



National Center for Healthy Housing

Building a healthy home environment for all children



Fiscal Year 2005 Report



“Be great in act as you have
been in thought”

- Shakespeare (1564 – 1616)

Contents

Page

Letter from the Executive Director	2
Our Supporters	3
NCHH Milestones and Accomplishments	4
Our Projects	5
NCHH Board of Directors	9
NCHH Scientific Advisory Committee	9
Our Management Team	10
Financial Reports	10



National Center for Healthy Housing

Dear Friends,

Society's appreciation for healthy housing continues to grow and the demand for our work is increasing with it. Two events, one inspiring and one tragic, highlight the growing recognition that all people have a fundamental right to a healthy home. In late 2004, Enterprise (formerly The Enterprise Foundation) launched a five-year, \$555 million initiative called Green Communities that will create more than 8,500 healthy homes for low-income families across the country. NCHH worked closely with Enterprise to develop the healthy housing criteria for the units that are being constructed and rehabilitated under the initiative, and in 2006, will seek funding to evaluate the impact of the criteria on the health of residents.

In September, the tragic events of Hurricane Katrina and its subsequent flooding put mold and other indoor environmental hazards on the front pages of our nation's newspapers. NCHH convened a panel of experts to develop a set of methods for restoring the homes safely and affordably. Armed with this information, NCHH joined Enterprise, Columbia University, Tulane University, and local housing partners to pilot and evaluate the procedures in several homes in New Orleans. Following the completion of the demonstration, NCHH will distribute a video and training guide to the families and community groups working hard to rebuild their homes and communities.

NCHH's National Healthy Homes Training Center and Network continued to expand its offerings and reach—training over 300 public health and housing practitioners in 2005. NCHH contributed to the national goal of eliminating childhood lead poisoning by 2010, by completing a successful demonstration project in Rochester and Syracuse, New York that created 26 lead-safe home-based child care units. Our work inspired the National Association of Family Child Care (NAFCC) to change its voluntary accreditation standards to include lead safety. For the first time, NAFCC-accredited home-based child care providers will be held to a national standard for lead safety. We are especially proud that our best practices and technical assistance inspired the city of Philadelphia to develop a similar program that will produce 100 lead-safe child care units.

Our success came against the backdrop of thoughtful strategic discussions with our sister organization, the Alliance for Healthy Homes. After months of Board and staff consideration of merger opportunities and barriers, and input from our stakeholders, we clarified the special strengths that each organization brings to the healthy homes movement. Our constituents made it clear that they saw great value in maintaining two organizations. We agreed to remain separate, yet seek opportunities for joint programming and close collaboration.

An exciting year awaits us as we continue to build support for the healthy homes movement, fill gaps in the science of healthy housing, and broaden our own capacity and resources to achieve our mission. With the support of our growing network of partners, we are prepared to tackle those challenges and to provide leadership, guidance, and assistance to all those who are committed to creating healthy and affordable housing in America.

Rebecca Morley
Executive Director

Our Supporters

Funders

Abell Foundation

Alliance for Healthy Homes

W. Alton Jones Foundation

Enterprise

Fannie Mae Foundation

Freddie Mac Foundation

James C. Penney Foundation

Jessie B. Cox Charitable Trust

Robert Wood Johnson Foundation

U.S. Centers for Disease Control and Prevention

U.S. Department of Housing and Urban Development

U.S. Environmental Protection Agency

NCHH maintains a 100% giving goal among its Board of Directors as a sign of its commitment to our mission. We thank our Directors for their generous gifts in 2005 (please see page 9 for a list of these individuals).



