

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: March 22, 2024

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, March 28, 2024, at 9:30 am., at Emeryville City Hall, 1333 Park Street, Emeryville, CA**

IN-PERSON PARTICIPATION: The meeting site is open to the public. All in person participants must adhere to posted health and safety protocols while in the building. If attending in-person and you wish to speak on a matter, please see Lidice De La Fuente.

REMOTE/TELECONFERENCE PARTICIPATION: Members of the public may observe and participate in meetings by Zoom Webinar

THE NOTICED DATE AND TIME LISTED ABOVE, THE ZOOM WEBINAR IS ACCESSIBLE AT THIS WEB ADDRESS:

<https://us06web.zoom.us/j/84624239613>

BY PHONE ONLY: (669) 900-6833 **WEBINAR ID#:** 846 2423 9613

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.

ALAMEDA COUNTY LEAD POISONING PREVENTION PROGRAM
JOINT POWERS AUTHORITY

A G E N D A

Meeting of the Board of Directors

March 28, 2024, at 9:30 am

In- Person: Emeryville City Hall, 1333 Park Avenue, Emeryville, CA

Remote/Teleconference Participation: <https://us06web.zoom.us/j/84624239613>

By Phone Only: (669) 900-6833 **Webinar ID #:** 846 2423 9613

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 comment 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) **Consent Items**
3.1 **Meeting Minutes for February 22, 2024** (Action) Pg. 1
- 4) **Mid-Year Outreach Activities Report** (Information/Action) Pg. 3
- 5) **Mid-Year Budget Report** (Information/Action) Pg. 8
- 6) **Director's Report** (Information/ Action)
- 7) **Monthly Report** (Information/Action) Pg. 12
- 8) **Future Agenda Items** (Discussion)
- 9) **Announcements by Board Directors** (Information)
- 10) **Adjournment**

LIST OF UPCOMING SIGNIFICANT AGENDA ITEMS

Please Note: This list is for informational purposes only. All items shown here are **tentative** at this time and are not confirmed until the agendas for the meeting dates are published and posted, 6 days prior to the meeting. Other items may be added. Also note that this list shows working titles, which may be revised slightly before the item becomes final. Please continue to check the final, published agenda for the latest information.

October 24, 2024

-Determine if to keep, move or cancel December 19, 2024, meeting.

November 20, 2024

-Results /Feedback of Childcare Center Outreach.

-Identify staff Challenges with County Service Area Cities.

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 <https://www.achhd.org/board/calendar.htm>

MEETING OF THE BOARD OF DIRECTORS
MEETING MINUTES

February 22, 2024

Attendance:

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

Non-Voting Directors: Gwen Hardy, Community Representative

Alternates: Trish Herrera-Spencer

Staff: Larry Brooks; Lidice De La Fuente; Shantel Ruiz

Others: None

Absent: Nate Miley, County of Alameda; Malia Vella, Alameda;

Director John J. Bauters called into order the Meeting of the Board of Directors at 9:36 A.M.

1) **Roll Call**

2) **Public Comment**

None

3) **Consent Items**

3.1 Meeting Minutes for January 25, 2024

Action: The Board approved meeting minutes for January 25, 2024.

Approved: Susan Wengraf **Seconded:** Noel Gallo **Ayes:** 4 – Hardy, Gallo, Wengraf, Bauters

No: None

Abstain: None

Community Representative's Vote: Aye

Absent: 2 – Nate Miley; Malia Vella

4) **Director's Report**

Secretary to the Board, Larry Brooks, acknowledged Black History Month and the work done by Lou Stokes who founded the Healthy Homes Movement.

Director Brooks gave an update on the Minor Home Repair/Rental Minor Home Repair/Lead Hazard Control Grants and the mass mailing promoting the grant programs sent out to property owners in priority zip codes in the Unincorporated County. As a result of the mass mailing, Mr. Brooks estimates that the Department will be able to meet the goal of 144 units for the Lead Hazard Control Grant program. Funds for the Rental Minor Home Repair program will be reallocated to our sister department, Housing Community Development.

