

Housing Codes

A better way to assure healthy outcomes

What is a Housing Code?

- Building codes regulate **new construction**
- Housing codes regulate the **maintenance of structures**
 - Deterioration of structures
 - Plumbing leaks/mold
 - Insect infestation
 - Maintain safety
- International Property Maintenance Code

Dallas Collaborative Approach

- **Children's Health** created The Health and Wellness Alliance – 2013
- **Code Compliance and City Attorney** began 2014
 - NCHH review
- **Council briefings and Stakeholder** input began 2015
 - Council passed September 28, 2016
 - Ordinance effective January 1, 2017

Major Partners



chⁱldren's
MEDICAL CENTER



AAGD
APARTMENT ASSOCIATION
GREATER DALLAS



MetroTex
ASSOCIATION OF REALTORS®



Center for
**COMMUNITY
PROGRESS**
Vacant Spaces into Vibrant Places



**Texas
Tenants'
Union**



City of Dallas

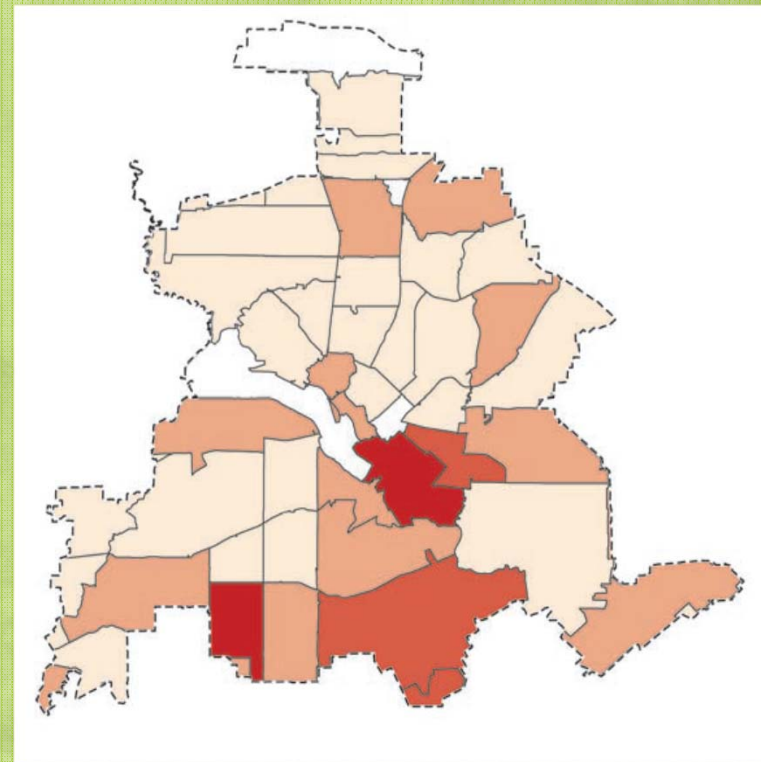
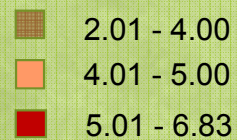


NCHH

Children's Medical Center Dallas

- Focus - pediatric asthma
- 60,000 children at cost of \$60 million
- Based on emergency room trips and hospitalizations

Hospitalization Rates per 1000



City of Dallas Identified Ordinance Changes

- Major changes in rental property regulation
 - Over 60% live in rentals including 20% or 50,000 single-family rentals
 - Added inspection of single-family rentals
- National Center for Healthy Housing compared the Dallas ordinance to the National Healthy Housing Standard
 - Code Comparison Tool
- Major changes included
 - Year-round indoor maximum indoor temperature 85 degrees
 - Infestations must be addressed by licensed pest control
 - Added provisions to address the source of mold

“Selling the Changes”

- Over 30 community meetings
- Six briefings to the Council housing committee
- One briefing to the full Council
- One public hearing
- Meetings with individual council members
- Encouraged stakeholders to talk/meet with Council members

In the end

- Ordinance in effect January 1, 2017
- Now beginning to measure the health results

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Update November 2018 – What we learned

- Identifying possible landlords takes time
 - Started with county appraisal data
 - Now adding utility connection data
- Getting the word out more difficult than expected
 - 17,000 out of expected 50,000 registered so far
- Online registration too complicated
- Property inspections require inspector training or use third-party inspectors