

ALAMEDA COUNTY
LEAD POISONING PREVENTION PROGRAM

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

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DATE: May 20, 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, May 26, 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, 5th Floor, Board Chambers, 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

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

May 26, 2016

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

Alameda County Administration Building
1221 Oak Street, 5th Floor, Board Chambers
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) **Meeting Schedule** (Action)
- 4) **Approval of Minutes (March 24, 2016)** (Action) Pg. 1
- 5) **Approval of Minutes (April 28, 2016)** (Action) Pg. 3
- 6) **Program Operations Committee**
 - a) **Minutes (April 28, 2016)** (Information) Pg. 5
- 7) **Administration and Finance Committee**
 - a) **Minutes (April 28, 2016)** (Information) Pg. 7
- 8) **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

JOINT POWERS AUTHORITY
MEETING MINUTES

March 24, 2016

Attendance:

Voting Directors: Max Anderson, Berkeley; Ruth Atkin, Emeryville; Desley Brooks, Oakland; Trish Herrera Spencer, Alameda

Non-Voting Directors: Gwen Hardy, Community Representative

Alternates: Sarah Oddie, County of Alameda

Staff: Maricela Foster, Lidice De La Fuente

Others:

Absent:

The meeting was called to order at 10:12 A.M.

1) **Open Forum**

No public comment.

2) **Director's Report**

Maricela Foster informed the Board that Larry Brooks attended the California Healthy Housing Coalition Conference Call in March 2016. Conference call discussion included allowing members of the California Association of Code Enforcement Officers to receive Continuing Education Unit (CEUs) credit for taking the training classes offered by the Department. Future meetings will be focused on the progress of EPA's Renovate, Repair and Paint Rule (RRP) legislation, Senate Bill 1073 Lead Safe Work Practices and discussion on a follow up bill to Senate Bill 655 Mold Enforcement, which would establish license requirements for individuals conducting mold assessments and remediation.

Senate Bill 1073 Lead Safe Work Practices would align State and Federal regulations related to lead in homes and buildings and would require lead safety certification and in fewer complaints to County Departments regarding unsafe work practices. Ms. Foster indicated that there may be some opposition from contractors not wanting to pay to be properly trained and certified in lead safety. Currently, the California Healthy Homes Coalition is seeking letters of support. The Department submitted a request for support from the Alameda County Legislative Committee for consideration on April 4, 2016.

Mr. Brooks also attended the Alameda County Code Enforcement Network (ACCEN) meeting last Wednesday, March 16, 2016. The purpose of the meeting was to promote mold and RRP training as well as learn from an attorney what tools are available to bring about code compliance in group living facilities.

Additionally, staff attended the California Accountable Communities for Health Initiatives (CACHI) to discuss a continuation and expansion of the Pay for Success Initiative in an effort to increase the development of prevention oriented health systems. Ms. Foster stated the Department has played a crucial role in demonstrating how improving housing conditions reduce health care costs.

- 3) **Approval of Minutes (February 25, 2016)**
Action: The Board approved the meeting minutes of February 25, 2016.
Moved: Ruth Atkin **Seconded:** Trish Herrera Spencer **Ayes:** 4

- 4) **Program Operations Committee**
a) **Minutes (February 25, 2016)**
There were no questions or comments on the meeting minutes.

- 5) **Administration and Finance Committee**
a) **Minutes (February 25, 2016)**
There were no questions or comments on the meeting minutes.

- 6) **Announcements by Board Directors**
Director Desley Brooks announced the Easter Egg Hunt at Arroyo Viejo Park in Oakland on March 26, 2016 from 11-2PM.

Director Max Anderson commended staff for issuing the article, “Worried about lead in your water? In Alameda County look beyond”, an effort to reassure residents that lead in water in the Bay Area is not an issue.

Director Ruth Atkin announced Emeryville’s new Skateboard Park near the Pixar facilities.

Meeting adjourned at 10:06 A.M.

ALAMEDA COUNTY LEAD POISONING PREVENTION PROGRAM

**JOINT POWERS AUTHORITY
MEETING MINUTES**

April 28, 2016

Attendance:

Voting Directors: Max Anderson, Berkeley; Ruth Atkin, Emeryville; Desley Brooks, Oakland; Trish Herrera Spencer, Alameda

Non-Voting Directors: Gwen Hardy, Community Representative

Alternates: Sarah Oddie, County of Alameda

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

Others: Johanna Lavorando

Absent:

The meeting was called to order at 10:10 A.M.

1) **Open Forum**

No public comment.

2) **Director's Report**

Maricela Foster informed the Board that on April 26, 2016, the County's Area Agency on Aging (AAA) presented to the Alameda County Health Committee on their four year plan, which includes housing elements for preserving existing housing. Ms. Foster reminded Directors that the Department is a member on the AAA Planning Committee.

Ms. Foster alerted Directors that the Department is partnering with Health Care Services Agency Public Health Department in submitting a grant proposal to the California Community Health Initiative.

