



2013 Annual Report

20th Anniversary
Special Edition



**National Center for
Healthy Housing**

IN 1992, THE ALLIANCE TO END CHILDHOOD LEAD POISONING AND THE ENTERPRISE FOUNDATION FOUNDED THE NATIONAL CENTER FOR LEAD-SAFE HOUSING, WITH FUNDING FROM FANNIE MAE. SINCE THAT TIME, WE HAVE WORKED WITH ADVOCATES, POLICY-MAKERS, AND PRACTITIONERS ACROSS THE COUNTRY TO IMPLEMENT PRACTICAL SOLUTIONS TO HEALTH AND SAFETY HAZARDS IN THE HOME.

Today, as the National Center for Healthy Housing, we proudly celebrate our 20th year of service. Two major parts of our economy—affordable housing and health care—face daunting challenges. They are typically viewed in isolation, yet constitute two of our most basic needs for individual and collective identity, privacy, social progress, and indeed survival itself.

In February 2013, NCHH hosted its 20th Anniversary Leadership Conference. NCHH chose to mark this anniversary with a “meeting of the minds” to take stock of

the first 20 years of the healthy housing movement and to begin planning for the next decade. The conference brought together more than 200 leaders from across the country, representing the fields of affordable housing, environmental public health, environmental justice, energy efficiency, philanthropy, business, and many other disciplines. The ultimate purpose was to energize the healthy housing movement by providing a platform for the exchange of information and resources, and also to provide networking opportunities.

Former Housing Secretary Henry Cisneros’ delivered a powerful keynote. Cisneros recently co-edited a book, *Independent for Life*, on the critical housing needs for the nation’s aging population. Cisneros made the case that healthy housing is important for all points on the age spectrum and stressed that the most pressing need in healthy housing is for older adults.

NCHH hosted in-depth sessions for its Grassroots Advocacy Network, Health and Housing Funders’ Forum, and National Safe and Healthy Housing Coalition, as well as a special leadership meeting for experts and practitioners in the field of lead poisoning prevention. The Grassroots Advocacy Network spent a day learning to build, empower, recruit and develop leaders, think strategically, win issue campaigns, and become stronger organizations. The leaders attending the lead poisoning prevention meeting developed recommendations for future lead poisoning policy, practice, and research. After taking stock of the current lead poisoning prevention landscape and historical achievements, the participants formulated a collective vision and practical approaches for preventing childhood lead poisoning.

An interagency panel including Maurice Jones, Former Deputy Secretary, U.S. Department of Housing and Urban Development and Gina McCarthy, Administrator, U.S. Environmental Protection Agency led a discussion of the federal healthy housing plan, *Advancing Healthy Housing – a Strategy for Action*.

Michael Rizer, NCHH board member and Wells Fargo executive vice president and director of community relations, announced the Wells Fargo Housing Foundation's commitment of up to \$850,000 to help launch the "Healthy Housing Challenge," a partnership between NCHH and Rebuilding Together (RT), that helps RT affiliates identify major home hazards, improve the quality of home repair work, and invest an average of \$2,500 per home to find and fix the problems.

At the close of the meeting, over 50 attendees visited Capitol Hill to meet face-to-face with their Congressional representatives. The advocates educated their representatives on the importance of healthy housing and the devastating consequences of the cuts to CDC's lead poisoning prevention efforts. The advocates were instrumental in the partial restoration of CDC's funding in 2014.



State of Healthy Housing

NCHH recently released the results of the State of Healthy Housing, a comprehensive study of housing conditions in 46 metropolitan areas of the nation. The study revealed that 35 million – 40 percent – of metropolitan homes in the U.S. have at least one health or safety hazard.

NCHH researchers found that the physical conditions of U.S. housing have declined since the last survey in 2009, which found that about 30 million homes (or 35 percent) had health and safety hazards. The foreclosure crisis and the blighted conditions that followed may be one factor in the decline.

The State of Healthy Housing report spurred the city of Memphis to mobilize teams of inspectors to proactively inspect homes for code violations.

The State of Healthy Housing alerts policymakers and advocates in the locations referenced in the report about the housing conditions in their communities. The ultimate goal is to increase awareness of housing-related health hazards and to provide the basis for additional investment in affordable, healthy housing.



