



The Future of Primary Prevention: Sustaining New Jersey's Historic Investment in Lead Remediation and Abatement

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ISLES HISTORY

- Founded in 1981, Isles began by transforming vacant city lots into gardens with blooming flowers and fresh vegetables.
- Gardening expanded into affordable housing and lead poisoning prevention, job training and an alternative high school, land and factory cleanup, energy efficiency, climate action, an Electric Vehicle Microtransit program, and community planning.
- Isles continues to find new ways to support communities and equip people with the tools to thrive.

Education – Training – Remediation – Technical Assistance
Advocacy – Wraparound Services – Financial Opportunity
Program Implementation



RESTORE THE BUILT ENVIROMENT

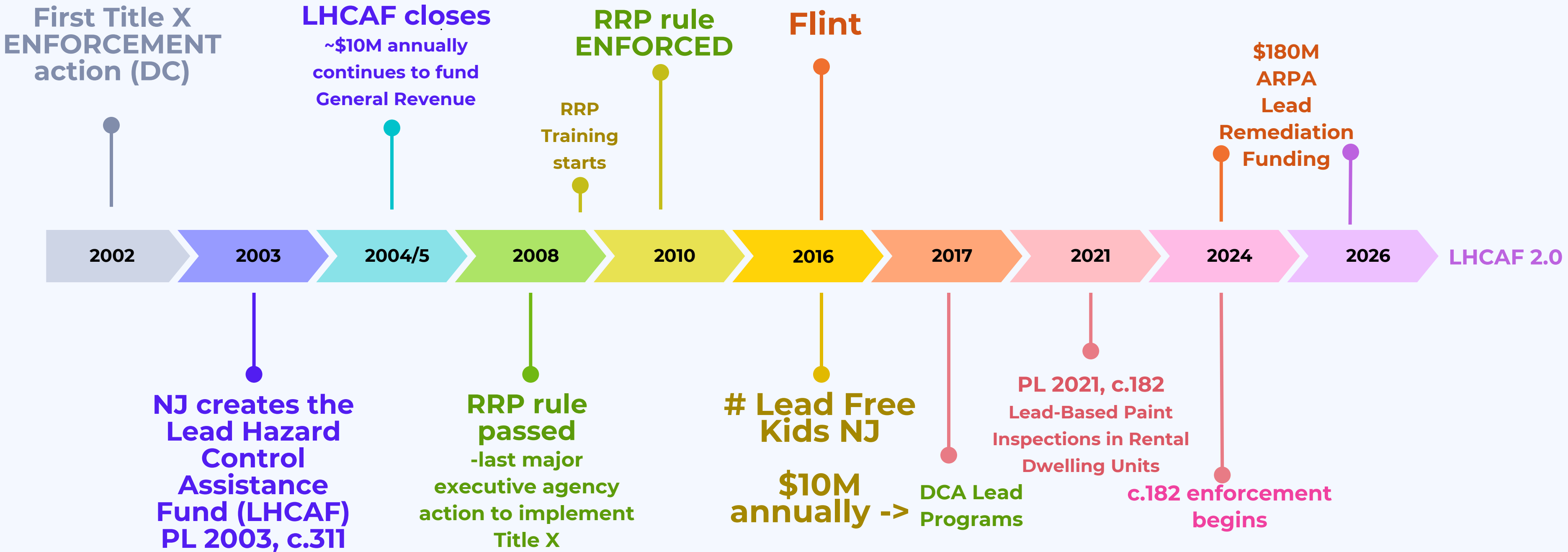


Isles Core Focus Areas

- **Build Affordable Housing**
- **Lead-Safe and Healthy Homes**
- **Energy Efficiency Improvements**
- **Clean and reuse factories & land**
- **Provide Technical Assistance to DCA Lead Assistance Program grantees**
- **Whole-Home Approach is the Standard Operating Procedure (SOP)**



