

**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: September 1, 2021

TO: Directors and Alternates
Alameda County Lead Poisoning Prevention Program

FROM: Larry Brooks, Secretary
Joint Powers Authority

SUBJECT: **Special Meeting of the Board of Directors**

The special meeting of the Alameda County Lead Poisoning Prevention Program Joint Powers Authority Board of Directors is scheduled for **Wednesday, September 8th, 2021 at 12:00 p.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 Board of Directors 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 meeting of the Board of Directors online by clicking the following link

<https://us06web.zoom.us/j/88535140915?pwd=bzZrRXIvd2wvVlV6aWhrdWVEMGhiQT09>

Passcode: 753570

or dial in by using your phone, 1-669-900-6833 Webinar ID: 88535140915; Passcode: 753570

If viewing the meeting via teleconference, 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 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.

Attached is the agenda packet for the meeting.

Thank you.

Hon. Malia Vella, City of Alameda • Hon. Susan Wengraf, City of Berkeley
Hon. John J. Bauters, City of Emeryville • Hon. Noel Gallo, City of Oakland
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
Special Meeting of the Board of Directors

September 8, 2021 at 12:00 P.M.

Please join the meeting from your computer, tablet or smartphone

<https://us06web.zoom.us/j/88535140915?pwd=bzZrRXIvd2wvVlV6aWhrdWVEMGhiQT09>

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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) **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) **Meeting Minutes for July 22, 2021** (Action) Pg. 1
- 4) **In-Person Meeting Location** (Information/Action)
- 5) **Report by City of Oakland on Lead Settlement Negotiations** (Information/Action)
- 6) **Director's Report** (Information/Action)
- 7) **July Monthly Report** (Information) Pg. 3
- 8) **End of Year Outreach Report FY 2020/2021** (Information) Pg. 5
- 9) **Future Agenda Items** (Discussion)
- 10) **Announcements by Board Directors** (Information)
- 11) **Adjournment**

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

**GENERAL BOARD
MEETING MINUTES**

July 22, 2021

Attendance:

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

Non-Voting Directors:

Alternates: Jared Savas, County of Alameda

Staff: Larry Brooks; Lidice De La Fuente

Others: none

Absent: Gwen Hardy, Community Representative

Director John J. Bauters called into order the teleconference for the General Board Meeting at 9:00 A.M.

1) **Roll Call**

2) **Public Comment**

None

3) **Meeting Minutes for June 24, 2021**

Action: The Board approved the meeting minutes for June 24, 2021.

Moved: Susan Wengraf **Seconded:** Noel Gallo **Ayes:** 3-Bauters; Gallo; Wengraf

No: None **Abstain:** None **Community Representative's Vote:** None

Absent: None **Excused:** Malia Vella

4) **Discussion Regarding Lead Paint Settlement**

Malia Vella arrived at item 4.

Secretary to the Board, Larry Brooks, informed Directors that the Department last met on the lead settlement discussions with City of Oakland representatives in December 2020. Director John J. Bauters indicated he appreciated the information provided and requested a meeting with Director Noel Gallo and Secretary Brooks to further discuss how the JPA Board could assist with facilitating communications with the City of Oakland. Director Gallo offered to report back on any updates related to the lead settlement negotiations in time for the September 8th Special meeting.

5) **CSA Ballot Measure Update**

JPA Directors agreed to write a letter to the Alameda County Board of Supervisors requesting the County take official action on the CSA ballot measure to increase the CSA service charge and have other County cities join the CSA. Directors asked Secretary Brooks and County Alternate Jared Savas to assist with drafting the letter.

6) **Director's Report**

Mr. Brooks informed the Board that Magellan Diagnostics, Inc. is recalling its LeadCare II, LeadCare Plus, and LeadCare Ultra Blood Lead Tests due to a significant risk of falsely low blood lead level results. Recommendations include retesting children with a venous blood sample analyzed with higher complexity testing and checking with their primary care provider.