Director Brooks spoke about the cuts being done in Congress for lead hazards. He has asked Lead and Healthy Housing Organizations to write letters to congress to reconsider these cuts.

Director Brooks reported on the Code Enforcement Board Meeting in February mentioning that attendees spoke about the implementation of Assembly Bill 838, Friedman, State Housing Law: enforcement response to complaints, which will require cities and counties to have a tenant complaint response program.

Director Brooks gave an update about California Mold and Senate Bill 655. There were webinars and trainings to encourage Code Enforcement Officers to comply and respond to tenant complaints about mold and moisture.

Director Brooks mentioned the dismantling of Rebuilding Together Oakland.

- 5) **Monthly Report**
Lidice De La Fuente highlighted a focus group held in January on the topic of resources and programs to help pre-1978 property owners fix or maintain their homes. More information on new programs specific to county service area property owners will follow.
- 6) **Future Agenda Items**
None
- 7) **Announcements by Board Directors**
None
- 8) **Adjournment**
Meeting adjourned at 10:20am.

Mid-Year Activities Report FY 23/24
 First & Second Quarters FY 2023-2024: July-December 2023

OBJECTIVE/ACTIVITY	Alameda	Berkeley	Emeryville	Oakland	Countywide Activity	Other Cities within Alameda County	TOTAL Number of Activities		TOTAL People Reached	
							YTD	FY	YTD	FY
PUBLIC OUTREACH										
<p>Objective 1: By June 30, 2024, an estimated 5,000 Alameda County residents will be reached directly through multiple community outreach events and informed of CSA property owner services, lead safety, childhood lead poisoning prevention, training, maintaining a lead-safe property, minor home repair and the impact of housing on health. An estimated 2,945 individuals were reached through virtual collaboration meetings, presentations and trainings during July 1, 2023-December 31, 2023.</p>										
<p>Objective 2: By June 30, 2024, an estimated 1,000,000 Alameda County residents will be reached through social media platforms, newspapers, radio, tv, e-mails, literature distribution and informed of CSA property owner services, lead safety, childhood lead poisoning prevention, training, maintaining a lead-safe property, minor home repair and the impact of housing on health. An estimated 705,744 individuals were reached during the first six months of the fiscal period through mailings, literature rack, social media and website visitors.</p>										
<p><u>Community Outreach</u></p> <ul style="list-style-type: none"> • Staff participated in 56 collaboration meetings, nine community fairs and 12 presentations. In July, the Department participated in a tabling event at the Oakland Housing Authority Owner Appreciation Meet and Greet event. In Emeryville, staff participated in the Emeryville Fall Fest in the month of October and gave a presentation to the Emeryville City Council on property owner services. During this period the Department staff held multiple collaboration meetings with key partners to plan a soil lead testing event to be held in the first part of the new year. • Provided 54 property based in-home consultations (3 Alameda, 21 Berkeley, 2 Emeryville, 28 Oakland). Property owners receiving a lead consultation also received a paint supply start kit. • Conducted 9 trainings reaching 104 individuals. • In October 2023, the Department promoted National Lead Poisoning Prevention Week on multiple social media platforms, department website and radio media including Univision Radio and various radio stations owned by Bonneville. • Multiple outreach activities were conducted to reach priority neighborhoods in the Unincorporated County using lead settlement funds. New partnerships to reach this population included San Lorenzo Food Pantry, Tiburcio Vasquez Health Center, REACH Ashland Youth Center, San Lorenzo Library, New Hope Church Food Distribution, St. John's Parish and My Eden Voice. 										

