

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: May 22, 2020

TO: Directors and Alternates
Alameda County Lead Poisoning Prevention Program

FROM: Larry Brooks, Secretary
Joint Powers Authority

SUBJECT: **Program Operations Committee Meeting**

The next regular meeting of the Alameda County Lead Poisoning Prevention Program Joint Powers Authority Board of Directors is scheduled for **Thursday, May 28, 2020. The meeting will begin a 9:15 a.m.**

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 Program Operations Committee 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 Program Operations Committee meeting online by clicking the following link

<https://global.gotomeeting.com/join/824971389>

or dial in by using your phone, 1 (872) 240-3212 using Access Code: 824-971-389

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 Program Operations Committee meeting.

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 • John J. Bauters, City of Emeryville
Hon. Wilma Chan, Alameda County • Gwen Hardy, Community Representative

ALAMEDA COUNTY LEAD POISONING PREVENTION PROGRAM
JOINT POWERS AUTHORITY

A G E N D A

Program Operations Committee

**May 28, 2020
9:15 A.M.**

Please join the meeting from your computer, tablet or smartphone

<https://global.gotomeeting.com/join/824971389>

or dial in by using your phone, 1 (872) 240-3212 using Access Code: 824-971-389

or in person at

Alameda County Healthy Homes Department, 2000 Embarcadero, Suite 300, Oakland, CA

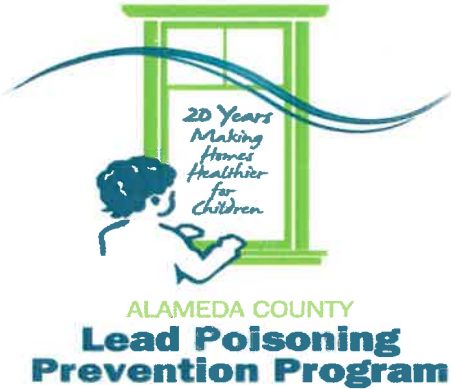
NOTICE: All meetings of the Alameda County Lead Poisoning Prevention Program Joint Powers Authority Board of Directors are open to the public. Those wishing to address the Board of Directors on items not on the agenda may do so during the open forum section of the meeting.

- 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) **Outreach and Education** (Information)
Monthly presentation of the Department's primary prevention, outreach, and education activities.
- 4) **Goals and Objectives Fiscal Year 202/2021** (Action) Pg. 1
- 5) **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
Healthy Homes Department**



**Goals and Objectives
Fiscal Year 2020-2021**

TABLE OF CONTENTS

Mission Statement	Pg. 3
About the Healthy Homes Department	Pg. 3
Summary of Major Changes	Pg. 3
Goals and Objectives FY 2020-2021	Pg. 5-10
• Public Outreach	
• Healthy Housing Assessments and Interventions	
• Compliance	

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 (ACHHD) 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's 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. This strategy is a proactive primary prevention approach that increases the number of homes where a lead assessment is done.

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, Environmental Protection Agency (EPA), contracts and agreements for minor home repair, Whole Person Care (AC3) and others such as local Measure A funds.

SUMMARY OF MAJOR CHANGES

The proposed goals and objectives for Fiscal Year 2020-2021 include modified activities such as virtual outreach events, virtual home visits and increase in social media presence in response to the COVID-19 pandemic. For this fiscal year activities will be developed, implemented and continually assessed while the circumstances remain the same.

The Healthy Homes Department will promote CSA property owner services, lead safety, childhood lead poisoning prevention, training, minor home repair and proactive healthy housing assessments and interventions with a lead focus.

In Fiscal Year 2020/2021, the Department will implement a new Lead Hazard Control Program after securing a \$3.6 million grant award from the U.S. Department of Housing and Urban Development for a countywide Lead Hazard Grant Program. Funds will be used over three and a half years to finance the safe remediation of an estimated 144 low-income residential units where lead hazards in older housing pose a threat to young children in Alameda County.

The Department will implement activities under the EPA Toxic Substances Control Act Special Purposes Activities – Lead-Based Paint Hazards Cooperative Agreement award in the amount of \$60,000 to train code enforcement officers in state-wide efforts to promote lead safety and compliance with EPA’s Renovate, Repair, Painting rule with key local stakeholder organizations as well as with stakeholders in EPA Region 9, Arizona, Hawaii and Nevada.

