SUMMARY

ANNUAL REPORT

COUNTY SERVICE AREA LA-1991-1 (LEAD ABATEMENT)

FISCAL YEAR 2026-2027

April 28, 2026

Introduction

The Alameda County Community Development Agency has compiled this report in accordance with Government Code Sections 25215.5 and 25214, and the Alameda County Service Area Law, General Ordinance Code, Chapter 13.20. This report includes a description of the CSA, the services to be provided, and calculation of service charges for Fiscal Year (FY) 2026-2027.

A complete report, containing a description of each parcel of real property, by zone, receiving authorized services and the amount of the service charge for each parcel is on file with the Clerk of the Board of Supervisors. Also on file with the Clerk is the comprehensive budget for the Alameda County Healthy Homes Department's Lead Poisoning Prevention services, including all funding sources and program activities.

Description of CSA

The County Service Area currently includes the cities of Alameda, Berkeley, Emeryville and Oakland, as well as the unincorporated area of the County. In prior years, the Board of Supervisors has set a service charge of $10 dollars per pre-1978 dwelling units in the cities of Alameda, Berkeley, Emeryville, and Oakland and zero dollars for the unincorporated area. There is no change in the service charge recommended for this fiscal year.

The CSA Lead Program is managed by a Joint Powers Authority, consisting of one representative from each participating jurisdiction and one community representative. Each member has a vote in proportion to the service charges received from their jurisdiction. In addition, the Authority allocates funds to provide authorized services in each jurisdiction in proportion to funds received from that jurisdiction.

Description of Services

The program is designed to provide comprehensive lead poisoning prevention services. Hazard consultation, property owner education, outreach, and referrals of children from dwellings with lead hazards will be available for all service charge-paying parcels.

All pre-1978 dwelling units are susceptible to lead problems, and there is no practical basis to differentiate individual units which will need services in a particular year. Therefore, the same service charge is recommended for all pre-1978 dwelling units.
Key components of the Lead Program include:

In-home consultations to property owners, consisting of visual assessments and primary prevention education, including identification of potential lead hazards and guidance on appropriate mitigation measures.

- Education and training to property owners on potential hazards and health risks to children and occupants.
- Referrals of children from dwellings with identified lead hazards for blood-lead screening, treatment, and medical case management.
- Assistance to property owners for compliance with local, state and federal lead regulations on unsafe work practices and unsafe housing conditions.

Calculation of Service Charges

Service charges for CSA LA-1991-1 (Lead Abatement) are established annually by the Board of Supervisors. The service charges are based upon the proposed level of services as reflected in the proposed budget and the number of dwelling units from parcel information provided by the Assessor's Office. Attachment I presents in summary form the proposed CSA budget which is consistent with priorities established by the Joint Powers Authority and your Board. The service charge unit for CSA LA-1991-1 (Lead Abatement) is pre-1978 dwelling units, except in the case of certain rooming house situations, for which the service charge unit is bedrooms.

A summary of the service charge units by area is presented in Attachment II. Attachment III shows the calculation of the recommended service charge for each CSA unit.

ATTACHMENT I

COUNTY SERVICE AREA LA-1991-1 (LEAD ABATEMENT)

PROPOSED BUDGET

FY 2026-2027

Expenses	
Salaries and Benefits	$1,546,779
Services and Supplies	$ 536,916
Fixed Assets	$0
Contingency Reserves	$0
Total Expenditures	**$2,083,695**
Gross Revenue	
Service Charge	$2,119,730
Collection Fee 1.7%	($36,035)
Net Revenue	**$2,083,695**

ATTACHMENT II

COUNTY SERVICE AREA LA-1991-1 (LEAD ABATEMENT)

SUMMARY OF UNITS AND SERVICE CHARGES BY AREA

FY 2026-2027

AREA	NO. OF UNITS	RATE	CHARGE
Alameda	25,312	10	$253,120
Berkeley	43,914	10	$439,140
Emeryville	2,541	10	$25,410
Oakland	140,206	10	$1,402,060
TOTAL	211,973		$2,119,730

ATTACHMENT III

COUNTY SERVICE AREA LA-1991-1 (LEAD ABATEMENT)

CALCULATION OF SERVICE CHARGES

FY 2026-2027

A.	Total Service Charges Collected	$2,119,730
B.	Total CSA Units	211,973
C.	Service Charge Rate (A divided by B)	$10