



Rochester City Council

Community Development Committee

MEETING MINUTES

Elaine Lauterborn, Chairperson
Donna Bogan, Vice Chairperson
Tom Abbott
Ray Barnett
A. Raymond Varney, Jr.

Meeting Date:	Monday, April 11, 2016	
Members Present:	Councilor Abbott Councilor Barnett Councilor Bogan Councilor Lauterborn Deputy Mayor Varney	Members Absent: None
Guests/Staff:	Julian Long, Community Development Coordinator Jenn Marsh, Economic Development Specialist Susan DeRoy, Rochester Economic Development Commission Casey Hancock, University of New Hampshire Cooperative Extension Kate Kirkwood, Lead Abatement Consultant Gloria Paradise, New Hampshire Housing Finance Authority Steve Fleming, Elm Grove Realty	

Councilor Lauterborn called the meeting to order at 7:00 p.m. Motion was made by Councilor Bogan and seconded by Councilor Barnett to approve the March 14, 2016 minutes. The minutes were approved unanimously.

Public Input	There was no public input.
Other Business	<p>The agenda was rearranged to allow Ms. Marsh, Ms. DeRoy, and Ms. Hancock to present on the First Impressions program. Ms. Marsh stated that the University of New Hampshire approached City of Rochester officials about participating in the new First Impressions program. Ms. Hancock described the program, stating that two cities are paired, and the cities visit and evaluate one another's downtown areas. The City of Rochester, if it chooses to participate, would be paired with the Town of Littleton.</p> <p>Ms. Marsh stated that there would be no cost for the program except minimal expenses related to travel and meals for the team visiting Littleton.</p> <p>Councilor Lauterborn asked about the structure of the program. Ms. Hancock stated that the University of New Hampshire would provide background on the municipalities' assets. Deputy Mayor Varney asked how big the committees representing the two municipalities would be. Ms. Hancock stated each committee would be comprised of six to ten people. Ms. DeRoy added that the committee would include members of the Rochester Economic Development Commission as well as other, diverse sectors.</p>

	<p>Ms. Marsh added that the mayor approves of the proposed program.</p> <p><i>Motion was made by Deputy Mayor Varney and seconded by Councilor Bogan to recommend that the full City Council approve the City of Rochester’s participation in the program. The motion passed unanimously.</i></p>
<p>Lead Paint Abatement Grants</p>	<p>Ms. Kirkwood provided an overview of the issues with lead-based paint, including the prevalence of lead, health effects on young children due to neurotoxicity, increased numbers of children in special education classes due to lead poisoning, and low levels of lead poisoning screening in the City of Rochester. Ms. Kirkwood also mentioned that a law passed in 2015 in the New Hampshire state legislature, SB 135, lowers the level of lead present in the blood that qualifies as “poisoned” and requires increased rates of lead poisoning screening.</p> <p>Deputy Mayor Varney noted that not all special education students are lead poisoning. Ms. Kirkwood agreed but mentioned it is hard to determine the percentage due to low levels of screening. Ms. Paradise stated that many lead-based paints used years ago, before they were banned, are just now starting to break down, resulting in contamination and poisoning.</p> <p>Ms. Kirkwood provided an outline for addressing lead poisoning that includes improved blood screening, improved testing for lead in housing, increased use of lead-safe work practices in renovation projects, and increased awareness of lead and its risks.</p> <p>Councilor Lauterborn asked who performs the blood screening tests. Ms. Paradise replied that doctors and WIC clinics perform the tests on children aged one and two, although ages one to six are the ages of concern.</p> <p>Councilor Bogan asked about links between income level and the chances of lead poisoning. Ms. Kirkwood stated that the big link is anyone who is remodeling an older home, which includes all income levels. Ms. Kirkwood also mentioned that, in a case of poisoning, the state can only put rental properties “under order” to be remediated. Owner-occupied homes are exempt.</p> <p>Deputy Mayor Varney asked about who is responsible for paying for abatement. Ms. Kirkwood replied that the property owner is responsible. Ms. Paradise added that, in such cases, property owners receive information on the available grant program and that thirty-six Rochester properties have been abated with assistance through the state lead abatement grant.</p> <p>Councilor Lauterborn asked if the grant money is paid directly to the property owner. Ms. Paradise replied that the grant money is paid directly to the contractors who perform the lead abatement work. She added that there is a required 90/10 minimum funding match required of property owners.</p>

