

# National Healthy Homes Training Center and Network

Making it Work



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## Creating a Healthy Homes Program in Your Community

Successful healthy home projects need:

- Established objectives
- Administrative infrastructure
- Identified and committed partners
  - Community
  - Municipal agencies
- Secured funding
- A sustainability plan



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## Implementing a Healthy Homes Program in Your Agency

Issues to consider as part of start up:

- Will this require a job description and change in responsibilities?
- What sort of training program is needed and for whom?
- How will this alter the way we currently do business (extra time for a home assessment or code inspection)?



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## Funding Sources for Healthy Homes Activities or Programs

- HUD- annual NOFA for Healthy Homes demonstration grants
- Other HUD funding- CDBG or HOME funds
- Rental licensing fees or taxes
- EPA – environmental justice, regional funds, lead funds
- State & City - code enforcement fines, health funds (e.g., lead)



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## Other Funding

- Public agencies can provide “seed” money
  - Develop small grant program for organizing
  - Fund city-wide meeting for community groups
  - Include community outreach in grant proposals
- Involve private sector foundations
  - Know how interests coincide with your mission
  - Ask for their input
  - Involve them in development and evaluation of your work



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## Benefits to Health and Housing Collaboration

- Collaboration is a *process in which each participant develops full commitment to a common mission.*
- A health and housing collaboration can:
  - Promote long-term success
  - Build long-term community capacity
  - Empower members
  - Produce concrete and measurable change



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## Important Players

- Agencies
- Community-Based Organizations
- Property Owners
- Contractors and trades people
- Families
- Others?



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## Agencies

- Other local agencies regularly enter homes!
  - Unit turnover- housing department inspections
  - Pregnant women/new baby home visit (health department/WIC)
  - General code enforcement visit
  - Occupant complaint (pests, leaks, maintenance visits, safety hazards)
  - Weatherization assessment and work
  - CDBG or HOME funded rehab
- Consider coordinating services at single home visit.



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## Community-Based Organizations

- Solicit input on issues of concern
- Attend community functions and benefits
- Consider their interests and priorities
- Involve community members you work with on boards, commissions and advisory panels



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## Property Owners

- Involve in initial program plan
- Secure participation from cooperative owners: establish positive standards
- Conduct property work at turnover
- Require prerequisite work
- Offer training
- Stress the importance of maintenance



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## Contractors & Trades People

- Involve in developing work protocols or regulations
- Offer to train and equip their crews
- Encourage quality of work standards
- Meet regularly to address problems and concerns
- Help contractors market Healthy Homes interventions to the private market



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## Families

- Always have avenues for the family to become involved!
- Provide program materials
- Educate at organizational meetings or “kitchen meetings”



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## Challenges of a Health and Housing Collaboration

- Different visions
- May speak “different languages”
- Many players
- Agency culture
- Power inequities
- “Bad” history
- Competition for funding
- Lack of resources, or unbalanced distribution of resources



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## Using Information to Build & Improve Program



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## Why Collect Information?

- Determine the magnitude of the problem & community characteristics
  - Health: who is at risk
  - Housing conditions: where and what are the problems
  - Demographics



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## Why Collect Information?

- Establish a baseline to mark changes
- Evaluate your program
  - Monitor trends over time
  - Track progress toward meeting objectives
  - Determine success – meet objectives
- Make decisions about future program direction and strategies



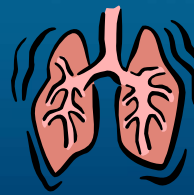
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## Gathering Data

- Sources of Existing Data
  - Demographic/  
Socioeconomic
  - Housing
  - Health
  - Environment



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## Visual Assessment Tools

- Local Tools
  - Lead Poisoning
  - Healthy Homes
  - Code Inspection
- CDC/HUD Housing Inspection Manual
- Community Environmental Health Resource Center (CEHRC) Visual Survey



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## Exercise #9

- Conduct a Visual Survey and Assessment of Potential Code Violations
- Use CEHRC Visual Survey as Template
- Use IPMC as Model Code
- Similar to Visual Survey Exercise for Credential Exam



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### Visual Survey Report

Resident: \_\_\_\_\_  
 Alternate Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Unit # \_\_\_\_\_ Unique ID \_\_\_\_\_  
 Resident Phone: \_\_\_\_\_

Visual Conducted by: \_\_\_\_\_

Date: \_\_\_\_\_

Make a checkmark (✓) if the problem appears in the room or area. For deteriorated paint and water damage, indicate the extent of the problem (see instructions). Use the extra rows to identify any other hazards you notice. Put an asterisk (\*) above any room(s) where a child sleeps or plays. Circle (○) where you photograph a problem.

PROBLEM	ROOM OR AREA											
	Exterior	Porch	Entryway	Living Room	Dining Room	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom 1	Bathroom 2	Basement
Deteriorated paint												
With _____												
Windows, door, or trim												
Paint chips on floor												
Soil with no grass or mulch												
Cockroaches												
Rodents												
Holes in wall												
Mold												
Obvious source of moisture												
No obvious source of moisture												
Water Damage: walls wet/moistly stained												
Strong musty smell												
Natural gas/smell gas smell												
Unvented gas oven/dryer/heater												
Worn-out carpeting												
Other:												
Other:												
Other:												
Other:												

If renting, received lead hazard disclosure information from landlord? Yes No  
 Follow-up visit scheduled for: Date \_\_\_\_\_ Time: \_\_\_\_\_

CEHRC - Community Environmental Health Resource Center  
 Revised 3/14

www.cehrc.org



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Worn-out carpeting																																				
Other:																																				
Other:																																				
Other:																																				
Other:																																				

