Building Better Health through Improved Housing Codes, Proactive Inspections, and Effective Enforcement



Meet Your Presenters



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National Center for Healthy Housing

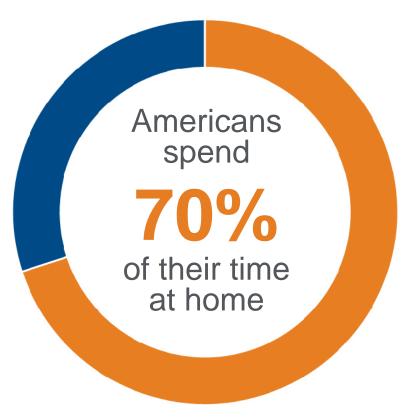


Robert Curry City of Dallas

Why does housing matter?



Why does housing matter?



National Human Activity Pattern Survey



How does housing matter?



How does housing matter?

Housing affects health in multiple ways:

Location

Physical neighborhood attributes affect health by facilitating (or impairing) walkability/bikeability, proximity to traffic, outdoor air quality, and access to public transportation, parks and fresh fruits and vegetables.

Affordability

Unaffordable housing costs affect health by reducing the income that a household has available for nutritious food and necessary health care expenses, as well by causing stress, residential instability, and crowding.

Demographics

Social and community attributes, such as social cohension, segregation and the concentration of poverty, also have an impact on health.

Quality

Housing quality can impact physiological health (e.g., lead, radon, mold, extreme temperatures), psychological health (e.g., noise, inadequate light), and safety (e.g., falls, fires).



Housing conditions and health























ETS





Housing conditions and health

- Asthma, allergies, and other respiratory
- Lead poisoning
- Falls/injuries (including falls, fire injuries)
- Cancer
- Cardiovascular events
- Poisonings
- Death
- Mental health
- (and many other quality of life outcomes)



What can we do about it?





"A House, a Tent, a Box":

Mapping the Gaps Between Expert and Public Understandings of Healthy Housing

A FrameWorks Research Report

https://frameworksinstitute.org/assets/files/housing/housing_mtg_2016_formatted.pdf



Collect and track crucial information

improve local, state, federal data on housing conditions

Well-trained workforce

workforce training and credentialing for:

housing and code inspectors

home visiting health professionals home maintenance professionals

Diverse and sustainable funding

increase investment from healthcare sector in housing low- or nointerest loan programs for repairs

expand subsidies for affordable housing

require detection and repair of hazards at point of sale/rental

Evidence
based policy
and programs

enact and enforce state and local codes that protect health

proactive housing inspections

smoke-free multiunit housing

Crosssectoral partnerships

cross-training between governmental agencies

increase partnership with healthcare sector partner with private initiatives (RT, Habitat) public-private initiatives to expand affordable housing

Equitable access

equal opportunities for credit

expand access to affordable housing

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https://apha.org/topics-and-issues/environmental-health/partners/national-environmental-health-partnership-council

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Exhibit: Greater Cincinnati Census Tracts with Rates of Asthma-Related Emergency Department Visits or Hospitalizations, 2009–12, and 11,371 Asthma-Related Housing Code Violations, 2008–12 Low Low medium Medium high High Housing code violation



Beck et al., 2014 www.healthaffairs.org/doi/10.1377/hlthaff.2014.0496

How can codes be part of the solution?

- 1. Adopt a Strong Housing Code
- 2. Fund the Code Enforcement Program
- 3. Train Officers
- 4. Partner with Community Organizations
- 5. Promote Cross-Agency Coordination
- 6. Develop a Cooperative Compliance Model
- 7. Enforce the Local Housing Code
- 8. Adopt a Proactive Rental Inspection
- 9. Establish Supplementary Programs
- 10. Evaluate the Code Enforcement Program

changelabsolutions.org/sites/default/files/Up-tp-Code_Enforcement_Guide_FINAL-20150527.pdf



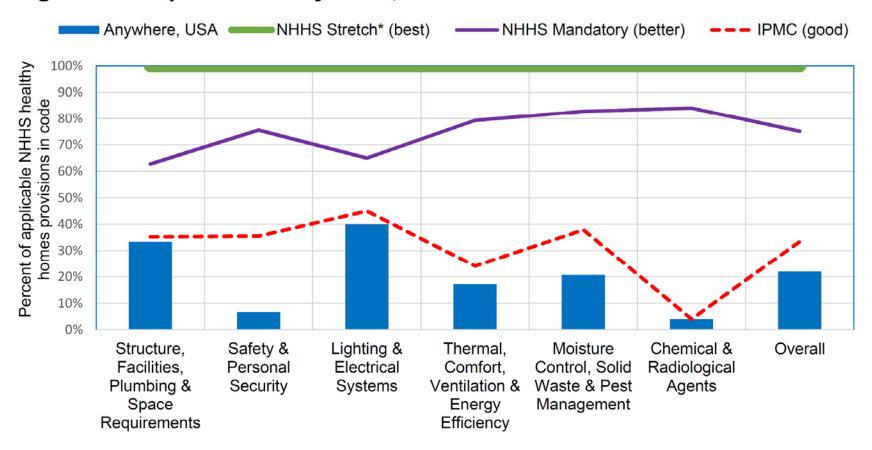


nchh.org/tools-and-data/housing-code-tools/national-healthy-housing-standard/



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Figure 1: Comparison of Anywhere, USA Codes to IPMC and NHHS



