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LEAD

2020

LEAD-SAFE HOMES, HEALTHY FAMILIES.

Four weeks, four webinars, one goal:
eliminate lead hazards from Virginia's homes.



WEBINAR #4 SEPTEMBER 9TH

Lead-Free Future: A Call to Action

Jonathan Wilson
Corey Rhyan
Daryl Hayott

Richmond City Health District and Virginia Poverty Law Center invite you to learn about best practices in lead abatement and how we can eliminate lead in Virginia.

Advancing Proactive Lead Safety Inspections

Lead-Free Future: A Call to Action

Jonathan Wilson, MPP

September 9, 2020

Lead-Safe Homes, Healthy Families- Four weeks, four webinars, one goal: eliminate lead hazards from Virginia's homes



In research, we operate under a fundamental principle: we must *take special precautions to protect our most vulnerable* study participants

Under federal regs, our most vulnerable include:

- children
- prisoners
- pregnant women
- mentally disabled persons
- economically or educationally disadvantaged persons

Who is Protected?



Food Establishment Safety



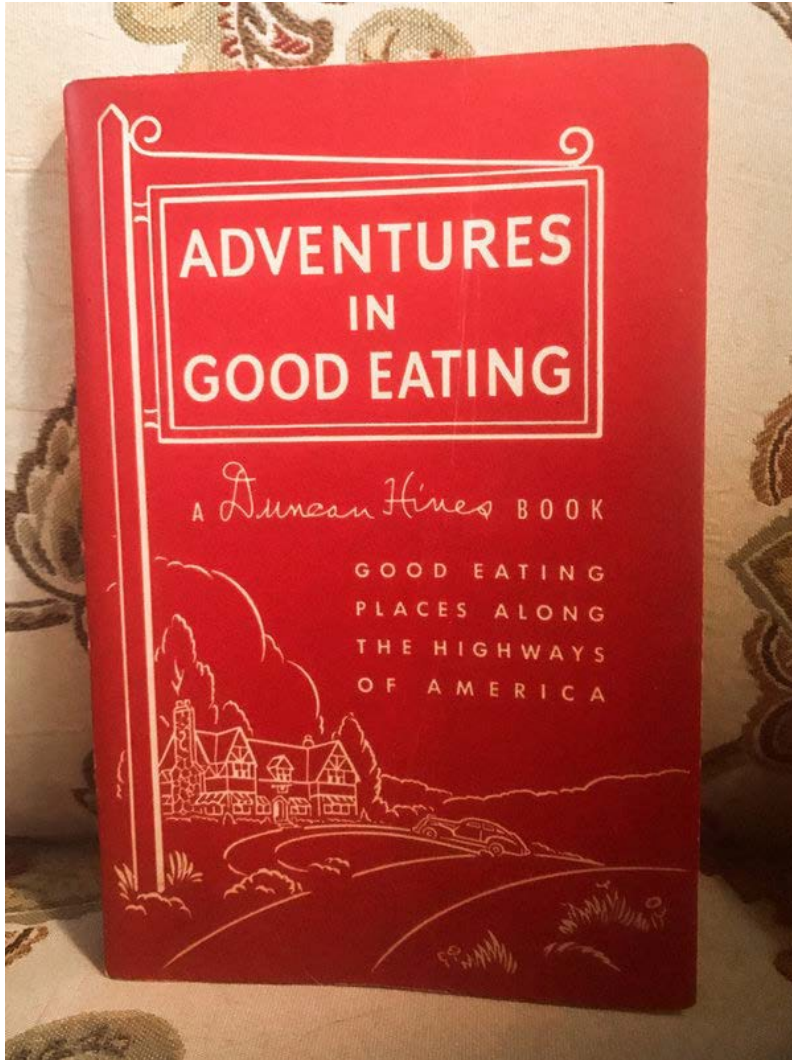
In order to protect the consumer, food establishments must **first**:

- Receive a certificate of occupancy
 - Receive a health permit
 - Document food safety procedures
 - Pass a health inspection
- AND THEN
- Pass regular follow-up inspections





National Center for
HEALTHY HOUSING



“The kitchen is the first spot I inspect in an eating place. More people will die from hit or miss eating than from hit and run driving.”

Duncan Hines



Protected from Unseen Hazards

Rental Housing Safety

In order to protect the consumer, rental housing providers must:

- Follow building and housing codes affecting health and safety

- Make all repairs needed to keep the place fit and habitable (livable)



Are All Housing Problems Visible?