Lead Hazard Control in New Jersey



LEAD SAFE CERTIFICATE



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



PL 2021, chapter 182 took effect July 22, 2022/4
New Rules: NJAC 5:28A
New Clean-up bill now Law: PL 2024, c.74



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



Lead-based paint hazard education program



Appropriated \$3,900,000

EXEMPTIONS

- The law exempts:
 - rental units built after 1978,
 - those that have a lead safe certificate,
 - seasonal rentals, and
 - 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, OR**
 - B) hire a New Jersey Department 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

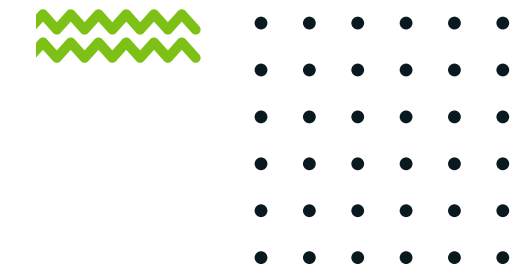
“HOUSEKEEPING” BILL: P.L.2024, C.74

Key Changes:

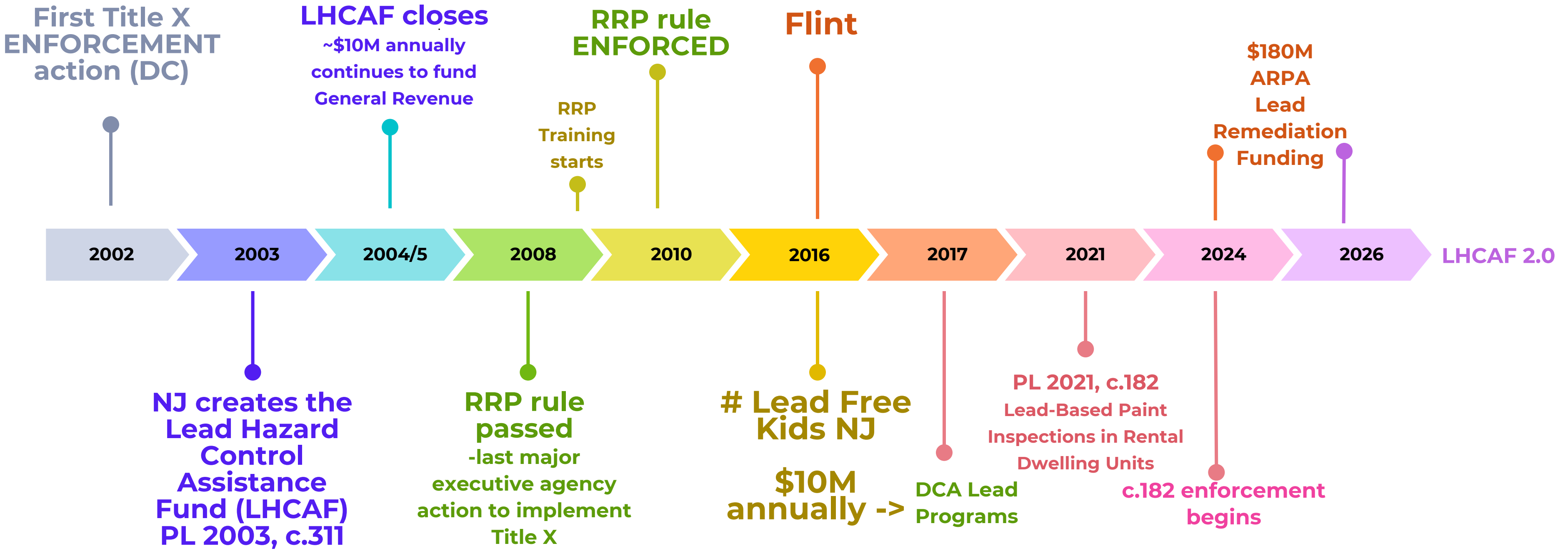
- Adds common area of buildings to inspections for buildings with 2- or 3-dwelling units
- Lets municipalities enter into shared service agreements for inspections
- Lets municipalities with a Permanent Local Agency (PLA) hire a contractor, and applies retroactively to authorize an agreement entered into on or after July 22, 2022

This bill provides municipalities that maintain a local code enforcement agency the option of either conducting inspections in-house or hiring a certified lead evaluation contractor to perform the inspections.

