

# **ALAMEDA COUNTY LEAD POISONING PREVENTION PROGRAM**

*Serving the Cities of Alameda, Berkeley, Emeryville, and Oakland*

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WWW.ACHHD.ORG

DATE: June 17, 2016

TO: Directors and Alternates  
Alameda County Lead Poisoning Prevention Program

FROM: Maricela Foster, 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, June 23, 2016. 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 220E, Oakland.**

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

**Please note: Change in meeting location.**

Thank you.

Attachments

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Chairperson, Hon. Max Anderson, City of Berkeley • Hon. Ruth Atkin, City of Emeryville  
Hon. Desley Brooks, City of Oakland • Hon. Wilma Chan, Alameda County  
Hon. Trish Herrera Spencer, City of Alameda • Gwen Hardy, Community Representative

ALAMEDA COUNTY LEAD POISONING PREVENTION PROGRAM  
JOINT POWERS AUTHORITY

A G E N D A

**General Board Meeting**

**June 23, 2016**

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

Alameda County Administration Building  
1221 Oak Street, 2<sup>nd</sup> Floor, Room 220E  
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) **Goals and Objectives FY 2016-2017** (Action) Pg. 1
- 3) **Budget FY 2016-2017** (Action) Pg. 9
- 4) **Approval of Minutes (May 26, 2016)** (Action) Pg. 11
- 5) **Program Operations Committee**
  - a) **Minutes (May 26, 2016)** (Information) Pg. 13
- 6) **Administration and Finance Committee**
  - a) **Minutes (May 26, 2016)** (Information) Pg. 15
- 7) **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](http://www.achhd.org)**

# Alameda County Healthy Homes Department



## **Lead Poisoning Prevention Program**

**Proposed Goals and Objectives  
Fiscal Year 2016-2017**

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## MISSION STATEMENT

Our mission is to advance an integrated approach for safe and healthy housing, through collaborative community initiatives, applied research and policy development in order to improve the lives of vulnerable populations.

We do this by:

- Promoting lead safety.
- Providing case management to lead poisoned children.
- Providing technical consultations, training and education to the public, property owners and renovators.
- Researching and demonstrating effective programs to address the environmental determinants of health.
- Working in community and stakeholders collaborations to leverage existing resources.
- Developing infrastructures and promoting system change to provide coordinated, cost effective support for healthy housing.

## ABOUT THE DEPARTMENT

The Alameda County Healthy Homes Department's primary goal is to create safe and healthy housing by promoting an integration and nexus between housing and public health policy. The Department also works to shape an environment that sustains long-term healthy housing conditions to improve health outcomes in Alameda County; it does this by providing case management, public education, outreach, training, housing assessments and interventions, influencing relevant housing policies and regulations, applied research, building cross-sector alliances and workforce development.

The Department provides the services above through funding by the local County Service Area (CSA) service charge for owners of pre-1978 properties in Alameda, Berkeley, Emeryville and Oakland, the California Department of Public Health (DPH), the U.S. Department of Housing and Urban Development (HUD) Office of Lead Hazard Control and Healthy Housing, Community Development Block Grants and local Measure A funds.

## SUMMARY OF MAJOR CHANGES

The proposed goals and objectives for Fiscal Year 2016-2017 includes the implementation of three new initiatives, Alameda County Asthma Pay for Success, Fixing to Stay and Group Living Facilities. This year the Department will also introduce a proactive healthy homes strategy for conducting healthy housing assessments with a lead focus.

In partnership with the Alameda County Health Care Services Agency, U.C. Berkeley and Third Sector Capital Partners, the Department and the Public Health Department's Asthma Start Program will jointly implement an Asthma Pay for Success Pilot Initiative in Alameda County that will focus on validating the efficacy of health and housing interventions in relation to cost savings.

The Fixing to Stay Initiative, is a partnership with Public Health Nursing to improve the lives of older adults living in substandard housing by applying a holistic multi-sector care approach that will promote healthy aging in place, prevent injuries and reduce emergency visits.

