

# THE IMPACT OF HOUSING QUALITY ON HEALTH

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Office of Lead Hazard Control and Healthy  
Homes (OLHCHH)

*U.S. Department of Housing and Urban  
Development (HUD)*



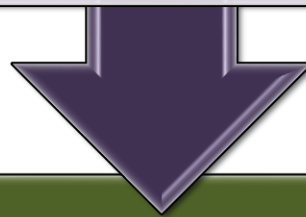
# What is OLHCHH?

- The Office of Lead Hazard Control and Healthy Homes (OLHCHH) is an office within the Department of Housing and Urban Development (HUD) that protects children and families from health and safety hazards in housing.
- The Office was established in 1991 as the Office of Lead Based Paint Poisoning Prevention.
- 5 Divisions:
  - Programs Division
  - Regional Management and Technical Services Division
  - Lead Programs Enforcement Division
  - Grant Services Division
  - Policy and Standards Division

# HUD's Mission and Strategic Goals

## Mission

To create strong, sustainable, inclusive communities and quality affordable homes for all.



## Strategic Goals

Strengthen the Nation's housing market

Provide quality affordable rental homes

**Use housing as a platform to improve quality of life**

**Build inclusive and sustainable communities**

Transform the way HUD does business

# OLHCHH's Mission, Vision, and Goals

## Mission

To help all Americans, but especially children and other vulnerable populations in low-income households, reach their full potential by making homes safe and healthy.



## Vision

To lead the nation to a future where homes are both affordable and designed, constructed, rehabilitated, and maintained in a manner that supports the health and safety of occupants.