Part of the funding for the Independent Living Homes Intervention Project funded by Alameda County Cares Connect (AC3) will be extended to December 31, 2020. This project consists of community-based and coordinated home interventions that allow independent living residents to live in safe and habitable housing.

The Department will continue the Fixing to Stay Project, which is a partnership with health and social services partner agencies to improve the lives of older adults living in-homes in need of minor repairs and/or accessibility modifications, by applying multi-strategy home interventions that include home hazard reduction so older adults can live securely and remain independent.

The Department also administers the minor home repair programs in the City of Union City and City of Oakland through June 30, 2021.

Lastly, the Department will continue to coordinate with County and City of Oakland officials on the usage of funds from the lead settlement.

GOALS AND OBJECTIVES FY 2020-2021

Public Outreach

<p>Goal: The public will become aware of lead prevention measures and the importance of healthy housing.</p>	
<p>Objectives:</p> <p>1) By June 30, 2021, an estimated 2,500* 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.</p> <p><i>*The number of residents reached by face-to-face contact is estimated to be lower due to the current Covid-19 pandemic situation; alternative activities will be developed & implemented, but the impact is unpredictable. The actual impact is unpredictable, so the HHD will continually assess as the community situation changes in coming months.</i></p>	<p>Activities:</p> <p><u>Community Outreach Interaction:</u></p> <ul style="list-style-type: none"> ● Participate in live and/or virtual outreach events, presentations and health fairs reaching Alameda County residents, CSA property owners, rental property owners, property managers and single-family owner-occupants. ● Provide information, technical assistance and referrals to callers. Create an online home lead assessment tool with follow-up from expert staff. ● Maintain partnerships with rental industry organizations such as EBRHA, Apartment Owners Association, Property Managers Associations and establish new contacts with real estate companies and homeowner associations to increase their knowledge of the impact substandard housing has on health. ● Participate in regional Head Start Health Advisory Board meetings (live and/or virtual) to promote lead screening. ● In collaboration with CA-DPH medical consultant conduct presentations to medical providers (live and/or virtual). ● Participate in collaboration meetings (live and/or virtual) with key community groups and organizations.

<p>1.1) By June 30, 2021, an estimated 275,000* Alameda County residents will be reached through mailings, email blasts, literature distribution and various media outlets 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</p> <p><i>*The number of residents reached is estimated to be higher due to the virtual/remote activities to be developed and implemented to address the current Covid-19 pandemic situation. The actual impact is unpredictable, so the HHD will continually assess as the community situation changes in coming months.</i></p>	<p><u>Other Interaction:</u></p> <ul style="list-style-type: none"> ● Distribute program services brochures in CSA permit offices, hardware stores, paint stores, and venues visited by homeowners and landlords. ● Conduct mailings/e-mail blasts promoting CSA services, lead hazard control assistance, minor home repair, training, and health and safety by exploring e-subscription type of services and partner organization contacts. ● Partner with Alameda County Bond Insurance for contractor outreach. ● Write and publish articles on a variety of healthy homes topics. ● Increase online visibility by maintaining ACHHD website, Facebook page, Twitter and Instagram, developing videos for on-demand content on HHD’s YouTube channel, creating blogs/podcasts ● Develop and implement a Text Messaging Campaign to variety of audiences. ● Maintain a presence with online groups such as Nextdoor, Patch and Parents Networks, to contribute expert advice, and CSA services to participants.
<p>2) Train 60 individuals 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, 2021.</p>	<ul style="list-style-type: none"> ● The Department will develop online and virtual healthy housing training courses. ● Provide (3) Healthy Homes trainings to property owners, community members, home visitors, property managers, and inspectors. ● Provide (1) one-day U.S. Environmental Protection Agency Renovation, Repair and Painting (RRP) class. ● Provide training slots for partner agency staff in existing trainings in order to encourage adoption of Healthy Homes Principles with partner agencies.

3) By June 30, 2021, an estimated 300* newly identified lead exposed children will receive one of three health promotion services (nursing case management, lead poisoning consultation or lead poisoning prevention outreach and education).