Lead Dust

Mold behind the Wall

Pest Allergens

Carbon Monoxide



THE SOLUTION IS RIGHT IN FRONT OF US



- Require a rental registration
- Require a health inspection (for lead)
- Require follow-up inspections

OTHERS HAVE DONE THIS

State of Maryland (1994)

- Pre-1978 rental properties must register
- Landlords must provide notice of tenants' rights
- Be inspected for lead safety (visual/dust test) at each change of tenancy
- Comply with lead requirements if there is a triggering event

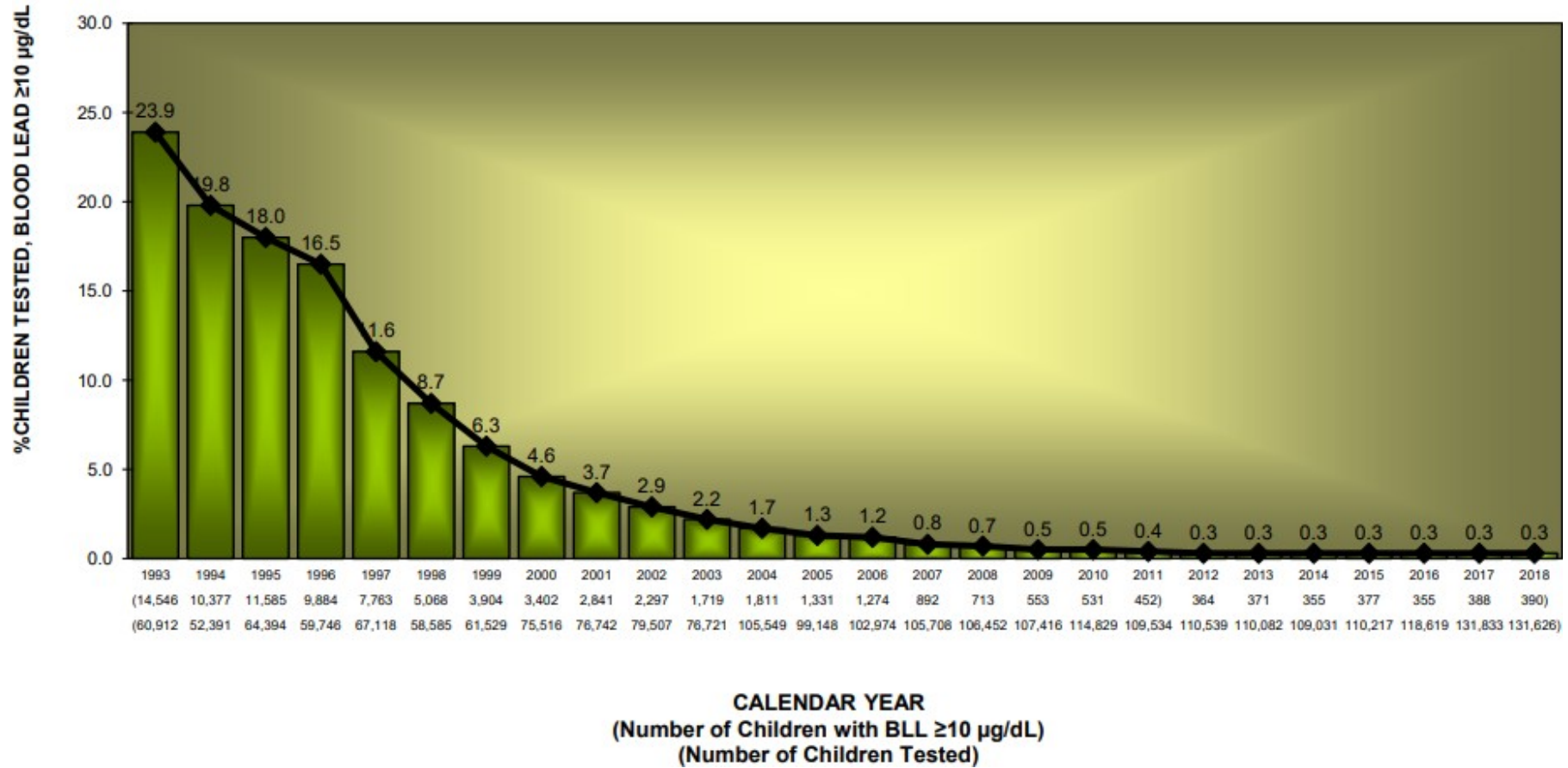


City of Rochester NY (2006)

