

**GOVERNOR'S LEAD POISONING PREVENTION COMMISSION**

AERIS Conference Room  
May 1, 2014

Approved Minutes

**Members in Attendance**

Patrick Connor, Cheryl Hall, Karen Stakem Hornig (via phone), Melbourne Jenkins, Edward Landon,  
Pat McLaine, Delegate Nathaniel Oaks, Linda Roberts and Mary Snyder-Vogel.

**Members not in Attendance**

Barbara Moore

**Guests in Attendance**

Wes Stewart - GHHI, Myra Knowlton – BCHD, Jody Johnson – self, Laura Fox – BCHD,  
Michelle Fransen - Dr. Cheung/OEM Advisor, LLC, Annie O'Grady – Connor Solutions, Mike  
O'Leary – HCD, Linda Rogers, BCHD, Joe Wright – MDE, Wade McCord – MDE, Pet Grant –  
MDE, Tracy Smith – MDE, and Paula Montgomery – MDE.

**Introductions**

Pat McLaine called the meeting to order at 9:45 AM with welcome and introductions.

**Future Meeting Dates**

The next Lead Commission meeting is scheduled for Thursday, June 5, 2014 at MDE in the  
AERIS Conference room. The Commission will meet from 9:30 AM to 11:30 AM.

**Approval of Minutes**

Motion was made by Mel Jenkins, seconded by Ed Landon to approve the April minutes with  
changes and approved unanimously.

**Discussion**

**Old Business**

Ed Landon noted that the Livability Code now requires a balcony inspection if the property is  
more than 10 years old and suggested that this might be a better approach for future lead  
related language.

Pat McLaine reported that she had received a phone call from Elizabeth Kelly, Director of  
Maryland State Department of Education, Division of Early Childhood Development, Office of  
Child Care who is planning to attend the Commission's July Meeting. Cheryl Hall reported that  
a tool has been designed for the regional offices to systematically assess all properties being  
used for childcare that were built before 1950 and 1950-1978. This report will indicate if the  
property failed compliance, is in compliance, or how compliance was demonstrated. Region 2

(Baltimore City) has sent in its report. A meeting is scheduled for regional managers on 5/13/2014 to provide a review and technical assistance as needed. Cheryl noted that some problems have been identified (for instance, verification of rental certification appears to be absent from regional records; what was actually done in response to an identified defect; absence of dust wipe testing from the testing of properties) but a report will be provided at the June meeting. Cheryl Hall indicated that the child-care centers receive XRF reports from accredited contractors but often do not get dust wipe test results. She will be glad to be able to search the rental registry for information by address. Patrick Connor asked if the Office of Childcare needed more than one month to prepare a report. Cheryl Hall answered that they would need more time but would provide an update at the June meeting. A total of 9,824 facilities have to be reviewed for age of housing to identify if the property is affected or non-affected. Information about whether a property being used for child care is owner occupied or rental or in a public school or church is not readily apparent at this time. In addition, because there has been a big change in staff, this review of lead status of child care facilities will be very timely.

DHMH lead screening plan – Dr. Cliff Mitchell indicated there was nothing new to report.

Baltimore City Billing – Laura Fox indicated that an RFP had gone out in late April for a consultant for billing who would be able to help the entire Health Department, including the Lead Program.

Paula Montgomery announced that MDE would provide training to the Regional Child Care office staff.

Pat McLaine reported that she attended the meeting of the Laboratory Advisory Committee this morning to provide the Commission's support for Point of Care (POC) testing. The meeting focused on presentations about the lead point of care technology; the group was concerned about whether the POC testing met requirements for a letter of exception and whether there was any problem with false negatives. Pat McLaine reported that she mentioned the Commission's concerns about lab testing using the wrong tubes.

### **Demonstration of the Public Lead Rental Registry Search**

Paula Montgomery presented MDE's plans to make the Lead Rental Registry data publically available and introduced Pet Grant who answers the phones for the Lead Program. The Lead Rental Registry Property Search is available from MDE's home page (left hand column); the public will be able to search by property number or address. The property number is available from the SDAT site or an owner's property bill and will include a two-digit county number as the first two digits. The database will not be searchable by owner, in accordance with existing law, but information available includes the owner number, company name, property address and registration status. If you click on an address, you will be able to get more data on registration, etc. Paula Montgomery noted that this lookup includes information only about registration although future plans include developing the capacity to link to the certificate and enforcement data bases so that PIAs are things of the past. Search will be possible by address with or without city/county information. One participant asked how we can identify a property if it is not registered; Paula Montgomery indicated that if a property was not registered, it would not be in this registry. Linda Roberts asked if there was any report on the number of houses demolished in Baltimore City. If the property no longer exists, the status code will say "removed". Linda Roberts also asked how information that a property is no longer for rent would be verified by MDE; Paula Montgomery indicated that the owner must sign off that the information is accurate under penalty of perjury. A recommendation was made to add a link to the DAT database to this

site. Joseph Wright indicated that many owners get certified but have failed to register. Paula Montgomery asked Commissioners and guests to send comments to [Joseph.Wright@maryland.gov](mailto:Joseph.Wright@maryland.gov) with cc to Paula Montgomery.

