



Getting Code Enforcement Right in Middle Neighborhoods

Moderator: Marcia Nedland

Organizer, Middle Neighborhoods Community of Practice





Tell us
about you!

- Nonprofit
- Gov't local
- Gov't state
- Gov't federal
- Intermediary
- Consultant
- Realtor
- Financial institution
- Academic institution



Middle Neighborhoods Initiative

A National Initiative focused on mobilizing attention to reverse the disappearance of middle neighborhoods through decline or gentrification. The initiative does this through:

- Community of Practice: practitioners, policy, researchers
- Research: topics relevant to middle neighborhoods
- Policy Analysis and Advocacy: housing, lending, community dev
- Communications strategies: advancing awareness

Coordinated by National Community Stabilization Trust and NeighborWorks America and advised by a Steering Committee of 20 prominent researchers, practitioners and policy makers



Characteristics of Middle Neighborhoods

- Mostly single-family homes built for families with children.
- Still well more than 50% owner-occupied, but slowly eroding.
- Housing stock is aging, still in generally acceptable condition, but often lacks features and updates to compete well for today's homebuyers.
- More racially, ethnically and economically diverse.



stabilizationtrust.org



Click [here](#) to learn more about defining Middle Neighborhoods

Refresh Your Map | Zoom ▾ | Questions or feedback?

Your Map

Map | Satellite

Choose a 2014-2018 layer to display

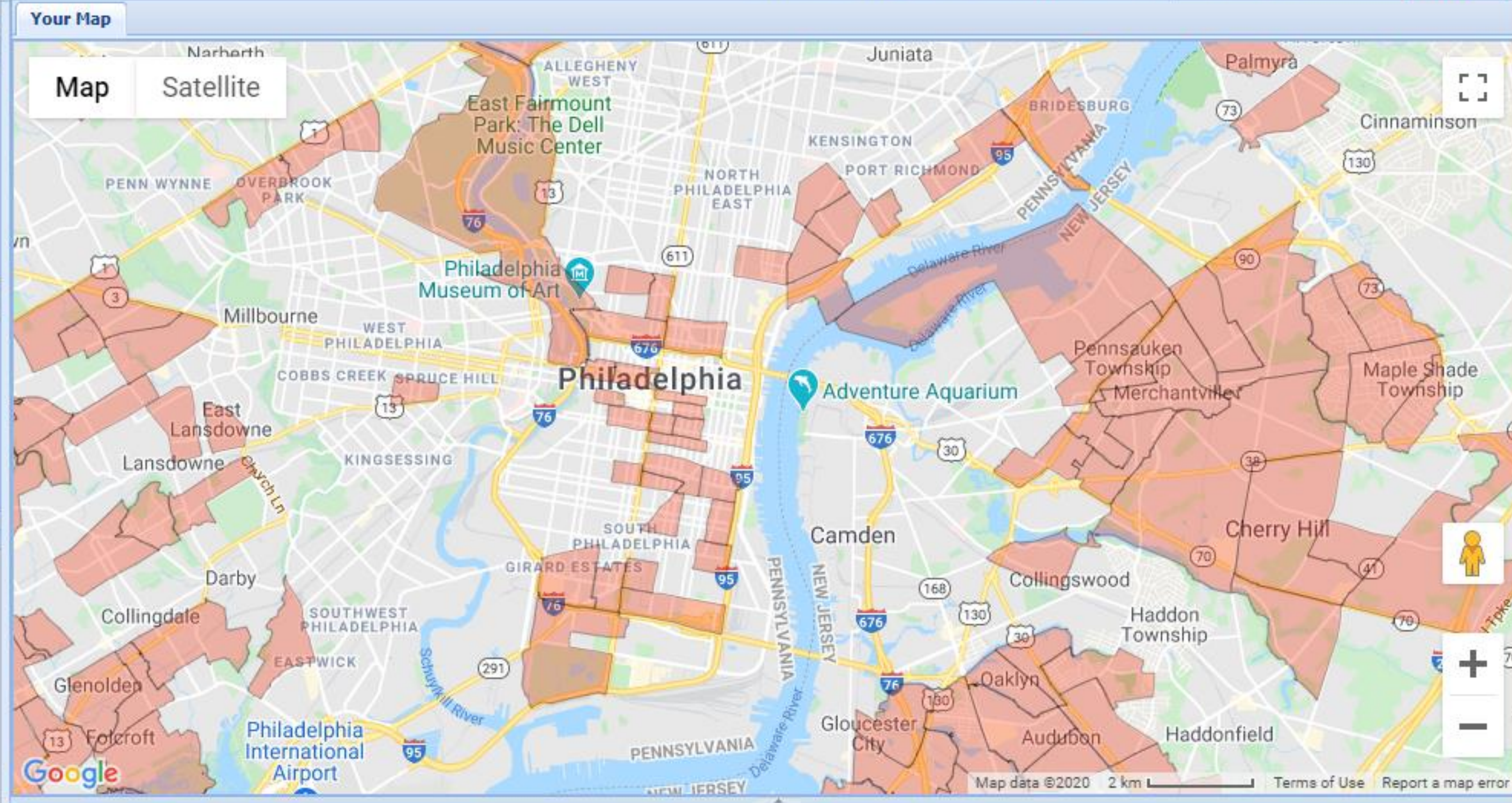
- 2018 City Test 1: 60-100% CMI
- 2018 City Test 2: 80-120% CMI
- 2018 National Test 1: 60-100% NMI
- 2018 National Test 2: 80-120% NMI
- 2018 Regional Test 1: 60-100% AMI
- 2018 Regional Test 2: 80-120% AMI
- 2018 Regional Test 3: 100-160% AMI

Choose a 2006-2010 layer to display

- 2010 City Test 1: 60-100% CMI
- 2010 City Test 2: 80-120% CMI
- 2010 National Test 1: 60-100% NMI
- 2010 National Test 2: 80-120% NMI
- 2010 Regional Test 1: 60-100% AMI
- 2010 Regional Test 2: 80-120% AMI
- 2010 Regional Test 3: 100-160% AMI

MSAs

- Panama City, FL Metro Area
- Parkersburg-Vienna, WV Metro Area
- Pensacola-Ferry Pass-Brent, FL Metro Area
- Peoria, IL Metro Area
- Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metro Area
- Phoenix-Mesa-Scottsdale, AZ Metro Area
- Pine Bluff, AR Metro Area
- Pittsburgh, PA Metro Area
- Pittsfield, MA Metro Area



Displaying census tracts with median household incomes between 80 and 120 percent of regional/MSA median (\$69,465), or \$55,572 - \$83,358

Our Panelists

Alan Mallach

- Senior Fellow
- Center for Community Progress

Jacob Dishaw

- Deputy Commissioner of Code Enforcement and Zoning Administration
- Syracuse, NY