- Changes inspections from every 2 years, to every 3 years. Certificate also would be good for 3 years



Lead Hazard Control in New Jersey





LEAD TRAINING INSTITUTE

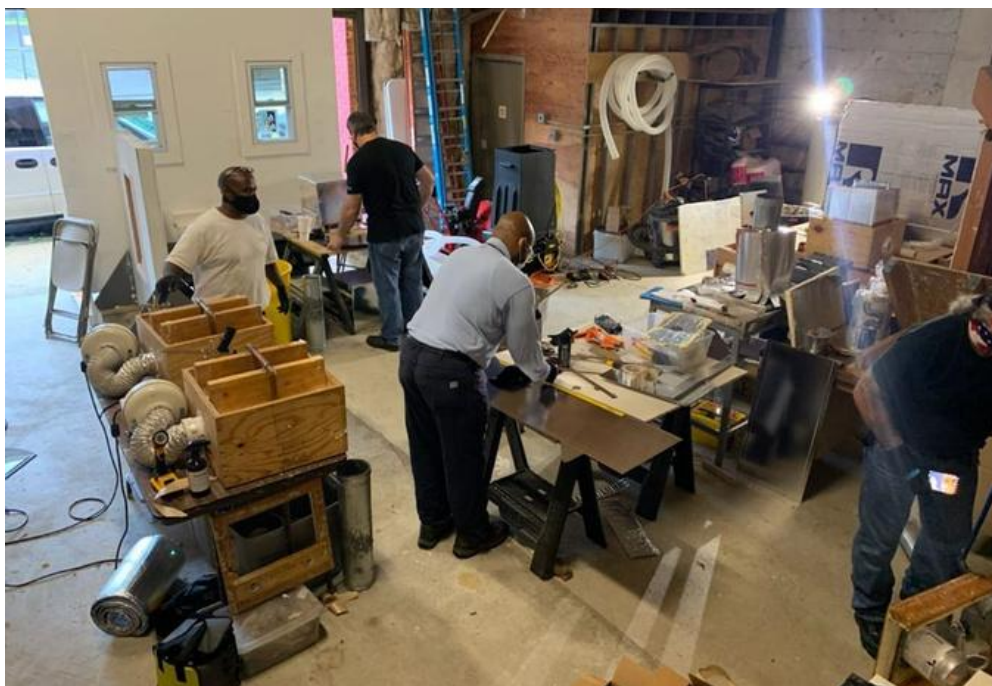
NEW AGENCY ON-BOARDING PROCESS FOR LEAD GRANTS



Primary goal: enable a rapid growth trajectory for prospective lead agencies that lead to quick initiation of lead project production.

In order to accomplish that, the prospective lead agencies must:

- Fully understand to process of lead hazard control.
- Be clear about the staffing needs and skills required for the program to be successful.
- Understand the lead assistance grant process.
- Be prepared to utilize HESWAP and SAGE for lead projects.
- Have at least key staff trained in lead hazard control & healthy housing fundamentals prior to engaging in lead projects.