Mr. Brooks stated that the Department's Compliance Coordinator, David Crosby, had been congratulated for his presentation in July to the Bay Area Code Enforcement Network (BAYCEN) presentation entitled "Protecting Children Through Code Enforcement.

7) **Monthly Report**

Lidice De La Fuente reported that new website analytics have been implemented and in June the Department posted 22 Tweets, 15 Instagram posts; and six Facebook posts and that the Department has nearly reached 200,000 unique people through Facebook for the year. Director Gallo expressed the importance of making the information available to Spanish speakers and asked staff to send him community outreach information in Spanish.

8) **Future Agenda Items**

Director Gallo indicated he would report back on the Oakland and County lead settlement discussions in time for the September 8th Special meeting.

Directors asked to place the draft CSA ballot measure letter as an action item for the September 8th Special meeting.

Director Bauters asked to place In-Person JPA Meeting Location as an information/action item for the September 8th Special meeting.

9) **Announcements by Board Directors**

Director Bauters reminded Directors there is no meeting in August. Next JPA meeting will be a Special meeting on Wednesday, September 8th at 12:00 p.m.

10) **Adjournment**

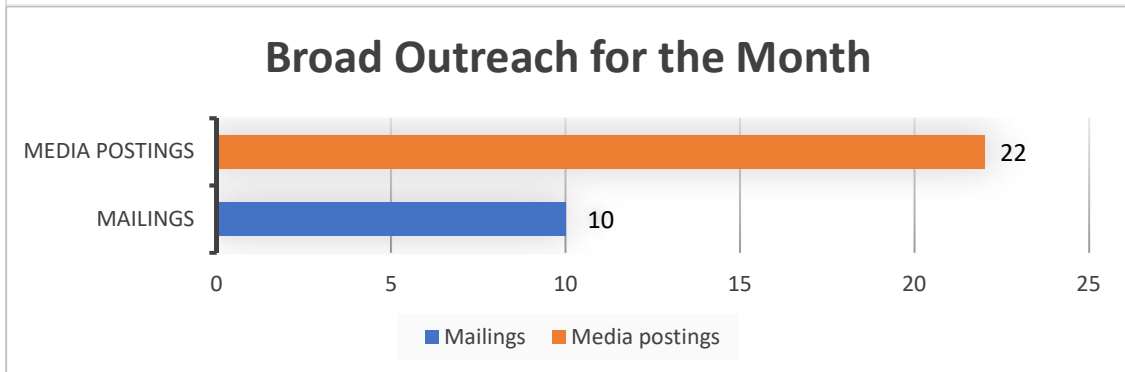
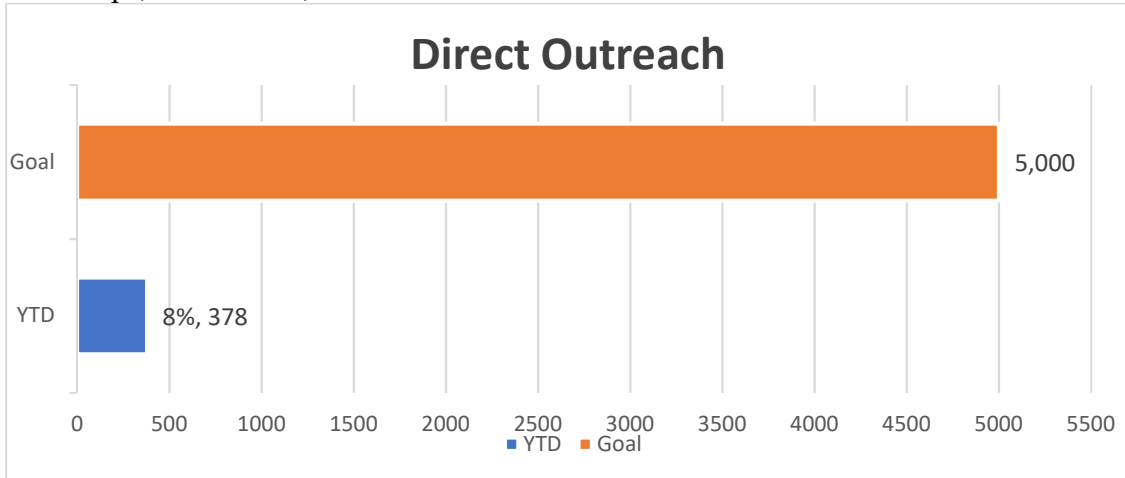
Meeting adjourned at 9:46A.M.