NCHH Milestones and Accomplishments

- 2005 **Created** 26 lead-safe and healthy child care homes in upstate New York, protecting more than 150 children from environmental health and safety hazards
- 2004 **Completed** the national evaluation of lead hazard control programs demonstrating that treated units reduced blood lead levels by 37% and environmental levels by 78% after three years
- 2003 **Launched** the National Healthy Homes Training Center and Network to train public health, environmental health, and housing professionals in healthy housing principles
- 2002 **Administered** an initiative to train over 15,000 workers to evaluate and control lead hazards
- 2001 **Renamed** the National Center for Healthy Housing to reflect broadened mission: To develop and promote practical methods to protect children from environmental health hazards in their homes while preserving affordable housing
- 2000 **Delivered** technical assistance and training in 37 cities to help implement the Federal Lead-Safe Housing Regulation
- 1999 **Published** with the Alliance to End Childhood Lead Poisoning, *Another Link in the Chain*, on the lead case management and environmental follow-up policies of 50 states and Washington, DC
- 1998 **Evaluated** nearly 3,000 homes treated for lead hazards through the HUD lead grant program
- 1997 **Piloted** the “Communities Saving our Children’s Future” campaign in Washington, DC
- 1996 **Helped** 11 states design lead hazard control programs
- 1995 **Directed** the congressionally chartered Lead-Based Paint Hazard Reduction and Financing Task Force
- 1995 **Developed** the first comprehensive guidelines for evaluating and controlling lead hazards in housing
- 1993 **Began** a national evaluation of state and local lead grant programs
- 1993 **Designed** the groundbreaking Rochester study correlating settled lead dust and blood lead levels in children
- 1993 **Developed** a model course to train and certify lead-based paint risk assessors
- 1992 **Founded** as the National Center for Lead-Safe Housing by The Enterprise Foundation and The Alliance to End Childhood Lead Poisoning, with funding from the Fannie Mae Foundation

Our Projects

Training and Technical Assistance



NCHH's Jonathan Wilson documenting procedures at the first demonstration home in New Orleans.

Healthy Rebuilding Demonstration Project in New Orleans

Enterprise, Neighborhood Housing Services of New Orleans, and NCHH are carrying out a demonstration project to provide critical information about the cost of and best approaches for decontaminating homes that were damaged by flooding from Hurricanes Katrina and Rita. The project team selected three homes, owned by low- or moderate-income families, that experienced between two to six feet of water above the first floor. NCHH is overseeing the health aspects of the program, including before-and-after environmental testing, worker protection issues, and documentation of the costs and procedures. NCHH convened a committee of healthy housing experts and scientists to provide advice regarding the demolition, decontamination, and worker protection approaches that the project team is using. Following the completion of the demonstration, the project team will publish a "how-to" guide and a video for contractors, community-based housing organizations, homeowners, and tradespeople who are involved in the clean-up and rebuilding efforts.



Louis Schneider of Neighborhood Housing Services of New Orleans in a demonstration property that experienced 6 feet of flooding

National Healthy Homes Training Center

NCHH operates National Healthy Homes Training Center and Network through a cooperative agreement with the U.S. Centers for Disease Control and Prevention, and support from the U.S. Department of Housing and Urban Development. The Training Center provides training through its network of partners. The target audiences for the training are environmental public health managers and practitioners, housing professionals, emergency services personnel, community outreach workers, tribal environmental health officials, and leaders of community-based organizations. The overall goals of the program are to: train public health and housing practitioners in the assessment and treatment of housing-related health hazards, with a focus on practical and cost-effective



Tom Neltner offering the Essentials of Healthy Housing Course

methods; promote cross-training of public health and housing practitioners; enable federal, state, tribal, and local agency staff to exchange practical guidance about healthy housing strategies; develop a mechanism for the ongoing introduction of new research findings into public health training and practice; and identify and optimize opportunities for networking, collaboration, and partnerships. In 2005, NCHH and its partners trained nearly 200 individuals, developed a healthy homes awareness video, launched a Healthy Homes Clearinghouse for online information (www.healthyhousing.org/clearinghouse), developed a healthy homes course for housing rehabilitation specialists, and launched a corporate partnership program to support the Training Center. In 2006, NCHH anticipates doubling the number of individuals trained, launching an initiative to extend the training to tribal governments in the Southwest, expanding the Healthy Homes Clearinghouse, developing an on-line training program and a healthy homes course for contractors and tradespeople.