On April 26th, 2016, the Department met with City of Hayward staff for a discussion on hoarding issues and how best to develop a systemized way to manage this community issue.

Ms. Foster highlighted a thank you card from a Union City property owner who received services under the Department's Rehabilitation Program with funding from the city of Union City. Services provided totaled \$44,500 and home repairs included new roofing, fireplace stabilization, exterior siding repair, sewer lateral replacement and re-routing, main panel electrical upgrade, general plumbing repairs, and painting of the exterior of the home.

In March 2016, Alameda County Vector Control referred to the Department an Oakland senior property owner with a rat infestation in the home. Ms. Foster stated that this referral was a result of the Oakland Healthy Housing Partnership. Department staff were able to address some of the concerns raised by Vector Control and repairs were made in the total amount of \$1,900 under the Minor Home Repair Program. Services provided to the property owner were the installation of a new water heater, sealed pest entries and new vents.

Ms. Foster stated the Department celebrated Public Service Recognition week on Wednesday, April 27, 2016. Three Department staff received awards; Peter Belanger, Lead Project Designer; Diep Tran, Public Health Nurse and Elizabeth Cook, Healthy Homes Community Development Specialist.

Larry Brooks informed the Board of the Fiscal Year 2017 HUD appropriations, which the U.S. Senate appropriations committee passed to add \$25 million in additional funding for HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH) – raising the funding level from \$110 to \$135 million. Mr. Brooks stated that under the new appropriations, HUD would allow for “zero bedroom dwellings,” which include studios and efficiency apartments, to be treated the same as all other housing units, making them eligible for grants to address lead-based paint hazards. If the bill is later approved by Congress, the impact would be more opportunities for the Department to obtain funding and also begin to recruit zero bedroom dwellings, which has not been allowed in the past or current lead hazard control grant.

Mr. Brooks stated the California Healthy Housing Coalition is now looking at follow-up legislation to SB 655, Mold Enforcement, which provides local agencies with authority to address mold. The follow-up legislation would be to establish licensing requirements for “mold assessors” and “mold remediators” much like is done with lead abatement professionals with a goal to protect consumers from unscrupulous or simply unqualified individuals answering their calls for help with mold issues. Mr. Brooks stated that the Department is a part of the working group that crafted SB 655.

Mr. Brooks informed the Board that the Alameda County Board of Supervisors is in support of SB 1073, Lead Safe Work Practices, which would align State and Federal RRP laws as well as provide local inspection/code enforcement agencies the authority to act when informed of paint disturbing work being done by someone who has not been RRP certified.

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

Action: The approval of the General Board meeting minutes for March 24, 2016 was moved to the May 26, 2016 JPA meeting due to no quorum.

4) **Program Operations Committee**

a) **Minutes (March 24, 2016)**

There were no questions or comments on the meeting minutes.

5) **Administration and Finance Committee**

a) **Minutes (March 24 2016)**

There were no questions or comments on the meeting minutes.

6) **Announcements by Board Directors**

There were no announcements by Board Directors

Meeting adjourned at 10:40 A.M.

PROGRAM OPERATIONS COMMITTEE
MEETING MINUTES

April 28, 2016

Attendance:

Voting Directors: Max Anderson, Berkeley; Ruth Atkin, Emeryville; Desley Brooks, Oakland; Trish Herrera Spencer, Alameda

Non-Voting Directors: Gwen Hardy, Community Representative

Alternates: Sarah Oddie, County of Alameda

Staff: Maricela Foster, Larry Brooks, Lidice De La Fuente, Miguelle Lee

Others: Johanna Lavorando

Absent:

Director Max Anderson chaired the meeting at 9:15 A.M.

1) **Open Forum**

No public comment.

2) **Director's Report**

Director Max Anderson moved the Mold Workshop Presentation from the General Board meeting to the Program Operations Committee meeting.

Maricela Foster, Secretary to the Board introduced Miguelle Lee, Healthy Housing Community Development Specialist who highlighted the Mold Workshop developed with funding by the Kresge Foundation and leveraged by private industry and public sector partnerships. The Mold Workshop was conducted on April 6th, 2016 at the Oakland Housing Authority and was well attended with approximately 100 key stakeholders.

The workshop was developed on the Healthy Homes guidebook produced by the Department in 2015 and included customized tutorials such as mold enforcement/compliance; property owner, managers; tenants, tenant advocates and private industry professionals. The workshop also included a case study and a panel discussion. Director Trish Herrera Spencer stated she attended the training and stated it was well done. Director Gwen Hardy commented she was glad to see that there is information about how to respond to mold.

Maricela Foster introduced Johanna Lavorando, an advanced practice nurse intern from San Francisco State University.

Furthermore, Ms. Foster stated that in the first 10 months of this fiscal year (July 2015-April 2016), the Department has had an increase in cases requiring nursing case management, four of which were received in the month of April. Ms. Foster stated that compared to this time last year, the Department has seen a 50% increase in cases requiring nursing case management. Ms. Foster stated, that the Department's Health Services Manager speculates that spring time brings more people to their Primary Care Practitioners for winter illness checkups and well checks. Also, more people now have access to health care due to the implementation of the Affordable Care Act. Ms. Foster stated that screening rates have not changed.