Mid-Year Activities Report FY 23/24
 First & Second Quarters FY 2023-2024: July-December 2023

OBJECTIVE/ACTIVITY	Alameda	Berkeley	Emeryville	Oakland	Countywide Activity	Other Cities within Alameda County	TOTAL Number of Activities		TOTAL People Reached	
							YTD	FY	YTD	FY
Provide public health nursing case management (live and/or virtual) to families of children with high blood lead levels, > 15 ug/dL.	2			2		16			20	
Provide lead poisoning consultations (live and/or virtual) as resources allow to families of children with lower blood lead levels, 10-14 ug/dL.	1					22			23	
Provide Lead Poisoning Outreach and Education as resources allow to families of children with low blood lead levels, 5-9 ug/dL	11		1	73		182	267	--	--	--
HEALTHY HOUSING ASSESSMENTS AND INTERVENTIONS										
Objective: By June 30, 2024, a total of 455 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. A total of 183 healthy housing assessments/ interventions were conducted between July 1, 2023 and December 31, 2023.										
Complete lead hazard control at 50 units of housing. A. Conduct lead inspection risk assessments. B. Complete housing inspections and identify health and safety hazards. C. Develop work plans. D. Conduct clearance evaluations to ensure identified lead hazards have been addressed.	2	1		10		5	18	--	--	--
Response to an estimated 40 unsafe lead renovation conditions/complaints.	5	1		18		7	31	--	--	--
Conduct an estimated 30 environmental investigations to identify the sources of lead exposure for children meeting the State mandated lead case criteria. A. Provide risk assessment reports and technical assistance to family and property owners for remediating the lead hazards.	1				3	10	14	--	--	--

Mid-Year Activities Report FY 23/24
 First & Second Quarters FY 2023-2024: July-December 2023

OBJECTIVE/ACTIVITY	Alameda	Berkeley	Emeryville	Oakland	Countywide Activity	Other Cities within Alameda County	TOTAL Number of Activities	TOTAL People Reached	
								YTD	FY
B. Conduct clearance testing to ensure lead hazards have been addressed. C. Utilize the ACHHD’s cooperative compliance model and conduct progressive enforcement activities with non-compliant property owners where lead poisoned children reside. D. Refer non-complaint property owners to District Attorney for enforcement when lead based hazards have been found in the property where lead poisoned children reside.									
Reduce health and safety hazards and minor home repair at 125 properties owned by low income property owners. A. Conduct housing assessments to identify eligible health and safety hazards and minor home repairs. B. Develop and assign work orders to contractors to complete identified repairs.				7		25	32	--	--
Reduce health and safety hazards and minor home repair at 100 rental housing unites in te Unincorporated area of the County.						2	2		
Conduct 35 housing assessments for minor home repair who meet Fixing to Stay eligibility. A. Recruit and enroll Fixing to Stay eligible clients minor home repair clents. B. Condcut post surveys of Fixing to Stay clients.			1	2		9	12	--	--

Mid-Year Activities Report FY 23/24
 First & Second Quarters FY 2023-2024: July-December 2023

OBJECTIVE/ACTIVITY	Alameda	Berkeley	Emeryville	Oakland	Countywide Activity	Other Cities within Alameda County	TOTAL Number of Activities		TOTAL People Reached	
							YTD	FY	YTD	FY
Conduct 70 housing assessments and provide technical assistance to independent home operators in the Unincorporated area of the County under the Independent Living Homes Project. <ul style="list-style-type: none"> A. Maintain an updated list to be shared with key stakeholders and providers. B. Respond to four complaints related to housing conditions. <ul style="list-style-type: none"> a. Six complaints were responded to during this period. C. Conduct post surveys of independent home operators and training participants. 				16		14	30	--	--	--
Complete 5 proactive housing inspections to identify potential property-based lead hazards.							0			

Mid-Year Activities Report FY 23/24
 First & Second Quarters FY 2023-2024: July-December 2023