Healthy Housing Solutions, Inc.

In 2003, NCHH established a wholly owned for-profit subsidiary, Healthy Housing Solutions, Inc. (Solutions). Solutions builds on the core mission and character of NCHH to address and solve residential environmental health and safety issues by combining recognized public health and environmental practices with practical housing considerations. Solutions' clients include public agencies and private entities at the federal, state, and local levels. Solutions received a major contract from the U.S. Department of Housing and Urban Development (HUD) in August 2004, which resulted in a Task Order award in September 2005 to revise six healthy homes background papers for the Office of Healthy Homes and Lead Hazard Control. (Other Task Order awards are anticipated in FY 2006.) Solutions helped Georgia Childhood Lead Poisoning Prevention Program develop a comprehensive strategic plan for the elimination of lead poisoning by the year 2010 with funding from the Michigan Department of Community Health. Solutions also provided lead poisoning prevention-related strategic planning to the cities of Flint, Hamtramck, and Highland Park, Michigan.

Development of CDC's National Lead Poisoning Prevention Training Center

Under contract to CDC, Solutions developed the curricula and training materials, and secured seven nationally known plenary speakers and eight highly qualified faculty members for CDC's five-day National Lead Poisoning Prevention Training Program. The training is being offered to CDC-funded state and city Childhood Lead Poisoning Prevention Program (CLPPP) employees who are new to their programs and/or to lead poisoning prevention. The four training track topics, with six modules in each, include Primary Prevention, Program Management, Case Management, and Data and Surveillance. Three training sessions were presented by Solutions in 2005, with up to 75 students attending each session. Future training sessions may include more advanced course offerings.

EPA Building Public Health Professional Capacity

NCHH, with funding from EPA has developed an on-line training for public health nurses, especially visiting nurses who perform home visits. Visiting nurses play a key role in achieving healthy housing as they are already in the home and can assess both the patient and environmental health hazards in the home. NCHH will carry out 12 trainings in conjunction with its National Healthy Homes Training Center and Network.

Integrated Pest Management Education Program

A pilot program at the Charlestown public housing development in Boston trained residents as IPM Educators, working in partnership with the development manager and the IPM contractor. The results showed significant improvements in sanitation and significant reduction in cockroaches. NCHH will develop a three-part training program for three New England housing authorities to transform their pest management processes into safer, more effective pest control. The goals are to: reduce exposure to pests and pesticide use in low-income, multi-family properties; improve resident knowledge and participation, satisfaction and quality of life; and demonstrate the cost-effectiveness of IPM in multi-family housing. Residents and property managers will be trained together so they receive the same message and hear about how to jointly solve problems. The pilot program will take place in Boston, Massachusetts; Hartford, Connecticut; and Providence, Rhode Island.

Delivery of a Radon Education Program

NCHH, with funding from the EPA, is preparing and delivering two radon education programs. The first course, delivered under NCHH's existing National Healthy Homes Training Center and Network, will teach public health and environmental practitioners about the significance of radon as a serious public health problem, how to test for radon, and how to reduce exposure through proven, cost-effective mitigation techniques. The second course will teach housing professionals about radon health hazards. They will learn about construction techniques for radon reduction and treatment.

Strategic Planning to Eliminate Childhood Lead Poisoning

Solutions has recently completed drafting Strategic Plans to Eliminate Childhood Lead Poisoning for CDC-funded childhood lead poisoning prevention grantees in the states of Delaware and Georgia, and substantially assisted the city of Detroit, and the states of Kansas and Oklahoma in the development of their plans. This included preparing needs assessments and logic models, identifying and engaging key stakeholders for inclusion in the process, and moderating task force and advisory committee deliberations. Furthermore, Solutions' staff has conducted and moderated local strategic planning meetings in multiple states and cities over the last few years and is recognized as a national expert in this area.