Alameda County Healthy Homes Department Outreach and Education Report Objectives FY 20-21

Report for July 2021

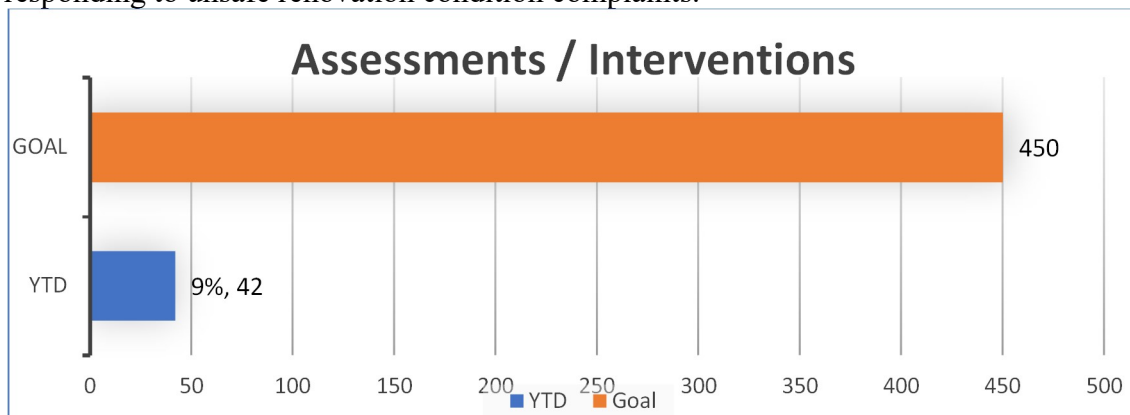
Public Outreach

By June 30, 2022, Alameda County residents will be reached and informed of CSA property owner services, lead safety, lead regulations, childhood lead poisoning prevention, maintaining a lead-safe property, the impact of housing on health and other Department services. Direct outreach to an estimated 5,000 residents will be done through community events such as presentations, information booths, trainings, collaboration meetings and phone consultations, etc. An estimated 1 million individuals will be reached through website, social media, mailings, literature drops, and articles, etc.



Healthy Housing Assessments/Interventions

By June 30, 2022, a total of 450 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.



Activities conducted July 2021:

| CITY | Public Outreach and Housing Assessments/Interventions |
|--|--|
| Alameda | <ul style="list-style-type: none"> • 3 Housing Assessment/Intervention |
| Berkeley | <ul style="list-style-type: none"> • 2 Housing Assessments/Interventions, (1 lead related) |
| Emeryville | |
| Oakland | <ul style="list-style-type: none"> • 2 Collaboration Meetings: SB 617 West Oakland Steering Committee; West Oakland Community Collaborative Steering Committee Meeting, (51 reached) • Mailing: Lead Poisoning Outreach and Education, (6 reached) • 13 Housing Assessments/Interventions, (4 lead related) |
| Countywide Services | <ul style="list-style-type: none"> • Two Trainings: EPA Renovation, Repair and Painting (RRP) Initial Training @ Cypress Mandela Oakland, (25 reached) • 5 Collaboration meeting: California Health & Disability Department staff update; BAYCEN Collaboration Meeting; Safe Kids Alameda County; Child Injury Prevention Network; Bay Area Lead Poisoning Prevention Program, (169 reached) • Media: Twitter; Facebook; Instagram; YouTube; E-Subscribe; Text campaign, (156 reached) • 8,710 Website Visitors • 133 Information calls |
| Other Alameda County cities not in the CSA / Regional/Out of State/ National | <ul style="list-style-type: none"> • Mailing: Lead Poisoning Outreach and Education, (4 reached) • 24 Housing Assessments/Interventions, (4 lead related) |