	<p>Councilor Abbott asked about the cost of lead inspection. Ms. Kirkwood replied that it costs about \$200 for the most basic level of inspection but can cost \$1,000 for a more in-depth inspection. She added that it would cost about \$300 for a single-family home.</p> <p>Deputy Mayor Varney asked about the administrative overhead associated with the grant and length of the grant. Ms. Kirkwood explained that she would budget for a three-person team but not all three people would need to be full-time workers. She added that the City could use the administrative money to partly cover the salary costs of a code enforcement officer, and she suggested that \$50,000 to \$60,000 would be an appropriate salary for a grant program manager. Ms. Paradise stated that the grants are for a three-year period.</p> <p>Mr. Fleming stated that Elm Grove Realty has used the lead abatement grant funds to clean up properties purchased under order. He stated that the grants ultimately result in nicer properties and nicer neighborhoods.</p> <p>Councilor Lauterborn asked whether lead inspectors can determine whether a case of poisoning is the result of paint or water. Ms. Kirkwood replied that the lead inspection and investigation will be able to determine the ultimate source of the lead. Deputy Mayor Varney asked about who performs the inspections. Ms. Kirkwood replied that it is the City's choice, as long as the individual is properly certified.</p> <p>Ms. Kirkwood stated that, unlike last year, she is not available to write the entire grant application if the City is interested in applying for a grant. She added that she is available to assist in the preparation of a grant application, however. She also stated that the program manager of the grant must spend a minimum of 75% of his or her time working on the grant.</p> <p>Deputy Mayor Varney expressed concerns about the administrative costs of the grant program and suggested that, if an application is submitted, the program manager be a contractor rather than hired as a City employee. Councilor Abbott expressed support for hiring a contractor.</p> <p>Motion was made by Councilor Bogan and seconded by Councilor Abbott to recommend that the full City Council vote to approve submission of a lead abatement grant application to the U.S. Department of Housing and Urban Development, on the condition that no new City staff be hired to administer the program. The motion passed unanimously.</p>
<p>CDBG Projects Program Report</p>	<p>Mr. Long gave brief updates on the CDBG program, including the status of the Rochester Public Library accessible main doors project and the rescheduled landlord/tenant law conference hosted by the New Hampshire Legal Assistance's Housing Justice Project. Mr. Long also provided updates on the Job Opportunity Benefit (JOB) Loan program, funded through CDBG. The City of Rochester entered into two new loans, to Rochester Eye Care and Seacoast Gymnastics, since the last quarterly JOB Loan program report was provided to the Committee.</p> <p>Mr. Long also presented a sample Programmatic Agreement, between the</p>

	<p>state historic preservation office and the City of Portsmouth, to the Committee. He explained that Programmatic Agreements allow the municipality to forgo state consultation for certain categories of activities, which results in faster environmental reviews for CDBG-funded programs. He suggested that the City of Rochester enter into a Programmatic Agreement with the state, as well.</p>
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Councilor Lauterborn asked Mr. Long to add the Programmatic Agreement topic to the May Committee agenda, to allow the Committee time to review the sample Programmatic Agreement. Mr. Long stated he would do so.

Motion to adjourn was made by Councilor Bogan and seconded by Councilor Abbott. The vote to adjourn was unanimous. The meeting was adjourned at 8:35 p.m.

Next Meeting – Monday, May 9, 2016 at 7:00 p.m. in the City Council Conference Room at City Hall

Topics – CDBG Projects Program Report, State Historic Preservation Office Programmatic Agreement



Proposed City of Rochester HUD Lead Hazard Control Grant Application 2016

Background on Lead Poisoning
Why Apply?
How to apply

What is lead poisoning anyway?

- Am I lead Poisoned?
- Is my child lead poisoned?
- Didn't we get rid of that stuff years ago?
- I grew up in a house with lead paint....and I'm fine...I think....
- What are the symptoms?
- What can we do about it?
- How many houses have lead today?
- How many kids are poisoned today?