Research and Evaluation

Maine Weatherization and Respiratory Health Project

To understand the extent of asthma and other respiratory problems in homes receiving weatherization assistance, NCHH joined the Maine State Housing Authority (MSHA) to determine the extent to which residents in housing units targeted by the Maine Weatherization Program suffer from respiratory problems. The study also documented the presence of moisture and mold problems (which can trigger asthma) in these housing units. Finally, the study explored how the type of housing (rental vs. owner occupied; mobile homes, multi-family, single family; age of housing) relates to both the likelihood of respiratory and/or mold moisture problems. Prior to this study, little information had been collected regarding the percentage of individuals who experience respiratory problems in housing units that receive weatherization assistance. Anecdotal evidence and estimates using other risk factors (e.g., household income) suggest that about 15-20% of this population may suffer from asthma and other respiratory problems. Inadequate information hindered the ability both to understand the extent of the problem and to appreciate the benefits that could be achieved through enhanced housing repairs. NCHH is currently working with MSHA to issue the final report and recommendations.

Milwaukee Healthy Homes Grant

Funded by HUD, this project is a randomized controlled trial of the Milwaukee Healthy Homes Demonstration Project. All homes receive lead hazard control treatments, if needed, and bed casings for all mattresses to prevent exposure to dust mites. In addition, the group receives: case management services, dust decontamination, integrated pest management, and minor home repair. The project team will study the effect of the treatments on quality of life indicators for asthmatic children and their families after 12 months. The study will also examine the effects of the intervention on dust mite and cockroach allergen levels at 3, 6, and 12 months, and the effect of the treatment on cat and dog allergens at 12 months. Data analysis will begin in January 2006, with a final report to be prepared in early spring 2006.

U.S. Department of Energy (DOE) Lead-Safe Weatherization

NCHH, with funding from DOE, is partnering with state energy programs in Rhode Island, Indiana, and Maryland to study the effect of energy efficiency activities on dust lead levels in homes. Data collection has been completed in 38 homes for weatherization activities such as window repair, window replacement, cutting holes in walls/ceilings, weatherstripping of doors, blower door tests, and dense packing of walls.

Lead Technical Study with Howard University

NCHH is partnering with Howard University's Center for Urban Progress to carry out a lead technical study funded by HUD. This is a participatory research program involving several tasks. The first task is to evaluate the effectiveness of Washington, D.C.'s Childhood Lead Poisoning Prevention Program's (CLPPP) case management strategies. NCHH will also update its 1997 report entitled *Designing and Managing Lead Hazard Control Programs: Lessons Learned to Date*. Finally, NCHH will examine which housing conditions and characteristics are most predictive of lead hazards to enable agencies to prescribe the most appropriate treatments for housing units.



Cincinnati HOME Project

As part of an NIEHS-HUD project with Dr. Bruce Lanphear of Cincinnati Children's Hospital Medical Center, NCHH is contributing to a major study to determine the effectiveness of lead hazard control as a primary prevention strategy. Mothers will be enrolled in their first trimesters and their children will be followed until 36 months of age. A total of 400 children will be enrolled. Half of the units are randomly assigned for treatments to reduce dust lead hazards in the homes to levels at least five times lower than the federal standards. The other half of the homes are being treated to prevent unintentional injuries. NCHH developed the assessment and hazard control treatment plan, is monitoring the project team's work, and will review the data analysis and the report.

Phoenix Healthy Homes

NCHH is working with the Phoenix Children's Hospital in Arizona to examine the influence of its case management services and minor building treatments on asthma triggers and safety hazards in the homes of asthmatic children. Pre- and post-intervention visual assessments of safety hazards and asthma triggers will serve as the primary measure of effectiveness.