Research of Porch Lead Dust

Lead in porch dust can expose children through direct contact or by track-in of lead dust from the exterior into the interior. In 79 homes undergoing lead hazard control in Rochester, New York, NCHH measured settled dust lead method on porch floors at three times: before the work was completed, immediately afterward and one year later. Certain housing conditions and neighborhood soil lead levels were also measured. Before the hazard control work, the average (geometric mean) porch floor dust lead loading was 68 $\mu\text{g}/\text{ft}^2$ (micrograms of lead dust per square foot of surface area). Lead dust on porches declined 55% after porch floor replacement and 53% after porch floor paint stabilization. Both declines were statistically significant ($p < 0.01$ and $p = 0.04$, respectively). When no porch floor work was conducted, the lead dust levels actually increased by 97% ($p = 0.008$). One year later, the average floor dust lead continued to

decline for porch floor replacement (77% below baseline) and paint stabilization (72% below baseline; $p < 0.01$ and $p = 0.03$, respectively). Where no porch floor work was done, the levels did not change significantly from baseline ($p = 0.50$).

Rochester was selected for this study because it has a housing stock with many exterior unenclosed porches and a well-documented history of lead hazards and lead-poisoned children. In a 2012-2013 Monroe County Health Department pilot program, 98% of 51 single-family structures in Rochester cited for lead hazards had lead paint hazards on the porches. NCHH conducted the study in partnership with the City of Rochester Lead Hazard Control Program and the University of Rochester and funded by the U.S. Department of Housing and Urban Development, HUD Grant # MDLHT0164-08.

The study results suggest that federal standards for porch lead dust should be adopted to protect children and that lead hazard control projects should include treatment of porches with lead paint. The results will be published in the peer reviewed journal Environmental Research.

Training

In 2013, the National Healthy Homes Training Center's partner network delivered 118 course sessions, reaching about 2,300 students. The Training Center also developed a new Healthy Homes Rating System (HHRS) train-the-trainer course and launched a new course focusing on home assessment. The assessment course meets the needs of healthy housing practitioners who want to acquire more specialized skills to help them conduct home assessments. Staff also revised and updated several on-site and online courses, including Essentials for Healthy Homes Practitioners, Healthy Homes for Code Inspection, and the online Pediatric Environmental Home Assessment. An online version of the Integrated Pest Management for Multifamily Housing is now included in the Training Center's offerings.

The Training Center also launched an online trainer communication site and created a three-part system for monitoring and improving trainer performance.



Publications

Health Impact Assessment of Proposed Baltimore-Washington Rail Intermodal Facility

NCHH completed its first health impact assessment (HIA) in August 2013. The Baltimore-Washington Rail Intermodal Facility is part of the National Gateway Project being led by CSX to raise the vertical height of bridges and tunnels along CSX's rail network and build intermodal facilities in six markets, including Baltimore. CSX and the Maryland Department of Transportation selected the Mount Clare Yard (an existing rail lot) in Southwest Baltimore, MD, as the site for the facility.

The HIA illustrates the community health effects of locating a rail and freight operation near residences in the Baltimore neighborhoods that make up the Morrell Park and Violetville areas, home to over 9,000 residents. NCHH examined possible changes in air quality, noise levels, traffic, home valuation, and employment resulting from the facility.

The residential area surrounding the facility has a higher death rate from cancer, compared to the city of Baltimore. The community also has a higher death rate from heart disease and chronic lower respiratory diseases, including chronic obstructive pulmonary disease, emphysema, bronchitis, and asthma. The vulnerable health conditions of this community make it particularly susceptible to worsening air quality, which NCHH air quality models determined would be a by-product of increased truck traffic to and from the site.

Editor's Note: In August 2014, decision makers decided against constructing the intermodal facility in the Morrell Park/Violetville areas.

The report highlighted opportunities for CSX and state and city agencies to protect health in the facility's design, construction, and operations, including:

- Establishing a site infrastructure fee to help target investments in the impacted community's roads, schools, and parks
- Conducting additional studies and long-term monitoring of air and noise pollution
- Installing barriers or vegetation to help reduce air, light, and noise emissions from the facility's equipment, which will be in operation 24 hours a day, seven days a week
- Monitoring and enforcing designated truck routes to help keep trucks off local roads
- Improving and installing sidewalks and other safety measures to help protect pedestrians from the increased truck traffic
- Providing living-wage jobs for some of the unemployed residents in the surrounding community

NCHH secured funding to conduct the HIA of the intermodal facility project from the Health Impact Project, a collaboration of the Robert Wood Johnson Foundation and The Pew Charitable Trusts, with funding from The Kresge Foundation.