End of Fiscal Year Outreach Report

Fiscal Year 2020-2021

| 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 |
|-----------------|
|-----------------|

Objective: By June 30, 2021, 2,500 Alameda County residents will be reached 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 5,263 individuals were reached through virtual collaboration meetings, presentations, information booths, trainings and by providing technical assistance to callers during July 1, 2020-June 30, 2021.

| | | | | |
|--|-----|----|------|----|
| Participate in live and/or virtual outreach events, presentations and health fairs. <ul style="list-style-type: none"> Collaboration meetings: 194 Presentations: 17 Information booth: 1 | 212 | -- | 3880 | -- |
| Provide information, technical assistance and referrals to callers. | -- | -- | 1359 | -- |
| Maintain partnerships with rental industry organizations such as EBRHA, Apartment Owners Association and Property Managers Association and establish new contacts with real estate companies and homeowner associations to increase their knowledge of impact of substandard housing on health. <ul style="list-style-type: none"> Staff participated in an information booth and virtual presentations /collaboration meetings: Emergency Rental Assistance Programs and Lead Safe Housing Rule; Landlord 101 Workshops - City of Berkeley Rent Stabilization Board and Alameda Housing Authority; Project Based Landlord Workshop in Alameda. | | | | |
| Participate in regional Head Start Health Advisory Board live and/or virtual meetings to promote lead screening. <ul style="list-style-type: none"> Three virtual presentations to Head Start Broadway, Brookfield, San Antonio and Franklin locations were conduct reaching an estimated 26 individuals. | | | | |
| In collaboration with CA-DPH medical consultant conduct live and/or virtual presentations to medical providers. <ul style="list-style-type: none"> Collaboration meetings were held with Anthem Blue Cross Community Advisory Committee and Alameda Alliance for Health System. | | | | |

| OBJECTIVE/ACTIVITY | Alameda | Berkeley | Emeryville | Oakland | Countywide Activity | Other Cities within Alameda County | TOTAL Number of Activities | | TOTAL People Reached | |
|--|---------|----------|------------|---------|---------------------|------------------------------------|----------------------------|----|----------------------|----|
| | | | | | | | YTD | FY | YTD | FY |
| <p>Train 60 individuals including property owners, property managers, renovators, maintenance workers, partner staff and residents will be trained in lead safety skills and lead and healthy housing principles.</p> <p>A. Develop online and virtual healthy housing training courses.</p> <ul style="list-style-type: none"> This activity is ongoing. <p>B. Provide (3) Healthy Homes trainings to property owners, community members, home visitors, property managers and inspectors.</p> <ul style="list-style-type: none"> One Lead Safety training was conducted in June 2021 in partnership with Cypress Mandela in Oakland, training 14 individuals. <p>C. Provide (1) one-day U.S. Environmental Protection Agency Renovation, Repair and Painting (RRP) classes.</p> <ul style="list-style-type: none"> One RRP class was held in March 2021 in Oakland training 10 individuals. <p>D. Provide training slots for partner agency staff in existing trainings in order to encourage adoption of Healthy Home Principles with partner agencies.</p> <ul style="list-style-type: none"> No activity reported during this period. | | | | | | | | | | |
| Provide public health nursing case management (live and/or virtual) to families of children with high blood lead levels, > 15 ug/dL. | 1 | | | 13 | | 20 | -- | -- | 34 | -- |
| Provide lead poisoning consultations (live and/or virtual) as resources allow to families of children with lower blood lead levels, 10-14 ug/dL. | | | | 36 | | 57 | -- | -- | 93 | -- |