Development of a Standardized Home Assessment for Asthma: A Multi-Site Study

Asthma is the most common childhood chronic disease and is the leading non-injury cause of hospitalization for children ages 0-15. Researchers and practitioners have yet to agree on a set of home assessment tools to identify and quantify the hazards. NCHH will develop a standardized home assessment tool for asthma through a multi-site study. The ultimate goal of the project is to develop a set of practical, widely accessible assessment tools that can be used by both public health practitioners and scientific researchers. The project will explore the performance of two types of home assessments, one to be used by healthy housing practitioners/community groups who have limited access to technologies such as vacuum samplers, and the other to be used by researchers who have access to the full range of assessment tools in predicting asthma severity.

Policy

One-Touch Program

Since low-income families, property owners, and housing developers confront a complex and fragmented system for addressing housing-related health issues, Boston's Department of Neighborhood Development and Inspectional Services Department have both expressed an interest in a "one-touch" approach that would improve service delivery and promote efficiency through greater cross-agency interdisciplinary work. NCHH will promote and develop a "one touch" tangible service across city agencies in Boston, integrating the lead, asthma and injury programs. In addition, NCHH will refine and deliver holistic training to the public and non-profit staffs, and develop and provide tools such as the Healthy and Green Guide for Affordable Housing and the Healthy and Green Maintenance Manual, provide holistic training, and work with partners to develop and evaluate the costs and benefits of integrated housing and interventions.

Green Communities Initiative

NCHH is leading the evaluation of Enterprise's Green Communities Initiative -a \$550 million initiative that will reach 8,500 units over five years. The Initiative is intended to create healthier, sustainable, and affordable housing. The criteria for the units built under the program apply both to existing and newly constructed housing. NCHH was responsible for developing the "Healthy Indoor Environments" section of the guidelines. NCHH drew from existing building science, construction, and environmental health guidelines to inform the development of this section. NCHH provided references and guidance language regarding how to implement the practices necessary to achieve the criteria. NCHH will be responsible for updating and refining these guidelines based on feedback from program participants. Furthermore, NCHH is currently partnering with Enterprise to design a multi-site pilot program which evaluates the effect of the Initiative on occupant health (particularly respiratory disease), quality of life, and environmental measures (e.g., allergen levels).

Green Building Guidelines Analysis

NCHH was asked by its customers to examine the extent to which current national green building guidelines address occupant health issues. Healthy housing advocates believed that the current guidelines lacked key criteria related to occupant health. By identifying gaps, the stakeholders believed they would be able to influence future iterations of the guidelines. As part of the analysis, NCHH examined five sets of guidelines against a set of criteria that NCHH believes represent the optimal occupant health criteria. The guidelines were: ALA Health House, NAHB Green Building Guideline, LEED-H, Green Communities, and EPA's IAQ specifications. A summary of the findings from this analysis is forthcoming in early 2006.



Green Building features at Oleson Woods include onsite rainwater filtration, Energy Star appliances, compact fluorescent lighting, cement fiberboard siding, fly-ash concrete, and low-VOC paint and adhesives.

NCHH Board of Directors

We thank our Board of Directors for its countless hours of volunteerism, financial support, and commitment to our mission.



Kelvin J. Holloway, MD



Anne Romasco



Don Ryan



Peter Simon, MD



Thomas M. Vernon, Jr., MD



Charles Wilkins (Chair)



Robert Orrin Wright, MD

Not pictured - Judith Kurland

NCHH Science Advisory Committee

The arena of healthy housing includes many specialties, from epidemiology and public health to building science and community development. New research expands the knowledge in this growing field daily. NCHH's Science Advisory Committee provides essential support to our staff, enabling us to take the lead in developing and promoting progressive and effective methods to make homes healthier.