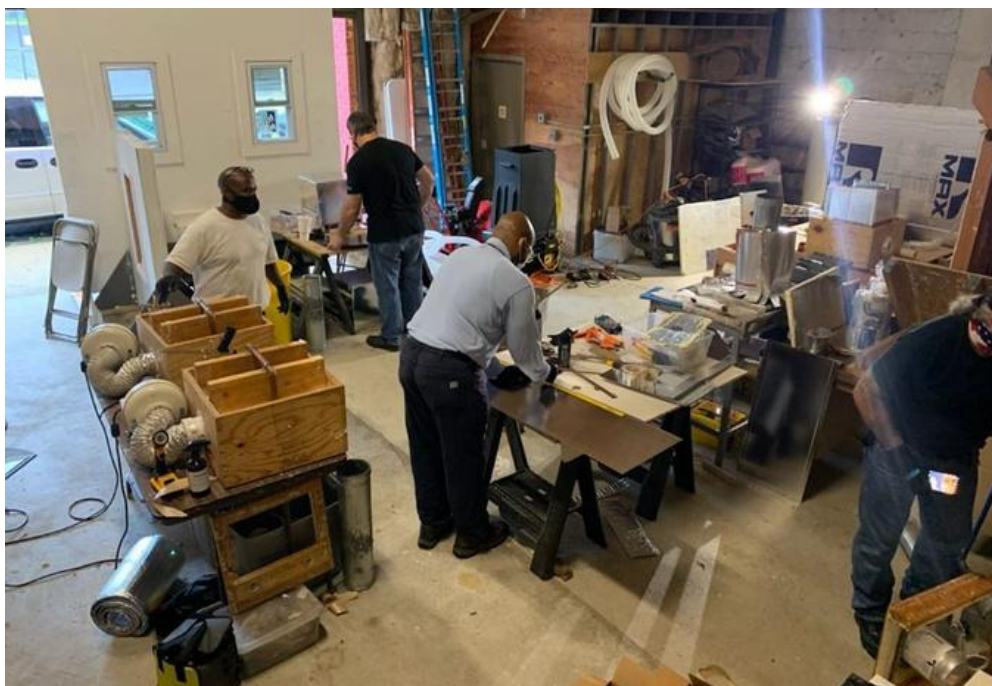
www.njleadinstitute.org/
www.nj.gov/dca/dhcr/offices/lrap.shtml

isles
Self-Reliant Communities



LEAD AGENCIES

- Before the ARPA funding there were less than 20 lead evaluation companies providing LRAs and Clearances for the LRAP/Lead Assistance Program.
- The new funding allowed the state to gain 30+ new lead agencies & municipalities and finally get closer to covering the entire NJ footprint of lead-burdened homes = 57 AGENCIES
- Agencies were trained in the basics of lead and healthy housing + the best practices around lead remediation process. New agencies are still coming on-line to perform services.
- Requests for work from inspections being done for LSC law are on the rise. Still not the level needed to assess all rental properties.
- New DCA portal up / soliciting Agency feedback.
- First call should be to applicable lead agency.

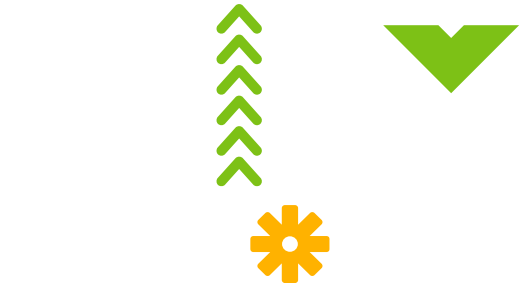
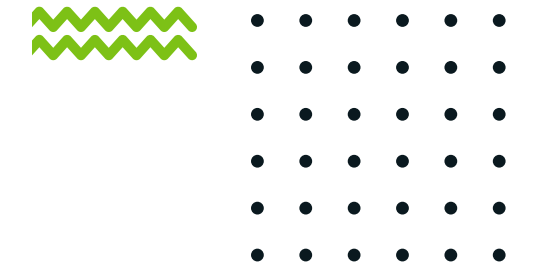


Implementation Issues

- Guidance, local ordinances, DW lists
- \$180M ARPA Lead Remediation funding
 - Encumbered by December 2024
 - Spent down by December 2026
- Program alignment with LRAP agencies
 - LIRA vs DW clearance

2027 Plan – NEXT STEPS

1. LHCAF reboot bill for FY 27 Budget
2. Sustainable Funding and Stakeholder Access
3. Program Alignment



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