Ms. Foster informed Directors that as a result of a referral by a lead consultant a Berkeley owner-occupied child care center benefited from Department services. After the environmental investigation, it was determined that there were lead hazards, healthy housing and safety issues

at the center. These hazards could be remediated and repaired with funds from the Department's U.S. Department of Housing and Urban Development (HUD) Lead Hazard Control grant at no cost to the property owner. The project was completed on March 28, 2016 at a cost of \$4,365 for lead remediation and \$500 for healthy housing issues. Ms. Foster, stated that the remediation and repairs were made at the child care center which is now a safer environment for the two children living at the property and the five children who attend the day care.

Recently, one of the Bay Area Child Lead Poisoning Prevention Programs found a skin disorder cream purchased by a family in China and brought to the U.S. during a home inspection for lead poisoning. The cream was found to contain 97,000 parts per million (ppm) lead. The California Department of Public Health requested that local jurisdictions notify them if the cream is found in their jurisdictions. A photo of the cream was provided at the meeting.

Furthermore, two Healthy Homes Department staff members are attending the 2016 Lead and Healthy Housing Conference on May 2-5, 2016 in Albuquerque, NM. The conference is in conjunction with the (HUD) Program Manager's School. Ms. Foster indicated that as HUD Lead Hazard Control Grant grantees, HUD requires that two staff members attend the conference.

Larry Brooks, Assistant Director, informed the Board that in April 2016 the U.S. Environmental Protection Agency, Region 9 surveyed building permits. A survey was conducted for those building departments that implemented some type of Renovate, Repair, and Paint Rule (RRP) certification confirmation into their application process or codes. Mr. Brook stated that most of the local building departments have implemented some type of RRP certification into their application or codes. Director Herrera Spencer stated she appreciated the Department's continued advocacy.

3) **Public Awareness and Education Report**

Lidice De La Fuente highlighted outreach activities for the month of March 2016. Ms. De La Fuente highlighted the lead hazard control evaluations and completed projects in the cities of Alameda and Oakland. The RRP refresher training and the success of the mailings conducted in the cities of Berkeley and Emeryville that resulted in an increase in calls to the Department as well as an increase in applications for services were also highlighted. Director Herrera Spencer asked to observe a future training.

4) **Announcements by Board Directors**

There were no announcements by Board Directors.

Meeting adjourned at 10:00 A.M.

ADMINISTRATION AND FINANCE COMMITTEE
MEETING MINUTES

April 28, 2016

Attendance:

Voting Directors: Max Anderson, Berkeley; Ruth Atkin, Emeryville; Desley Brooks, Oakland; Trish Herrera Spencer, Alameda

Non-Voting Directors: Gwen Hardy, Community Representative

Alternates: Sarah Oddie, County of Alameda

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

Others: Johanna Lavorando

Absent:

The meeting was called to order at 10:02 A.M.

1) **Open Forum**

No public comment.

2) **Director's Report**

Ms. Foster informed Directors that the Department submitted an application to HUD's Office of Lead Hazard Control and Healthy Housing for the maximum grant award of \$2.9 million, which includes \$400,000 for healthy housing. The grant is for three years and focused on low income pre-1978 housing units, both rental and owner occupied with children under six years of age living in the unit or spending a significant amount of time in the unit; or with pregnant women occupants. Ms. Foster thanked Directors for their letter of support.

Websedge Media from London, UK requested an interview to discuss topics around healthy housing.

Ms. Foster made Directors aware that in the last 30 days the Department received a total of eight subpoenas and Public Records Requests and stated that on average the Department receives 4 per month. Ms. Foster stated that staff attributes the increase to clients becoming aware of their rights as renters; Staff is also noting that client's legal status is not deterring clients from filing a claim and that it's a client's last resort to resolve substandard housing issues. Ms. Foster reminded Directors that the Department continues to use the cooperative compliance approach and works with all parties involved on resolving substandard housing issues.

Ms. Foster stated the Department anticipates providing the goals and objectives and budget at the next JPA meeting on May 26, 2016. The next JPA meeting will be held at the Board Chambers on the 5th Floor of the County Administration Building.

3) **Audit Report Fiscal Year Ended June 30, 2015**

Ms. Foster indicated the Department is routinely audited and received the Audit Report for year ended June 30, 2015 recently. There were no findings in the audit report. Hard copies of the reports were distributed. Director Herrera Spencer requested a soft copy of the report.

4) **Lease Renewal**

Ms. Foster informed the Directors that the Department's lease at 2000 Embarcadero Suite 300 in Oakland has been negotiated by the County's General Services Agency for a three year term.

5) **Announcements by Board Directors**

There were no announcements by Board Directors.

Meeting adjourned at 10:10 A.M.