In collaboration with the Alameda County Strike Team the Department will implement the Group Living Facilities Initiative in the unincorporated area of Alameda County. The plan of approach will consist of responding to existing complaints of Group Living Facilities by conducting site visit assessments, providing technical assistance and advisement to facility operators.

The new proactive healthy homes strategy is the incorporation of a lead visual assessments on all homes where staff is conducting a site visit, regardless of reason for the initial port of entry. This strategy is a proactive primary prevention approach that will increase the number of homes where a lead assessment is done.

# GOALS AND OBJECTIVES FY 2016/2017

## Public Outreach

<p><b>Goal:</b> The public will become aware of lead prevention measures and the importance of healthy housing.</p>	
<p><b>Objectives:</b></p>	<p><b>Activities:</b></p>
<p>1) By June 30, 2017, 4,000 Alameda County residents will be informed of the impact of housing on health.</p>	<ul style="list-style-type: none"> <li>• Participate in 33 presentation events and health fairs.</li> <li>• Provide technical consultations and referrals for 300 information line callers.</li> <li>• Increase knowledge of 500 residents on healthy housing via survey.</li> <li>• Increase online visibility by maintaining ACHHD website, Facebook page increasing friends to 500, reaching 2,500 E-subscribers and Parent Network yahoo groups.</li> <li>• Write and publish articles on a variety of healthy homes topics.</li> <li>• Develop partnerships with rental industry organizations such as EBRHA, Apartment Owners Association and Property Managers Association to increase their knowledge of impact substandard housing on health.</li> <li>• Provide displays for blood lead screening and program services at 10 clinics and community venues.</li> <li>• Participate in 4 regional Head Start Health Advisory Board meetings to promote lead screening.</li> <li>• In collaboration with CA-DPH medical consultant conduct presentations to medical providers.</li> </ul>
<p>2) By June 30, 2017, 700 CSA property owners in the cities of Alameda, Berkeley, Emeryville and Oakland will be informed of CSA services and receive information on maintaining lead-safe properties.</p>	<ul style="list-style-type: none"> <li>• Participate in 16 outreach events and presentations reaching CSA rental property owners, property managers, single family owner-occupants.</li> <li>• Conduct outreach through 2 mailings and 6 email blasts to CSA property owners for lead hazard control assistance.</li> </ul>

	<ul style="list-style-type: none"> <li>• Distribute program services brochures in 4 CSA permit offices, hardware stores, paint stores, and venues visited by homeowners and landlords.</li> <li>• Write and publish articles on a variety of healthy homes topics.</li> <li>• Increase online visibility by maintaining ACHHD website, Facebook page increasing friends to 500, reaching 2,500 E-subscribers and Parent Network yahoo groups.</li> </ul>
<p><b>3) Train 100 residents including property owners, property managers, renovators, maintenance workers, partner staff and residents in lead safety skills and lead and healthy housing principles by June 30, 2017.</b></p>	<ul style="list-style-type: none"> <li>• Conduct marketing activities to promote trainings.</li> <li>• Provide (2) one-day lead safety trainings in partnership with the Laney Community College Carpentry Program.</li> <li>• Provide (2) one-day U.S. Environmental Protection Agency Renovation, Repair and Painting (RRP) classes.</li> <li>• Provide (1) lead safety training in cooperation with a workforce development program or day laborer center.</li> <li>• Provide (1) lead and healthy housing training.</li> <li>• Provide (5) training slots for partner agency staff in existing trainings in order to encourage adoption of Healthy Homes Principles with partner agencies.</li> </ul>
<p><b>4) By June 30, 2017, 200 newly identified children with lead exposure will receive one of three health promotion services (nursing case management, lead poisoning consultation or lead poisoning prevention outreach and education).</b></p>	<ul style="list-style-type: none"> <li>• Provide public health nursing case management to families of children with high blood lead levels.</li> <li>• Provide Lead Poisoning Consultations to families of children with lower blood lead levels.</li> <li>• Provide Lead Poisoning Outreach and Education to children with lead exposure.</li> </ul>