Are you lead poisoned?
Maybe

EPA says 9 out of 10 houses built before 1940 were painted with lead

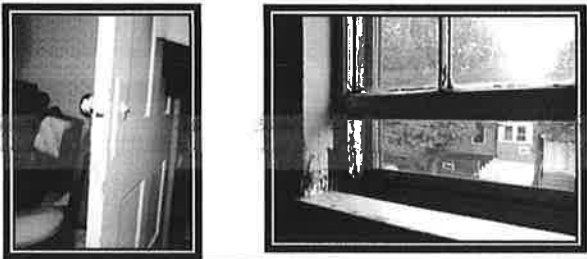
Lead paint is not a problem when it is intact. When it is disturbed (cut, sanded, drilled, scraped, aggressively washed) or dust is created by friction or impact...then we have a problem

- Do YOU
 - Live or work around old paint?
 - Have hobbies that involved old paint?
 - Paint on canvas, china or other substances?
 - Work in a living range?
 - Make or repair stained glass?
 - Recover or repair historic homes, furniture or dishes?
- Do YOU
 - Wear a mask or protective gear when you work around the old paint?
 - Clean up thoroughly when you are done?
 - Dispose of waste appropriately?
 - Change shoes and/or clothes before going back to the family?

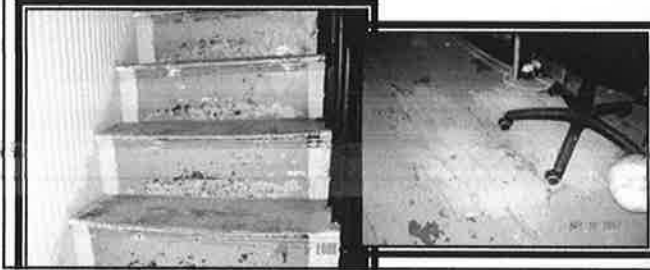
It's really not about the paint




It's about the friction and impact that breaks up the paint into dust



Smaller pieces are more easily absorbed into the blood stream



How is Lead in the Body Measured?

- Blood tests are the only way to measure lead exposure.
- The amount of lead in the body is the Blood Lead Level (BLL).
- BLL is measured in micrograms (µg) of lead per deciliter (dL) of blood.
 - A microgram is equal to one single grain of sugar cut into 1,000 pieces.
 - A deciliter, a volume measure, is equal to a little less than half a cup. A person weighing 165 pounds has about 60dL of blood.



Photo courtesy of EPA 1997

Is your child lead poisoned?

Maybe

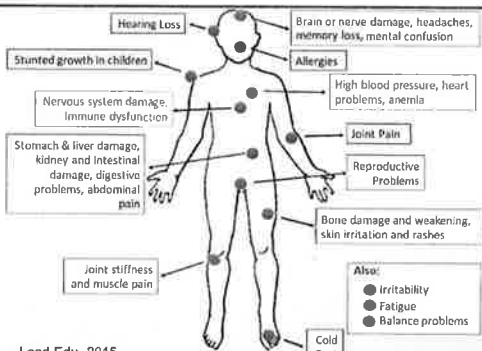
Lead is measured in ug/dl. CDC says 5 is the level of "action"

NH Does not take action until a child's level is 10 ug/dl. Twice the recommended level.

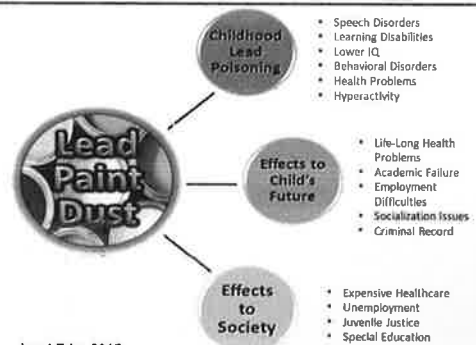
• What happens if your child is poisoned?

- Lead is a neurotoxin
- It causes permanent brain damage
 - Learning disabilities, IQ deficits, ADHD, Autism
- Children have constant hand to mouth behavior
- We put our very young children on the floor.
- Lead dust is heavy and sinks to the floor.
- The child breathes in the dust, or puts it in their mouth

They breathe in this toxic dust, and eat it on their hands, toys and food



Lead-Edu 2015



Lead-Edu 2015

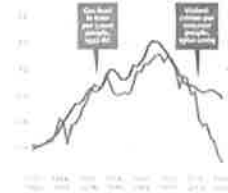
A Child Who Has Been Lead Poisoned Is More Likely To ...