Celebrating 20 Years

NCHH's History

at a Glance

Timeline and Milestones

Title X of the Housing and Community Development Act shifted the national approach from reaction to prevention.

The Enterprise Foundation and the Alliance to End Childhood Lead Poisoning establish the National Center for Lead-Safe Housing, with funding from Fannie Mae Foundation. Nick Farr named founding and executive director.

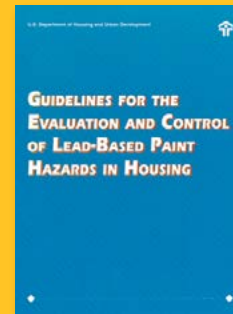
1992

Designed and managed the groundbreaking Rochester Blood and Dust Study establishing the relationship between settled lead dust, levels and blood lead levels in children.



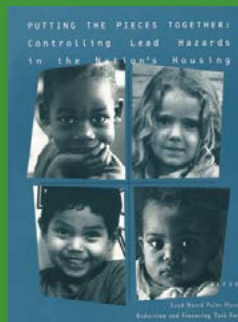
1993

Developed the first comprehensive *Guidelines for The Evaluation and Control of Lead-Based Paint Hazards in Housing*, with funding from HUD.



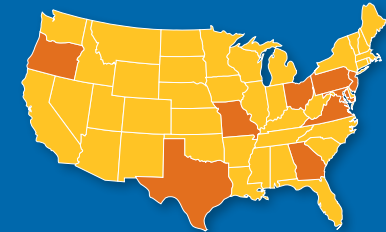
1994

NCHH Board and staff play key roles in the Congressionally chartered Lead-Based Paint Hazard Reduction and Financing Task Force as mandated by Title X of the Housing and Community Development Act of 1992.



1995

Federal Lead Disclosure Rule takes effect. Millions of homeowners find out about lead during housing transactions.



Helped nine states develop certification programs for contractors working with lead-based paint hazards.

1996

Completed the national evaluation of the HUD lead hazard control grant program demonstrating that treated housing units reduced blood lead levels by 37% and lead dust by 78%.

↓ 78%



Completed HUD-funded study to improve the effectiveness of the Lead Risk Assessment protocol. Enrolled in the study over 250 homes with young children in Baltimore, Milwaukee, and New York City.

1998

1999

HUD lead-based paint regulation for federally owned residential property and housing receiving federal assistance takes effect.

In response, NCHH delivered technical assistance and training in 37 cities to 1,900 individuals on how to help implement the rule.

2000

2001

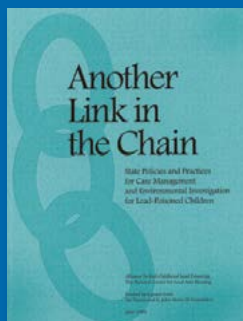
Trained over 15,000 workers in lead safe work practices to help implement and regulate in federally assisted housing with HUD sponsorship.

Nick Farr retires. Rebecca Morley appointed Executive Director.

2002

2003

Published *Another Link in the Chain* with the Alliance to End Childhood Lead Poisoning, on the lead case management and environmental follow-up policies of 50 states and Washington, D.C.



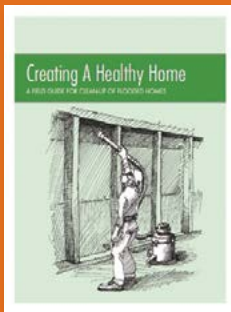
Renamed the National Center for Healthy Housing to reflect broadened mission: to create healthy and safe homes for children through practical and proven steps.



National Center for Healthy Housing

Launched the National Healthy Homes Training Center and Network to train public health, environmental health, and housing professionals in healthy housing principles.

Hurricane Katrina hits the Gulf Coast with property damage estimated at \$81 billion. NCHH launched a Healthy Rebuilding Demonstration Project in New Orleans, and developed a how-to guide.



Conceptualized and piloted the "one-touch" service delivery model in Boston to streamline and cost-effectively integrate the way we deliver programs for lead, asthma, injury prevention, and housing rehab.