Notes:

Percentages exclude those not applicable. See Tables 1 to 6 for details.

IPMC = International Property Maintenance Code (2015 version). See http://shop.iccsafe.org.

NHHS = National Healthy Homes Standard (2014 version)

nchh.org/resources/policy/how-does-your-local-code-compare/



^{* &}quot;NHHS Stretch" includes mandatory and stretch provisions of NHHS.



National Center for HEALTHY HOUSING

Healthy Housing Case Study CITY OF **TUKWILA, WA**



National Center for HEALTHY HOUSING

cople spend approximately 90 percent of their time home.14 Environmental factors, such as lead and asthr sult in poor health." Quality of housing can impact peo-Housing Standard, "20 to 30 percent of asthma cases are link Housing is a social determinant of health and an additional let

Everyone deserves the right to a healthy home, regardless of incom housing options. Unfortunately, the health of vulnerable popul dren and people of color, is disproportionately negatively imp low-income individuals tend to rent units and may not have su

As of 2015, 61 percent of Tukwila, Washington, residents rented rather than owned their properties and relied on landlords to provide healthy home environments.* Tukwila, Washington, rentals are higher than those in nearby cities - 54 percent of housing in Seattle, Washington, is rental and 43 percent of housing in King County, Washington, is rental.vi

Since 2011, the Tukwila Community Development Department's Code Enforcement Office has worked to ensure safe and healthy homes for Tukwila renters through its Rental

program requires owners of tial rental properties to hold Business Licenses, which m renewed on a yearly basis, a rental units must pass inspeery four years. The inspecto rental units follow a Rental F Checklist, which covers such as conditions of windows an wall surfaces and smoke del After overcoming some resit in its early stages, the progra come to benefit both tenants

Moving Towards a Healthy **Housing Ordinance** DALLAS, TX



eople spend approximately 90 percent of their time indoors, with an estimated 99 percent in the home. eople spend approximately 90 percent of their time indoors, with an estimated on percent in time remainded. Environmental factors, such as lead and asthma triggers, originating in the home, can cesuit in poor health. Emeruramental valutra, such as reau and aserina regions, ungasanny is see some Centropera is \$600, research.
Housing quality can respect people's health: according to the Nasional Healthy Housing Standard, "20 to 30 per-*Russering squaring stats, request, perspects include: educations, size and reasonar reason procuring scenarior. (±0 to 30 personner) and statema cases are linked to borne environmental conditions. ™ Housing is a social determinant of health and an additional leading health indicator of Healthy People 2020, a science-based 10-year agenda for improving the nation's

Everyone deserves the right to a healthy home, regardless of income level, geography and tack of affordable and safe housing options. Unfortunately, thanks to substandard housing, the health of vulnerable populations, such as low-income communities, children and people of color, is disproportionaltely segatively affected.

Low-income individuals tend to rent units and may not have sufficient. means to relocate from substandard housing. Sixty-one percent of families in Dallas, Texas, live in rental properties and rely on landlords to provide and maintain healthy home environments." Recognizing the intersecand Wellness Alliance for Children led the community, the Working Group tion of health and housing, the Health, efforts with city agencies and nonprofit partners to incorporate healthy housing standards in the Dallas City Housing Code.

The Health and Wellness Alliance for Children is a coalition of community-based organizations that works collaboratively to improve children's health and well-being in Dallas and ollin counties. The Alliance, formed

by Children's Health pediatrics hospital, applies evidence-based approaches using working groups to accomplish its goal. in 2014, the Alliance's Physical Environments Working Group was moving toward an overarching goal of creating healthy indoor, outdoor and school environments. From partners and gained understanding of housing conditions and contributing factors, such as structural racism, and the need to address substandard housing.4

To create healthy environments, the planning process. Through this, it dis-Standard, which "bridges the health

and building code communities by putting modern public health information into housing code parlance." His It began working with the National tional nonprofit committed to healthy homes and a co-author of NHHS. As part of its collaboration, NCHH provided a healthy housing training to Alliance members.