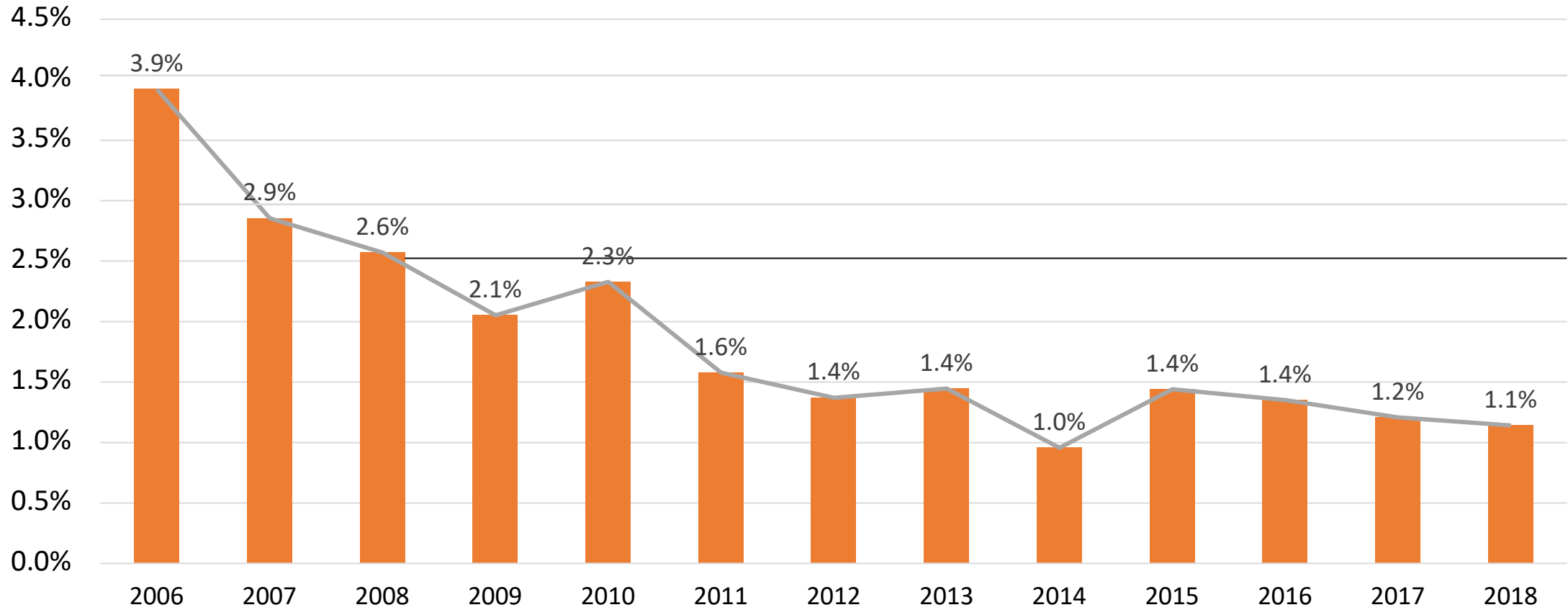
- Rental properties must get certificate of occupancy
- Pre-1978 properties must have visual/dust test
- Re-inspections occur at renewal of certificate of occupancy (3 to 6 years)



CHILDHOOD BLOOD LEAD SURVEILLANCE STATEWIDE 1993-2018



CHILDHOOD BLOOD LEAD SURVEILLANCE MONROE CO., NY



MOMENTUM IS BUILDING

Cleveland passed ordinance in 2019; goes into effect 2021

- Has had a rental registration program since the 1980s
- Lead inspections/certificates will now be a required element
- Re-inspection every 2 years



Philadelphia passed ordinance in 2019; goes into effect Oct 1

- Already requires a rental license
- Lead inspections/certificates will now be a required element
- Re-inspections every 4 years



BY PASSING STATEWIDE ENABLING LEGISLATION AND LOCAL ORDINANCES



They too can be Protected from Unseen Hazards in their Homes

Thank You!