## Healthy Housing Assessments and Interventions

<p><b>Goal:</b> Promote safe housing in Alameda County.</p>	
<p><b>Objectives:</b></p>	<p><b>Activities:</b></p>
<p>1) Conduct proactive healthy housing assessments in 1,115 homes by June 30, 2017.</p> <p><i>* The new proactive healthy homes strategy is the incorporation of a lead visual assessment on all homes where staff is conducting a site visit, regardless of reason for the initial port of entry.</i></p>	<ul style="list-style-type: none"> <li>• Complete lead evaluations in <b>105</b> lead hazard control program housing units.</li> <li>• Conduct environmental investigations and property owner follow-up in Case Review Work Group (CRWG) and Property Review Working Group (PRWG) at <b>100</b> properties where lead poisoned and/or lead exposed children reside.</li> <li>• Conduct <b>80</b> assessments related to lead unsafe renovation and conditions.</li> <li>• Conduct <b>200</b> lead and healthy housing assessments for housing rehabilitation and minor home repair.</li> <li>• Conduct <b>500</b> Healthy Housing Assessments where an asthmatic child has been identified.</li> <li>• Conduct <b>30</b> Healthy Housing Assessments in group living facilities in the unincorporated area of the County.</li> <li>• Conduct <b>100</b> Health and Safety Risk Assessments in the homes of low-income adults age 60 years and older.</li> </ul>
<p>2) Complete housing interventions and scopes of work in 600 homes in Alameda County by June 30, 2017.</p>	<ul style="list-style-type: none"> <li>• Complete lead hazard control in <b>80</b> units.</li> <li>• Complete <b>15</b> housing rehabilitation.</li> <li>• Complete <b>150</b> minor home repair projects.</li> <li>• Conduct housing interventions for lead and asthma related housing conditions in <b>250</b> homes of children with asthma.</li> <li>• Complete <b>25</b> technical advisement plans for group living facilities.</li> <li>• Complete <b>80</b> technical advisement plans for low-income adults age 60 years and older.</li> </ul>

## Cooperative Compliance

<b>Goal:</b> Promote property owner compliance.	
<b>Objectives:</b>	<b>Activities:</b>
1) By June 30, 2017, properties referred for violation of lead hazards, 85 percent will meet compliance within the established timeframe.	<ul style="list-style-type: none"><li>• Conduct progressive enforcement activities with non-compliant property owners where lead poisoned children reside.</li><li>• Refer non-compliant property owners to the County District Attorney and U.S. Environmental Protection Agency (EPA).</li><li>• Utilize the ACHHD's cooperative compliance model in response to lead unsafe renovation complaints and conditions.</li><li>• Collaborate with building officials, housing authorities and contractors to address challenges to meet compliance.</li><li>• Participate in local, regional and state upstream planning on policy for meeting compliance.</li></ul>

**Alameda County Healthy Homes Department  
Comprehensive Detail Line Item Budget for All Healthy Homes Programs  
FY 2016-2017**

Expenses Description	CSA	CA Department of Health Services	HUD XXII (Lead Hazard Control)	HUD Special Project (PFS)	HCSA- PFS Project	CDBG MHR**	Contract Cities**	Cal Home**	Misc. Revenue	Total Budget FY 17
<b>Revenues</b>										
CSA Revenues	1,973,800									1,973,800
Grant Revenues		864,446	1,603,017	75,000		91,590	444,356	300,000		2,542,463
Rehab Services					484,687				3,919	835,946
HCSA PFS									5,000	484,687
Interest Income									3,000	3,919
Loan return										5,000
Fee for Service										3,000
<b>Total Revenues</b>	<b>1,973,800</b>	<b>864,446</b>	<b>1,603,017</b>	<b>75,000</b>	<b>484,687</b>	<b>91,590</b>	<b>444,356</b>	<b>300,000</b>	<b>11,919</b>	<b>5,848,815</b>
<b>Expenses</b>										
Office Expense										
Professional Services		1,300								1,300
Professional Services		5,000								5,000
Professional Services		2,500								2,500
Office Expense	4,200									4,200
Office Expense	15,000									15,000
Office Expense										
Office Expense	3,000									3,000
Office Expense	3,000									3,000
Office Expense	25,735	3,836	7,876	5,000	1,347	539	1,048		1,500	46,881
Office Expense	900									900
Office Expense	3,000									3,000
Office Expense	3,000									3,000
Professional Expense	18,062									18,062
Professional Services										
Professional Services	5,000				54,000					54,000
Contract Services	5,000									5,000
Contract Services		1,274	30,000			12,845	900			45,019
Contract Services			95,000							95,000
Professional Services						5,000				5,000
Office Expense	3,000									3,000
Relocations										
Travel	3,000	1,619	880,000		47,500		374,100	264,000		1,565,600
Travel			6,800		2,500					7,119
Professional Services										
Professional Services	32,800		20,000		77,500				3,625	81,125
Contract Services				20,000		36,867	36,766			126,433
Contract Services					38,750					58,750