## Goals

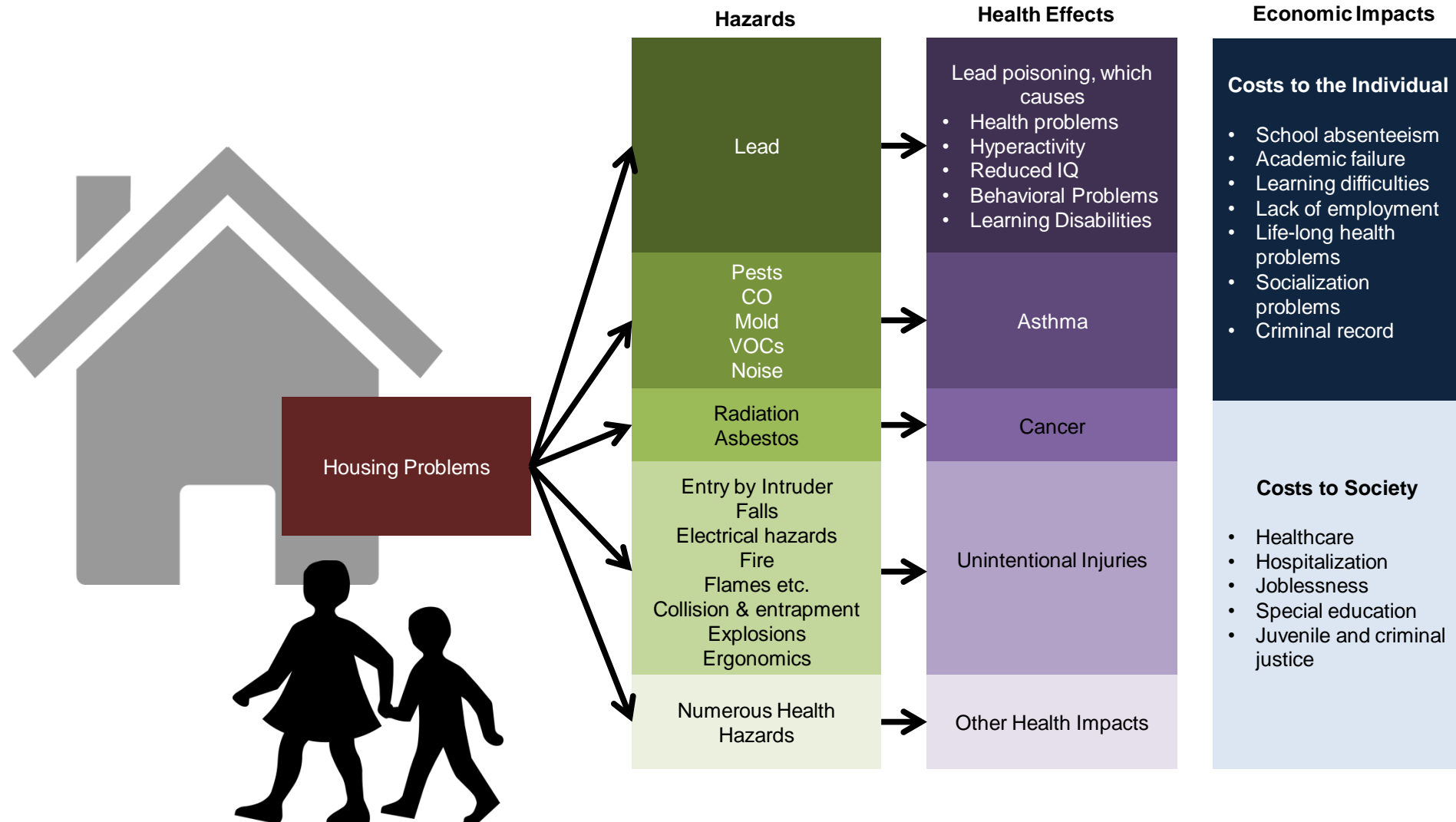
Building a National Framework

Creating Healthy Housing through Key Research

Mainstreaming the Healthy Homes Approach

Enabling Communities to Create and Sustain Healthy Homes

# What is Unhealthy Housing?



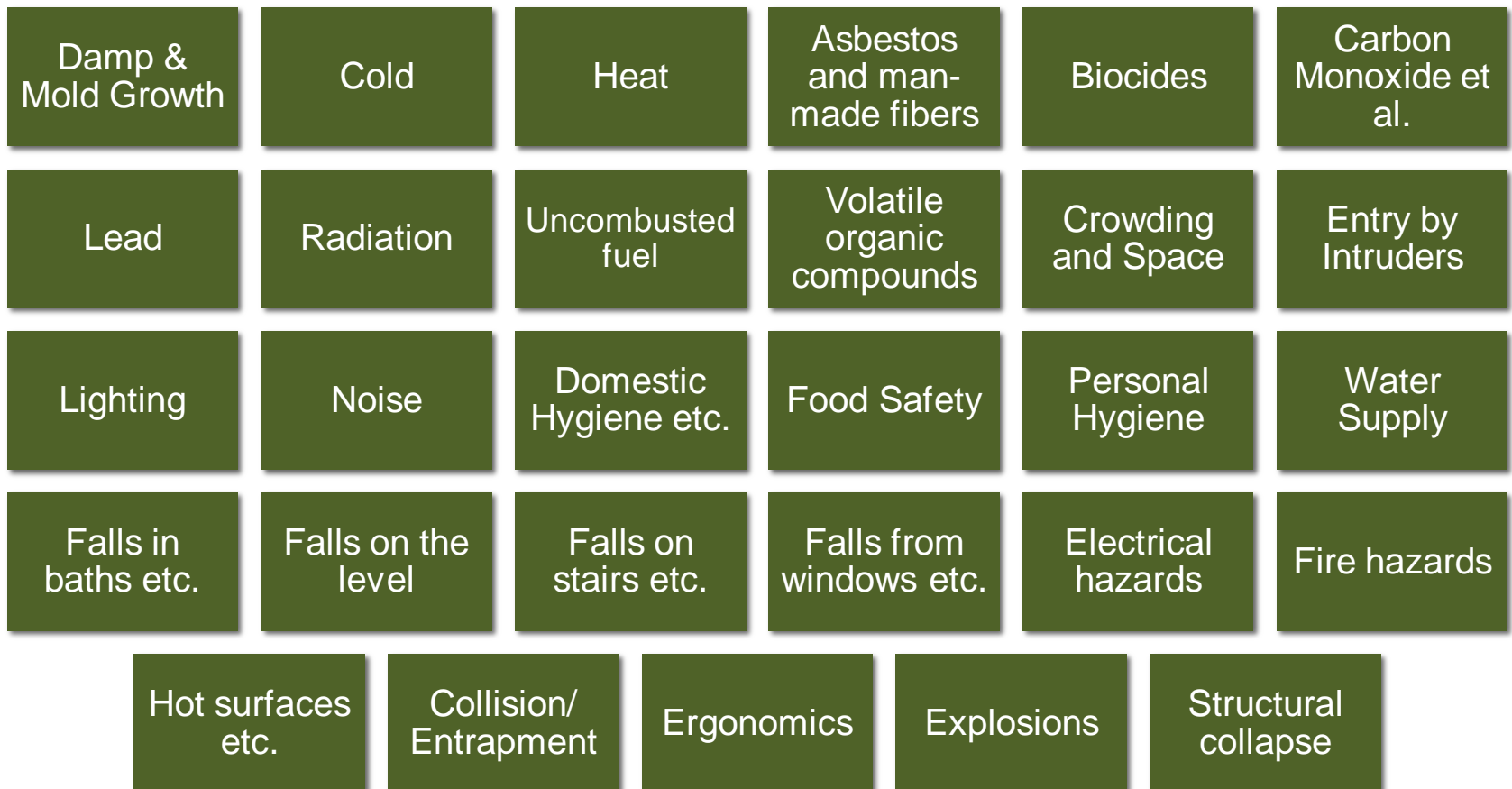
# Housing Problems

**These are some examples of housing problems