| OBJECTIVE/ACTIVITY | Alameda | Berkeley | Emeryville | Oakland | Countywide Activity | Other Cities within Alameda County | TOTAL Number of Activities | YTD | | FY | |
|---|---------|----------|------------|---------|---------------------|------------------------------------|----------------------------|-----|----|-----|----|
| | | | | | | | | YTD | FY | YTD | FY |
| Objective: By June 30, 2021, 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. An estimated 212,867 individuals were reached through the Department website, social media, radio, text messaging campaigns, TV, public service announcements and mailings. | | | | | | | | | | | |
| Distribute program services brochures in CSA permit offices, hardware stores, paint stores, and venues visited by homeowners and landlords. | 1 | | | 1 | 1 | 1 | 4 | -- | -- | -- | -- |
| Conduct mailings/email blasts promoting CSA services, lead hazard control assistance, minor home repair, training, and health and safety. | 1 | | | 3 | 2 | 6 | 12 | -- | -- | -- | -- |
| Provide Lead Poisoning Outreach and Education as resources allow to families of children with low blood lead levels, 5-9 ug/dL | 5 | | | 31 | | 62 | 98 | -- | -- | -- | -- |
| Partner with Alameda County Bond Insurance for contractor outreach. <ul style="list-style-type: none"> No activity reported during this period. | | | | | | | | | | | |
| Write and publish articles on a variety of healthy homes topics. <ul style="list-style-type: none"> The Department developed a Back to School flyer, "Are Your Kids Distance Learning" and distributed to all school districts in the County in the fall of 2020. | | | | | | | | | | | |
| Increase online visibility by maintaining ACHHD website, Facebook page, Twitter, Instagram and YouTube. <ul style="list-style-type: none"> A. ACHHD Website visitors: 204,849 B. Social Media: The Department contracted with Busy Seed for posting various healthy homes topics online. Multiple postings were made on the Department's Facebook, Instagram, LinkedIn, Twitter pages and E-Subscribe. YouTube: "Together we can Conquer Lead Poisoning" video for National Lead Poisoning Prevention Week was created and posted on YouTube and the Department's website. C. Radio: Four radio campaigns were conducted in partnership with Pandora Radio, KBLX and KOIT. D. TV: The Department collaborated with KTSF for an interview with County Supervisor and JPA Director Wilma Chan. E. PSA: Two public service announcements were conducted with KTSF Channel 26 and Habitot in Berkeley. | | | | | | | | | | | |

| OBJECTIVE/ACTIVITY | Alameda | Berkeley | Emeryville | Oakland | Countywide Activity | Other Cities within Alameda County | TOTAL Number of Activities | TOTAL People Reached | | |
|--|---------|----------|------------|---------|---------------------|------------------------------------|----------------------------|----------------------|-----|----|
| | | | | | | | YTD | FY | YTD | FY |
| Develop and implement a Text Messaging Campaign to a variety of audiences. | | | | | | | | | | |
| <ul style="list-style-type: none"> Five text messaging campaigns were conducted during this period. Topics included Facemasks; National Lead Poisoning Prevention Week 2020 and Lead Safety classes. | | | | | | | | | | |
| Maintain a presence with online groups such as NextDoor, Patch and Parents Networks to contribute expert advice, and CSA services. | | | | | | | | | | |
| <ul style="list-style-type: none"> No activity was conducted during this period. | | | | | | | | | | |
| HEALTHY HOUSING ASSESSMENTS AND INTERVENTIONS | | | | | | | | | | |
| Objective: By June 30, 2021, a total of 415 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 510 healthy housing assessments/ interventions were conducted between July 1, 2020 and June 30, 2021. This total number includes public health nurse case management and lead poisoning consultations of lead poisoned children. | | | | | | | | | | |
| Complete lead hazard control at 40 units of housing. | | | | | | | | | | |
| <ul style="list-style-type: none"> 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 | 16 | | 2 | 21 | -- | -- | -- |
| Response to an estimated 65 unsafe lead renovation conditions/complaints. | 4 | 7 | 1 | 19 | | 6 | 37 | -- | -- | -- |