Released report, "How Healthy Are National Green Building Programs?"

2004

2005

2006

2007

2008



Helped create 26 lead-safe and healthy childcare homes in upstate New York, housing more than 150 children.

Developed the Pediatric Environmental Home Assessment, an online training tool tailored for home visiting nurses.

Joined with the National Environmental Health Association to launch the "Healthy Homes Specialist Credential."





National Safe and Healthy Housing Coalition

Created the National Safe and Healthy Housing Coalition, composed of leading organizations from the fields of affordable housing, public health, environment, and energy efficiency.

Released results of the State of Healthy Housing, the first comprehensive study and ranking of housing conditions in 45 major metropolitan areas across the nation.

2009

2010

Published the first comprehensive review of healthy homes interventions with Centers for Disease Control and Prevention.

Launched training network in response to EPA's Renovation, Repair, and Painting rule. Over 18,000 contractors trained.

Combined forces with the Alliance for Healthy Homes to consolidate and strengthen efforts to advance healthy homes and communities.

ALLIANCE FOR HEALTHY HOMES
Working for Affordable Healthy Housing for All



Trained

 = 1,000 people

Reached milestone of over 15,000 people trained through the National Healthy Homes Training Center and Network.

Embarked on a health impact assessment of the proposed Baltimore-Washington Rail Intermodal Facility, with funding from the Health Impact Project.

Co-edited *Healthy and Safe Homes: Research, Practice, and Policy*, about housing conditions and solutions to improve public health.

Created the Grassroots Advocacy Network for Healthy Housing.



2011

2012

Consolidated Statements of Activities & Changes in Net Assets*

(Fiscal year ended September 30, 2013)

*NATIONAL CENTER FOR HEALTHY
HOUSING, INC. AND SUBSIDIARY
*Consolidated Statements of Activities
Years Ended September 30, 2013 and 2012*

2013

Support and Revenue	Unrestricted	Temporarily Unrestricted	Total
Grants	\$ 3,608,191	\$ 0	\$ 3,608,191
Contributions	\$ 368,029	\$ 160,070	\$ 528,099
Interest Income	\$ 1,131	\$ 0	\$ 1,131
Other Revenue	\$ 43,746	\$ 0	\$ 43,746
Special Events Revenue			
<i>(net of expenses of \$120,351 - 2013 and \$0 - 2012)</i>	\$ (29,126)	\$ 0	\$ (29,126)
	\$ 3,991,971	\$ 160,070	\$ 4,152,041
Net assets released from restriction	\$ 90,679	\$ (90,679)	\$ 0
Total Support and Revenue	\$ 4,082,650	\$ 69,391	\$ 4,152,041
Expenses			
Program	\$ 4,147,040	\$ 0	\$ 4,147,040
General and Administrative	\$ 69,702	\$ 0	\$ 69,702
Fundraising	\$ 18,606	\$ 0	\$ 18,606
Total Expenses	\$ 4,235,348	\$ 0	\$ 4,235,348
Change in Net Assets Before Provision for Income Taxes	\$ (152,698)	\$ 69,391	\$ (83,307)
Change in Net Assets	\$ (159,068)	\$ 69,391	\$ (89,677)
Net Assets - Beginning of Year	\$ 833,069	\$ 90,679	\$ 923,748
Net Assets - End of Year	\$ 674,001	\$ 160,070	\$ 834,071

NCHH Leadership

NCHH Board of Directors 2013

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



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Funding Partners

NCHH thanks all of its funding partners for their outstanding support and service to the healthy homes movement. In 2013, NCHH received grant funding and in-kind support from the following organizations:

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| The American Public Health Association | NextLogical Benefit Strategies, LLC |
| BRG Communications | The Oak Hill Fund |
| Enterprise Community Partners | Rebuilding Together |
| The Health Impact Project | Risk Management Council |
| Healthy Housing Solutions | Staples |
| ICF International | The United Illuminating Company |
| The Kresge Foundation | Wells Fargo Housing Foundation |
| Lochte Herkalo | U.S. Centers for Disease Control and Prevention |
| The John D. and Catherine T. MacArthur Foundation | U.S. Department of Housing and Urban Development |
| National Association for State Community Services Programs (NASCSPP) | U.S. Environmental Protection Agency |
| NeighborWorks America | |