

Creating Change

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National Center for Healthy Housing

Envision the Change

- Housing built & renovated differently
- Residents aware of & act on health concerns
 - **Home buyers**
 - **Tenants**



Key Questions

- Who – people & organizations that should act differently
- What – what should they do
- Why – what will it take to convince them
- THE KEY IS THE ORDER

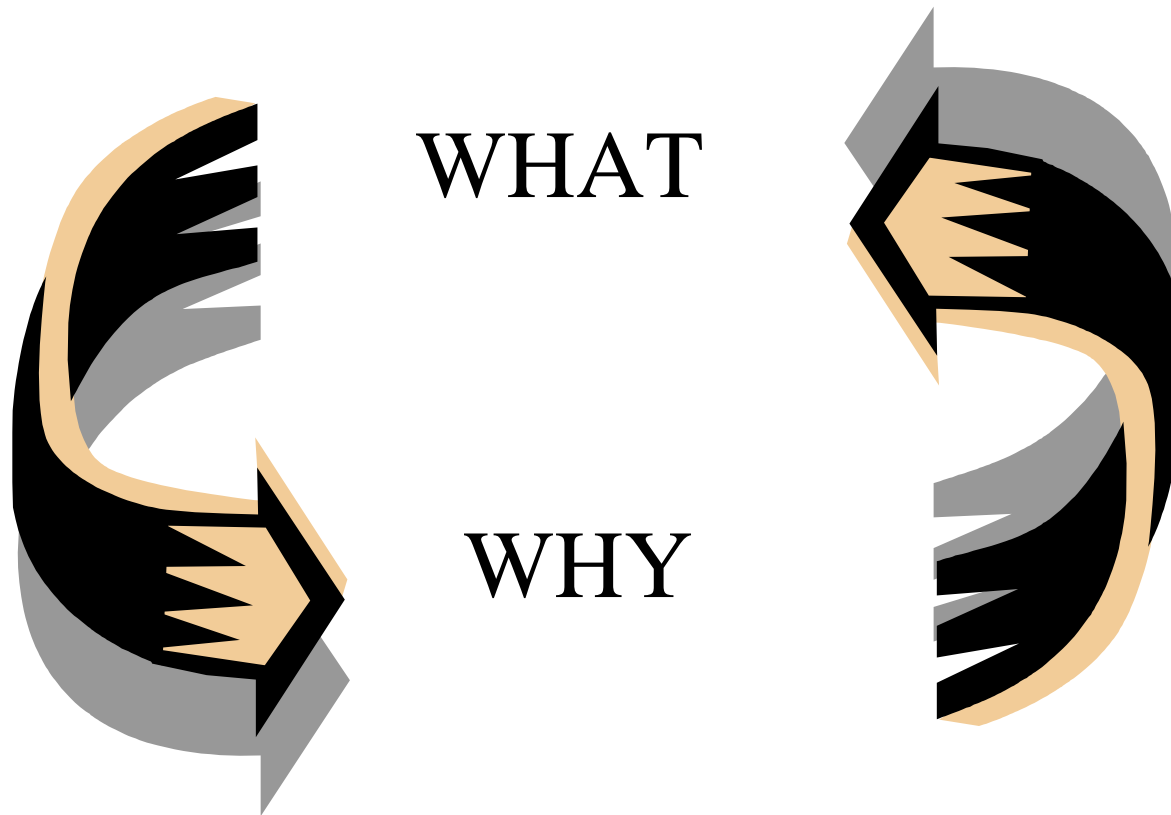


Key Questions – WHO

	Affordable Housing	Market Housing
Build	HFA; Community Development; CDCs; HA; HUD	Builders, Insurance,
Renovate	same	same
Maintain	Same + Property maintenance	Same + owners
Residents	Doctors	Doctors, insurance



Interactive model



New England Experience

- Healthy Homes Building Guidance
 - **Developed with input from building scientists, housing developers, finance agencies, health advocates/researchers**
- Feedback Through Training
 - **Over 200 trained**



Construct/Rehab – The “Why”

- **Non health reasons:** durability; maintenance costs; energy; common sense
- **Mold** – liability anxiety
- **Health** – asthma (secondary issue)
- Final Guidance after feedback



Building Guidance Moisture Excerpts

- Exterior venting bath & kitchen fans – relative humidity 30-50%
- Pan flashing on windows & doors
- Capillary breaks in footings
- Avoid plumbing in exterior walls
- Don't install carpet in wet areas
- Seal big holes to stop air flow & pests
- Don't refinish damp/musty basements without controlling moisture -- HVAC issues



