Department will continue to reach out to other Chambers of Commerce for sponsorship during National Lead Poisoning Prevention Week in October 2017. Mr. Brooks is also in communication with 3M, Inc., to sponsor lead poisoning awareness and marketing by using their Lead Testing Kits and Lead Check Swabs in an effort to elevate awareness of lead poisoning prevention.

Mr. Brooks alerted Directors that according to the Environmental Defense Fund low levels of lead contaminate all foods including nearly all baby foods. Grocery Manufacturers Association representing food companies such as Gerber said lead and other minerals are found naturally in soil and water throughout the world. However, researchers noted that not all lead in soil is naturally occurring. According to the report Environmental Defense Fund is pushing manufacturers to set a voluntary limit of 1 parts per billion (ppb) of lead in baby food and other foods marketed to young children; companies to test more frequently during processing and take action if levels are exceeded. Recommendations for parents include getting their child tested for lead, talking with their child's pediatrician about ways to reduce lead exposure, getting their child tested for lead and contact makers of their favorite food brands to ask whether they test regularly and to ensure that levels remain below 1 ppb. In the report the U.S. Food and Drug Administration did not identify any brands or stores where the purchases were made. Director Gwen Hardy stated it's discouraging to see companies downplay the lead test

results. Director Malia Vella suggested the Department staff coordinate with the Alameda County Food Bank on this matter and investigate the names of the food brands affected.

3) **Outreach and Education Monthly Report**

Lidice De La Fuente provided Directors with information on the Department's outreach and education activity efforts for the month of May 2017, noting that the Department staff participated in three information booths in the city of Oakland reaching an estimated 344 individuals. Additionally, two media broadcasts were showcased in KQED/PBS News Hour and KPIX Channel 5 on the Alameda County Asthma Pay for Success Project and Indoor Air Monitors respectively.

4) **Announcements by Board Directors**

There were no announcements by Board Directors.

Meeting adjourned at 9:36 A.M.

ADMINISTRATION AND FINANCE COMMITTEE
MEETING MINUTES

June 22, 2017

Attendance:

Voting Directors: Desley Brooks, Oakland; Susan Wengraf, Berkeley; John J. Bauters, Emeryville; Mary Hatsume Vella, Alameda

Non-Voting Directors: Gwen Hardy, Community Representative

Alternates: Sarah Oddie, County of Alameda

Staff: Larry Brooks, Lidice De La Fuente, April Williamson

Others:

Absent:

The meeting was called to order by John J. Bauters at 9:37 A.M.

1) **Open Forum**

2) **Director's Report**

Larry Brooks informed Directors that the Department staff has met with Supervisors Nate Miley and Keith Carson to discuss the Department's current revenue streams and potential growth opportunities. Mr. Brooks stated he will continue to meet with Supervisors to discuss sustainability efforts.

Mr. Brooks stated he was invited to the National League of Cities Housing, Hazards & Health City Team Briefing in Washington, D.C. and for a site visit in Baltimore, MD on July 26th and 27th, 2017. The meeting includes a national briefing on intersections of health and housing in Washington, D.C., and a neighborhood tour to explore innovations in housing and health, discussions with city leaders about how partnerships with non-profits, health system leaders, and community development financing institutions have helped Baltimore, MD reduce lead cases by over 90 percent. As a result Dale Hagen, Housing Programs Manager will take his place at the July 27, 2017 JPA meeting.

Mr. Brooks also reported back on the June 2017 Kresge Foundation Advancing Safe Healthy Housing Initiative's Lessons Learned meeting in Troy, MI where attendees provided strategies to advance healthy housing and ways to strengthen current policies and initiatives.

3) **Budget Follow Up**

Larry Brooks and April Williamson provided Directors with information on the Department's budget for the last three years, CSA service charge contribution by city, current lease information, revenue projection for the Department and Agency overhead itemization. Ms. Williamson gave information on the lease with Embarcadero Business Park noting that the lease was negotiated in 2016 for an additional three years at an annual cost of \$234,035, however, the County requires Departments to budget for additional amounts in order to cover unanticipated expenditures.

Mr. Brooks stated that if the Department decides to break the lease it would be treated as a default of the lease agreement, for which the County must pay for damages in the form of lost rent and other damages the lessor could prove. Mr. Brooks added that due to the County having

a single lease for the entire building, the Department could potentially move out of the space and another County Department occupy it. Thus, avoiding the need to pay damages.

The Department has looked into strategies for lowering lease cost and other alternatives including renting out space to other County Departments, reconfiguring the current office space and lastly, moving to a County owned building which would require a minimum of \$100,000 in moving costs at the expense of the Department. Mr. Brooks stated that the Department has made a space request with County Real Property to continue to pursue a move to a County owned building. Directors Desley Brooks, Malia Vella and John J. Bauters stated that the County could pay for the cost of the move.

Ms. Williamson stated the Department is one of seven other Departments in the Agency that does not receive an Agency waiver for its overhead costs. Currently, the Department pays 11% in Agency overhead costs which include services from the Finance and Administration Departments. Furthermore, revenue projections were discussed at which time both Ms. Williamson and Mr. Brooks reminded Directors that the Department is dependent on grants and continues to pursue other revenue streams such as seeking County general funds, increasing the CSA annual service charge, and additional funding through Medicaid, and through partners such as Oakland's Proactive Rental Inspection program proposal.

Director Susan Wengraf noted that CSA unit projections have decreased and that travel expenses have doubled through the years. Ms. Williamson stated that travel expenses have increased due to the Department obtaining two HUD Lead Hazard Control grants, which requires that staff attend trainings. Also, CSA unit projections are based on the data reported by the County Assessor's Office and a decrease could represent demolition of units or significant upgrades to the unit. Director Brooks stated she supports travel for training staff, which helps build the organization.

4) **Announcements by Board Directors**

There were no announcements by Board Directors.

Meeting adjourned at 10:05 A.M.