surveyed in the American Housing Survey:**

Signs of rats	Signs of mice	Signs of cockroaches	Holes in floors
Open cracks or holes (interior)	Broken plaster or peeling paint (interior)	No electrical wiring	Exposed wiring
Room without electric outlets	Flush toilet breakdowns	Heating problems	Electric fuses or breakers blown
Water supply stoppage	Water leaks	Exterior building condition problems	Sewage disposal breakdowns

# Hazards

**These are the health and safety hazards examined by the Healthy Homes Rating System:**



# Health Effects

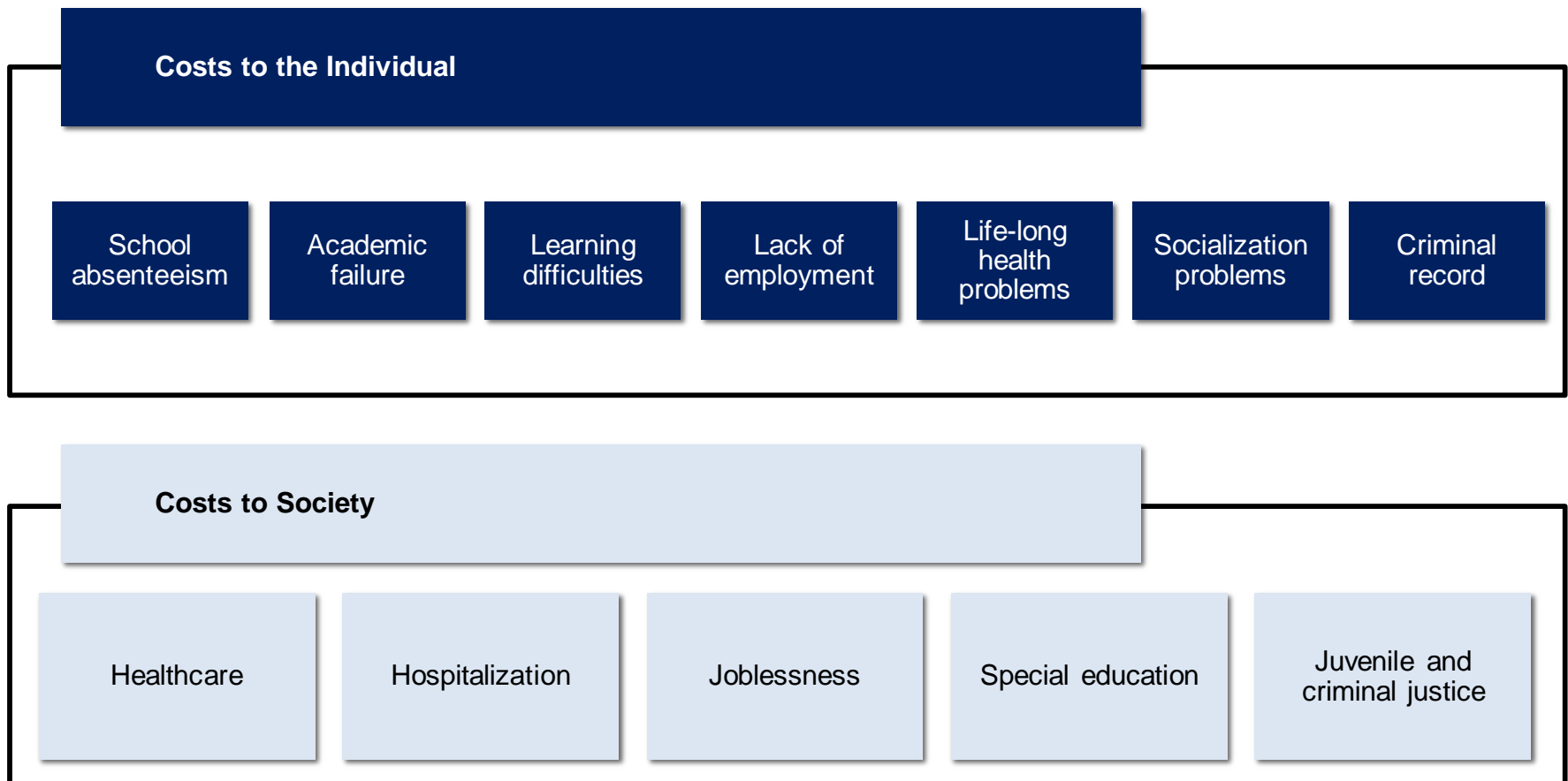
**Health and safety hazards trigger, worsen, or cause a wide range of health effects. Here are some of the most prevalent housing-related health effects:**