Jonathan Wilson
jwilson@nchh.org

www.nchh.org ♦ [@NCHH](https://twitter.com/NCHH) ♦ facebook.com/HealthyHousing

National Center for
HEALTHY HOUSING



SOLUTIONS THAT MATTER. HEALTH CARE THAT WORKS.

MEASURING THE ECONOMIC BENEFITS OF PREVENTING CHILDHOOD LEAD EXPOSURE

#Lead2020 Webinar Series: Webinar #4

September 9th, 2020

Corey Rhyan, Senior Analyst, Altarum Institute

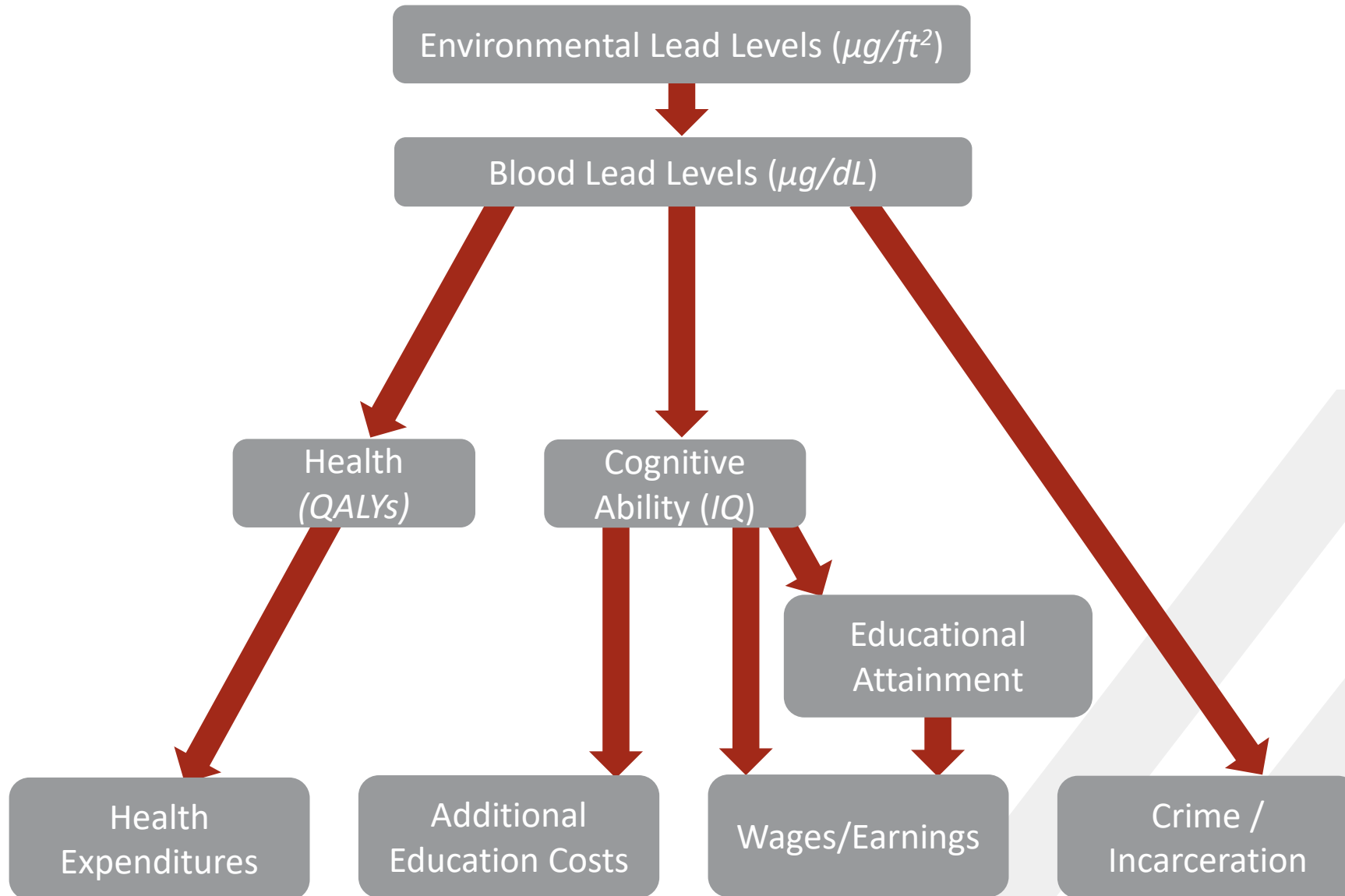
Children Can Encounter Lead Almost Anywhere