- Have A Lower IQ
- Be In Special Education Classes
- Be Incarcerated For A Violent Crime
- Have A Low-wage, Low-skill Job As An Adult



Lead-Edu 2015

Compares Lead Gasoline and Violent Crimes in the U.S.



Lead-Edu 2015

3-14

What can we do to protect our kids?

- Test the blood
 - Capillary, very quick and easy
 - Most doctors don't, and parents don't know to ask
- Test the House – risk assessment
- Use Lead safe work practices when renovating – or hire lead safe contractors
- Raise Awareness (medical, parents, schools, contractors, painters, landlords)

Lead-Edu 2015

Simple Solutions – once you know

- Take your shoes off at the door
- Use a HEPA vac to pick up lead dust in the house
- Wet wash with disposable rags (Swiffer)
- Keep paint intact (seal in the lead)
- Remove old windows (80% of the lead in the house)
- Remove the lead when you can – cover it thoroughly if you have to leave it in the house
- Clean up any dust if the house is old – it could be poison
- Wash children's hands frequently
- Don't eat or drink while working around lead paint
- Wear a respirator
- Hire lead safe certified professionals
- Outreach and education (childbirth classes)

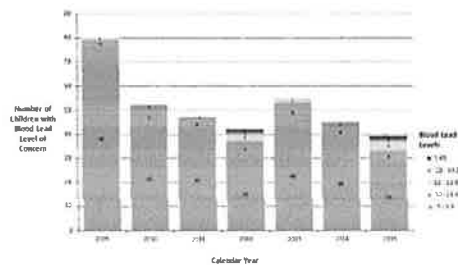
The Data - kids

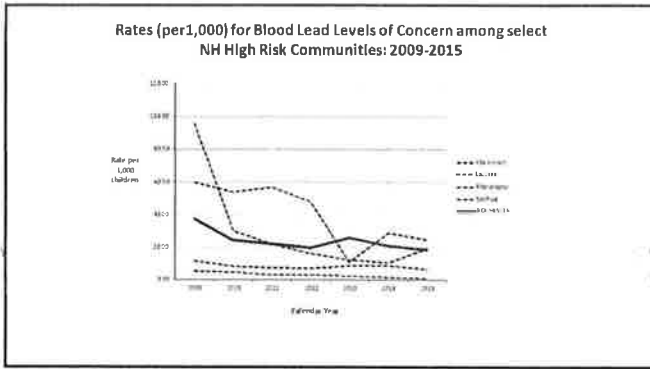
- Children poisoned in NH

- 15% tested state wide
- 22% tested in Rochester
- .5% BLL state wide
- 1.3% BLL in Rochester
- Rochester ranks 3rd in the State after Laconia, and Berlin in % of kids poisoned last year

	NH	Rochester
Pop	84767	2140
Kids tested	14012	463
BLL >10	77	6
BLL > 5	1019	57

Lead Poisoning Data in Rochester, NH: 2009-2015





The Data – housing stock

- Nationally, houses built before 1940 have a 90% chance of having lead paint,
 - Before 1960 a 70% chance of having lead paint
 - Before 1980 a 25% chance of having lead paint
- We have the oldest housing stock in the country
 - Rochester has about 14,000 units
 - 6 currently under order, 24 prior orders closed
 - At risk units (about 6200)
 - 92% (13,000) were built before 1980
 - And 23% (3247) were built before 1940
- If we are successfully funded this grant will only remediate about 100 of them.

Community Benefits Why Apply?