NCHH also provided training to city staff from various agencies interested in learning more about healthy housing. Much of the training focused on the multiple ways that housing is related to a person's health storming and exploratory phase of the and provided participants with a new they worked on in the past. During this training, city staff discussed the

www.apha.org/healthy-homes

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- On October 5, 2015, the Tukwila City Council adopted Ordinance No. 2481, incorporating the NHHS within their local property maintenance code.
- On September 8, 2015, Dallas code officials presented plans to the City Council to update the local property code (including adoption of provisions in the NHHS addressing pests, moisture, and excessive temperatures). In September 2016, the city council voted 12-1 to overhaul the city's housing standards and require code inspections of all rental homes.

Code Comparison Tool

Tool

HOME → TOOLS AND DATA → HOUSING CODE TOOLS → CODE COMPARISON TOOL → TOOL

CCT Navigation

ABOUT THE CODE COMPARISON TOOL YOUR CCT ACCOUNT COMPARE YOUR CODES

A. MOISTURE CONTROL

Moisture, Kitchen

B. PEST & WASTE MANAGEMENT

C. PLUMBING & WATER SYSTEMS Plumbing, Bathroom

Walking Surface, Window Guards, Pools

E. CHEMICAL HAZARDS - BUILDING PRODUCTS

Lead, Asbestos, Toxic Materials F. CHEMICAL HAZARDS - OTHER

Radon, Pesticides, Methamphetamine, Smoke,

G. VENTILATION

H. HEATING & MECHANICAL

Heating Systems, Mechanical Facilities

I. LIGHTING & ELECTRICAL

Lighting, Electrical Systems, Outlets

Egress, Smoke Alarms, Fire Extinguisher, CO Alarms, Chemical Storage

Structural and Facilities, Locks/Security, Air Sealing

SECTION A : Moisture Control

Questions: 9 | Total Responses: 14 | Estimated Time: 15 min.

Code Areas: Moisture Control

MOISTURE

1: The code requires the premises to be graded and maintained to prevent the erosion of soil and to prevent the accumulation of water on the premises or within the structure.

Hint: If IPMC adopted, see 302,2 Otherwise, search for "graded."

2: The code requires the building drainage system to direct water away from the

Hint: If IPMC adopted, see 304.7 Otherwise, search for "gutters" and/or "downspouts."

Does not meet standard

Partially meets standard

Meets or exceeds standards

Does not meet standard

Partially meets standard

Meets or exceeds standards

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https://nchh.org/tools-and-data/housing-code-tools/cct/

STATUS: Average

A1-A9: Moisture Contro

Opportunities for Impr

based previsions from th 6.1.4, 6.1.5.1, 6.1.7) but m

SECTION	NUMBER OF NHHS MANDATORY PROVISIONS
Moisture Control	9 (100%)

^{*}Meets or exceeds standard = 1 i



NHHS Provisions that You Reported Already Exist in Your Local Code

NHHS Provision 6.1

Every foundation, roof, roofing component, exterior wall, door, skylight, and window shall be watertight, weathertight, free of persistent dampness or moisture, and in good condition.

NHHS Provision 6.1.2

Exterior wood surfaces shall be protected from the elements and decay by paint or other protective treatment. Weep holes in brickwork shall be left open.

NHHS Provision 6.1.8

Unless the crawl space is sealed and insulated from the outdoors, the crawl space shall be free of high-moisture conditions or be separated from the dwelling by an air seal or other method suitable to the climate and conditions.

NHHS Provision 6.1.6

The underlying cause of excessive dampness or moisture, or moldy or earthy odor shall be investigated and corrected.

NHHS Provision 6.1.5 (part1)

Building material that is discolored or deteriorated by mold or mildew or causes a moldy or earthy odor shall be cleaned, dried, and repaired. Structurally unsound material shall be removed and replaced.

NHHS Provision 6.1.5 (part2)

Building material that is discolored or deteriorated by mold or mildew or causes a moldy or earthy odor shall be cleaned, dried, and repaired. Structurally unsound material shall be removed and replaced.

NHHS Provisions that Your Local Code Does Not Include (in Part or in Full)

NHHS Provision 6.1.3

Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of water on the premises, within a crawlspace, or within the structure.



Common Challenges

- Lack of data
- Financing
- Poor enforcement mechanisms
- Opposition (and perceived "costs" of improving housing quality)
- Unintended consequences





More tools

www.changelabsolutions.org/publications/proactive-rental-inspection www.changelabsolutions.org/publications/PRI-programs www.changelabsolutions.org/publications/up-to-code

nchh.org/tools-and-data/housing-code-tools/ nchh.org/tools-and-data/case-studies-and-model-policies/model-policies/ nchh.org/tools-and-data/technical-assistance/



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QUESTIONS?