-  Water
-  Lead paint hazards
-  Air emissions
-  Consumer products and food

Source: Pew Charitable Trusts

Lead Exposure Impacts



Research Objective and Approach

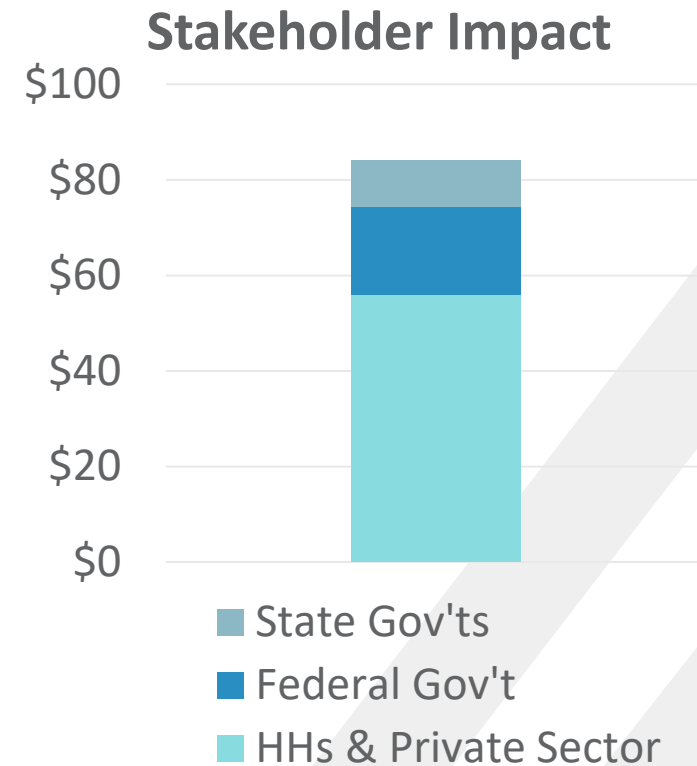
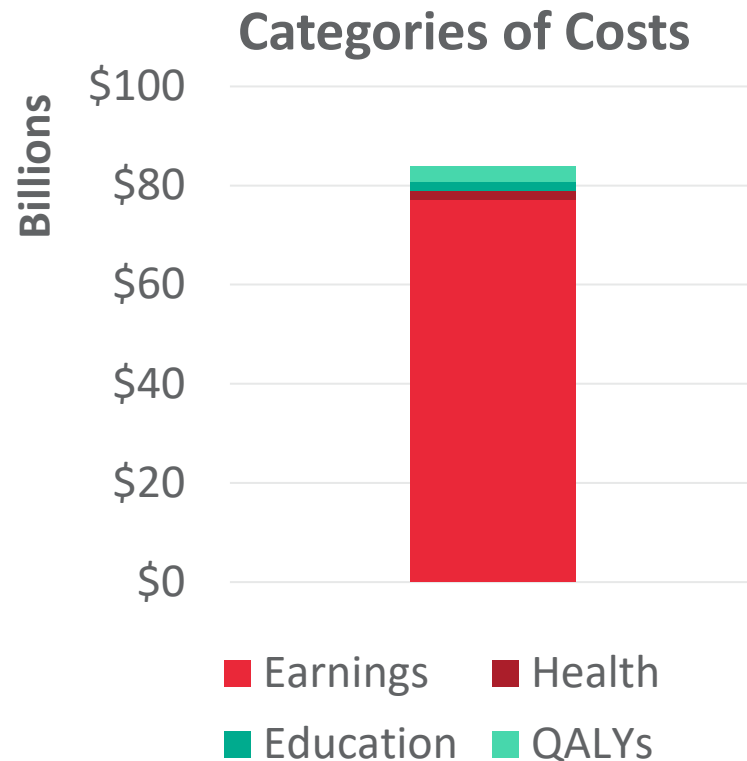


- ▲ Estimate the lifetime economic impacts of lead exposure:
 - Health, Health Care Costs, & Life Expectancy
 - Lifetime Earnings
 - Other impacts
- ▲ Include Impacts on:
 - Individuals and Families
 - Federal Government Expenditures
 - State and Local Government Expenditures
- ▲ Perform cost-benefit analyses of:
 - Residential lead hazard control
 - Residential lead service line replacement
 - Enforcement of lead-safe renovation and repair standards

