

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: October 19, 2018

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, October 25, 2018. The meeting will begin a 9:15 a.m., or immediately following the Administration and Finance Committee Meeting at the Alameda County Administrator's Office, 1221 Oak Street, 5th Floor, Board Chambers, Oakland, CA.**

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

October 25, 2018

9:15 A.M. or immediately following the Administration and Finance Committee Meeting

Alameda County Administrator's Office
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 Report** (Information)
- 3) **November 2018 JPA Meeting** (Action)
- 4) **Program Operations Committee**
a) **Minutes (September 27, 2018)** (Action) Pg. 1
- 5) **Administration and Finance Committee**
a) **Minutes (September 27, 2018)** (Action) Pg. 3
- 6) **General Board Meeting**
a) **Minutes (September 27, 2018)** (Action) Pg. 4
- 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, 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 www.achhd.org

**PROGRAM OPERATIONS COMMITTEE
MEETING MINUTES**

September 27, 2018

Attendance:

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

Non-Voting Directors: Gwen Hardy, Community Representative

Alternates: Sarah Oddie, County of Alameda

Staff: Larry Brooks; Lidice De La Fuente; Dale Hagen

Others: Oakland Housing Authority staff -Patricia Wells, Deputy Executive Director; Andres Manriquez, Chief Operating Officer; Julie Christiansen, Senior Policy Analyst.

Absent: Desley Brooks, Oakland

Director John J. Bauters chaired the meeting at 9:41 A.M. Noting quorum concerns Directors agreed to hold agenda items 1 and 2 and deferred agenda items 3, 4 and 5 of the Program Operations Committee Meeting.

Director Bauters recessed the Program Operations Committee Meeting at 10:25 A.M.

Director Bauters called back from recess the Program Operations Committee Meeting at 10:26 A.M. addressing agenda items 3, 4, and 5.

1) **Open Forum**

2) **Housing Authorities-Data Sharing**

Secretary to the Board, Larry Brooks, introduced Oakland Housing Authority staff.

Healthy Homes Manager, Dale Hagen, provided Directors with information on the U.S. Department of Housing and Urban Development (HUD) revised 2017 Lead Safe Housing Rule, which establishes new requirements for environmental investigations addressing lead hazards in section 8 homes where lead poisoned children have been identified. The revised Rule requires housing authorities to ask their local lead poisoning prevention programs to look for matches where there is a lead poisoned child in a publicly owned public housing property resulting in consent and privacy issues for the family. Oakland Housing Authority (OHA) staff, Patricia Wells, Deputy Executive Director; Andres Manriquez, Chief Operating Officer and Julie Christiansen, Senior Policy Analyst gave a presentation on how Oakland Housing Authority is addressing the matter. OHA staff noted the importance of keeping data sharing confidential for participants of subsidized housing and is making sure it is equally judicious on the children's privacy data. OHA staff noted that OHA does follow the housing quality standards inspections, however, it does not inspect for lead in peeling paint citing regulations do not require it and the lack of funding. Director John J. Bauters expressed his interest in further discussing whether the Healthy Homes Department could participate in lead paint inspections involving children living in section 8 housing. Mr. Hagen noted that as part of the Lead Hazard Control Grant Program the Department has priority rating points for families participating in a section 8 program. OHA staff indicated they applied for a HUD Technical Studies grant.

Director Mary Hatsume Vella noted data sharing among agencies is always a concern and landlords opt out of the section 8 program in order to raise the rents not necessarily using the additional funds for remediating housing hazards. OHA staff indicated that in an effort to retain

and attract new landlords OHA has created a housing repair assistance loan program and encourages them to ask for rental increases in order remain at the current rental housing market, which does not affect the families. OHA staff stated they will also articulate the community's concern to HUD about the impact of HUD's fair market rents and rent structure in Oakland's current housing market.

OHA staff indicated that OHA has a significant triage process in place before evictions are rendered from housing authorities and the Lease Housing Department pays close attention when evictions come from landlords. Families being evicted use legal aid and the Courts have the discretion to have the tenant remain in the home. According to OHA staff an estimated 145 Section 8 participants out of 450 requests have ported out to other local housing authorities. JPA Directors and OHA staff expressed their concerns over the lack of transfer flexibility for public housing participants. Director Gwen Hardy noted that HUD Director, Ben Carson, is trying to do away with subsidies and thanked housing authorities for assisting low income individuals with housing.

Mr. Brooks mentioned the discussions with the City of Oakland staff, which would provide forgivable loans to landlords to fix their rental units as long as the rental unit is available to low income families for a certain period of time as part of their proactive rental inspection program.

3) **Director's Report**

Larry Brooks informed Directors that U.S. Department of Environmental Protection Agency (EPA) Lead Training Accreditation Officer conducted an audit to verify the Department's compliance to teach the Renovate, Repair, Paint (RRP) training course. The audit report showed positive reviews and indicated that everything was in order. Mr. Brooks thanked Healthy Homes Department Project Designer, Doug Henderson, who is the primary instructor for RRP courses.