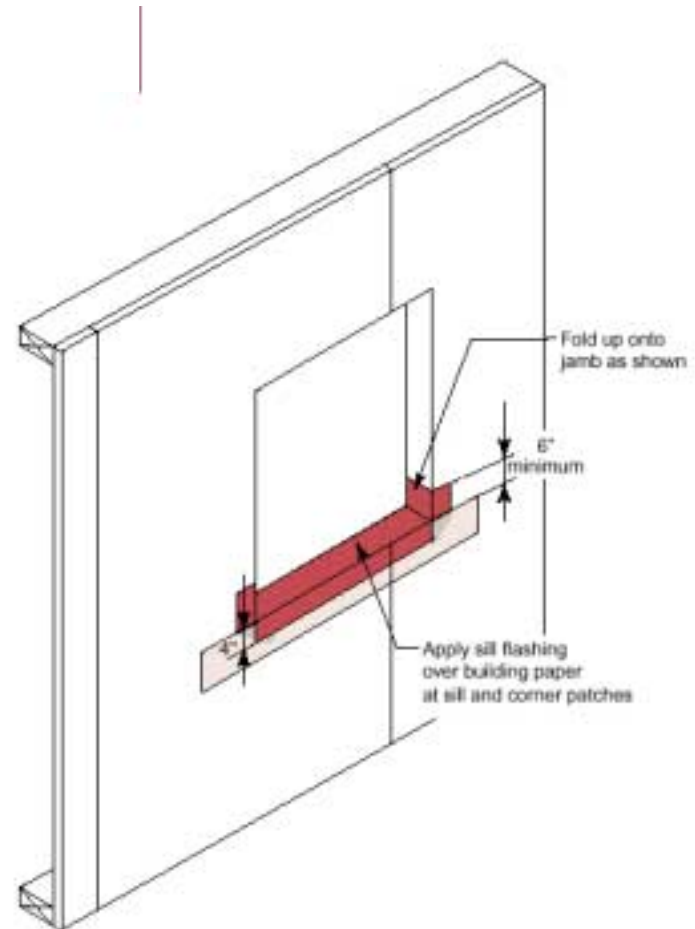
Exterior Venting Fans



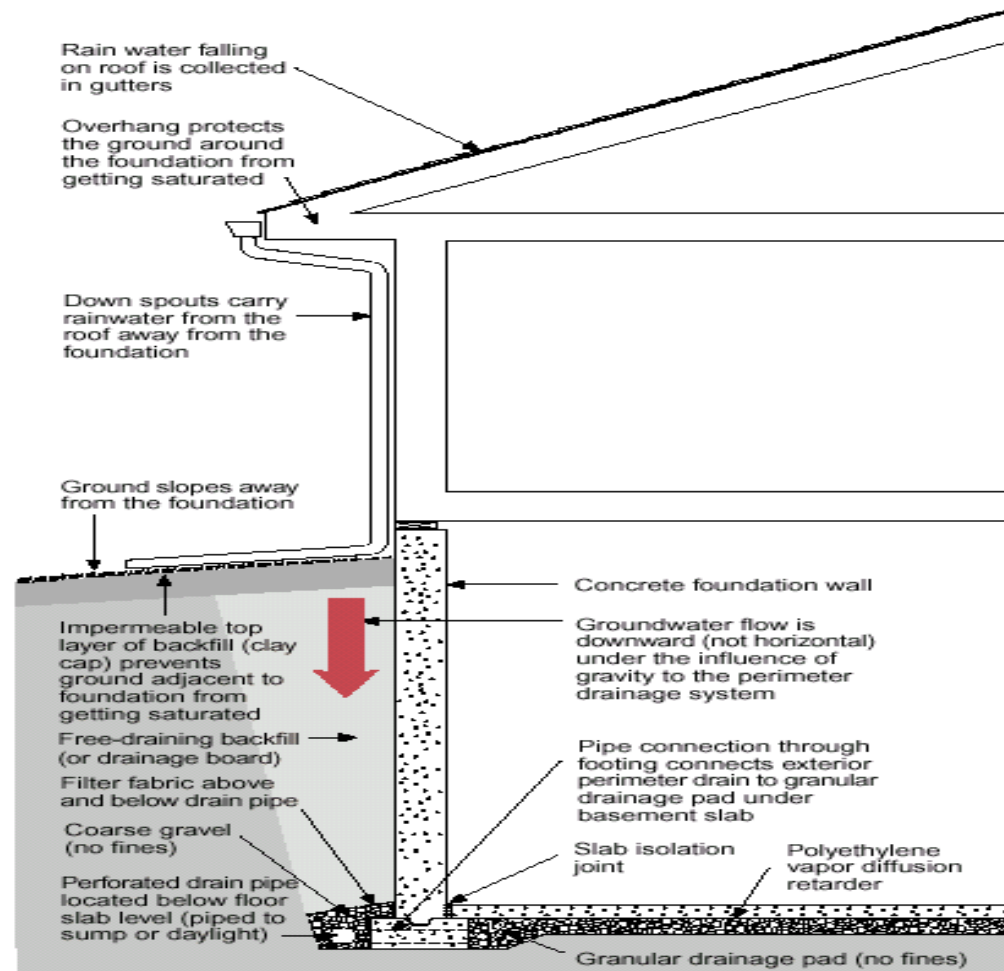
Pan Flashing

Figure 1
Pan Flashing

- Can use adhesive bituminous membranes as sill flashing only with asphalt impregnated felts, coated papers or foam sheathing; do not use adhesive bitumen based membranes or butyl flashings with plastic housewraps due to chemical incompatibilities
- Use building paper as sill flashing with plastic housewraps