National Results: Lead Exposure Burden








- ▲ For children born in 2019, we find:
 - An estimated **\$83 billion-dollar** economic burden, given current levels of lead exposure
 - This is over \$20,000 in lifetime economic costs per child








National Results: Cost-Benefit Analyses







Lead Service Line Replacement would:

-  Remove 272,000 lead service lines
-  Protect 350,000 children
-  Cut blood lead levels (BLLs) by 33.6%
-  Generate \$2.7 billion in future benefits
-  Return up to \$1.33 per dollar invested

Lead Paint Hazard Control would:

-  Remove 244,000 lead paint hazards
-  Protect 311,000 children
-  Cut blood lead levels by 40.0%
-  Generate \$3.5 billion in future benefits
-  Return up to \$1.39 per dollar invested

Lead-safe Renovation & Repair Standards would:

-  Protect 211,000 children
-  Prevent BLL increases of 1.08 $\mu\text{g}/\text{dL}$
-  Generate \$4.5 billion in future benefits
-  Return up to \$3.10 per dollar invested

State and Local-Level Economic Estimates



▲ <http://valueofleadprevention.org>

Preventing Childhood Lead Exposure: Costs and Benefits

Use this tool to calculate the cost of lead exposure and the economic benefits of key interventions to reduce lead exposure where you live. Data are available for each of the 50 states and 10 cities.

Enter state

or select from the map below



The image shows a screenshot of a web-based tool interface. At the top, the title 'Preventing Childhood Lead Exposure: Costs and Benefits' is displayed. Below the title is a brief instruction: 'Use this tool to calculate the cost of lead exposure and the economic benefits of key interventions to reduce lead exposure where you live. Data are available for each of the 50 states and 10 cities.' There is a search input field with the placeholder text 'Enter state' and a magnifying glass icon to its right. Below the search field, the text 'or select from the map below' is centered. The map shows the outline of the United States, with the state of Virginia highlighted in a light blue color. A small black box with the word 'Virginia' is placed over the highlighted state. In the top left corner of the map area, there is a small icon consisting of a square with a plus sign and a minus sign.

State-Level Economic Estimates



Virginia

[Estimate Exposure Burden](#) [Calculate Intervention Impacts](#)

Total Cost

\$2.4B

Lifetime economic burden of childhood lead exposure in Virginia.

Calculated for the 2019 birth cohort. Includes costs of reduced lifetime productivity; increased health care, education, and social assistance spending; and premature mortality.

Number of Children Exposed ?

7,580

Blood levels >2 µg/dL

Children in the 2019 birth cohort predicted to have blood lead levels >2ug/dL. This is 7% of all births in Virginia.

Cost Breakdown ?

Hover for additional detail

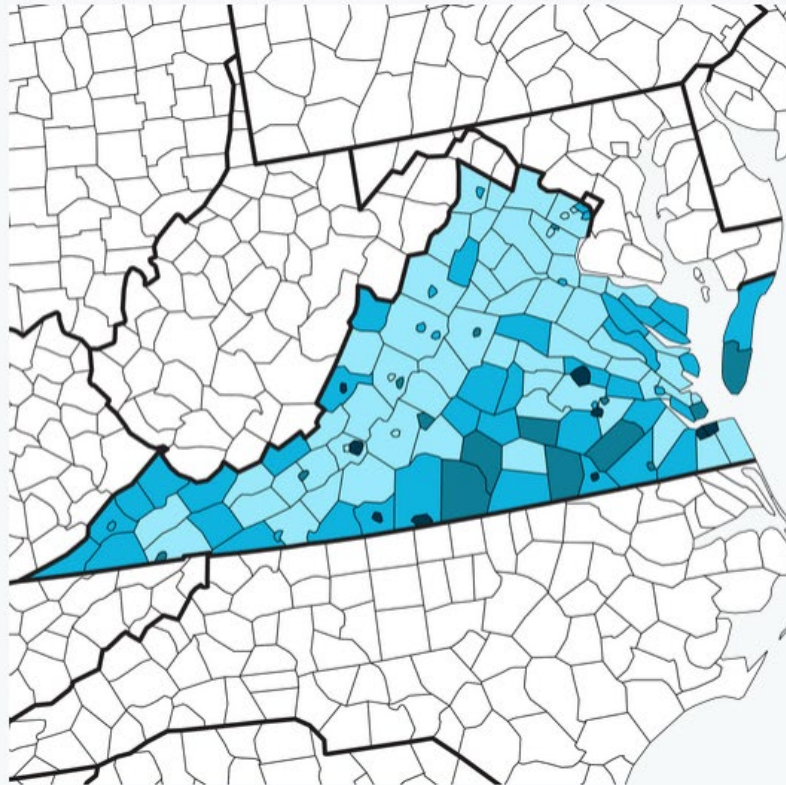
Category	Value
Private	\$1.3B
Burden on households and private sector	~\$1.3B
Burden on federal budgets	~\$0.8B
Burden on state and local budgets	~\$0.3B