Mr. Brooks indicated that Arthur Coulter, Healthy Housing Rehabilitation Technician received appreciation for great customer service from an Oakland property owner who received HUD lead hazard control services.

Moreover, the Department received a positive evaluation summary for Housing Programs Manager, Dale Hagen and Healthy Homes Community Development Specialist, Soni Johnson, who taught "The Essentials of Healthy Housing" to First 5 Alameda County staff.

4) **Outreach and Education Monthly Report**

Lidice De La Fuente highlighted the contractor mailing outreach efforts and information booths at National Night Out events in Berkeley and Emeryville.

5) **Announcements by Board Directors**

There were no announcements by Board Directors.

Meeting adjourned at 10:30 A.M.

**ADMINISTRATION AND FINANCE COMMITTEE
MEETING MINUTES**

September 27, 2018

Attendance:

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

Non-Voting Directors: Gwen Hardy, Community Representative

Alternates: Sarah Oddie, County of Alameda

Staff: Larry Brooks; Lidice De La Fuente; Dale Hagen

Others:

Absent: Desley Brooks, Oakland

Director John J. Bauters called into order the Administration and Finance Committee Meeting at 10:25 A.M.

Director Bauters recessed the Administration and Finance Committee Meeting at 10:25 A.M.

Director Bauters called back from recess the Administration and Finance Committee meeting at 10:30 A.M.

1) **Open Forum**

2) **Director's Report**

Larry Brooks informed of the Department's lease negotiation.

3) **Lease Renewal**

Larry Brooks informed the JPA Board that the Alameda County General Services Agency (GSA) negotiated the rental lease with Embarcadero Business Park, LLC, at 2000 Embarcadero, Suite 300, Oakland. GSA conducted an analysis of office space in Alameda, Berkeley and Oakland and concluded it's more feasible for the Healthy Homes Department to remain at its current location. The lease was negotiated for five years with a three percent annual increase beginning March 1, 2019 to February 29, 2024.

4) **Announcements by Board Directors**

Director Susan Wengraf asked to reschedule the November 15, 2018 JPA Board meeting.

Meeting adjourned at 10:32 AM

ALAMEDA COUNTY LEAD POISONING PREVENTION PROGRAM

**GENERAL BOARD
MEETING MINUTES**

September 27, 2018

Attendance:

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

Non-Voting Directors: Gwen Hardy, Community Representative

Alternates: Sarah Oddie, County of Alameda

Staff: Larry Brooks; Lidice De La Fuente; Dale Hagen

Others:

Absent: Desley Brooks, Oakland

Director John J. Bauters opened the General Board Meeting at 10:25 A.M. addressing agenda items 1, 3, 4 and 5.

Director Bauters recessed the meeting at 10:26 A.M.

Director Bauters called back from recess the General Board Meeting at 10:32 A.M., addressing agenda items 2 and 6.

1) **Open Forum**

2) **Director's Report**

Larry Brooks informed Directors that on October 2nd, 2018 the Alameda County Board of Supervisors will proclaim National Lead Poisoning Prevention Week, October 21-27, 2018 and Code Enforcement Officer Appreciation Week October 7-13, 2018.

Furthermore, Mr. Brooks mentioned the National Public Radio article regarding the change in HUD's Fair Housing Rule requiring communities and local governments receiving federal funding to submit fair housing assessments.

Larry Brooks stated he presented on the lead paint litigation at the Western Regional Lead and Healthy Housing Conference on August 21, 2018 in Downey, California. Mr. Brooks indicated County Counsel will provide an update on the lead paint litigation at the next JPA meeting.

3) **Approval of Minutes -Program Operations Committee**

a) **Minutes (August 23, 2018)**

Action: The Board approved the meeting minutes for the August 23, 2018 Program Operations Committee meeting.

Moved: Mary Hatsume Vella **Seconded:** Susan Wengraf **Ayes:** 3-Vella; Wengraf; Bauters

Absent: Desley Brooks

4) **Approval of Minutes -Administration and Finance Committee**

a) **Minutes (August 23, 2018)**

Action: The Board approved the meeting minutes for the August 23, 2018 Administration and Finance Committee meeting.

Moved: Susan Wengraf **Seconded:** Mary Hatsume Vella **Ayes:** 3-Vella; Wengraf; Bauters

Absent: Desley Brooks

5) **Approval of Minutes -General Board Meeting**

a) **Minutes (August 23, 2018)**

Action: The Board approved the meeting minutes for the August 23, 2018 General Board meeting.

Moved: Mary Hatsume Vella
Bauters

Seconded: Susan Wengraf

Ayes: 3-Vella; Wengraf;

Absent: Desley Brooks

6) **Announcements by Board Directors**

Director Wengraf stated she is unable to attend the November 15th, 2018 meeting and asked to meet on a different date. Director Vella stated she is unable to attend the October 25, 2018 meeting. Director Bauters directed staff to refer the November 2018 JPA meeting as an action item for the October 25th, 2018 meeting agenda and follow up with Director Desley Brooks to confirm her attendance for that meeting in order to ensure a quorum.

Meeting adjourned at 10:36 A.M.