Asthma & allergies	Cancer	Lead poisoning	Unintentional injuries	Death
Depression	Anxiety	Cardiovascular conditions	Arthritis	Respiratory conditions
Genitourinary disease	Unconsciousness	Cognitive impairment	Headaches	Mental disorders
Gastrointestinal illness	Skin infections	Neurological problems	Mental retardation	Behavioral problems



# Economic Impacts

**Health and safety hazards impose a considerable economic burden on Americans living in unhealthy housing and on society as a whole.**

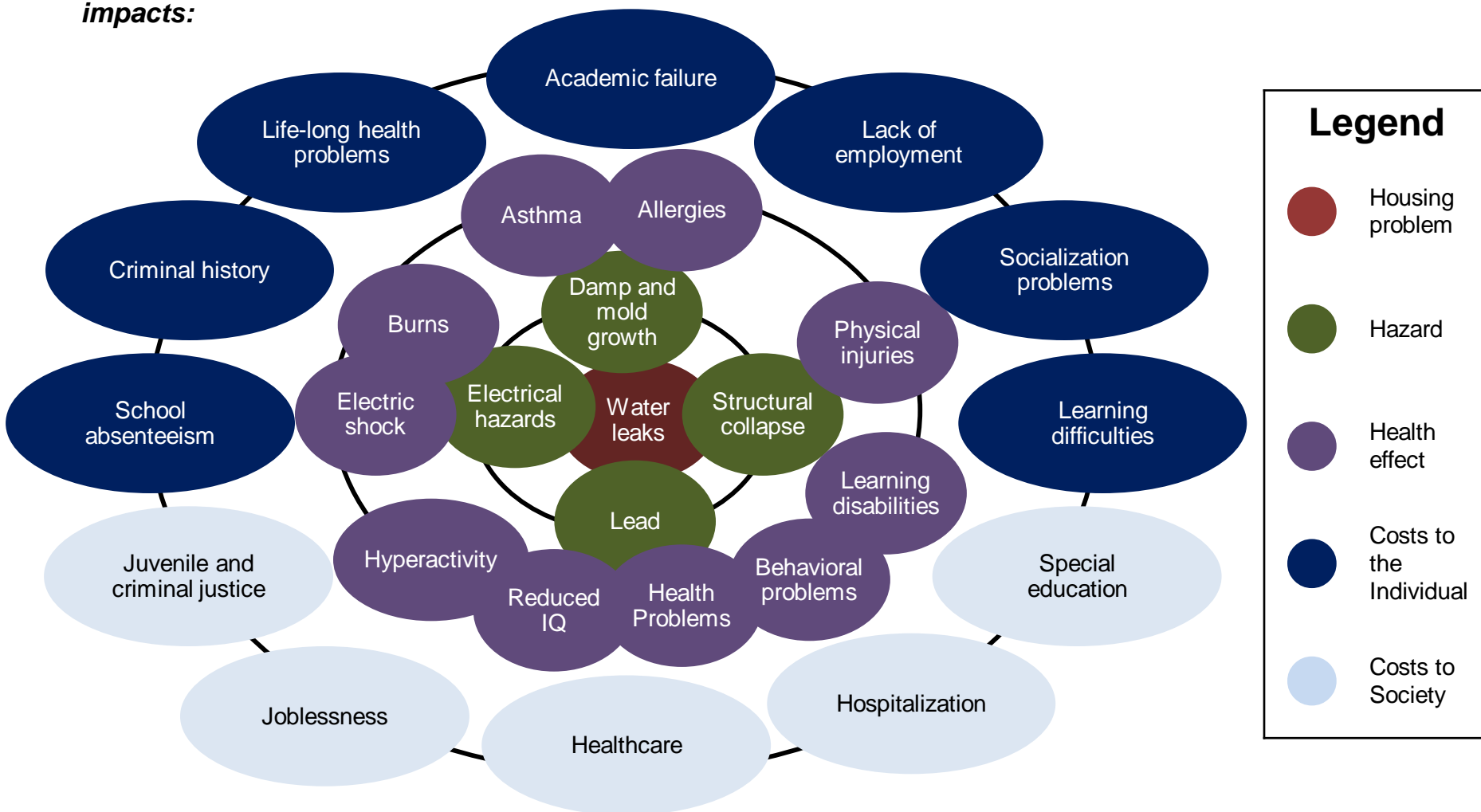


(See Gould, 2009; Trasande & Lui, 2011; Loyola University 2015)

# Multiple Impacts

*Housing problems cause a ripple effect of impacts.*

**Here is an example of how a single housing problem can lead to multiple health effects and economic impacts:**



# Why Does Our Work Matter?

- It helps children and other vulnerable populations reach their full potential by
  - Preventing injuries and diseases;
  - Lowering healthcare costs;
  - Increasing school and work performance; and
  - Decreasing the number of school and work days missed due to injuries and diseases.
- It frees up family expenses that would have been spent on healthcare for other critical needs, such as rent or nutritious food.
- It saves money and lives.
  - Studies have shown that lead and healthy homes Interventions are *effective* and are more *cost-effective* than conventional maintenance.



# Return on Healthy Homes Investments

## Inputs

For every \$1 spent on **asthma reduction programs**<sup>1</sup>

For every \$1 spent on **lead hazard control programs**<sup>2</sup>

For every \$1 spent on **radon mitigation programs**<sup>3</sup>

## Return On Investment (ROI)

...there is a return of between \$5.30 and \$14.00.

...there is a return of between \$17 and \$221.

...there is a return of \$4.95.

## Outcomes

- Reduced healthcare costs
- Increased school attendance
- Increased employment attendance
- Increased income due to attendance
- Fewer deaths

1. (Nurmagambetov et al., 2011)

2. (Gould, 2009)

3. (Healthy Housing Solutions, 2014)

# What Does OLHCHH Do Now?

## Grants for Producing Lead-Safe and Healthy Housing Units

- OLHCHH provides and monitors funding to states and local governments to produce lead-safe and healthy housing units

## Technical Studies Grants (a.k.a. Research Grants)

- OLHCHH provides and monitors funding to grantees to research methods, costs, and health benefits of making homes safe and healthy

## Enforcement

- OLHCHH enforces the Lead-Based Paint Disclosure Rule and works with HUD program offices on compliance with the Lead Safe Housing Rule

## Guidance and Performance Criteria

- OLHCHH develops and promotes development of healthy homes guidance and performance criteria

## Outreach

- OLHCHH provides education and outreach to homeowners, tenants, and stakeholders on how to make homes safe and healthy