## **Agency updates**

### **MDE**

Paula Montgomery reported that MDE is gearing up for regulation of properties built from 1950 through 1978. MDE is preparing a letter about pending changes and legal requirements which will be sent to Housing Authorities, County and municipal housing agencies, and other agencies and partners.

Ed Landon indicated that he would invite MDE to present at the DHCD codes meetings to take place in four locations. DHCD should also put the information on RRP in loan requirements packages.

Paula Montgomery indicated that MDE would attend all regional meetings to provide information about all requirements. Patrick Connor expressed concern about Section 8 properties.

Historically, Housing Authorities were resistant to checking for a risk reduction certificate. But once they realized the certificates were under 1018 law, they became interested in checking for a risk certificate. Patrick Connor suggested that MDE might want to look at letters from the Housing Commission that mapped out the link between having a risk certificate and the 1018 law. Paula Montgomery stated that the problem was that MDE does not have a list of Section 8 houses. Patrick Connor noted that outside of Baltimore City, one Housing Authority made pre-1950 assets lead free years ago. To be successful, we have to communicate to Section 8 of public housing owners. Patrick Connor indicated that he would send a list of agencies he knew were associated with Section 8 to MDE. A concern was raised that Section 8 staff do not understand what a certificate looks like or how to interpret lab sheets with dust wipe results. Ed Landon noted that a HQS inspector inspects every house identified for the Section 8 program. Paula Montgomery indicated that the problem had been getting information to the right people. Ed Landon indicated he would get information out within DHCD. Wes Stewart indicated that the Coalition was willing to do training if needed for housing choice owners and housing authorities at their monthly meeting of Section 8 owners. Linda Roberts noted that DHCD still has an affordable housing seminar. Ed Landon stated that Bill Tamborino's office should know who to contact. Patrick Connor noted that 16 people in the State of Maryland do this and it should be possible to reach out to them all.

Paula Montgomery also reported on the results of MDE's Contractor Survey. Twenty-five percent (25%) of contractors participated in the survey and were very supportive of the idea to upload results on-line. This would save data entry and decrease fraudulent certificates. Based on the survey results, the program will recommend having a web-based application process.

Paula Montgomery reported that the regulations on RRP are being amended now. An attorney is working with the group with a plan that the regulations will be ready for public comment in August. MDE will provide a further update for the Commission at a later meeting.

### **DHMH**

Nothing to report.

### **DHCD (State)**

Nothing to report.

### **Baltimore City Health Department**

Laura Fox indicated that the City was posting for a new lead coordinator, a Civil Service position, to replace the position held by Hosanna Asfau-Means. The position is a Public Health Administrator III, requiring a Master's degree or a Bachelor's degree and 5 years of experience. Laura Fox will send a job description and a link to the Commissioners by email.

### **Baltimore City Housing and Community Development**

A representative indicated that the lead abatement program met their HUD quarterly quota. The agency is considering making a grant application to the US Conference of Mayors to provide vouchers to people relocating for nutrition education and nutritious food. They have also connected with WIC to make sure people can get services if eligible.

### **Child Care Administration**

Nothing further to report.

### **Maryland Insurance Administration**

Nothing to report.

### **Coalition**

Wes Stewart indicated that money was available for lead hazard control from the Exelon/BGE merger including \$19 million to the city and 19.6 million to DHCD. Individual grants can include \$15,000 for lead hazard reduction work. Bill Ariano oversees the program. This was an initiative of the Public Service Commission and the Consumer Law Funds. The funds may be available to home-based childcare and will have income requirements. This would dramatically increase funding for lead poisoning prevention. Linda Roberts asked if DHCD knew where the money was being spent on lead.

After brief discussion, Commissioners indicated that they had no problem with a meeting in August.

Motion to adjourn the meeting was made by Patrick Connor, seconded by Karen Stakem Hornig, passed unanimously. The meeting was adjourned at 11:30 AM.