OBJECTIVE/ACTIVITY	Alameda	Berkeley	Emeryville	Oakland	Countywide Activity	Other Cities within Alameda County	TOTAL Number of Activities		TOTAL People Reached	
							YTD	FY	YTD	FY
COMPLIANCE										
Objective 1: Promote public policy and system change with healthy housing standards.										
Objective 2: ACHHD will complete a standard operating procedure (SOP) regarding a formal enforcement process in cases of noncompliance with property-based lead hazards identified. The purpose of this SOP is to improve compliance for properties with lead hazards (including unsafe renovations).										
Collaborate with building officials, housing authorities, code enforcement agencies and contractors to address challenges to meet compliance.										
<ul style="list-style-type: none"> During this period the Department staff planned and coordinated with key stakeholders on the Western Region Lead and Healthy Housing Conference. 										
Participate in local, regional and state and Federal upstream planning on policy for meeting compliance.										
<ul style="list-style-type: none"> This activity is ongoing. During this period virtual meetings were held with the East Bay Rental Housing Association, California Department of Public Health; Anthem Blue Cross; Safe Kids Alameda County; Housing Authority of the County of Alameda, Berkeley Tobacco Prevention Coalition; West Oakland Community Collaborative; Alameda County Council for Age Friendly communities. 										
Provide Technical assistance to local jurisdictions on proactive rental inspections for lead hazards.										
<ul style="list-style-type: none"> No activity during this quarter. 										
Provide training opportunities to code enforcement officers in regards to State and EPA lead safety rules.										
<ul style="list-style-type: none"> In July, 13 City of Oakland Code Enforcement Officers received lead safety training in partnership with Natec International. 										
Update current Enforcement Response Policy (ERP) to reflect pertinent changes of the Cooperative Compliance model.										
<ul style="list-style-type: none"> During this period, ERP was being reviewed for updates/revisions (and is still in progress). Document should be ready for final review by early – mid June. 										
Reimplement the Case Review Working Group (CRWG), an interdisciplinary team that focuses on addressing compliance issues for identified property-based hazards (and potential unsafe remediations completed).										
<ul style="list-style-type: none"> During this period, reimplementation was pending until hiring a full-time REHS (our new REHS started on 3/4/24). Once the REHS obtains the Inspector/Assessor certification (anticipated mid-May), the CRWG will be formally reimplemented. 										
Collaborate with the Alameda County DA office to establish formal referral policy and procedure for ongoing compliance barriers for property-based lead hazards identified.										
<ul style="list-style-type: none"> During this period, enforcement collaboration was ongoing and active – most recent hearing occurred on 3/5/24 for an enforcement case due to noncompliance. No activities to report on establishing a formal referral policy. DA contact will also be changing in April (current contact will be retiring end of March). 										

**Alameda County Healthy Homes Department
Comprehensive Line Item Budget
FY 23-24**

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	Unincorporated MHR Rental Program	Measure A-Fixing to Stay/ Group Lvg	Total Budget FY 24
Revenues												
CSA Revenues				1,959,168								1,959,168
Grant Revenues	1,744,497	42,000	1,492,305									3,278,802
Minor Home Repair Services					168,249	159,200	100,000			312,500		739,949
Interest Income									2,500			2,500
Loan return									3,500			3,500
HCSA- Fixing to Stay & Group Living											311,511	311,511
Lead Settlement Funds								2,100,000				2,100,000
Fee for Service									2,000			2,000
Total Revenues	1,744,497	42,000	1,492,305	1,959,168	168,249.00	159,200	100,000	2,100,000	8,000	312,500	311,511	8,397,430
Expenses												
Mileage for employees	3,350		2,000	5,000	200.00	300	200	2,000				13,050
Travel expenses for out of town trip- includes per diem			10,000									10,000
Employee training/staff development	2,250			15,000				10,000				27,250
Hardware Stores-Lead Safe supplies				10,000								10,000
Laboratory samples	500		50,300	5,000				30,000				85,800
Lead Evaluation Services			125,500	5,000				30,000				160,500
Lead Safe Training (State, RRP, Misc.)		12,000	2,000	15,000				30,000				59,000
JD Moyer- MHR Database				5,000								5,000
Audit fees				22,000								22,000
CAPE Contract-Data & Evaluation								25,000				25,000