State-Level Economic Estimates

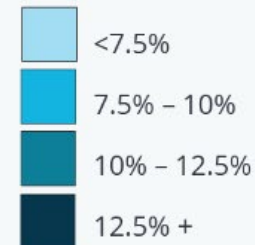


Map of Current Exposure Risks ?

Lead exposure risks for children born in 2019, shown as the estimated percent of children who will have blood lead levels above 2 ug/dL for each county in the State of Virginia. Darker shades indicate greater risks of lead exposure for children.



Percent of Cohort with a Blood Lead Level >2 $\mu\text{g}/\text{dL}$

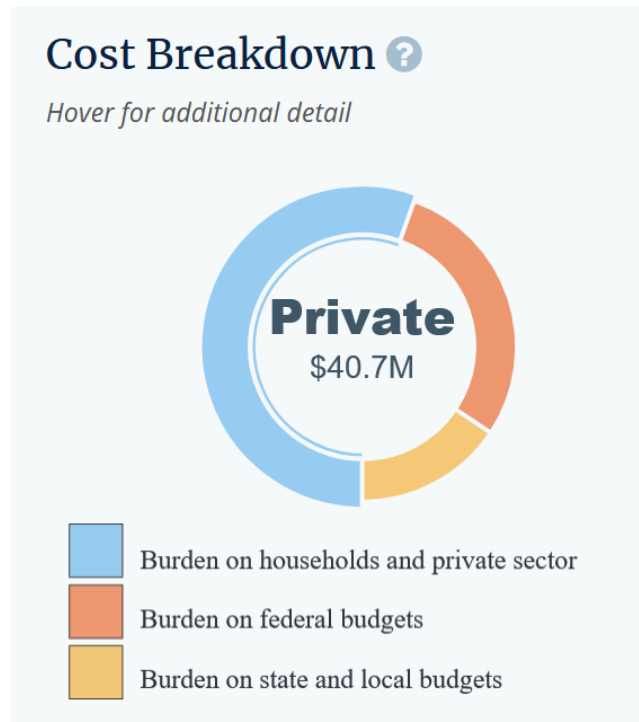


City of Richmond Economic Estimates



▲ Estimates of Lead Exposure Impacts

- 2019 Birth Cohort: about 2,600 births
- Economic Burden, given current lead levels: **\$72.5 Million**
- Over \$27,500 per child



Richmond Example: Lead Hazard Control Benefits



▲ Cost-Benefit Analysis of Lead Hazard Control for 1,154 homes

Cost Benefit Analysis for Lead Hazard Control (LHC)

for the Richmond 2019 Birth Cohort



Protect

1,462 children



Net Benefit

\$7.3M



Return

\$1.7 per dollars invested

Richmond Example: Lead Hazard Control Benefits



Conclusion



- ▲ There is great potential for investments in lead prevention; would be expected to result in:
 - Increases in future lifetime earnings
 - Increased federal, state and local tax revenues
 - Improved health and decreased health care costs
 - Decreased K-12 special education spending
- ▲ For lead hazard control, lead service line replacement, and enforcement of safe renovation standards:
 - The long-term economic benefits **EXCEED** the upfront costs of the interventions
- ▲ These models only capture a portion of the total societal return, lead exposure prevention also has the potential to:
 - Improve individual well-being
 - Improve other community outcomes
 - Reduce racial, ethnic, and socioeconomic disparities

Conclusion



▲ Helpful data collection on lead prevention activities in progress:

- Comprehensive assessment of lead risks: lead service line counts, water lead levels, lead paint hazards, dust lead levels
- Blood lead levels and the number of children with elevated blood lead levels
- Costs of lead elimination activities; lead service line replacements & lead hazard control
- Number of homes receiving remediation
- Intervention Pre/Post Lead levels (water, dust, and blood lead levels)
- Number of children impacted
- Non-residential community lead risks (for example, school drinking water)

▲ For more information, visit:

- <http://www.pewtrusts.org/en/research-and-analysis/reports/2017/08/10-policies-to-prevent-and-respond-to-childhood-lead-exposure>
- <http://valueofleadprevention.org>

▲ Corey Rhyan, Corwin.Rhyan@altorum.org

Lead Elimination Advocacy Project: Goals and Next Steps



A PRESENTATION BY THE
VIRGINIA POVERTY LAW CENTER

DARYL HAYOTT
EQUAL JUSTICE WORKS LEGAL FELLOW



919 E Main St. Suite 610, Richmond, VA 23219

T: 804-782-9430

F: 804-649-0974

VPLC



The statewide support center for legal aid in Virginia
providing support in

ADVOCACY

TRAINING

LITIGATION

on the civil justice issues faced by
low-income Virginians

WHAT ARE THE OPTIONS?



- **Enact New Enabling Legislation: Recommendations of the Lead Prevention Task Force Regulation Task Force:**
 - Permit localities to require certificates of compliance with the Uniform Statewide Building Code lead-safe provisions for all pre-1978 residential buildings upon termination of leases or tenancies or when such property is sold
- **Promote and Advocate for Local Ordinances Under Existing State Law Regarding Rental Inspection Districts**
 - Locality must make three findings:
 - ✦ There's a need to protect public health, safety and welfare of those living in rental inspection district
 - ✦ Units within the district are either: a) blighted or deteriorating or b) in need of inspection to prevent deterioration, taking into account the number, age and condition of residential dwelling units inside the proposed rental inspection district
 - ✦ the inspection of residential rental dwelling units inside the proposed rental inspection district is necessary to maintain safe, decent and sanitary living conditions for tenants and other residents living in the proposed rental inspection district.

Practical Considerations



- **Targeting Particular Neighborhoods**
 - Would be required if rental inspection option used

- **Targeting Properties Based Upon Number of Units**
 - Problem: Rental properties of greatest concern are single family properties and duplexes as they tend to be older than larger, multifamily properties
 - The properties with higher number of units are not where most of the lead paint hazards are

Laws in Other States



- Baltimore: City Code required landlords to obtain registration for most rental units; registration/licensing process includes passing a lead inspection for homes built before 1978
- Burlington, VT: Most rental properties must be inspected for lead paint hazards; landlords must sign compliance statement every year, attesting that they visually inspected all exterior surfaces to identify deteriorated paint
- Cincinnati, Ohio: Loose & flaking paint containing lead in excess of 0.5% must be removed/made inaccessible to small children
- Cleveland, Ohio: Landlords must disclose to tenants a copy of the most recent lead clearance examination or lead risk assessment and, if applicable, the lead-safe certification

Laws in Other States



- Detroit, Michigan: Landlords who own and lease rental property built before 1978 must have a lead inspection and risk assessment performed; unfortunately, enforcement of the rule has been poor
- Maryland: Properties built before 1978 with at least one rental unit must register with the state and pass a lead hazard inspection test
- New York City, NY: Before renting out a property, a landlord must identify and remediate lead-based paint hazards in properties built before 1960 where a child under age 6 resides, as well as properties built before 1978 when the owner knows there is lead-based paint

Laws in Other States



- Philadelphia, PA: Before renting a property to a tenant with a child age 6 and under, a landlord must certify that their property has been deemed lead safe by a certified lead inspector
- Rochester, NY: Lead paint hazard inspection is required for most rental units within city limits
- San Diego, CA: Ordinance requires that, when a tenant vacates a dwelling unit, a landlord must conduct visual inspections of the unit for deteriorated paint and correct anything identified, unless a lead-based paint test proves the deteriorated paint is not lead-based

Thank You



The Virginia Poverty Law Center is a non-profit committed to serve the needs of low-income Virginians. The work of the center is supported by individual and corporate donors and through lawyer's IOLTA accounts. If you would like to find out how to give to our general or specific efforts, please contact us at donate@vplc.org

Q&A

Please use the Q&A box to type your questions,
and a panelist will answer them.