**The number of lead poisoned children is estimated to be lower because medical providers are only conducting telehealth well child visits since mid-March's Shelter in Place order in Alameda County. Meanwhile, the HHD is providing virtual case management until the community situation changes in coming months. The actual impact is unpredictable, so the HHD will continually assess as the community situation changes in coming months.*

- Provide Public Health Nursing case management (live and/or virtual) to families of children with high blood lead levels (BLL ≥ 15 $\mu\text{g/dL}$), as per State protocols.
- Provide Lead Poisoning Consultations (live and/or virtual) to families of children with moderate blood lead levels (BLL 10-14 $\mu\text{g/dL}$), as resources allow.
- Provide Lead Poisoning Outreach and Education (live and/or virtual) to families of children with low blood lead levels (BLL 5-9 $\mu\text{g/dL}$), as resources allow.

Healthy Housing Assessments and Interventions

Goal: Promote safe housing through proactive housing assessments and housing interventions in Alameda County.

Objectives:	Activities:
<p>1) Complete lead hazard control at 40 units of housing by June 30, 2021.</p>	<ul style="list-style-type: none"> ● Conduct lead inspection risk assessments. ● Complete housing inspections and identify health and safety hazards. ● Develop work plans. ● Conduct clearance evaluations to ensure identified lead hazards have been addressed.
<p>2) Respond to an estimated 65 unsafe lead renovation conditions/complaints by June 30, 2021.</p> <p><i>In light of COVID-19 the HHD expects an increase in property owners and contractors conducting unsafe lead work practices thus increasing the number of complaints for unsafe lead conditions and renovations.</i></p>	<ul style="list-style-type: none"> ● Conduct site visits at properties related to unsafe lead renovation conditions and/or complaints. ● Provide technical assistance to residents and/or refer to appropriate agencies. ● Provide technical assistance to code enforcement agencies. ● Utilize the ACHHD’s cooperative compliance model in response to lead unsafe renovation complaints and conditions. ● Refer non-compliant property owners to code enforcement agencies in response to lead unsafe renovation complaints and conditions.
<p>3) Conduct an estimated 30* environmental investigations to identify the sources of lead exposure for children meeting the State mandated lead case criteria by June 30, 2021.</p> <p><i>*The number of environmental investigations for lead poisoned children is estimated to be lower because medical providers are currently only conducting telehealth well child visits since mid-March’s Shelter in Place order in Alameda County. Meanwhile, the HHD is providing virtual case management until the community situation changes in coming months. The impact is unpredictable, so the HHD will continually assess as the community situation changes in coming months.</i></p>	<ul style="list-style-type: none"> ● Provide risk assessment reports and technical assistance to family and property owners for remediating the lead hazards. ● Conduct clearance testing to ensure lead hazards have been addressed. ● Utilize the ACHHD’s cooperative compliance model and conduct progressive enforcement activities with non-compliant property owners where lead poisoned children reside. ● Refer non-compliant property owners to District Attorney for enforcement when lead based hazards have been found in the property where lead poisoned children reside.

<p>4) Reduce health and safety hazards and complete minor home repairs at 200 housing units with low-income owner-occupants by June 30, 2021.</p>	<ul style="list-style-type: none"> ● Conduct housing assessments to identify eligible health and safety hazards and minor home repairs. ● Develop and assign work orders to contractors to complete identified repairs.
<p>5) Complete 45 housing assessments for minor home repair who meet Fixing to Stay eligibility by June 30, 2021.</p>	<ul style="list-style-type: none"> ● Recruit and enroll 70 Fixing to Stay eligible clients minor home repair clients. ● Conduct post surveys of Fixing to Stay clients.
<p>6) Conduct 80 housing assessments and provide technical assistance to independent home operators under the Independent Living Homes project by June 30, 2021.</p>	<ul style="list-style-type: none"> ● Maintain an updated list to be shared with key stakeholders and providers. ● Conduct three trainings on healthy housing principles for independent living home operators. ● Respond to 5 complaints related to housing conditions. Conduct post surveys of independent home operators and training participants.

Compliance

Goal: Eliminate lead hazards in Alameda County.	
Objectives:	Activities:
1) Promote public policy and system change with healthy housing standards.	<ul style="list-style-type: none">● Collaborate with building officials, housing authorities, code enforcement agencies and contractors to address challenges to meet compliance.● Participate in local, regional, state and Federal upstream planning on policy for meeting compliance.