# OLHCHH Grant Programs

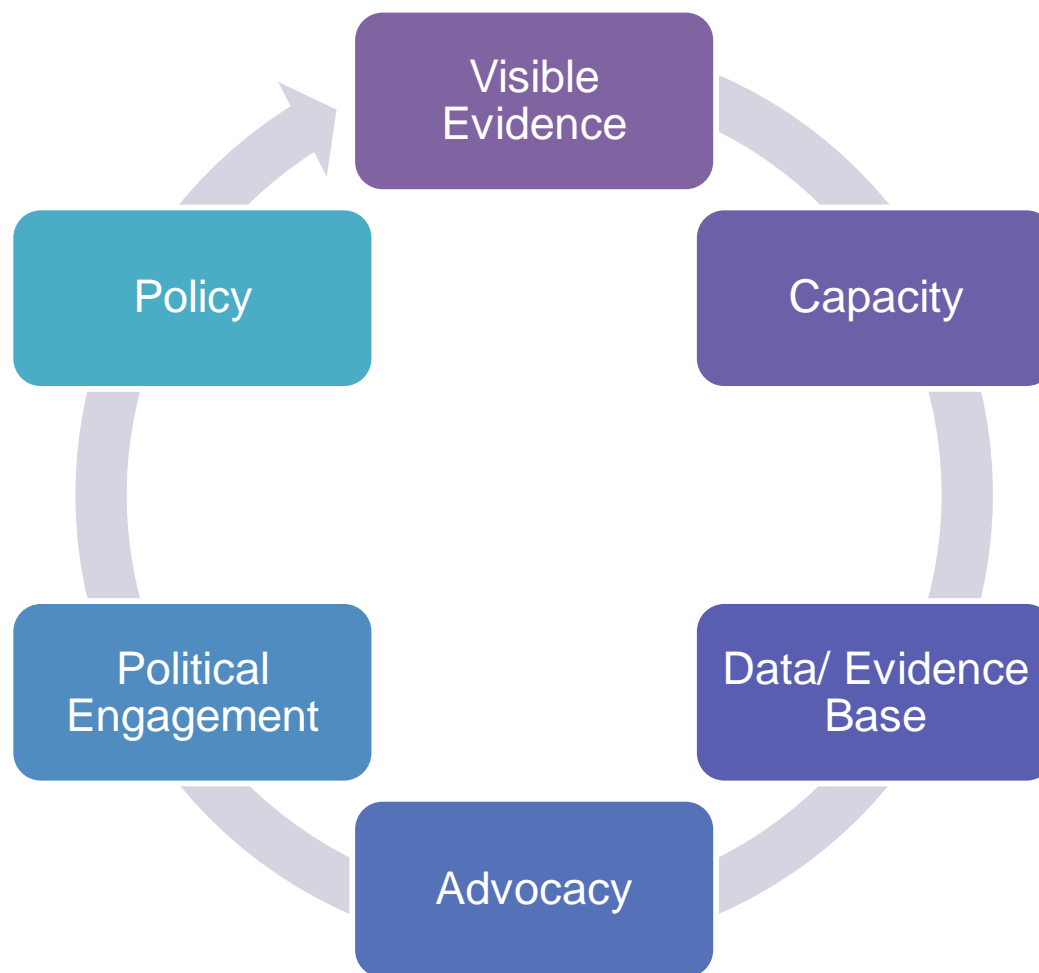
- **Grants for Producing Lead-Safe and Healthy Housing Units**

- 2 grant programs:
  - Lead Based Paint Hazard Control Grants
  - Lead Hazard Reduction Demonstration Grants
- Grantees (“Lead & Healthy Homes Grantees”)
  - Grantees of these programs are state, local, or tribal governments.

- **Technical Studies Grants (a.k.a. Research Grants)**

- 2 grant programs:
  - Healthy Homes Technical Studies Grants
  - Lead Technical Studies Grants
- Grantees (“Technical Studies Grantees”)
  - Grantees are academic institutions and state, local, and tribal governments.

# Grantee Program Impact



# Building Community Value

- Completed units, happy customers
- Capacity
  - Train housing inspectors, code officials, home visitor programs, contractor pools
- Data/Evidence Base
  - Design program intake to collect key variables that can be reported together to show impact and need, share and data match to show scope and scale
- Advocacy
  - School
  - Health Care Providers
  - Insurance Programs



# Building Community Value cont.

- Political Engagement
  - Show the Units
  - Show the numbers of what is left to be done and who is at risk or impacted now
  - Provide best practice solutions to sustain efforts beyond the grant- think bigger than grant money
- Policy
  - Policy that protects and identifies units that are at risk, unassessed, unmediated target housing.
  - Fee for service programs, rental licensing programs