| OBJECTIVE/ACTIVITY | Alameda | Berkeley | Emeryville | Oakland | Countywide Activity | Other Cities within Alameda County | TOTAL Number of Activities | | TOTAL People Reached | |
|---|---------|----------|------------|---------|---------------------|------------------------------------|----------------------------|----|----------------------|----|
| | | | | | | | YTD | FY | YTD | FY |
| <p>Conduct an estimated 30 environmental investigations to identify the sources of lead exposure for children meeting the State mandated lead case criteria.</p> <p>A. Provide risk assessment reports and technical assistance to family and property owners for remediating the lead hazards.</p> <p>B. Conduct clearance testing to ensure lead hazards have been addressed.</p> <p>C. Utilize the ACHHD’s cooperative compliance model and conduct progressive enforcement activities with non-compliant property owners where lead poisoned children reside.</p> <p>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.</p> | 1 | | | 9 | | 3 | 13 | -- | -- | -- |
| <p>Reduce health and safety hazards and minor home repair at 200 properties owned by low income property owners.</p> <p>A. Conduct housing assessments to identify eligible health and safety hazards and minor home repairs.</p> <p>B. Develop and assign work orders to contractors to complete identified repairs.</p> | | | 2 | 58 | | 49 | 109 | -- | -- | -- |
| <p>Conduct 45 housing assessments for minor home repair who meet Fixing to Stay eligibility.</p> <p>A. Recruit and enroll Fixing to Stay eligible clients minor home repair clients.</p> <p>B. Conduct post surveys of Fixing to Stay clients.</p> | | | 1 | 62 | | 60 | 123 | -- | -- | -- |

| OBJECTIVE/ACTIVITY | Alameda | Berkeley | Emeryville | Oakland | Countywide Activity | Other Cities within Alameda County | TOTAL Number of Activities | | TOTAL People Reached | |
|---|---------|----------|------------|---------|---------------------|------------------------------------|----------------------------|----|----------------------|----|
| | | | | | | | YTD | FY | YTD | FY |
| <p>Conduct 80 housing assessments and provide technical assistance to independent home operators in the Unincorporated area of the County under the Independent Living Homes Project.</p> <p>A. Maintain an updated list to be shared with key stakeholders and providers.</p> <p>B. Conduct three trainings on healthy housing principles for independent living home operators.</p> <p>C. Respond to five complaints related to housing conditions. Conduct post surveys of independent home operators and training participants.</p> | | 5 | 1 | 25 | | 49 | 80 | -- | -- | -- |
| COMPLIANCE | | | | | | | | | | |
| Objective: Promote public policy and system change with healthy housing standards. | | | | | | | | | | |
| <p>Collaborate with building officials, housing authorities, code enforcement agencies and contractors to address challenges to meet compliance.</p> <ul style="list-style-type: none"> Virtual meetings were held with various organizations such as the California Association of Code Enforcement Officers (CACEO), California Healthy Housing Coalition. Code Enforcement League of Arizona; City of Oakland; American Association of Code Enforcement Officers; City of Berkeley Rent Stabilization Board; Alameda Housing Authority; Steps & Ladders with Cypress Mandela. | | | | | | | | | | |
| <p>Participate in local, regional and state and Federal upstream planning on policy for meeting compliance.</p> <ul style="list-style-type: none"> Virtual meetings were held with Healthy Havenscourt BUILD; Green and Healthy Housing Initiative; Proactive Rental Inspection Steering Committee for Unincorporated County; Bay Area Combined Community Advisory Collaborative; Berkeley Tobacco Prevention Coalition; National Center for Healthy Housing; Rodchester/Minneapolis/Oakland; Safe Kids Alameda County & Childhood Injury Prevention Network; Senior Injury Prevention Partnership; Friends of Sausal Creek/EBMUD; Unincorporated Area Working Group - Policy Link; District Attorney's Office; West Oakland Community Collaborative and Roots Community Health Center. Consultations were conducted with Santa Clara County Dept. of Environmental Health, Monterey County Health Dept., and HUD on the Lead Safe Housing Rule. | | | | | | | | | | |