ALAMEDA COUNTY LEAD POISONING PREVENTION PROGRAM

JOINT POWERS AUTHORITY  
MEETING MINUTES

May 26, 2016

**Attendance:**

**Voting Directors:** Ruth Atkin, Emeryville; Desley Brooks, Oakland

**Non-Voting Directors:** Gwen Hardy, Community Representative

**Alternates:** Jim Oddie, Alameda; Susan Wengraf, Berkeley; Sarah Oddie, County of Alameda

**Staff:** Maricela Foster, Larry Brooks, Lidice De La Fuente

**Others:**

**Absent:**

The meeting was called to order at 9:47 A.M.

1) **Open Forum**

No public comment.

2) **Director's Report**

Larry Brooks informed the Board of the National Center for Healthy Housing's call to action to identify and remediate all lead hazards. The Find It, Fix It, and Fund It Initiative it's a three point plan consisting of identify all lead hazards and their sources, developing and implementing a nationwide funding plan to fix all lead hazard. Director Gwen Hardy indicated that testing for lead is crucial in testing children proactively and should be considered in the plan. Mr. Brooks stated that the ACHHD is part of the National Center for Healthy Housing Policy Steering Committee and that he would relay the message to the Committee.

Furthermore, Mr. Brooks alerted the Board that he and Housing Programs Director, Dale Hagen will be attending the National Center for Healthy Housing Conference in San Antonio, Texas in June 2016.

3) **Meeting Schedule**

At the April 28, 2016, JPA meeting a Board Director asked whether action items could be moved to earlier in the meeting to ensure that action items were approved. During the May 26, 2016, meeting Directors discussed and decided that there would be no change in schedule for approving action items and recommended that Directors inform the Chair if they needed to leave the meeting early.

4) **Approval of Minutes (March 24, 2016)**

**Action:** The Board approved the meeting minutes for the March 24, 2016 Board meeting.

**Moved:** Desley Brooks      **Seconded:** Ruth Atkin      **Abstained:** Susan Wengraf; Jim Oddie      **Ayes:** 2

5) **Approval of Minutes (April 28, 2016)**

**Action:** The Board approved the meeting minutes for the April 28, 2016 Board meeting.

**Moved:** Desley Brooks      **Seconded:** Ruth Atkin      **Abstained:** Susan Wengraf; Jim Oddie      **Ayes:** 2

- 6) **Program Operations Committee**
  - a) **Minutes (April 28, 2016)**

There were no questions or comments on the meeting minutes.
  
- 7) **Administration and Finance Committee**
  - a) **Minutes (April 28, 2016)**

There were no questions or comments on the meeting minutes.
  
- 8) **Announcements by Board Directors**

There were no announcements by Board Directors

Meeting adjourned at 10:00 A.M.

PROGRAM OPERATIONS COMMITTEE  
MEETING MINUTES

May 26, 2016

**Attendance:**

**Voting Directors:** Ruth Atkin, Emeryville

**Non-Voting Directors:** Gwen Hardy, Community Representative

**Alternates:** Jim Oddie, Alameda; Susan Wengraf, Berkeley; Sarah Oddie, County of Alameda

**Staff:** Maricela Foster, Larry Brooks, Lidice De La Fuente

**Others:**

**Absent:** Desley Brooks, Oakland

Director Ruth Atkin chaired the meeting at 9:16 A.M.

1) **Open Forum**  
No public comment.