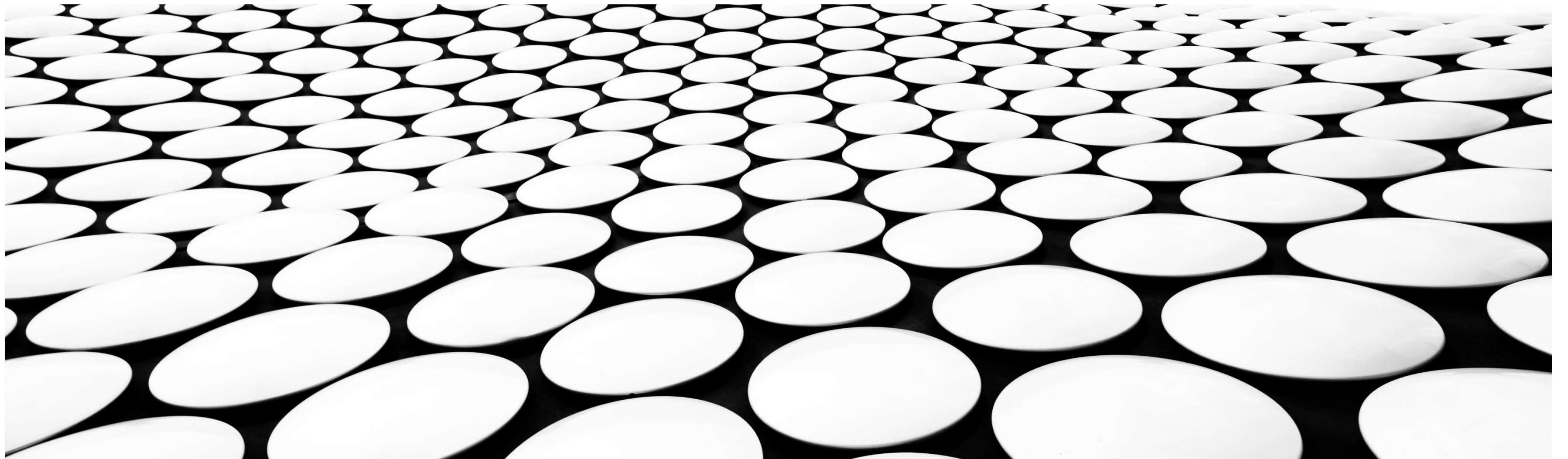
Larry Brooks

- Director
- Healthy Homes Department, Alameda County, CA



THINKING STRATEGICALLY ABOUT CODE ENFORCEMENT

ALAN MALLACH, SENIOR FELLOW CENTER FOR COMMUNITY PROGRESS WASHINGTON DC

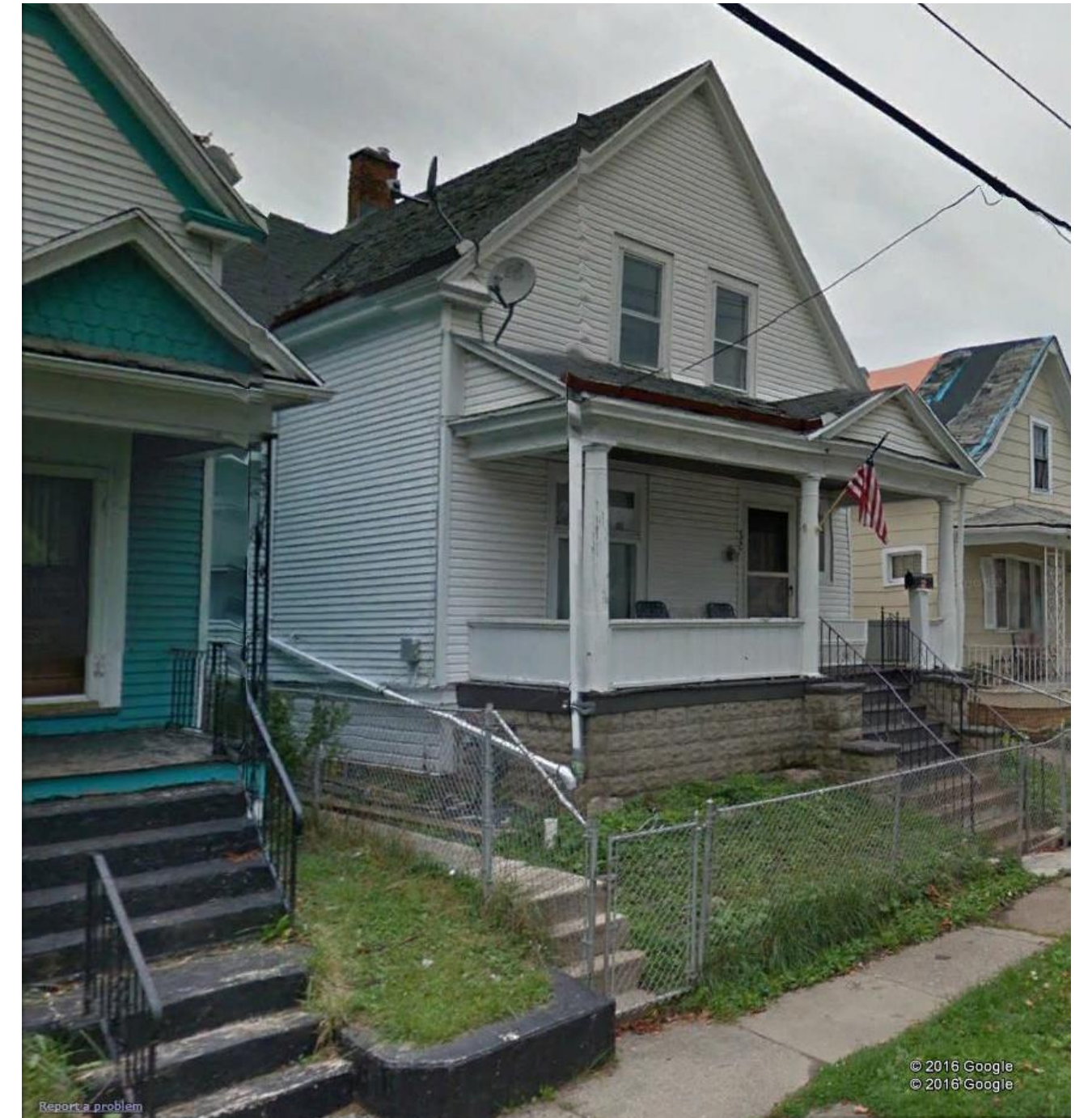


WHAT IS THE PURPOSE OF CODE ENFORCEMENT?

- To gain voluntary compliance through education
- to provide fair and comprehensive **enforcement** of Township **Codes** and Local Ordinances
- The Code Enforcement Office works to maintain the standards set forth in the Borough Codes, for residential property maintenance, commercial operations and property maintenance, housing inspections, animal control and zoning ordinances.
- The Code Enforcement Officer responds to and investigates resident complaints.

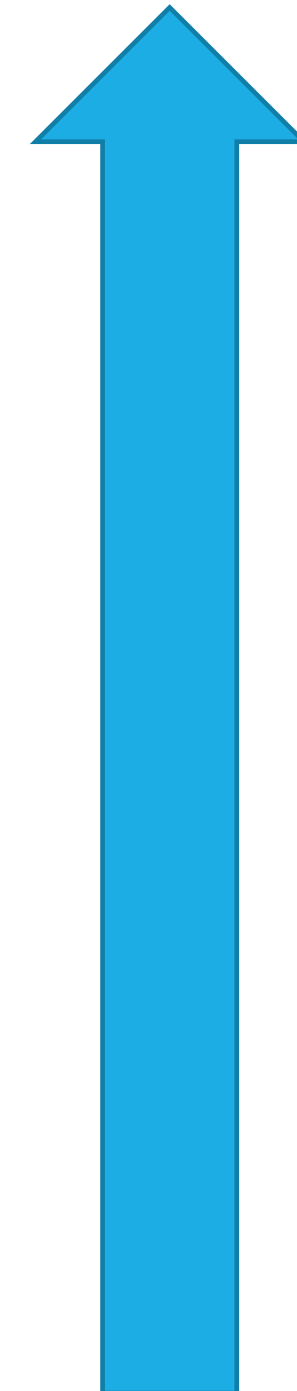
WHAT IS THE PURPOSE OF CODE ENFORCEMENT?

- To ensure to the extent feasible that all housing in the community is safe and healthy for its residents and neighbors
- To achieve that goal, code enforcement must be systematic and strategic.
- Code enforcement is a key element in a middle neighborhoods strategy



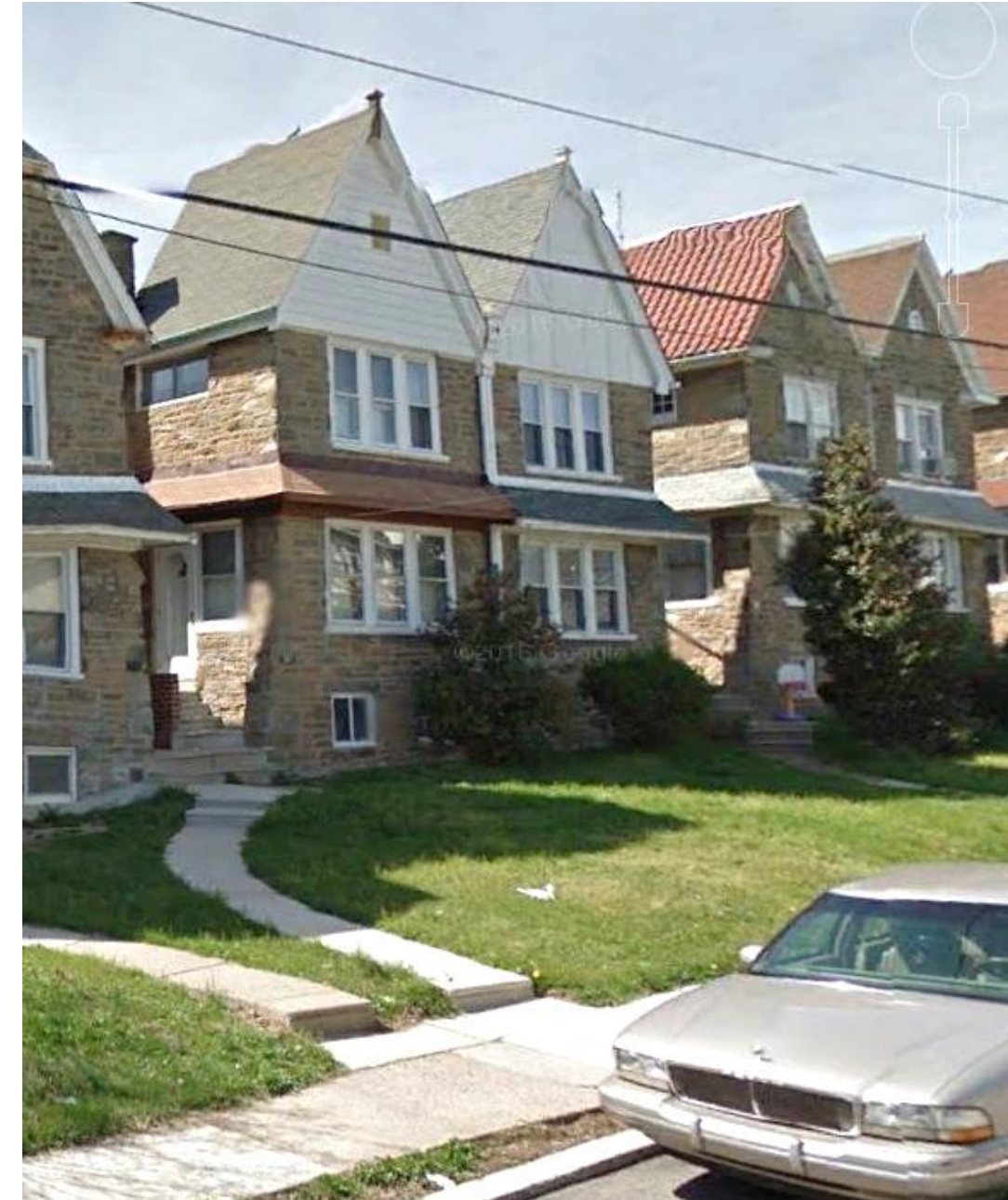
THE LADDER OF RENTAL REGULATION

Performance-based rental licensing	License requirements, inspection frequency and fees are adjusted based on the past track record of the property and the landlord.
Rental licensing	All landlords required to obtain license conditional on property complying with code and other criteria.
Registration + inspection	All landlords required to register properties and all properties inspected on regular basis.
Rental registration	All landlords required to register properties and provide contact information for emergencies and service of notice.
Complaint-based inspection	Properties inspected only in response to complaints.



CHALLENGES OF PROACTIVE REGULATION

- ❑ Finding the properties and getting landlords registered
- ❑ Building staff, managing the program and covering the costs
- ❑ Building political and community support
- ❑ Resolving potential legal challenges



LEGAL ISSUES

- ❑ Authority to regulate
- ❑ Gaining access inside homes and apartments
- ❑ Levying and using fees on owners



MOVING TO PERFORMANCE-BASED REGULATION

- ❑ Track performance of properties and owners: condition, complaints, compliance
- ❑ Adjust fees, frequency of inspections, etc. on the basis of performance
- ❑ Use limited enforcement resources more productively by focusing on the “bad apples”
- ❑ Adopt a “light touch” approach to responsible landlords and well-maintained properties



PERFORMANCE-BASED LICENSING & REGULATION

BROOKLYN CENTER, MINNESOTA

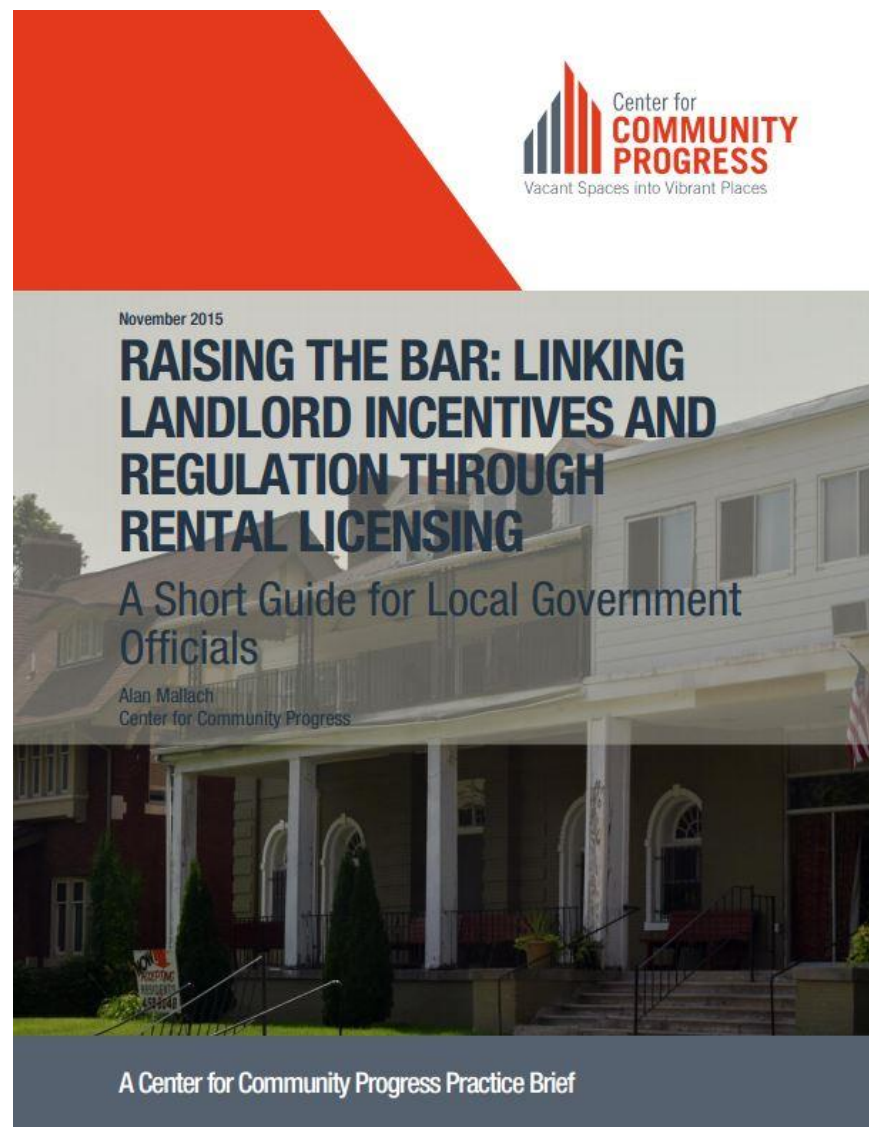
Requirement	Type I	Type II	Type III	Type IV
Action Plan	No	No	Required	No
Association for Responsible Management	Recommended	Recommended	Attend 25% of meetings	Attend 50% of meetings
Crime Free Housing	recommended	Phase I	Phase I and II	Phase I, II, and III
Inspections	Every three years	Every two years	Every year	Every six months
Mitigation Plan	No	No	No	Must be completed prior to council approval of license
Monthly Updates	No	No	No	Required

OFFER CARROTS, NOT JUST STICKS

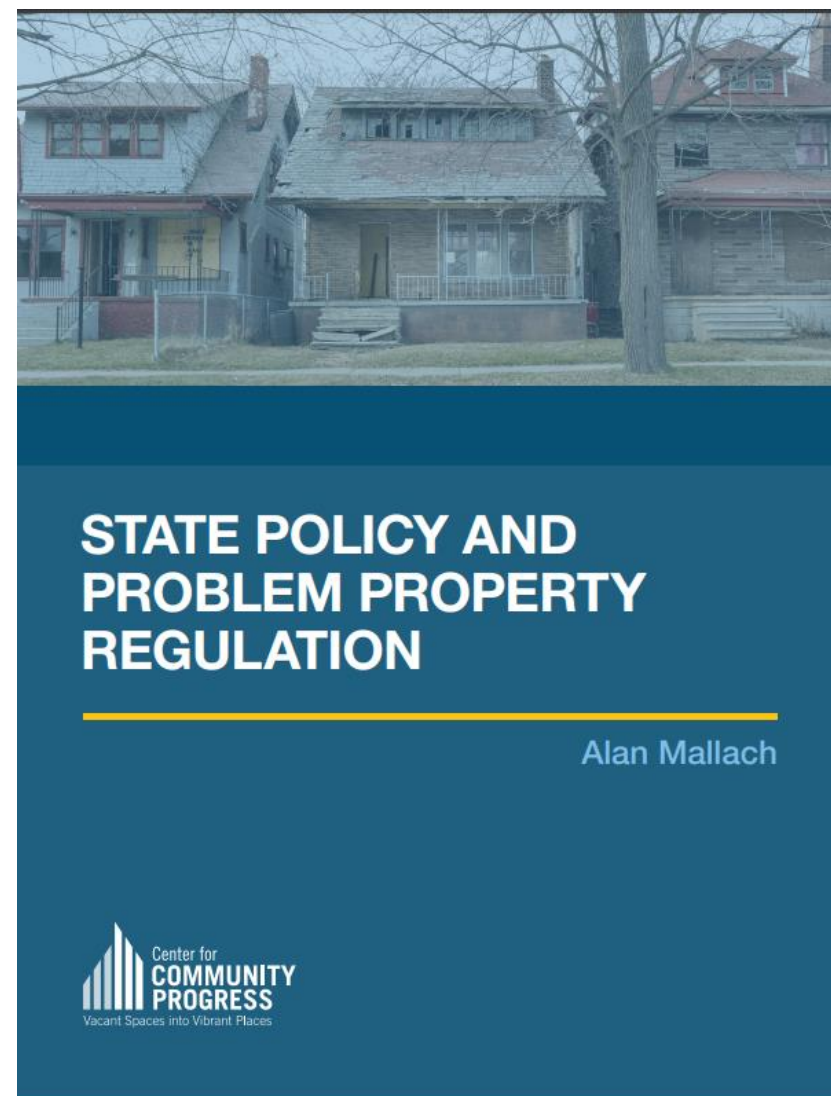
- ❑ Financial incentives
- ❑ Non-financial incentives
- ❑ Good landlord programs



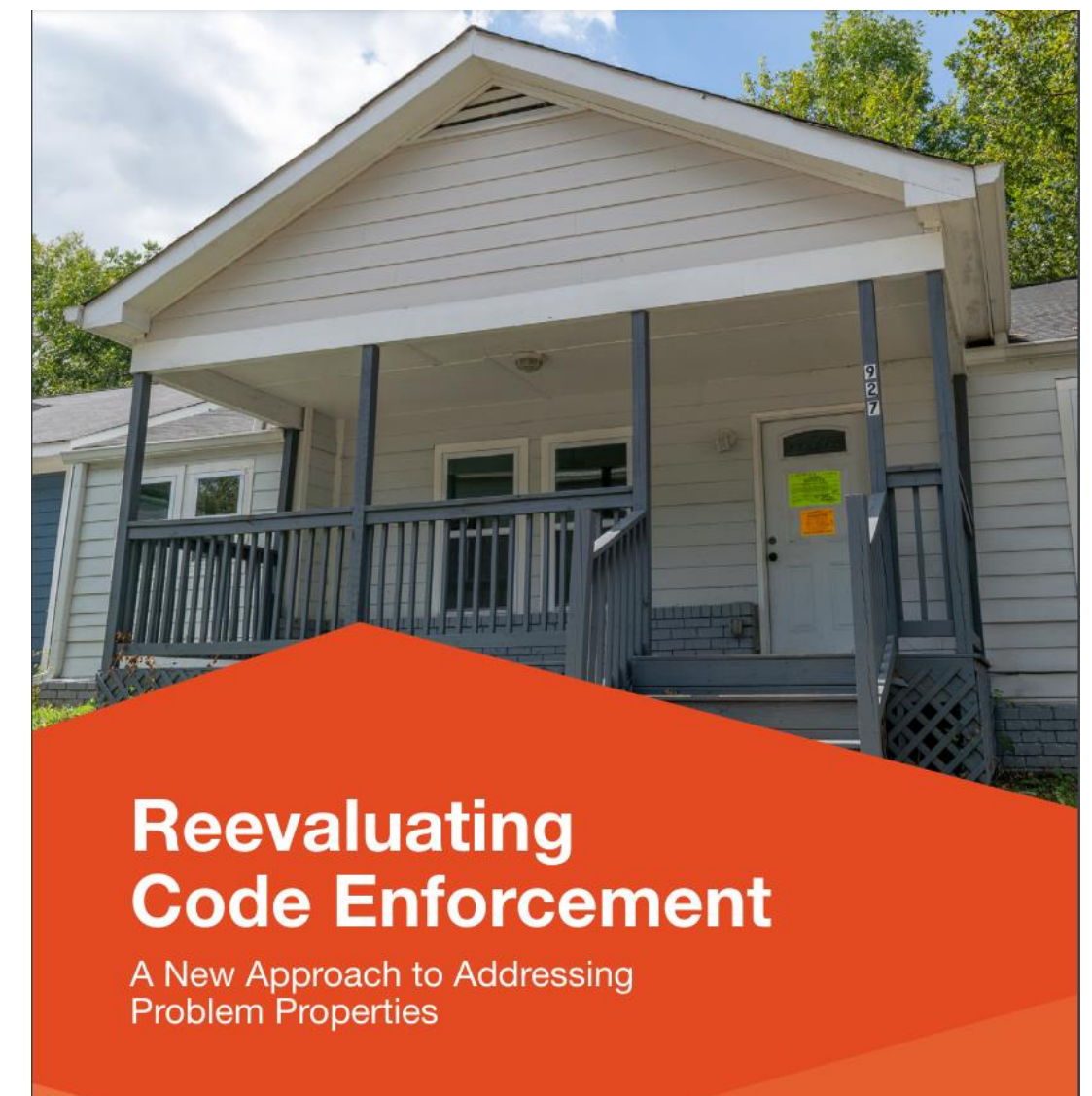
FOR MORE INFORMATION



<https://www.communityprogress.net/download-raising-the-bar-2015--pages-564.php>



<https://communityprogress.org/wp-content/uploads/2022/02/State-Policy-Property-Regulation.pdf>



<https://communityprogress.org/wp-content/uploads/2024/02/2024-02-reevaluating-code-enforcement.pdf>

Proactive Rental Inspections in Syracuse, NY

CITY OF SYRACUSE DEPARTMENT OF NEIGHBORHOOD
+ BUSINESS DEVELOPMENT DIVISION OF CODE
ENFORCEMENT

May 1, 2024





Why PRI?

**95% of city's
residential housing
stock built before
1978**

**20% of children
move one or more
times annually**

**81% of open health
violations are in 1-3 unit
rental properties**

**10.4% of children in
the City under 6
have EBLL \geq 5 U/dL**

Syracuse strategic code enforcement timeline

pre-2016

Insufficient tools to improve code compliance, especially for rentals

2016-17

Enforcement priorities shift to proactivity + public health

City awarded \$365k from NYS-AG for Zombies 1.0 • Strategic planning around CE • TOP Pilot • Implementation of data-driven inspection districts

2017-18

Policy push for local legislation to expand DOCE authority

BAA ticketing ordinance passed (2017) • Expanded rental inspection ordinance passed (2018) • City awarded \$4.5m HUD lead grant • Planning for Lead Paint ordinance begins

2018-19

New tools & strategies implemented

BAA ticketing fully launched • City awarded \$50K Cities RISE grant for CE community engagement • City awarded \$370k for Zombie enforcement strategies • Planning for Lead Paint ordinance begins

2020-24

Continued evaluation & iteration

City awarded \$965k for Cities RISE 2 • Lead paint ordinance approved by Council • Community Ambassador program launched • HOME Unit Enforcement effort launched

Syracuse's PRI Ordinances

Previous

1-2 Unit Rental Properties

- **Exterior inspection** only
- Every **2 years**
- Renewals based on geographic rotation, cases **closed if no application received**

3+ Unit Rental Properties

- Interior inspection (state mandate)
- Every **5 years** (under minimum)
- Annual smoke certification

Current

1-2 Unit Rental Properties

- **Interior inspection** with consent of owner or tenant
- Every **3 years**
- **City may seek warrant** if owner does not consent to interior
- Renewals based on 3-year timeframe, **cases stay open** if owner does not apply

3+ Unit Rental Properties

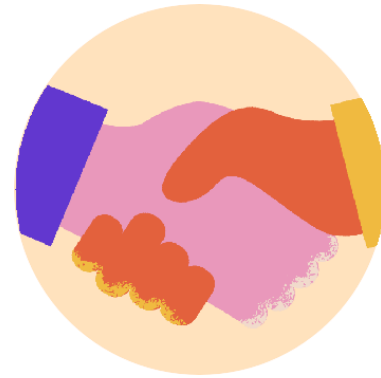
- Interior inspections every **3 years** by NYS
- Annual smoke certification

Additional (all rentals)

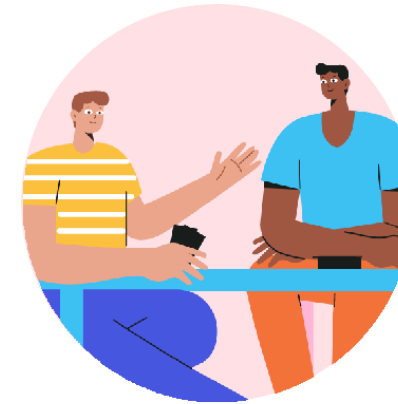
- **Lead dust-wipe clearance required** in high-risk area
- **Fines issued** for non-compliance
- **Illegal to collect rent** if certification invalid



Troubleshooting strategies for effective PRI Implementation



Educating owners & incentivizing compliance



Increasing tenant awareness



Navigating legal barriers & opposition



Using data to drive iterative process improvement



Building a holistic policy ecosystem



Mitigating legal barriers & opposition

- New 2020 ordinance mirrors other policies in NYS that combines “consent” provision with ability to seek warrant
- Framing policy need through lens of public health helped to generate buy-in
- Environmental Impact Assessment helped solidify legitimacy of lead high-risk area

Educating owners & incentivizing compliance

- Increasing awareness about the “why” behind the need for the change important for buy-in
- Investments in funds for property owner repairs (i.e. GHFI, HUD Lead Program, low- interest loan funds)
- Connecting other funds to valid rental certificates (i.e. rent relief)





Tenant outreach & education

Leveraging community ambassador network for outreach to tenants in cases of owner non-consent in order to gain access

Using data to drive iterative process improvement

- Integration of multiple datasets to assess rental occupancy and ownership changes
- Improved access to information about residential units in mixed-use dwellings
- Pilot programs developed based on demonstrated need



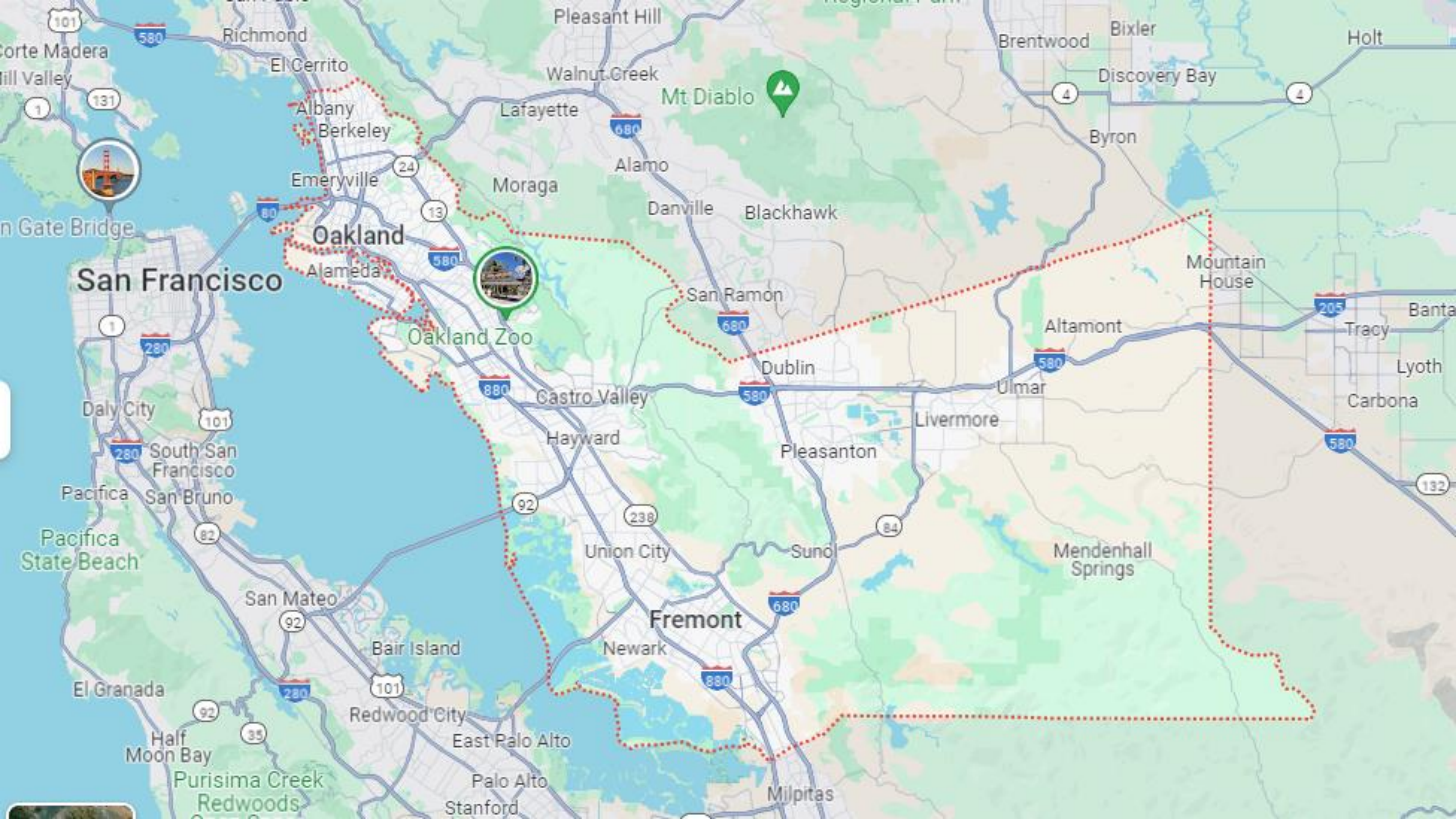


Creating a holistic policy ecosystem

- Identifying policy and resource needs “road map” important to overall efficacy of PRI in Syracuse
- Example: Interior inspections would be less effective without BAA, Lead ordinance would be impossible without updated PRI ordinances

Questions?





Alameda County, California

GET DATA

Alameda County, California

Housing Units Built in 1939 or Earlier

19.2 percent

Source: Latest ACS 5-Year Estimates Data Profiles/Housing Characteristics

Moved into Housing Unit between 2000 and 2009

20.0 percent

Source: Latest ACS 5-Year Estimates Data Profiles/Housing Characteristics

Median Year Structure Built

1968

Source: Latest ACS 5-Year Estimates Detailed Tables: B25035

United States

Housing Units Built in 1939 or Earlier

12.2 percent

Source: Latest ACS 5-Year Estimates Data Profiles/Housing Characteristics

Moved into Housing Unit between 2000 and 2009

20.6 percent

Source: Latest ACS 5-Year Estimates Data Profiles/Housing Characteristics

Median Year Structure Built

1979

Source: Latest ACS 5-Year Estimates Detailed Tables: B25035

↑ CLOSE STATE AND LOCAL DATA

View State and Local Data for a State

California

GET DATA

Oakland City, California

Housing Units Built in 1939 or Earlier

37.2 percent

Source: Latest ACS 5-Year Estimates Data Profiles/Housing Characteristics

Moved into Housing Unit between 2000 and 2009

19.9 percent

Source: Latest ACS 5-Year Estimates Data Profiles/Housing Characteristics

Median Year Structure Built

1952

Source: Latest ACS 5-Year Estimates Detailed Tables: B25035

California

Housing Units Built in 1939 or Earlier

9.0 percent

Source: Latest ACS 5-Year Estimates Data Profiles/Housing Characteristics

Moved into Housing Unit between 2000 and 2009

20.7 percent

Source: Latest ACS 5-Year Estimates Data Profiles/Housing Characteristics

Median Year Structure Built

1975

Source: Latest ACS 5-Year Estimates Detailed Tables: B25035

<https://www.census.gov/acs/www/about/why-we-ask-each-question/year-built/>

“We ask questions about when a housing unit was built and when a person moved into that home to create statistics about housing age and availability.

Local, state, tribal, and federal agencies use these data in government programs to analyze whether adequate housing is available and affordable for residents, provide and fund housing assistance programs, and measure neighborhood stability.

THE BLACK PANTHER

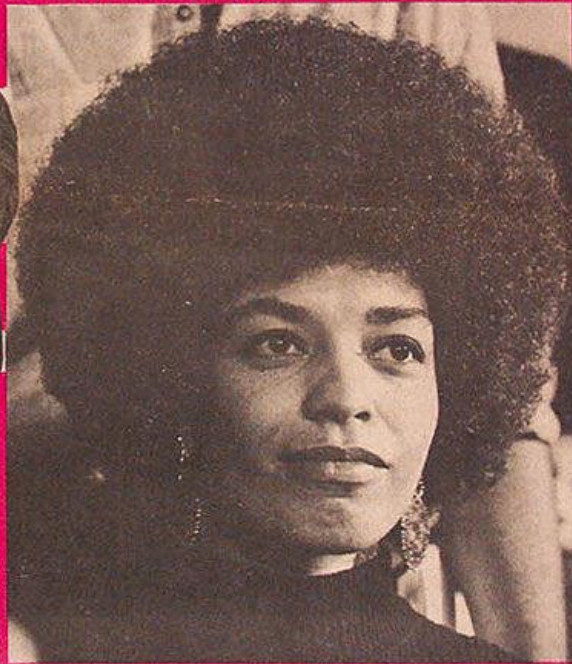
INTERCOMMUNAL NEWS SERVICE 25 cents

VOL. VIII, NO. 12 Copyright © 1971 by Huey P. Newton SATURDAY, JUNE 10, 1972

PUBLISHED WEEKLY THE BLACK PANTHER PARTY



**FREE ANGELA !
FREE ALL OF US !
ANGELA DAVIS FINALLY ACQUITTED OF
FALSE CHARGES.**



SURVIVAL TICKET!

VOTE FOR
SURVIVAL



**BOBBY SEALE FOR MAYOR !
ELAINE BROWN FOR CITY COUNCIL !**



LEAD POISONING- THE MAN-MADE DISEASE

Technology, if controlled by the majority of the people, could be a tool used to serve humankind and make our environment and existence more pleasant and productive. Advancements in science should ease our work load and help end human misery, not create mass unemployment and economic exploitation. At present, the individuals who control this country use technology to create the oppressive conditions that exist. The man-made conditions of pollution and indecent housing have brought about a man-made disease: lead poisoning.

Lead poisoning (Plumbism) is caused by an accumulation of the poisonous element, lead, in the body. Black and other poor children who live in wretched housing conditions in large cities suffer from Plumbism more than any other group. Children are more susceptible to lead poisoning than adults and small amounts in their systems may prove to be fatal. More than 400,000 children suffer from lead poisoning each year. The primary cause of this man-made disease in our youth is due to the eating of the sweet-tasting chips of lead-based paints that peel off of the walls of old, dilapidated housing. Lead-based paints were used primarily on houses built before 1940, although some paints that contain lead are still used. Because slumlords refuse to repair the rundown buildings that they rent to poor people, the peeling paint is easily accessible to hungry children.

Toxic levels of lead may already be accumulating in the systems of children and adults because of the lead in our polluted atmosphere. Lead is used as a gasoline additive and every year about 450 million pounds of lead are poured into the air we breathe from automobile exhaust fumes. Children in the inner cities may accumulate near poisonous levels of lead from the air. Other possibly dangerous sources of lead may include improperly glazed home-made pottery, lead-soldered food containers and contaminated food.

Lead poisoning causes much damage to the human body, and may cause death. It may cause permanent brain damage in children, sometimes bringing about swelling of brain tissue and damage to nerve cells. It may cause anemia, severe mental retardation or epilepsy. Other reported effects of lead poisoning include lowered fertility, problems with pregnancy and birth defects. Symptoms of the disease are abdominal pain, constipation and mental

disorders. Even if the amounts of lead in the body do not reach acute levels, damage may still occur. Some reported effects of gradual lead accumulation include loss of appetite, continual fatigue, and apathy; all of which will affect a child's performance in school and at home.

Even though the number of children being poisoned by lead substances is overwhelming, the government has not implemented a massive testing program, not even in the large urban areas where many people are affected. Measles vaccinations are mandatory for admission to schools. Measles is a disease that strikes approximately 75,000 children annually, while there are over 400,000 children poisoned by lead yearly in this country. There is no lead detection program similar in scope to the measles prevention program. Little do the rich people who control the government care about Black and other poor children suffering from brain damage by lead poisoning. It has been reported that from 6 to 10 percent of the children in poor urban communities have dangerous levels of lead in their bodies. However, lead poisoning can be halted if discovered in time. Certain compounds known as "chelating agents" are given to the victim. These chelating agents bind the lead atom and make it soluble, the body can then excrete it.

Earlier tests for Plumbism were too expensive to be conducted by most private clinics and organizations because each test would have cost between \$1 and \$5. Earlier methods of testing were also very complicated. However, it was revealed that an extremely effective technique has been developed for the detection of lead in human blood. This new technique is ideal for use in mass screening programs because it is inexpensive and can be easily administered. The new testing method was developed by Dr. Sergio Pionelli, professor of pediatrics at New York University School of Medicine, and can be administered at a cost of about 20¢ per person. Testing can be done outside of hospitals and labs, or large numbers of blood samples can be mailed into a laboratory to be analyzed. The test is called the Free Erythrocyte Porphyrins Test (FEP). It can only be used to diagnose severe lead poisoning, but also to detect early stages of lead intoxication. Therefore, the test can be used to stop lead poisoning before it does irreparable damage. A massive effort is needed to implement lead testing programs over the country in order to combat the form of genocide. The Free Medical Research Health Clinics of the Black Panther Party in several cities are implementing lead poisoning testing programs in order to meet the health needs of the people.

To conduct screening tests is only part of the process of eliminating lead poisoning. In order to get rid of the man-made disease we must change the conditions that created the poison. When a child is treated for Plumbism and afterwards returns to a decaying house with lead painted walls, the purpose of treatment is defeated. Slumlords must be forced to repair these houses, remove the lead paint and re-do the wall with non-toxic paint.

Lead poisoning is a problem caused by those who control the wealth of this country. They have poisoned the mind of our people with their propaganda. They have poisoned our lives with misery. They have poisoned our environment and they continue to poison our children's bodies. Through constant struggle we can eliminate the poison, no matter how strong the oppressor's poisons are, the universal antidote to all of them is the total transformation of the system in which they were produced.

ALL POWER TO THE PEOPLE

Peoples' Free Health Center

Health Clinics are the best way to bring to the people... (Text continues with details about the health center's services and location.)



SILENT EPIDEMIC

Lead poisoning is a silent epidemic... (Text discusses the hidden dangers of lead poisoning and the need for testing.)





THE TRIBUNE

Oakland, California

Wednesday, July 15, 1992

Get the lead out in toxics testing, county urged

By Judy Pennington

A health activist group that correctly predicted Alameda County's measles epidemic is now pushing the county on a new front, lead poisoning.

About 50 members of the Campaign for Accessible Health Care gathered at county health chief David Keans' office yesterday, demanding tests for lead poisoning at 30 East Oakland parks, playgrounds and lots where children play.

Officials said the county had started the testing and would complete it in three to four months.

Chanting "David Keans, you can't hide, lead poisoning is genocide," the protesters carried plastic buckets — allegedly filled with tainted soil — to leave with Keans.

Geon Hardy, a member of the campaign, said lead causes brain damage and burning dis-

abilities among children.

Francis Calpoterna alleged that the county's environmental health director, Rafiq Shahid, had agreed a month ago to test 30 sites, then reneged and said he would test only one. The sites are near the East 14th Street corridor where a state study found high levels of lead in homes in 1982.

"The main thing is that kids are still playing on those sites," he said.

Shahid said he had not agreed to a deadline, as the group claimed, but said the county had tested the five highest-priority sites already.

He said the county applied for a \$200,000 grant to screen 2,000 children and to test for lead at 1,000 homes.

Keans and Shahid said the county's budget shortage, which could reduce health services by \$17.2 million and close a ward at Highland Hospital, prevents

them from doing more.

Calpoterna noted that the county also disregarded the group's warnings when they asked for a major measles vaccination campaign last year. Later, when the county was in a measles epidemic, county doctors admitted they had underestimated the problem.

Shahid said if the five sites test positive, the county has to force the property owners to pay for a cleanup.

The high-priority sites are: a vacant lot at 7th Avenue and East 8th Street; Lanier School, 824 29th Ave.; a vacant lot at 25th Avenue and railroad tracks; and a park at East 14th Street and 25th Avenue.

Other sites include playgrounds, schools, parks and the site of the Cypress freeway section in West Oakland, which collapsed during the Oct. 17 earthquake.

CAMPAIGN FOR ACCESSIBLE HEALTH CARE

3805 N.L. KING
Oakland, CA 94609
(415) 601-0158

HOW LONG WILL OAKLAND LET CHILDREN BE POISONED?

Every day that passes, poisonous lead is building up in the bodies of Oakland's children.

A state-sponsored study found dangerous levels of toxic lead in one out of five Oakland kids.

Unless your child has very high levels of lead, you may see no outward signs of poisoning — none.

Yet low levels of lead from old paint, a toddler's night-cry can, or old car oil can build up in a child's body over time — in the brain and nervous system of



any child under age six. The damage is permanent and irreversible.

In the three years since the state study confirmed toxic paint, lead, car exhaust, and lead in toys, parents and health workers

have petitioned Alameda County to stop the lead poisoning.

The plan is now ready. It can make 1,000 kids become a year safe for kids.

Tragically, none of Oakland's City Council members are backing out. And without Oakland's official cooperation, the County plan is stalled.

Call your City Council member at 278-3296. Alert the Mayor. And give us what support you can. To save our kids, we have to get the lead out.

TELL OUR LEADERS TO GET THE LEAD OUT!

Form with fields for name, address, phone, and a checkbox for "I would like to receive information about lead poisoning." Includes a "SEND TO:" field.

- Jan.-June 1991 PUEBLO conducts over 100 Community Lead Action and Information Meetings (CLAIMS) in eight languages, reaching 1,736 people.
- Feb. 20, 1991 PUEBLO members meet with Oakland City Councilmember Wilson Riles, Jr. He agrees to support the County Lead Abatement Plan.
- Feb. 21, 1991 PUEBLO holds third Health and Legal Professional Educational meeting.
- March 6, 1991 PUEBLO members meet with Oakland City Councilmember Nate Miley. He agrees to sponsor the County Lead Abatement Plan at the Health and Human Services Committee and to support the plan.
- March 9, 1991 35 Fremont High School Students join PUEBLO in a special "Get the Lead Out" outreach day.
- March 21, 1991 PUEBLO members meet with City Councilmember Aleta Cannon who agrees to support the County Lead Plan.



Oakland Tribune

SINCE 1874

A PULITZER PRIZE WINNING NEWSPAPER

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BELINDA TAYLOR
Deputy Managing Editor

WILLIAM WONG
Associate Editor

E-4

Friday, August 16, 1991

Get going on lead testing

The insidious presence of lead poisoning among American children has long been known. But in the political hierarchy of health concerns, this silentcrippler has been low on the list for about the same time.

Now, due in part to aggressive action by an Oakland community health group, lead poisoning has finally gained a higher place in the nation's public and political conscience. It was the class action suit filed last December by a number of groups, led by People United for a Better Oakland (PUBO), that led to a tentative agreement from California state health officials this week to begin routine testing for the deadly substance among low-income children statewide.

Oakland and Alameda County are leading the fight against lead poisoning in another way, as well, by establishing what is believed to be the nation's first lead abatement district. Starting in July, 1992, according to present plans, the county will collect \$10 per year from owners of every pre-1978 house in Oakland.

The assessments will subsidize cleanup of lead contamination in these older homes and will help pay for testing children and teaching parents how to recognize symptoms of lead poisoning. But Oakland isn't the only jurisdiction in which children are exposed to lead. Other cities are being asked by the county to join the lead abatement district, and should do so.

Oakland and Alameda County are leading the fight against lead poisoning in another way, as well, by establishing what is believed to be the nation's first lead abatement district.

lead poisoning are identified and diagnosed, the sooner prevention and treatment can begin.

According to various studies, between 3 million and 6 million children nationwide suffer from lead poisoning. The suit filed by PUBO and the other groups said an estimated 67 percent of black urban children, and 17 percent of all urban children, have been contaminated by excessive amounts of the substance.

The lead gets into their blood through exposure to lead-based paint in old houses, to gasoline and industrial emissions and to other agents like smog, water pipes, ceramics and contaminated soil. All are more likely to be found in older, poorer neighborhoods. And although its symptoms aren't obvious, like those of measles or chicken pox, without treatment lead poisoning stunts growth and causes permanent damage to the brain and central nervous system.

The federal law California and 18 other

People United for a Better Life in Oakland
Pueblo Unido para una Vida Mejor en Oakland

PUEBLO

Over our thirty plus years of existence we have completed fifteen Lead Hazard Control and Healthy Homes Demonstration grants totaling more than \$37.5 million from the U.S. Department of Housing and Urban Development (HUD).

In addition, the department receives an annual contract from the State of California Department of Health Services (DPH), which this year will provide \$1,744,497 for the nursing case management of lead poisoned children in Alameda County.

We also partner with the EPA to provide Lead Safe Work Practices training known as Renovation Repair Painting Rule or RRP training to those in the home construction fields as well as Housing Code Enforcement Officers and Building Inspectors





ular Snip

OAKLANDISM
VISION 2020



Sacramento County
1993 – 2013 Code Enf Mgr

Yolo County





by David DeBolt
August 18, 2021



CITY HALL & POLICING

Oakland's population grew by 50,000 over the past decade, 2020 Census data shows

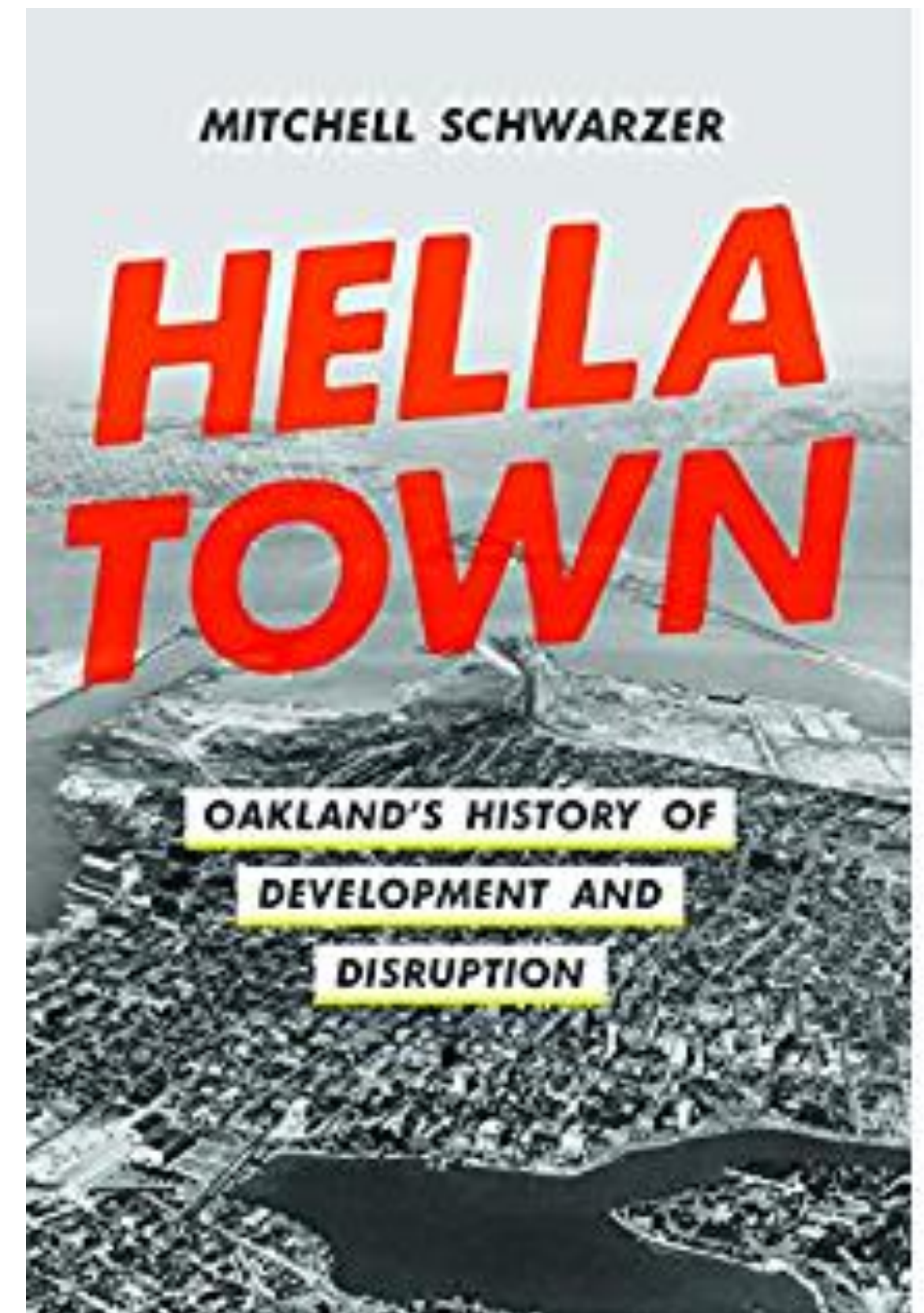
The proportion of Hispanic and white residents increased, while the number of Black residents continued to decline.



Here's what else is going on in Oakland:

– [How a massive punk show gone wrong harmed a West Oakland homeless community](#)

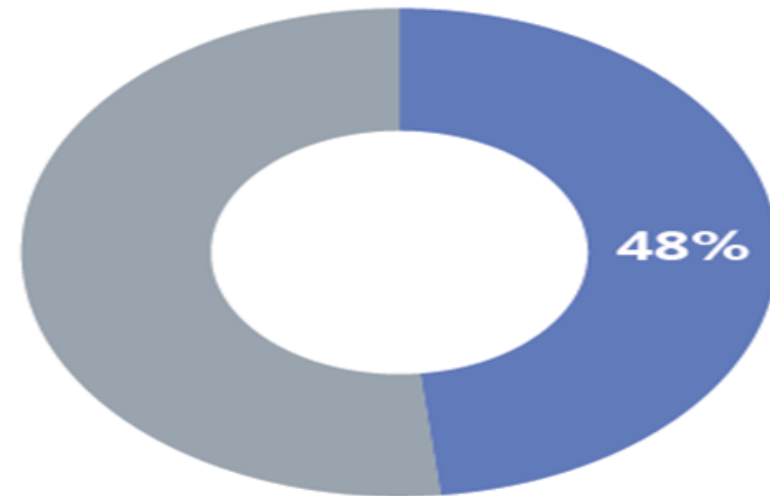
“The decline in Oakland’s Black population is even more pronounced among children: The number of Black youth under 18 in the city decreased by 29%. The number of Asian youth also declined by 13%, while the white and Hispanic youth populations grew by 16% and nearly 12% respectively.”



“ - the Black population fell from 163,000 in 1990, to 91,000 in 2020 — due to gentrification as well as the appeal of safer neighborhoods and better schools in the suburbs.”

Renters are critical to Hayward's present and future...

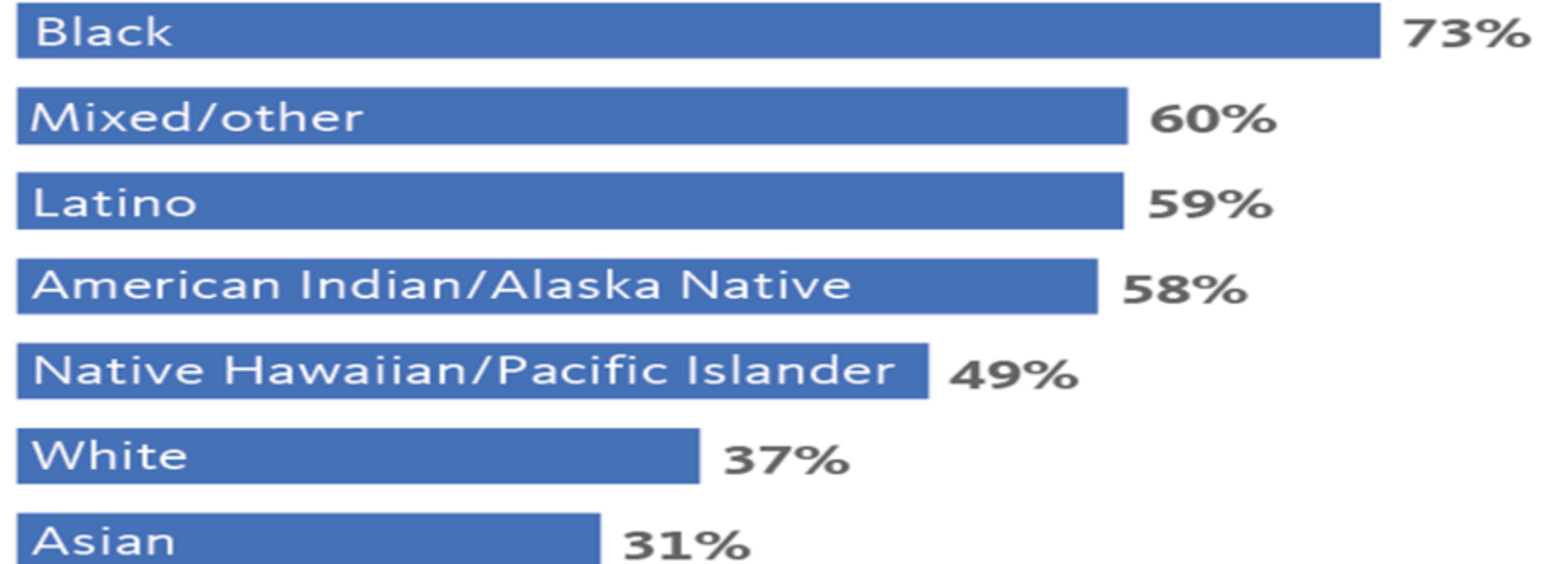
■ Renter
■ Owner



Hayward's renter population is 73,000, an **increase of 15 percent since 2000**, compared to 5 percent among homeowners.

...and they are more likely to be people of color and have lower incomes.

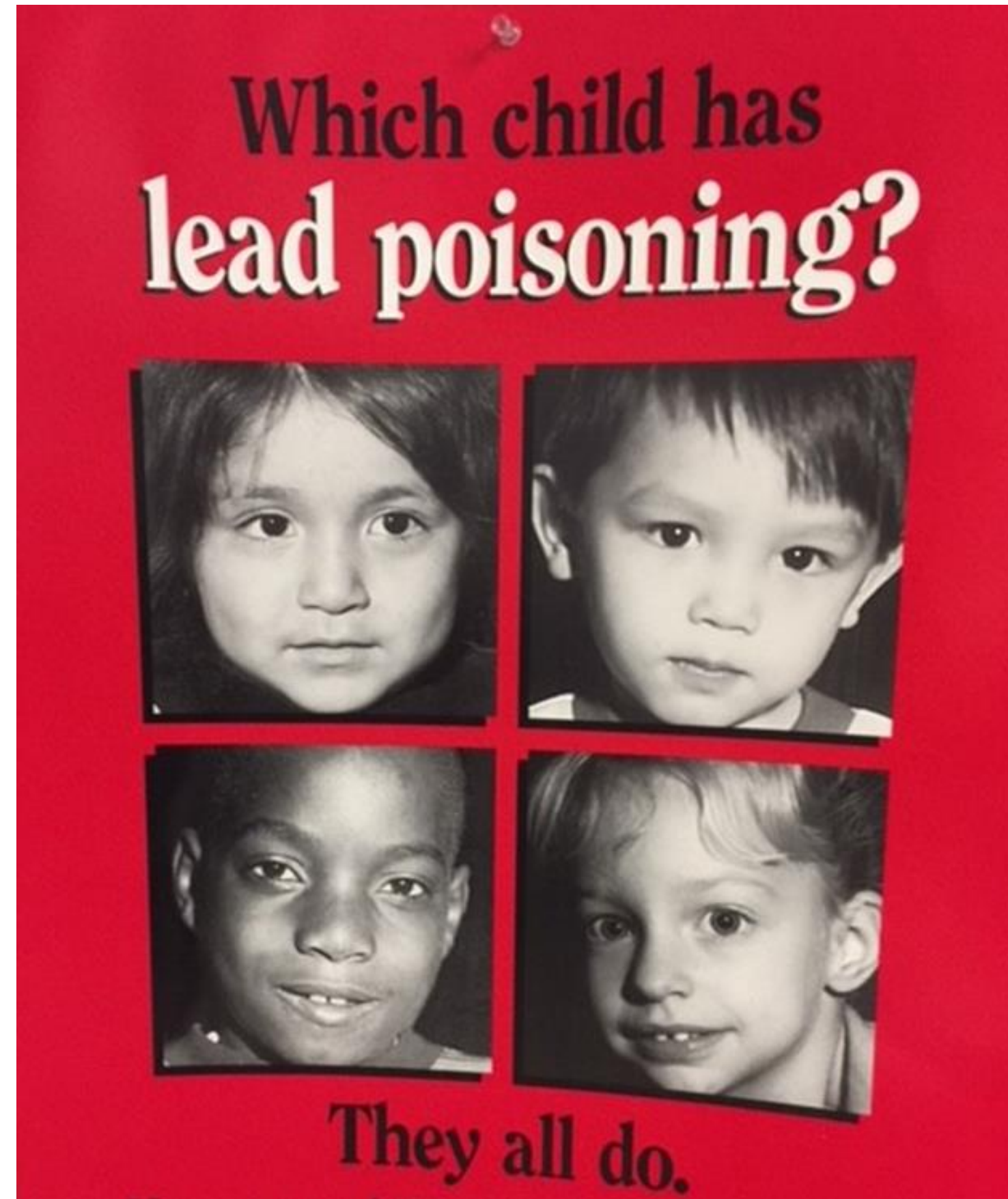
% Renter



Median homeowner household income is **nearly double** that of renter households.

Vulnerable populations may be in some places the silent majority fearing eviction, deportation, in the case of farm laborers your boss may be your landlord

Unhealthy Housing does not discriminate. Gentrification is bringing in a population that is less afraid to take on landlords and also seek funding to preserve housing.



Landlord quote:

“Larry the tenants don’t seem to understand there are more of them than us. If they ever organized to vote.....”

Aside from the kids that are poisoned ... it's a serious problem from the viewpoint of adverse publicity.

— LEAD INDUSTRY LOBBYIST MANFRED BOWDITCH, LAMENTING REPORTS OF LEAD PAINT POISONING IN 1956

Lead Industries Association

420 LEXINGTON AVENUE
NEW YORK 17, N.Y.

ANDREW FLETCHER, PRESIDENT
H. S. BROWNELL, VICE PRESIDENT
J. A. MARTIN, VICE PRESIDENT
W. M. COLLIER, VICE PRESIDENT
ROBERT LINDLEY STEEFEL, SECRETARY-TREASURER

MANFRED BOWDITCH
VICE PRESIDENT FOR SAFETY

It is a Slum problem caused by Negro and Puerto Rican Families

Sure, I'm irritated, but more than that, I'm baffled. Aside from the kids that are poisoned (and we still don't know how many there are), it's a serious problem from the viewpoint of adverse publicity. The basic solution is to get rid of our slums, but even Uncle Sam can't seem to swing that one. Next in importance is to educate the parents, but most of the cases are in Negro and Puerto Rican families, and how does one tackle that job?

Where a published article or statement falsely describes an alleged lead hazard, I can come back at the author, and I do. But where, as in this case, the story is mainly factual and the author is a reputable physician, about all I can do is write him, expressing understanding of his educational purpose and calling attention to whatever I wish he had said otherwise, and that I have already done in the present instance.

With the public health officials, local, state and national, I been at some pains to cultivate their good will and get them into a receptive frame of mind

SCOTUSblog

INDEPENDENT NEWS & ANALYSIS
ON THE U.S. SUPREME COURT



CASES

PETITIONS

STATISTICS

NEWSFEED

CATEGORIES

ConAgra Grocery Products Co. v. California

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Petition for certiorari denied on October 15, 2018

Docket No.	Op. Below	Argument	Opinion	Vote	Author	Term
18-84	Cal. Ct. App.	N/A	N/A	N/A	N/A	OT 2018

rectangular Snip

Issues: (1) Whether imposing massive and retroactive “public nuisance” liability without requiring proof that the defendant’s nearly century-old conduct caused any individual plaintiff any injury violates the due process clause; and (2) whether retroactively imposing massive liability based on a defendant’s nearly century-old promotion of its then-lawful products without requiring proof of reliance thereon or injury therefrom violates the First Amendment.

20 yr court battle resulting in a “Symbolic” Victory not a “Solution”
\$24 million to fix a multibillion-dollar problem!

Racial Equity Impact Analysis:

Abating Lead Paint Hazards Equitably in Oakland & Alameda County

September 8, 2021
Joint Powers Authority

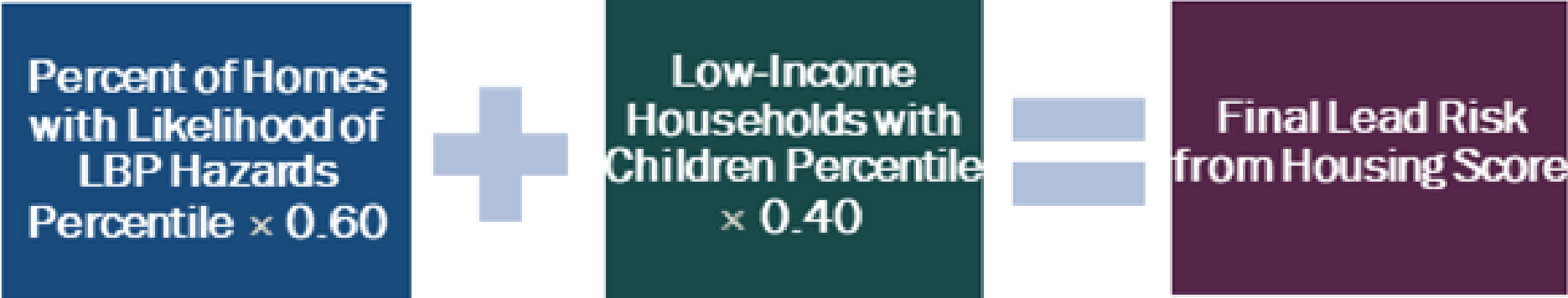
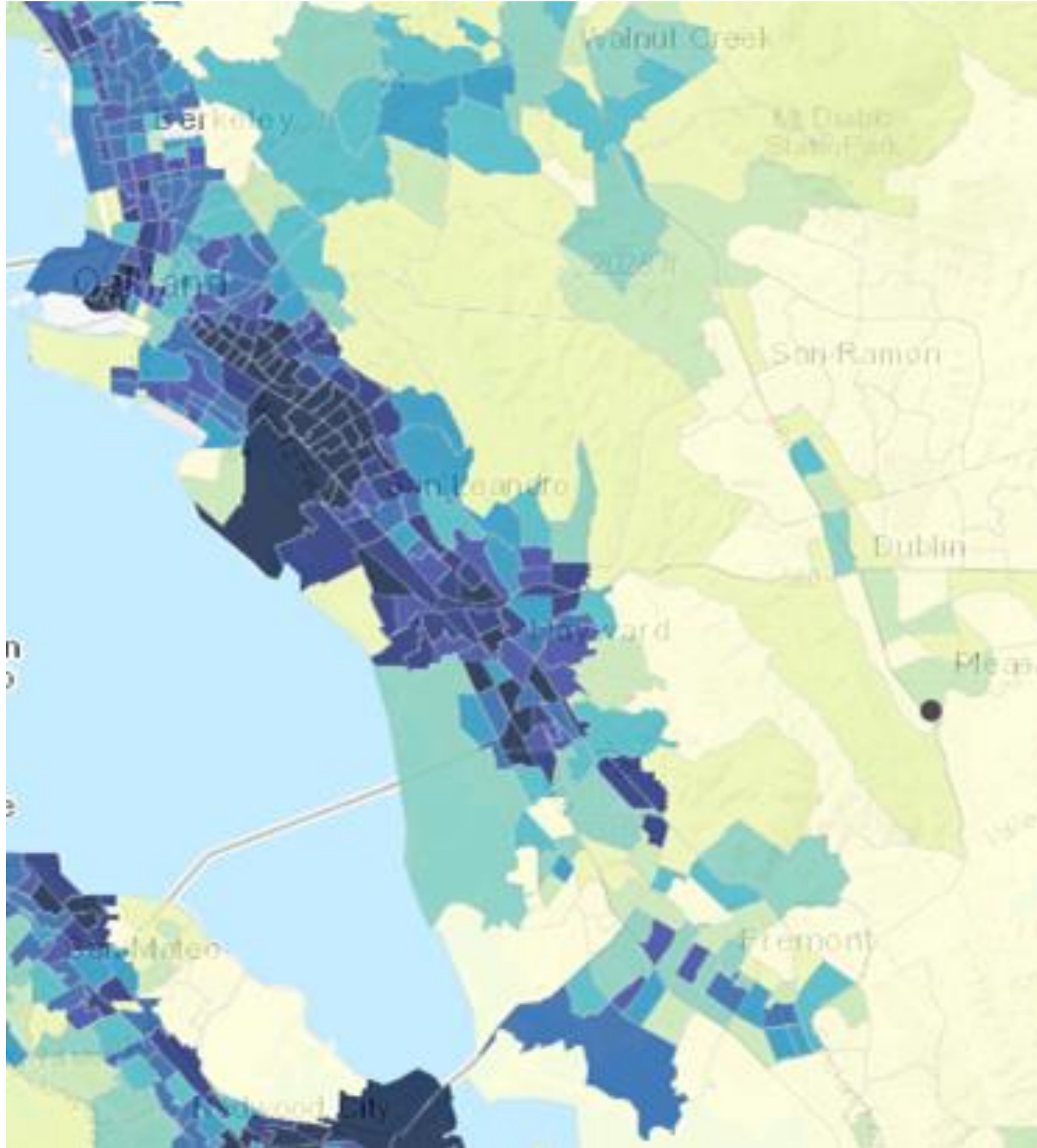
Darlene Flynn
Director, Oakland Department of Race & Equity

Marybelle Tobias
Author, Racial Equity Impact Analysis
Principal, Environmental/Justice Solutions

Bill Gilchrist
Director, Building & Planning



Lead Paint Distribution



There are **116** census tracts in Alameda County with lead risks above the 75th percentile statewide.

- The 22 most burdened tracts are all located in Oakland, with the following two located in Hayward.
- All 22 census tracts with the greatest lead risk in Alameda County are in the top 5% of census tracts statewide for lead risk.
- 14 of the 22 tracts also have cumulative burdens above the 75th percentile statewide (designated as disadvantaged communities).
- In each of the 22 census tracts with the most lead risk, more than 5 lead poisoned children were found between 2013-2018, with the number per census tract ranging from 5 to 44.

Source: Draft CalEnviroScreen 4.0

Equity Elements

- **Proactive Inspections Prioritizing Vulnerable Communities**
 - Improve ongoing ability to screen for and eliminate lead hazards through proactive approaches;
 - Prioritize focus on areas and populations most likely to live in high risk dwellings, primarily low-income residents of older dwellings built before 1978;
 - Fund rehabilitation and repair activities, including grants/loans for low-income homeowners who provide affordable housing;
- **Transparency & Oversight**
 - Compile a database of all lead hazards identified within the City of Oakland. Maintain comprehensive and up-to-date records on lead hazards and rehabilitation and remediation efforts;
 - Oversee and monitor lead abatement efforts to ensure identified hazards are remediated in a timely fashion;
- **Anti-Displacement**
 - Ensure strong tenant protections and support landlords in providing temporary relocation assistance for tenants;
- **Workforce Development & Small Business Pipeline**
 - Support workforce development to increase opportunities for members of at-risk communities;
 - Increase training, certification, and opportunities for small local businesses;
 - Increase visibility of small local businesses with lead certifications
- **Public Education & Targeted Outreach**
 - Make education about lead hazards, remediation, and lead testing more widespread and accessible, especially in at-risk areas;
 - Periodically collect qualitative data on priority community needs in underserved areas; and
- **Ongoing Equity Evaluation** of progress toward addressing lead hazards and closing racial disparities.



CA Code Enforcement Officers RRP Project Overview



Increasing participation by Code Enforcement Officers (CEOs) in unsafe practice response through education and training

Rectangular



September 2022 Governor signs new law that was sponsored by CACEO and EWG because of the success of the EPA Grant that trained CEOs.

BOB ARCHULETA

SENATOR, 32ND SENATE DISTRICT



SB 1076 – Lead-based paint

ALL Workers on pre 78 housing must take a one day training course provided by certified construction related training providers.





AB 838 or Ca Health & Safety 17970.5

1. **Receive Complaint**
 - Log complaint
2. **Inspect**
 - There is to be no charge for inspection
 - Shall inspect
3. **Provide an inspection report**
 - To the property owner for corrective action
 - To the affected tenant/occupant



TASHA BOERNER

ASSEMBLYMEMBER, DISTRICT 77



PRESS RELEASE

Contact: Rob Charles | 916-319-3362 | rob.charles@asm.ca.gov

For Immediate Release: Wednesday, October 11, 2023

Statement by Assemblymember Boerner on Governor Signing AB 548

SACRAMENTO, Calif. — *Assemblymember Tasha Boerner (D-Encinitas) issued the following statement today after the Governor signed her bill requiring local agencies to develop procedures for expanding code enforcement inspections when an enforcement officer determines that the defects or violations can reasonably affect other units in the building.*

“For our local code enforcement officers to inspect and act on unhealthy or unsafe living conditions often requires someone to file a complaint, but when it comes to buildings like apartments, that complaint usually only applies to the one tenant’s unit. Problems like mold or mildew can trigger asthma, respiratory infections, or worse, and they do not respect barriers like the walls between apartments.

That is why I was pleased to see the Governor sign AB 548 into law today. This bill will help ensure local enforcement officers can access other units when there are clear, reasonable signs that an unhealthy living condition in one may be impacting others.



Larry,

“People don’t care how much you know until they know how much you care!”

YouVersion Bible App

larry.brooks@acgov.org

Look for me on LinkedIn

-
- Larry Brooks, Certified Code Enforcement Officer (CCEO)
 - Boardmember,
 - California Association of Code Enforcement Officers
 - Director
 - Alameda County Healthy Homes Department
 - Child Lead Poisoning Prevention Program
 - 2000 Embarcadero, Suite 300
 - Oakland, CA 94606
 - Phone: 510-567-6852 Fax: 510-567-8272
- <http://www.achhd.org>

- CCEO law
- <https://law.justia.com/codes/california/2021/code-hsc/division-20/chapter-20/section-26207/>
- Code Enforcement Incentive Community Code Enforcement Pilot Program Grant Bill
- https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240SB356

Upcoming Events

Next Webinar – *Special Purpose Credit Programs* and Other Strategies to Achieve Equitable Homeownership in Middle Neighborhoods – date tbd

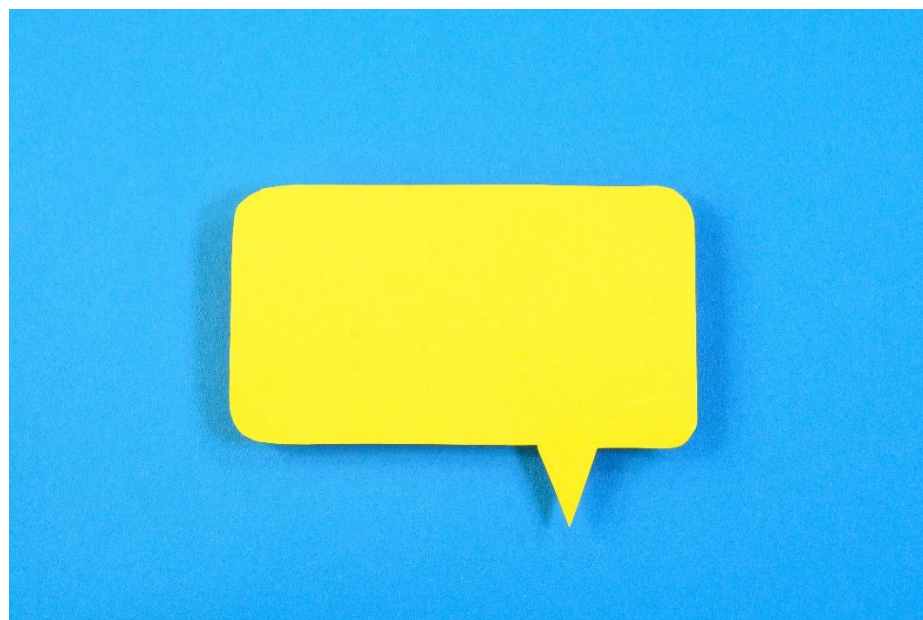
JUL 17: Engagement Chat (Noon, ET)

❖ Best events for community engagement

Questions: anndipetta@gmail.com



Thank you for joining us!



- **Please email us** if you have ideas for webinar, case studies, news stories, etc.
- Check out the **Cornerstone Webinar Series:** Center for Community Progress
- **Tell us** about your experience today!



JOIN US!
The Middle Neighborhoods
Community of Practice
(CoP)

The Middle Neighborhoods CoP is an informal, facilitated network of practitioners, researchers and policymakers engaged in revitalizing middle neighborhoods. CoP members share learnings through topical webinars, referrals, site visits, phone calls, and occasional larger group events.

Please join us!

<https://ncst.org/middle-neighborhoods/>