**Alameda County Healthy Homes Department
Comprehensive Line Item Budget
FY 23-24**

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	Unincorporated MHR Rental Program	Measure A-Fixing to Stay/ Group Lvg	Total Budget FY 24
On-site interpretations and document translations	1,000		500	20,000				15,000				36,500
Outreach-Social Media/Radio/TV	1,000			25,000		2,000	2,000	25,000		25,000		80,000
Embarcadero Shuttle Services				15,000								15,000
Code Compliance/Rental Inspection Contract								50,000				50,000
CBO-Outreach Contract								50,000				50,000
HEPA Vacuum Lending program				10,000								10,000
Additional staff cost for position changes (reclasses, etc.)	195,295									69,471		264,766
XRF Resourcing	4,000											4,000
Copier lease + extra copies				20,000								20,000
Embarcadero Maintenance/Utilities				2,000								2,000
Ergonomic supplies				3,000								3,000
General supplies	13,441		158	15,000	8,564.85	5,200	6,300	25,000	1,200	10,000	2,500	87,364
Marketing/promo supplies				15,000				20,000				35,000
Mobile devices				18,000	2,050.00							20,050
Office alarm system				8,000								8,000
Postage & shipping				7,000								7,000
Real estate services			3,500	4,000		1,000						8,500
Records management				5,000								5,000
Discretionary Total	220,836	12,000	193,958	249,000	10,814.85	8,500	8,500	312,000	1,200	104,471	2,500	1,123,780
Office Telephone expense				20,840								20,840
Information Technology				68,986				50,000				118,986
Insurance services			2,671	7,894				4,710				15,275
Office Space Rental	60,000			200,500				75,000				335,500

**Alameda County Healthy Homes Department
Comprehensive Line Item Budget
FY 23-24**

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	Unincorporated MHR Rental Program	Measure A-Fixing to Stay/ Group Lvg	Total Budget FY 24
Motor Vehicle				17,600								17,600
Admin & Fiscal	151,783			73,732	20,000.00	2,000		300,000		50,000	28,319	625,834
County Counsel & HRS				39,397								39,397
JPA Per Diem				13,500								13,500
CDA IT Services				38,800				30,000				68,800
County Indirect Costs				42,026								42,026
Non-Discretionary Total	211,783	-	2,671	523,275	20,000.00	2,000	-	459,710	-	50,000	28,319	1,297,758
LHC grants, Minor Home Repair & Relocation			750,000			120,000	80,000	100,000				1,050,000
Salaries & Benefits	1,311,878	30,000	545,676	1,186,893	137,434.15	28,700	11,500	1,228,290	6,800	158,029	280,692	4,925,892
Total Expenses	1,744,497	42,000	1,492,305	1,959,168	168,249	159,200	100,000	2,100,000	8,000	312,500	311,511	8,397,430

Alameda County Healthy Homes Department
FY 2023-2024
Mid-Year Budget Report

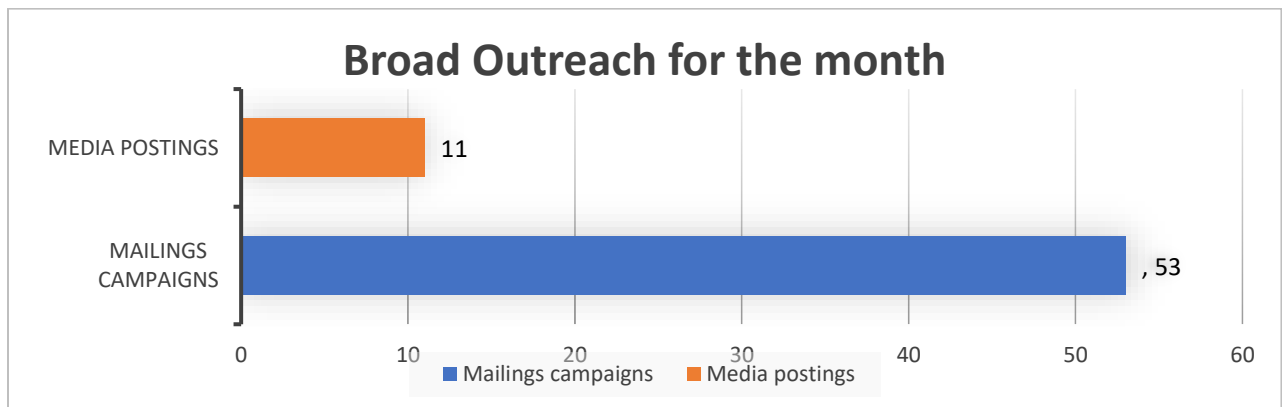
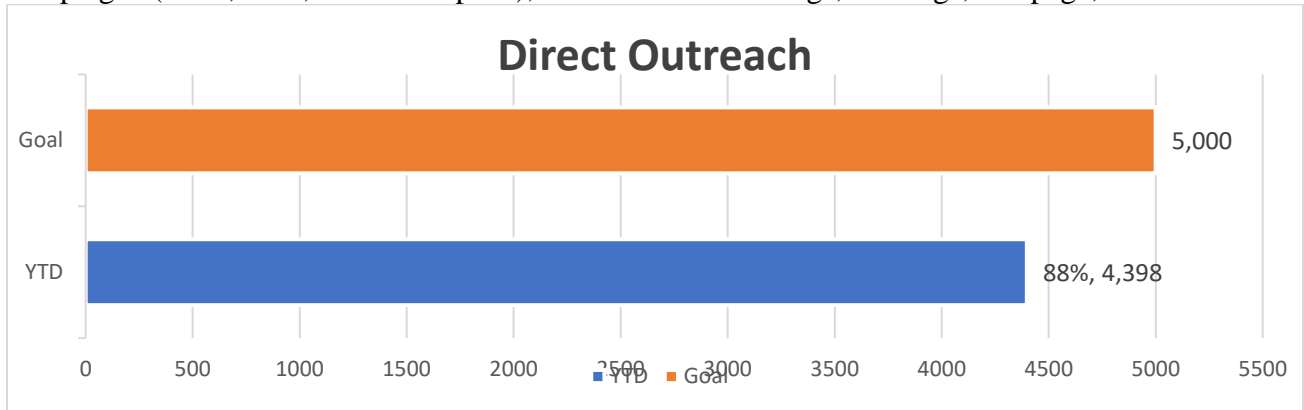
	Approved FY 24 JPA Budget	Amount to Date	YTD % Received
Revenue			As of 12/31/23
CSA	1,959,168	979,584	50%
DPH	1,744,497	-	0%
HUD LHC	1,492,305	131,153	9%
CDBG MHR	168,249	39,644	24%
EPA	42,000	6,500	15%
Contract Cities MHR	259,200	-	0%
Misc Revenue	8,000	738	9%
Supplemental Funding	2,100,000	669,715	32%
Measure A	311,511	-	0%
Unincorporated Minor Home Repair	312,500	-	0%
Total Revenue	8,397,430	1,827,334	22%
Expenses			YTD % Expended
			As of 12/31/23
Discretionary	1,123,780	209,566	19%
Non-Discretionary	1,297,758	272,195	21%
LHC grants, Minor Home Repair & Relocation	1,050,000	159,609	15%
Salary & Benefits	4,925,892	2,205,403	45%
Total Expenses	8,397,430	2,846,773	34%

Alameda County Healthy Homes Department Outreach and Education Report Objectives FY 23-24

