

Lead-Free NJ Housing Policy Table Advocacy Priorities

Workforce (Local Job Opportunities)

- Capacity building for community organizations to support training and workforce development
- Immediate NJ-approved lead inspector/risk assessor training courses for municipal staff as needed
- For implementation of Training Institute: clear communication of updates through multiple information streams, as well as opportunities for communities to provide input on structure and resources provided.
- Compensated apprenticeships for community members interested in entering the lead workforce. Apprenticeships should also include other accommodations such as childcare.
- Support to firms offering apprenticeships
- Outreach efforts at secondary schools, alternative schools, trade schools, community colleges
- Training resources in multiple languages, as well as resources to support English language learning
- 2024 update: Reconsider NJ lead risk assessor requirements to reduce the barrier to entry

Capacity Building for paint remediation/abatement and Lead-safe certificate law implementation

- 2024 update: Appropriate funding for lead paint remediation/abatement to make programs sustainable
- 2024 update: Assess funding models to ensure sufficient resources for new agencies and new workers to enter the field, especially in high-cost, high-need markets
- Assistance to municipalities in building data infrastructure for administration and enforcement of the new law
- Resources for online landlord applications, resident complaints, and locating compliance information about specific properties

Funding

- Information for municipalities and community organizations about different grants that are available and how available funds can be used to support compliance with the new law.
- Resources and technical assistance to help jurisdictions get lead funds out the door

Data and Outcomes Measurement

- Data Transparency

- Tracking outcomes, including compliance rates, enforcement, impact on affordable housing, and impact on blood lead levels
- State-wide database for enforcement and outcomes tracking
- 2024 update: Encourage municipalities to use housing data to prioritize enforcement (pre-1978 housing, children at home, one and two-family housing)

Enforcement

- Information on how DCA will measure/determine whether the law is being enforced
- Resources to help with enforcement
 - Data infrastructure
 - Technical assistance for best practices
- 2024 update: Encourage municipalities to have a public point of contact for the lead-safe certificate law

Education and Information Sharing

- Training for code enforcement about the requirements under the law and regulations
- Technical assistance for jurisdictions, including clarification for **municipalities** around who may be responsible for implementation (health vs. housing and code enforcement), guides for how to implement the law, and examples from municipalities who have begun implementing, including who is responsible for certificates.
- Education materials that lay out clear expectations for landlords
- Education and outreach materials in multiple languages -To tenants and landlords
- Regular meetings with municipalities to identify resources and support needed
- Increased avenues of information sharing to reach municipalities and community members and organizations
- 2024 update: Promote comprehensive lead investigations under the lead-safe certificate law, recognizing that dust wipe sampling is more comprehensive than visual inspections.

Partnerships

- Increased community input and engagement in implementation of the law and lead remediation programming
- Increased emphasis on inclusion and collaboration with impacted communities
- 2024 update: Improve coordination between DCA funded lead programs and staff
- 2024 update: Improve coordination between housing/code and health departments at the state and local level
- 2024 update: Promote a “whole house” approach to address other hazards at the same time that lead is found (mold, weatherization, ect.)

Eviction Protection and Affordability

- Strengthen laws to prevent retaliatory eviction
- Protection for affordable housing through prevention of rent hikes and gentrification in newly rehabbed properties
- 2024 update: Funding and creative solutions to increase the availability of lead-safe housing during lead remediation/abatement

2024 update: Soil

- Promote soil testing and mapping of testing statewide
- Map historical lead contaminants statewide to identify areas of concern for lead in soil