2) **Director's Report**

Maricela Foster informed Directors that two staff members attended the 2016 Lead and Healthy Housing Conference in Albuquerque, New Mexico on May 2-5, 2016. Conference sessions reflected the work of Abraham Harold Maslow's hierarchy of needs, a theory of psychological health predicated on fulfilling innate human needs in priority, culminating in self-actualization. Mark Sorbo, U.S. Department of Housing and Urban Development (HUD) Director of the Programs Division, highlighting photos of lead hazards that the Department assembled and submitted from past inspections on lead hazard control projects. Mr. Sorbo indicated he was pleased with the quality of photos illustrating the hazards and indicated that he will consider presenting some of the photos to be used.

Ms. Foster stated the Department is hosting the U.S. Environmental Protection Agency Renovate Repair Paint Rule initial class on June 16, 2016 from 8:00-5:00 at the Department office. The training includes all of the EPA requirements, hands-on experience and practical advice. Successful completion of the training results in EPA lead-safe renovator (RRP) certification. Ms. Foster encouraged Directors to promote the class.

Ms. Foster stated the Department staff is in the process of evaluating the Department's intake line with the intent of streamlining its purpose; thus allowing for staff to spend more time in the field.

Assistant Deputy Director, Larry Brooks, alerted Directors that for the first time, HUD proclaimed June as Healthy Homes Month for the purpose of increasing awareness of the relationship between housing health and occupant health. Mr. Brooks stated that the Department will be promoting Healthy Homes month on social media and asked that the JPA Board consider bringing forward to their respective city councils. Alternate, Sarah Oddie stated she would work with the Alameda County Board of Supervisor District 3 on issuing a proclamation.

3) **Public Awareness and Education Report**

Lidice De La Fuente highlighted outreach activities for the month of April 2016. Ms. De La Fuente highlighted the Earth Day Festival in Alameda where over 25 property owners signed up for In-Home Consultations and learned about Lead Program services. During the event staff learned that one of the Alameda property owners who had received lead poisoning prevention education visit and visual survey of their property had made repairs and implemented many of the recommendations that staff provided, resulting in their child's blood lead level being reduced by half.

Ms. De La Fuente also indicated that staff attended the Annual Senior Health Fair in Berkeley and Community Expo in Emeryville.

4) **Announcements by Board Directors**

There were no announcements by Board Directors.

Meeting adjourned at 9:30 A.M.



ADMINISTRATION AND FINANCE COMMITTEE  
MEETING MINUTES

May 26, 2016

**Attendance:**

**Voting Directors:** Ruth Atkin, Emeryville; Desley Brooks, Oakland

**Non-Voting Directors:** Gwen Hardy, Community Representative

**Alternates:** Jim Oddie, Alameda; Susan Wengraf, Berkeley; Sarah Oddie, County of Alameda

**Staff:** Maricela Foster, Larry Brooks, Lidice De La Fuente

**Others:**

**Absent:**

The meeting was called to order at 9:32 A.M.

1) **Open Forum**

No public comment.

2) **Director's Report**

Ms. Foster informed Board members that the Department was asked by the University of California Berkeley to participate as a partner on a grant application from the National Institute of Health, "Community Participatory Design to Use Sensor Technologies to Identify and Reduce Environmental Exposures and Improve Asthma in Low-income Children". The research grant is for \$240,000 over 5 years to conduct healthy housing assessments. Other grant partners are Alameda County Asthma Start Program and Propeller Health.

On Monday, May 23, 2016, staff presented two new initiatives, Fixing to Stay and Group Living Facilities to the Alameda County Health Committee for consideration of Measure A funding. The Fixing to Stay Project will partner with Alameda County Public Health Department to address housing conditions of older adults and Group Living Facilities Project will improve resident's housing conditions in small Group Living Facilities. The recommendation to fund the two initiatives will move forward to the Alameda County Board of Supervisors for approval on June 28, 2016. If approved the two initiatives will begin on July 2016. Director Desley Brooks asked Alternate, Jim Oddie to petition the state for funding small group home facilities.

3) **Announcements by Board Directors**

There were no announcements by Board Directors.

Meeting adjourned at 9:44 A.M.