Report for February 2024

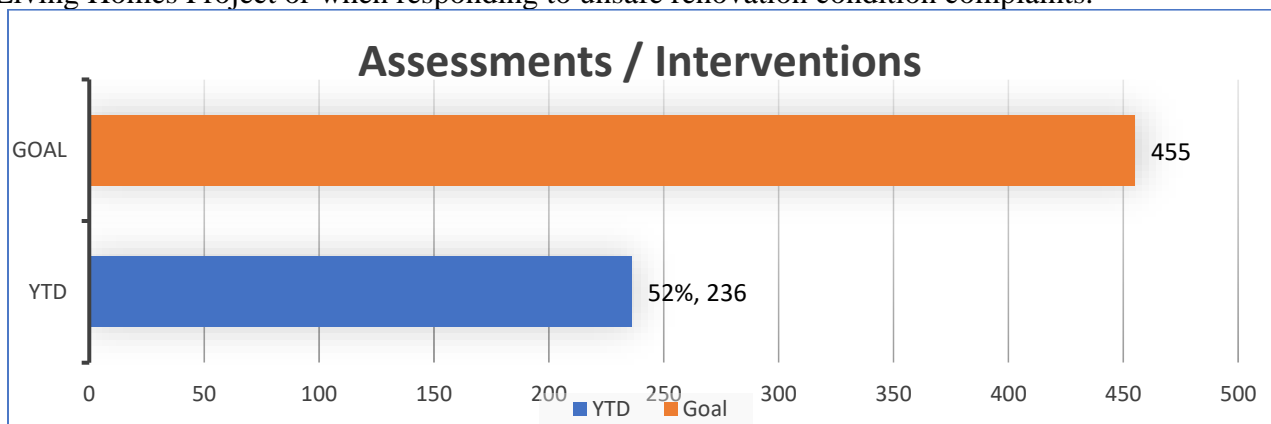
Public Outreach

By June 30, 2024, Alameda County residents will be reached and informed of CSA property owner services, lead safety, childhood lead poisoning prevention, training, maintaining a lead-safe property, minor home repair and the impact of housing on health. Direct outreach to an estimated 5,000 residents will be done through community events such as presentations, information booths, trainings, and lead consultations, etc. An estimated 1 million individuals will be reached through multi-media campaigns (radio, T.V., social and print), collaboration meetings, mailings, webpage, etc.



Healthy Housing Assessments/Interventions

By June 30, 2024, a total of 455 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 programs, Fixing to Stay and Independent Living Homes Project or when responding to unsafe renovation condition complaints.



Activities conducted February 2024:

CITY	Public Outreach and Housing Assessments/Interventions
Alameda	<ul style="list-style-type: none"> • Mailing: Lead Poisoning Outreach and Education, (1)
Berkeley	<ul style="list-style-type: none"> • 2 Collaboration Meetings: Berkeley Tobacco Prevention Collaborative, Steering Committee Workgroup, (9 reached) • 2 Housing Assessments/Interventions, (0 lead related)
Emeryville	<ul style="list-style-type: none"> • Mailing: Lead Poisoning Outreach and Education, (1) • 1 Housing Assessments/Interventions, (0 lead related)
Oakland	<ul style="list-style-type: none"> • 4 Collaboration Meetings: Cypress Mandela Training Center; Community Action Network; West Oakland Community Collaborative, West Oakland Community Action Plan; State of the Port Address, (506 reached) • Mailing: Lead Poisoning Outreach and Education, (13) • 13 Housing Assessments/Interventions, (3 lead related)
Countywide Services	<ul style="list-style-type: none"> • 9 Collaboration Meetings: First 5 Alameda County; Soil Shop Planning Meetings with ATSDR /OCHHA; Alameda County Community Development Agency; Age Friendly Communities/Housing Workgroup, (189 reached) • Media-Web: X; Facebook; Instagram; YouTube; NextDoor; E-subscribe; Tik Tok; Newsletter • Information calls /Website Visitors
Other Alameda County cities not in the CSA / Regional/Out of State/ National	<ul style="list-style-type: none"> • 10 Collaboration Meetings: Ashland Cherryland Food and Basic Needs Meeting; Cherryland Community Association; Ashland Community Association; Bay Area Regional Lead Poisoning Prevention; National League of Cities; Bay Area Code Enforcement Network; California Healthy Housing Habitability Workgroup, Steering Committee, Lead Workgroup, (353 reached) • 2 Lit Drops: Pete’s Hardware Store, Workbench True Value Hardware Store • Mailing: Lead Poisoning Outreach and Education, (39) • 12 Housing Assessments/Interventions, (5 lead related)