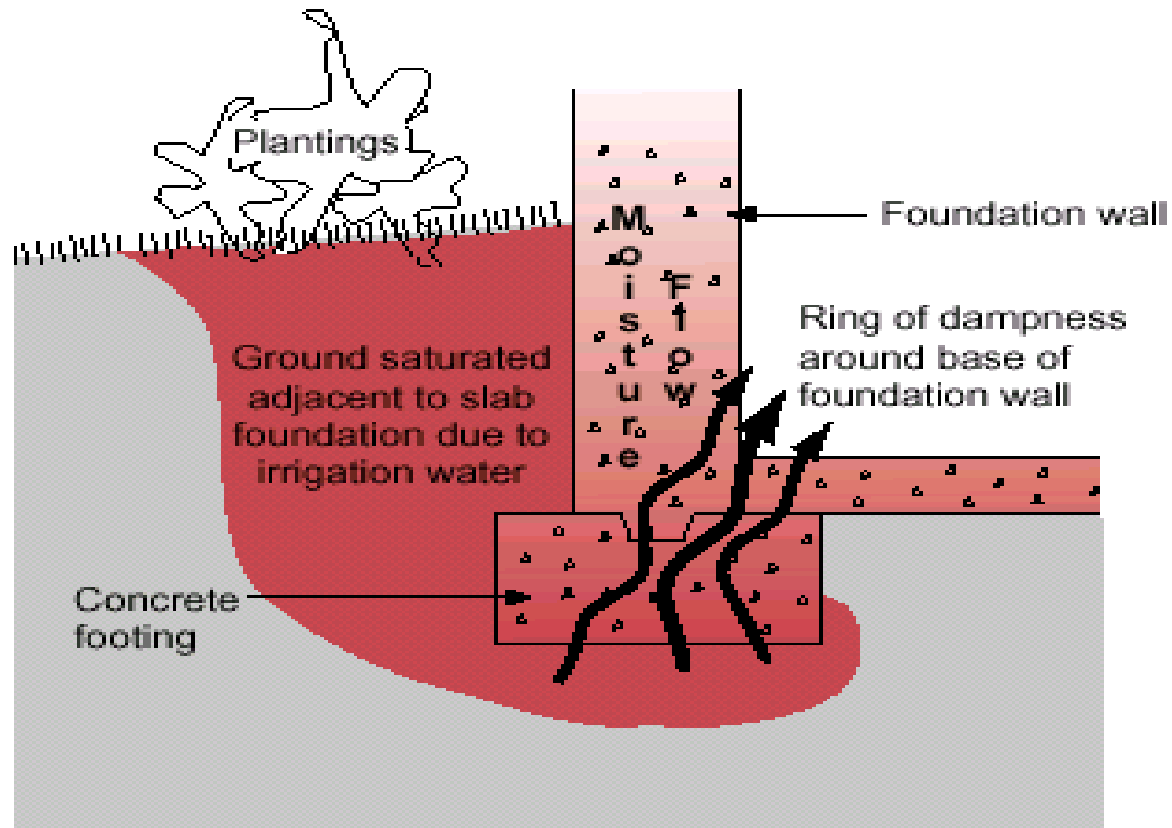


Water Managed Foundations



Capillary Breaks

Capillary rise through concrete footing



Asthma Regional Council Progress

	Change Standards	Units Affected	Pilots
CT	Pending	4-6	Yes
MA	Boston DND & BHA State	15 & 14,300 + 400 Pending	Yes, if \$
ME	Housing Finance Authority	Pending	Yes, if \$
NH	Housing Finance Authority CATCH	700 20	No need
RI	Housing Finance Authority	600	Yes. 2003
VT	Housing Conservation Bd Housing Finance	200 under guidance 400 Pending	Uncertain
	TOTAL	14,300 maintain 2,000 new or rehab	



Affordable Construction/Rehab

Who



Housing Finance Agencies
Community Development Agencies
CDC's; Housing Authorities

Why



Durability & Maintenance Costs
Mold: insurance & liability
Asthma

What



ARC Healthy Homes Building
Guidance & Training



Market Construction & Rehab

Who →

Builders, Developers,
Insurance/reinsurance, State
Insurance Regulators

Why →

Repairs & Call Back Costs
Mold: insurance & liability
Asthma – buyer concerns

What →

ARC Healthy Homes Building
Guidance & Training ???



Residents

Who →

Occupants, Doctors,
Insurance/reinsurance

Why →

Health concerns -- asthma
Maintenance costs
Spiraling costs to insurance

What →

ARC Healthy Homes Building
Guidance & Training; Medical
model ???



Things to Remember

- Ask
 - Who – can make change
 - Why – will they change – look at non health
 - What – can we agree they should do
- Different Audiences
- Build momentum
 - Regional Efforts
 - National Partners
 - Models and Document Benefits