Benefits to the Kids

- Keep them safe
- Protect their future from learning disabilities
- Raise awareness to deal with kids already poisoned
- Raise awareness to prevent future poisoning
- Reduce related medical costs
- Increase future earning potential

Benefits to the Contractors

- Keep them safe (lead poisoned adults)
- Use these funds to provide additional training and certification for the city's trades
- Use these funds to hire the newly certified contractors and renovators - painters, plumbers, electricians, maintenance staff to make our properties safer (commercial as well as residential)
- Increase jobs in the city

Benefits to the Landlords

- Keep citizens safe (lead poisoned adults)
- Use these funds to provide additional training and certification for the city's investor and "mom and pop" landlords
- Leverage their renovation dollars (they match 10%)
- Use these funds to replace windows, doors, siding
- Lower their insurance rates
- Make properties attractive to public housing voucher programs
- Assist them if they are "under order" (forced by the State to abate)

Benefits to the City of Rochester

- Keep them safe (lead poisoned children and adults)
- Use these funds to improve housing stock
 - Attract investors into the city, or existing investors to purchase more property
- Have fewer vacant buildings
- Increased pride in the neighborhoods
- Use funding for outreach and education
 - To schools and parents, community and health professionals, code enforcement
- Create jobs
 - 12-15 contractors, 3 grant staff, supplement city budget, code enforcement and admin salaries

Very Rough Budget

Income		Expenses	
\$1,500,000	HUD lead funds	\$1,188,620	Direct Costs (testing, abatement, relocation, mold inspection)
\$162,500	Healthy Home funds	\$166,000	Grant administration
\$108,000	Property owner match	\$100,000	Training costs
\$42,000	In kind or city match	\$100,000	Outreach and education
		\$150,000	City salary offset
		\$50,000	Travel and expenses related to HUD conferences
		\$57,880	Equipment and supplies
\$1,812,500	TOTAL	\$1,812,500	TOTAL

How To Apply?



Steps in Application

- Permission to apply (City Council)
- Grant writer works with city to create application
- Committee approves application
- Submit Application to HUD (spring 2017?)
- HUD decision made by (summer 2017?)
- If successful – funding received by Sept/Oct 2017
- Projects completed by October 2019 (100 units?)
- Rochester applies for more funds in Summer 2019?



Is there toxic lead dust on this window sill?

Why is lead removal important?

Lead is a toxic material found in many homes that were built before 1978. Because you cannot see or smell lead, it is not easily detectable. NH's homes are among the oldest in the country and many have lead in the dust, paint, and soil.

With growing bodies and developing brains, children are particularly susceptible to lead poisoning. Hundreds of New Hampshire children are poisoned by lead every year and long-term health effects of lead poisoning can be severe. But there are solutions. See the map and contact information inside to find out more.

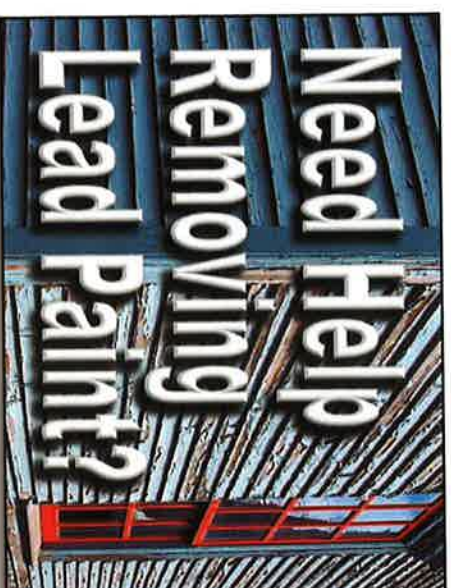


♥ We can help remove this toxin from your property so you can ensure the health of your children, grandchildren, or tenants.

PLEASE KEEP THEM SAFE!
It's up to all of us.

New Hampshire Housing
Lead Hazard Control
& Healthy Homes Program

32 Constitution Dr
Bedford, NH 03110
603-310-9387



New Hampshire Housing

Lead Hazard Control Program

Grant funding is available to remove lead paint hazards from properties built before 1978

- * Single-Family Homes *
- * Multi-Family Homes *
- * Vacant units *

Program seeks mainly to assist low-income families with children under 6 years of age

Program funded by the Federal Department of Housing & Urban Development to help keep children and families safe from toxic lead paint.