Beverly Cohen, PhD
Professor of Environmental Medicine
New York University School of Medicine

Peyton Eggleston, MD
Professor of Pediatrics School of Medicine
Johns Hopkins University

Bruce Lanphear, MD, MPH
Sloan Professor of Children's Environmental Health
Director Children's Environmental Health Center
Cincinnati Children's Hospital Medical Center

Thomas Matte, MD
Medical Epidemiologist
National Center for Environmental Health
Center for Urban Epidemiologic Studies

Amy Murphy, MPH
Childhood Lead Poisoning Prevention Program
City of Milwaukee Health Department

Nicholas P. Retsinas
Director, Joint Center for Housing Studies
Harvard University

In Tribute

Cushing Dolbeare 1927 - 2005

The NCHH Board of Directors and staff salute Cushing N. Dolbeare's lifelong commitment to decent, safe, and affordable housing for all. In addition to her widely heralded contributions to the affordable housing movement, Dolbeare was deeply committed to lead poisoning prevention and healthier housing. In 1994-95, Dolbeare helped chart the course to making the US housing stock lead safe as Chair of the Congressionally-chartered "Title X Task Force." As a member of NCHH's Board of Directors for 13 years, Dolbeare helped bring experts and advocates for health and housing together to ensure that hazard control and prevention strategies are available to children at highest risk. Dolbeare's contributions were honored by the Heinz Award for the Human Condition in 2002. Cushing Dolbeare's positive vision, her fierce commitment to social justice, and her gentle touch offer continuing inspiration to us all.

Our Management Team



Rebecca Morley, MSP, Executive Director

Rebecca Morley was named Executive Director of NCHH in October 2002, marking the first change in leadership for the organization in its ten-year history. She has over a decade of experience in environmental, health, and housing policy issues. Her previous position was with ICF Consulting. She has also worked with the U.S. Department of Housing and Urban Development, the United States Senate, and the U.S. Public Interest Research Group. She holds a master of science in environmental policy from the Georgia Institute of Technology.



Jonathan Wilson, MPP, Deputy Director

Jonathan Wilson joined NCHH in 1993. He co-authored the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing and the original EPA Lead Risk Assessment Training Course. He is currently managing NCHH's hurricane-related work in New Orleans. He recently completed the National Evaluation of the HUD Lead Hazard Control Grant Program, which is the largest and most comprehensive study of lead hazard control in housing ever undertaken in the United States. He came to NCHH with a background in non-profit housing development and a master of public policy, and was formerly the director of the Co-op Housing for Worcester Common Ground.

NCHH Staff List

NCHH staff bring a variety of backgrounds and experience to their work. All NCHH staff members can be reached by phone at (410) 992-0712 or by the e-mail addresses listed below.

The staff of The Center includes:

Susan Aceti, MSW (saceti@centerforhealthyhousing.org)
MSW, Project Coordinator, formerly worked with the Coalition for Low Income Community Development.

Treesa Boyce (tboyce@centerforhealthyhousing.org)
Administrative Assistant, formerly worked with Enterprise. Currently pursuing her BA in English.

Jill Breysse, MHS, CIH (jbreyse@centerforhealthyhousing.org)
Formerly industrial hygiene consultant and health/safety officer for a national environmental consulting firm.

Sherry L. Dixon, Ph.D (sdixon@centerforhealthyhousing.org)
Biostatistician, formerly consultant and instructor in statistics at Western Michigan University.

Peggy Hegarty-Steck, MSW (phsteck@centerforhealthyhousing.org)
Program Manager, formerly director of Lead-Safe Cambridge program, a HUD lead hazard control grantee.

David E. Jacobs, Ph.D, CIH (djacobs@centerforhealthyhousing.org)
Director of Research, formerly director of the Office of Healthy Homes and Lead Hazard Control at the U.S. Department of Housing and Urban Development.

Carol Kawecki, MA, RN (ckawecki@centerforhealthyhousing.org)
Program Manager, formerly a political science faculty member at Hood College, Frederick, MD.

Tom Neltner, JD, CHMM (tneltner@centerforhealthyhousing.org)
Director of Training and Education, formerly executive director of Improving Kids' Environment in Indianapolis, Indiana.

Laura Titus, AA (ltitus@centerforhealthyhousing.org)
Research Assistant, Webmaster, with experience in the real estate, banking, and legal professions.

Financial Reports

The 2005 audited financials for NCHH are available upon request.



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