



County of San Mateo

Inter-Departmental Correspondence

Department: HEALTH

File #: 23-293

Board Meeting Date: 5/9/2023

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Louise F. Rogers, Chief, San Mateo County Health
Lizelle Lirio de Luna, Director, Family Health Services

Subject: Agreement with Rebuilding Peninsula Together for Lead Paint Remediation Coordination Services

RECOMMENDATION:

Adopt a resolution authorizing an agreement with Rebuilding Together Peninsula to plan, pilot, and establish a Lead Paint Hazard Remediation Program for the term of May 15, 2023, through May 14, 2026, with an option to extend the term to May 14, 2028, in an amount not to exceed \$6,050,251.

BACKGROUND:

After nearly 20 years of litigation, ten California jurisdictions, including our County, reached a settlement that provides \$305 million to clean up the lead paint that poisons tens of thousands of children across California each year. San Mateo County will receive approximately \$11.7 million, distributed in annual payments from 2019 through 2025. Funds may be used to address the public health hazards related to lead paint, such as:

- (1) Developing or enhancing programs that abate lead paint from housing, particularly housing occupied by low-income individuals;
- (2) Providing services to individuals, particularly children, who have been exposed to lead paint;
- (3) Educating the public about hazards caused by Lead Paint and the best means of avoiding exposure to and remediating the harms caused by Lead Paint, including the availability of funding for lead abatement.

DISCUSSION:

In preparation for launching a Lead Paint Hazard Remediation Program (LPHRP) consistent with the Settlement guidelines, County Health conducted a Scoping Session early on in the process, learned from other entities which participated in the Settlement, collaborated with the Department of Housing, which administers similar Minor Home Repair programs and issued a Request for Proposals (RFP) June 9, 2022.

Rebuilding Together Peninsula (RTP) was the sole RFP respondent and was selected to partner with County Health in the development of the LPHRP. The first year of the agreement will be dedicated to planning for and developing the LPHRP and piloting the program in a limited number of homes with the goal of full program implementation by May 2024. During the first year of the program, RTP will hire appropriate staff; establish sub-contracts for lead inspection (pre- and post-lead testing and development of remediation plans) and construction; engage in program planning including solicitation of community input; develop criteria for program qualification; create and document workflows and processes; and pilot remediation in three to five homes throughout the County. As part of program development, County Health and RTP will determine the necessity of using additional Lead Settlement funds for the development of a workforce development program to augment the local workforce of certified lead professionals, enhance community education, and outreach to advertise the program to eligible residents; and relocation services agreements for residents as needed.

After the planning and pilot year, RTP will increase the program capacity each year to remediate lead paint hazards in 20-25 homes in the third full program year until all funds are depleted. As part of the program, RTP will conduct outreach and enroll participants; manage lead inspector and construction contracts to perform the remediation; and report on all activities to the County.

While the scope of remediation work will be determined through the planning period, remediation is expected to focus on interior and exterior painting, replacement of high friction surfaces such as doors and windows, and other repairs necessary to remediate lead paint hazards in the home. Criteria for resident eligibility will also be determined during the planning period, is expected to prioritize the home where children reported to County Health as having elevated blood lead levels are present, and areas of the County with aging house stock, high birth rates, and lower income. Due to the extensive and specialized nature of the program, the agreement is written for three years with an option to extend an additional two years.

The resolution contains the County’s standard provisions allowing amendment of the County fiscal obligations by a maximum of \$25,000 (in aggregate).

The agreement and resolution have been reviewed and approved by the County Attorney as to form.

PERFORMANCE MEASURE:

Measure	FY 2023-24 Estimated	FY 2024-25 Estimated
Minimum number of homes in which lead paint is remediated	3-5	10-15*

*The anticipated number of homes annually remediated in future years is estimated at 20-25

FISCAL IMPACT:

The term of this agreement is from May 15, 2023, through May 14, 2026, with an option to extend the term to May 14, 2028, in an amount not to exceed \$6,050,251. This agreement is fully funded by Lead Paint Settlement funds, which are retained in a dedicated Trust Fund. Appropriation for this agreement has been included in the FY 2022-23 Family Health Services Adopted Budget, and similar appropriation will be made for future years. No Net County Cost is associated with this agreement.

ATTACHMENTS:

