

TUESDAY, JUNE 7: HEALTH, WEALTH, AND THE GREEN ECONOMY

Implementing NJ's Powerful New Tool to Make Homes Lead Safe – Lead Safe Certificates



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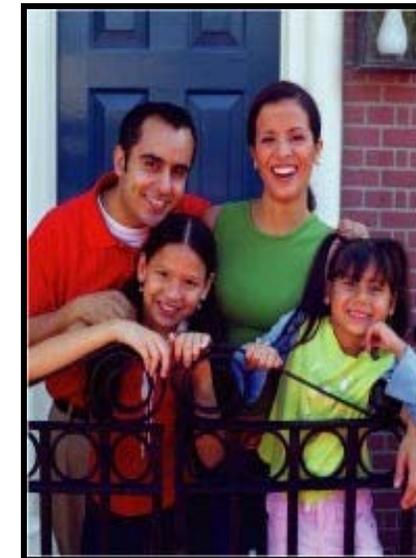


**LEAD SAFE
CERTIFICATE
*Implementation***

isles
Self-Reliant Communities

Isles' Mission

To foster self-reliant families...



Isles' Mission

and healthy, sustainable communities.



Isles' History & Experience

- 30 years of learning and experience
 - Lead and Healthy Homes Assessments
 - Lead Safe Home Repairs
 - Public and Family Education
 - Environmental Health Training
 - Workforce Development
 - Advocacy and Policy Change
 - Technical Assistance



Lead Paint in Old Housing

- Lead paint is by far the most common source of lead exposure for children.
- Up to 80% of lead exposure is from lead paint dust, with about 20% from drinking water and soil.
- Each year, more than 4,800 children in New Jersey are diagnosed with high blood lead levels for the first time.
- Estimates are that up to 50% of current students in Trenton Public Schools have lead blood lead levels (2.5 ug/dl +) that affect their learning, IQ and behavior.

Lead Poisoning Impacts

“If you were going to put something in a population to keep them down for generations to come, it would be lead.”

*– Dr. Mona Hanna-Attisha,
Flint, MI*

Lead-poisoned children are:

- 7x more likely to drop out of school.
- 6x more likely to become involved in the juvenile justice system.
- 30% more likely to fail 3rd grade reading and math tests.
- Lead exposure explains 37-76% of the racial disparities in educational test scores.

ROI: Lead Remediation

There are very few public health interventions that offer that great combination of short-term benefits that are measurable, as well as long-term gains.

Lead abatement is one.

*-- Prof. Matthew Davis,
Chief Medical Executive,
State of Michigan.*



Minimum cost for each lead poisoned child is \$32k.



Rochester, NY: 67% of landlords spent less than \$1,000 to make their property lead-safe.



Researchers claim that anywhere **between \$17 and \$221 could be saved in taxes for each dollar spent** on lead safe repairs.

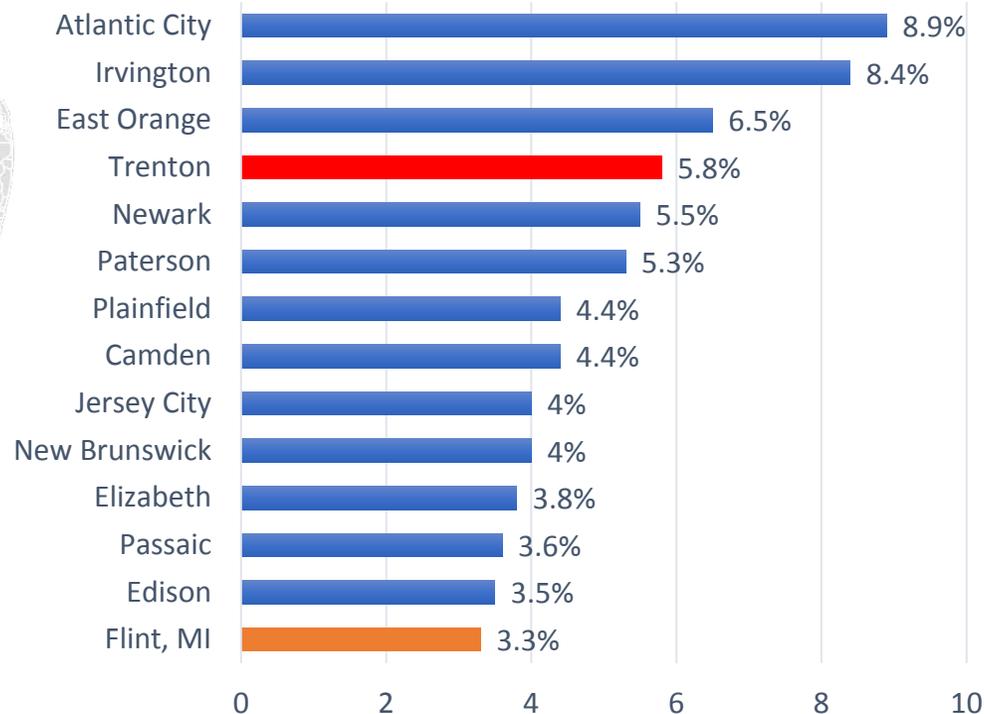


The NJ Department of the Public Advocate estimates future savings from avoiding lead exposures to be \$27 billion statewide.



New Jersey

13 NJ Cities Have More Children with Elevated Blood Lead Levels Than Flint, MI * (2015)



- Between 2000-2005, over **225,000 children** in New Jersey were identified with elevated blood-lead levels, with **less than 50%** of the childhood population **receiving testing**. Actual numbers are expected to be far greater.
- Since the onset of COVID, **screening rates are down 40%** and there has been a **28% uptick** in children presenting with elevated blood-lead levels, due to sheltering at home.

Lead Safe Certificate



S.1147/A.1372 signed into law by the Governor
July 22, 2021



Takes effect July 2022



Requires lead paint inspection on certain
residential rental property, including upon tenant
turnover



Establishes lead-based paint hazard education
program



Appropriates \$3,900,000

Lead Safe Certificate

- *Requires* a proactive (“primary prevention”) inspection process for rental properties built before 1978 and *requires* that landlords have an updated Lead Safe Certificate at rental turnover.
- Every single-family, two-family, and multiple rental dwelling will be (initially) inspected for lead-based paint hazards at rental turnover, or, if there is no turnover, they will be inspected *within two years* of the effective date of the bill.
- After the initial inspection, they will be inspected every three years, or upon subsequent tenant turnover, whichever is earlier (but not sooner than 2 years).

Exemptions

- The law exempts:
 - Rental units built after 1978
 - Rental units that have a current lead safe certificate
 - Seasonal rentals
 - Rental units that have been inspected at least twice with no outstanding lead violations through the regular DCA cyclical inspection process.



Municipal Responsibilities & Inspection Type

- Municipalities are responsible for enforcement and will either:
 - a) Conduct a lead inspection (if they have a local agency), *or*
 - b) Hire a New Jersey Dept. of Community Affairs (DCA) certified inspector, *or*
 - c) permit the owner/landlord to hire a DCA-certified lead evaluation contractor.
 - Type of Inspection is defined by the severity of the Municipality's EBLL rate*
 - Visual inspections will be allowed under this bill for municipalities with under 3% of children with an EBLL as a compromise.
 - Dust wipes are required for municipalities with 3% or more.
- * *DOH database geographically indexed, by municipality, in order to determine the location of areas of relatively high incidence of lead poisoning.*

Lead Safe Certificate

- If a lead-based paint hazard is found on the property, the owner shall remediate the hazard in accordance with New Jersey Public Law (NJAC 5:17).
- If no hazard is found, or if the unit has been certified as “lead free” by a certified Lead Evaluation firm, the landlord/owner shall receive a “lead safe certificate” which is valid for two years. The landlord will also maintain a record of the lead-safe certification and provide a copy to the tenant(s).
- If a lead hazard is identified in an inspection of one of the dwelling units in a building consisting of two- or three-dwelling units, then the lead evaluation contractor or permanent local agency shall inspect the remainder of the building’s dwelling units for lead hazards.
- DCA is authorized to provide financial assistance up to 100% of the costs of lead hazard control work (through the Lead Hazard Control Assistance Fund) – including lead evaluation and relocation costs (\$150k max per unit).
- Prohibits DCA from requesting or requiring a property owner to disclose the social security number of any person renting the property or otherwise associated with the inspected property, other than the actual owner

Lead Safe Certificate Enforcement & Violations

Property owner given 30 days to cure any violation (warning for initial violation).

Failure to comply: Owner shall be subject to a penalty not to exceed \$1,000 per week until the required inspection has been conducted or remediation efforts have been initiated.

DCA commissioner authorized to conduct investigations & issue penalties against a municipality for its failure to comply.

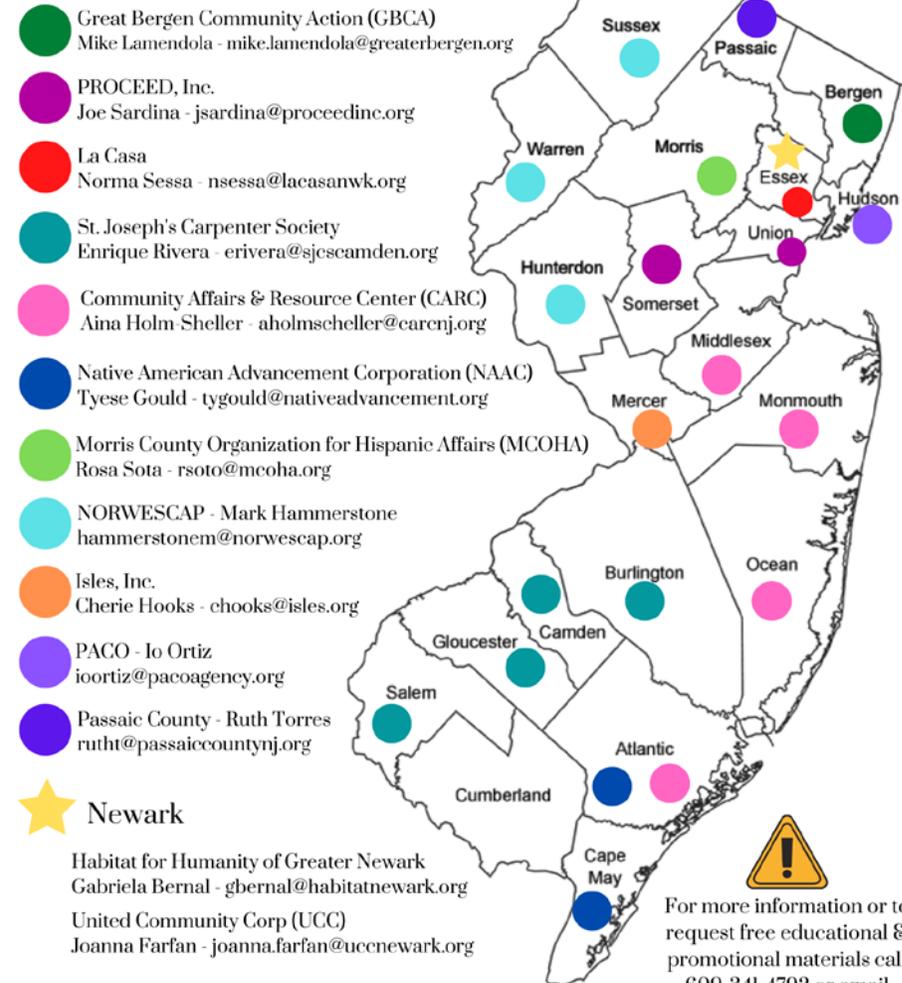
DCA will be providing program guidance over the next year and establishing the educational program.

Lead-Safe Home Remediation Grant Program

This program educates residents about the dangers of lead poisoning, shares information about lead remediation and helps those who fear or may have confirmed lead contamination in their homes.

- Eligible residents can receive:
 - Preliminary lead testing to determine if lead is present
 - Lead inspection and risk assessment of your home
 - Remediation of lead-based paint hazards via interim controls (i.e. painting, cleaning, repairs, etc.)

New Jersey Lead Resources




 For more information or to request free educational & promotional materials call 609-341-4792 or email kgazda@isles.org

Challenges & Opportunities

- **Workforce Development**
 - ✓ Train new workers in lead evaluation, lead safe remediation (RRP) and lead abatement.
- **Leadership and Funding**
 - ✓ Government unit (fully staffed) to oversee all lead assistance activities.
 - ✓ Funding to add workforce capacity to meet demand for assessments and remediation.
- **Revise Lead Hazard Control Assistance Fund**
 - Increase funding and coordinate all lead assistance activities in NJ.

Thank you for attending Implementing NJ's Powerful New Tool to Make Homes Lead Safe - Lead Safe Certificates

QUESTIONS OR COMMENTS?

Ben Haygood

bhaygood@isles.org

Matt O'Donnell

matt@bayhillenvironmental.com

Daniel Cohn

daniel.cohn@mtsinaifoundation.org

Nicholas Kikis

nicholas@njaa.com

Want to keep the conversation going?
Attend our Virtual Networking session this Friday



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