New Hampshire Housing
Bringing You Home

Lead-Based Paint Hazard Control Program

New Hampshire State Counties

Application Intake Specialists

- Belknap-Merrimack CAA, Inc.
 - Tim Lenahan 225-3295
- Southern NH Services, Inc.
 - Rockingham CAP, Inc.
 - Paul Chalifour 668-8010 x6117
 - Ryan Clouthier 668-8010 x6060
- Southwestern Community Services, Inc.
 - Adrian Clavey 719-4247
 - Rick Geffken 719-4281
- CA Partnership of Strafford County
 - Janette Plaisted 435-2500 Ext. 8154
- Tri-County Area
 - K. Kirkwood Consulting 781-4304

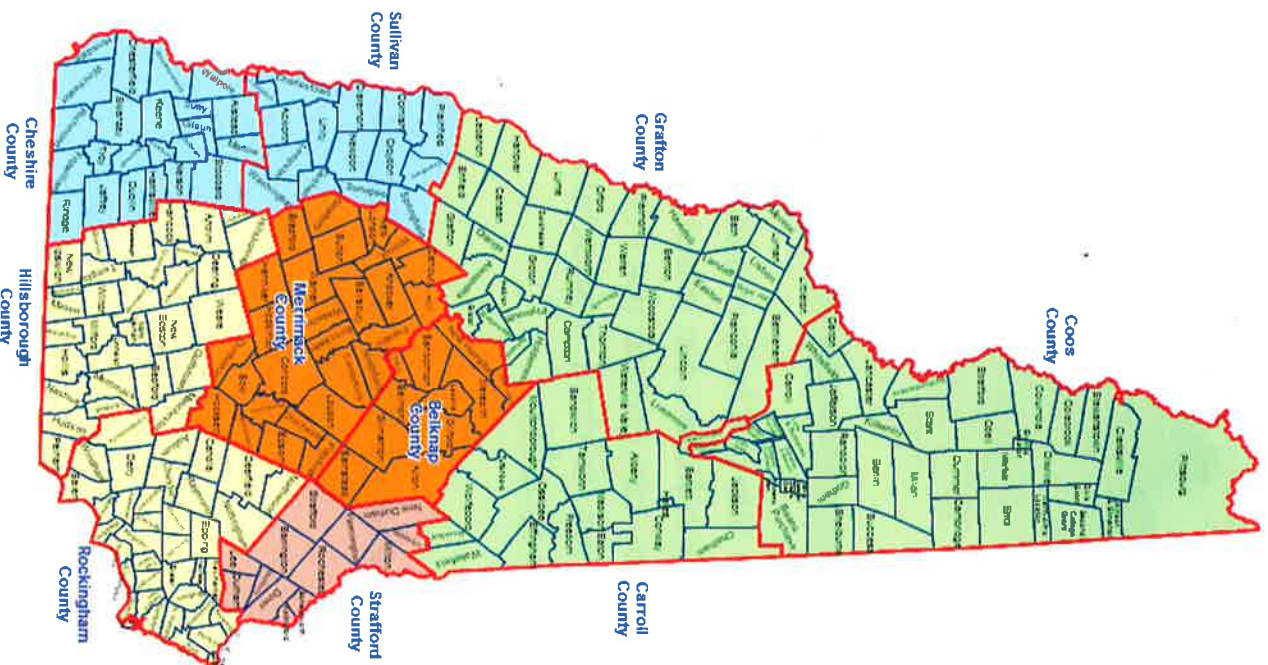
New Hampshire Housing

Mark Jacobsen, Lead Program Specialist
MarkJacobsen@nhha.org
603-310-9387

If your property is in Nashua,

please contact **Amy Moutenot** at

MoutenotA@NashuaNH.gov
603-589-3071



The New Hampshire Housing Finance Authority has been awarded a federal grant for the removal of hazardous lead paint from the state's pre-1978 homes and apartments. The grant period is from 2014 – 2017.

The award will provide money for lead hazard reduction in at least 205 rental property units and single-family homes, particularly in pre-1978 housing where lead-based paint hazards are much more likely to be found. The grant also targets those who are most in need, mainly low-income families and properties, units occupied by a child with elevated blood lead levels, and units occupied by a child under six years old or pregnant women.

Other key elements of the program include:

- Tenants must meet income requirements in order to be eligible for assistance
- Owners are required to provide 10% matching funds

The network of application intake specialists will determine eligibility. These partners have extensive experience and a proven track record in lead paint activities.



Helping People. Changing Lives.