If renting, received lead hazard disclosure information from landlord?    Yes    No

Follow-up visit scheduled for:    Date: \_\_\_\_\_    Time: \_\_\_\_\_

CEHHC: Community Environmental Health Resource Center    www.cehhs.org  
 Revised 2018




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### Step 2: Identify the Potential Code Violations in Photos

Area of Home	Nature of Violation / Code Sections Potentially Violated	Nature of Violation		Responsible Person	
		Definite	Potential	Owner	Occupant
Exterior					
Porch					
Entryway					
Living Room					
Dining Room					
Kitchen					
Bedroom 1					
Bedroom 2					
Bedroom 3					
Bathroom 1					
Bathroom 2					
Basement					
Other:					
Other:					



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Essentials for Healthy Homes Practitioners  
Exercise #9 – Practice Visual Assessment & Identify Potential Violations

**Step 3: Evaluate CEHRC Visual Survey**


Three Strengths:

- 1.
- 2.
- 3.

Three Weaknesses:

- 1.
- 2.
- 3.

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## Sampling Results Report

Record of Contact	First Visit	Second Visit	Meeting to Discuss Results
Hazard Investigator			
Resident or Designee			
Date & time			

Resident: \_\_\_\_\_

Address: \_\_\_\_\_

Unit #: \_\_\_\_\_ Unique ID \_\_\_\_\_

Resident Phone: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

Hazard		Hazard Checked	Number of Samples	Results of Sampling		Guideline or Standard	Unit of Measure
				Location	Result		
Average Lead Dust	Floor					≥ 40	Micrograms of lead per square foot of sample area (µg/ft <sup>2</sup> ); home-wide average
	Window Sill					≥ 250	
Maximum Lead Dust	Floor					≥ 40	Micrograms of lead per square foot (µg/ft <sup>2</sup> ); highest level found in the home
	Window Sill					≥ 250	
Lead in Paint						≥ 0.5% by weight	Percentage of lead in paint; maximum level found in the home
Lead in Soil	Play Area					≥ 400	Parts per million of lead in soil (ppm); maximum level in a play area
	Drip Line					≥ 1200	Parts per million of lead in soil; average for drip line and other non-play areas
	Other Area						
Cockroaches						None	Highest infestation category Cockroaches per trap per night
Radon						≥ 4	Picocuries of radon per liter of air

Prepared by: \_\_\_\_\_  
Name (printed)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Test results noted on this report do not necessarily show all possible health hazards in this home. For example, lead test results are from samples collected in some areas, not the inspection of all painted surfaces.

CEHRC: Community Environmental Health Resource Center  
Revised 3/04
[www.cehrc.org](http://www.cehrc.org)

## Legal Issues: Confidentiality, Disclosure, and Liability



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## Confidentiality

Community workers and government employees need to balance the privacy rights of people they work with and the obligation to protect the health and safety of others



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## What Information is Confidential?

- Information that is protected under law
- Information that you have defined as such under agency or state policy
- Information considered “sensitive” by the home occupants



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### Likely Sensitive

- Use of addictive products
- Illegal conduct
- Mental health
- Personal hygiene
- Medication
- Health conditions
- Symptoms
- Citizenship



### Usually Not Sensitive

- Occupation
- Birth date/age
- Race/ethnicity
- Gender
- Organizational affiliation
- Home address



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## Mandated Reporting to Child Protective Services

### Conditions that endanger children include:

- Young children home alone
- Active physical abuse, or evidence of such
- Drug activity may **not** be considered a condition that endangers

*If you are not a mandated reporter, bring these conditions to the attention of your supervisor. Each agency needs to develop policies to respond to these situations.*



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## Discretionary Reporting



- To whom do you report?
- What do you report?
- When?



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## Conditions to Report to Both Property Owner and Tenant

- Lack of smoke alarms
- Structural defects that may cause an injury
- Sewage intrusion
- Peeling/ deteriorated paint in homes older than 1978
- Sample results, if taken (lead, radon)
- Vermin infestation
- Lack of window guards in high rise
- Any other immediate hazards found
- Hot water heater temperature, esp. if multifamily



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## “Rules of Thumb” for Information Collection and Reporting

1. Only collect what you need to know for the work
2. Partnerships between health, housing, and environmental departments may be beneficial
3. Make sure you know which laws actually apply to your work and data collection and follow them
4. Don't jeopardize an occupant's well-being by not disclosing code violations to the owner
5. Don't jeopardize the occupant's trust by disclosing sensitive information



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## “Rules of Thumb” for Legal Issues and Liability

- Follow all laws
- Exercise caution when making recommendations for home treatments; never “wing it”
- Recommend professionals when needed
- Use applicable standards when available



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## Liability Exposures for Healthy Homes Practitioners

There are still many murky areas in this field:



- Multiple sources and types of exposures
- Limited research and data available
- Lack of clear standards and guidelines
- What are effective testing methods and controls?



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## Key Messages

- The community must be engaged in achieving HH goals.
- The holistic approach requires coordination and collaboration among all programs sending staff in the home.
- Data are essential to identify the problem, determine the magnitude, develop an intervention and measure success.
- Healthy homes practitioners need to be aware of legal and ethical issues in their own communities.



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## Learning Objectives

- Name two provisions of a code that could be used to cite a hazard in the home
- Explain why partnership with the community is essential.
- Identify five important players involved in healthy homes issues
- Explain why data collection and analysis are important in delivering healthy housing services.
- Identify three sources of data and where to find them.
- List two things that you might observe that must be reported and two that are discretionary.



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