# Assess Gaps and Drive Component Programs

Common Gaps in Grant Programs: BL Testing, Capacity, Data incomplete or not reportable, policy development and partner skills, gap partners to cover non lead cost/needs

Some possible partners to fill gaps: Medical and Nursing Schools, American Society of Home Inspectors, Community Benefits Program, Pay For Success, Medicaid Waiver HSI program opportunities, National Outreach Campaigns

# Our Lead & Healthy Homes Grantees

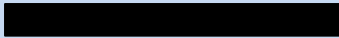



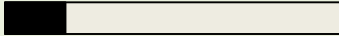

- Currently, there are **128** active lead and healthy homes grantees representing all **10** HUD Regions
  - Active grants nationwide in 34 states totaling \$407,177,389.60 at work in communities.
- Since 1993, our grantees have made over 190,000 housing units lead-safe or healthy for residents.
- Amount of current funding awarded > \$400 million



*The states shaded in pink are states with active lead hazard control or healthy homes grants. Many states have more than one active grant.*

# Hazards Identified by Lead & Healthy Homes Grantees

*Of the 6,588 units completed by our lead and healthy homes grantees in FY15 . . .*

Type of hazard addressed	# of housing units in which type of hazard was addressed	# in target population benefitting from intervention
<b>Lead</b> hazards were addressed in . . .	<b>6,588</b> housing units <sup>1</sup> 	<b>6,537</b> children under 6 lived <sup>2</sup> in housing units where lead hazards were addressed. 
<b>Asthma and Allergy</b> hazards were addressed in . . .	<b>1,588</b> housing units <sup>1</sup> 	<b>2,948</b> children under 18 lived in housing units where asthma and allergy hazards were addressed. 
<b>Unintentional Injury</b> hazards were addressed in . . .	<b>1,516</b> housing units <sup>1</sup> 	<b>6,293</b> adults and children lived in housing units where unintentional injury hazards were addressed. 

1. (Healthy Homes Grant Management System data pull and analysis; in some cases, a multiplier was used to ensure consistency with previously reported data)  
 2. For purposes of this slide, "lived" includes visiting children under 6.

# Outreach Apps

## Healthy Home Basics App

Everyone deserves a safe and Healthy Home- OLHCHH launched a comprehensive app to engage consumers and stakeholders to take first steps towards making their home safe and healthy



# New Outreach Info Graphics!

Three new infographics were added to our website to further visualize healthy homes activities for consumers- Check them out online now!

## 5 Minutes to a Healthier Home

Think you don't have enough time to make your home a healthier and safer place?

**Test your smoke alarm:** Use smoke alarms in your home cuts your risk of dying in a fire in half.

**Wash your hands with warm, soapy water for at least 20 seconds (about the time it takes to sing the song "Happy Birthday" twice).** Each year, about 48 million Americans get sick from eating contaminated or unwashed prepared foods.

**Make your home smoke free. Never let anyone smoke anywhere in or near your home.** Parents are responsible for 90% of kids' meals.

**Think again! You can do these steps in 5 minutes.**

**Program the number for pest control into your cell phone: 1-800-222-1222.** Enroll in the United States pest control program to get alerts for poisonings.

**Do a "bin-a-minute" "clean sweep." Pick one small area of your home – like your junk drawer or stairs – and take 2 minutes to sort like items and get rid of what you don't need.** Clutter can collect dust, mold, and other allergens and germs that you can't see. If clutter is left on the floor or stairs, it can cause you to trip and fall.

**Check your locks.** Make sure lock function correctly and can be operated by a child in an emergency.

Have 5 more minutes? Log on to [www.hud.gov/healthyhomes](http://www.hud.gov/healthyhomes) for information on topics like lead, mold, radon, asbestos, pests, and more!

### Is your home a healthy home?

**Indoor air quality** Improve indoor air quality by eliminating second-hand smoke, carbon monoxide, dust mites, cockroach and mouse allergens and mold.

**Slips and falls** Remove tripping hazards, use stools and ladders carefully, and install railings and grab bars for older adults.

**Hazardous products** Use natural cleaning alternatives and ensure any poisonous products are out of children's reach.

**What are the health & safety concerns?**

**Fire safety** Install smoke detectors on every floor and near sleeping bedrooms, develop a family escape plan, and keep matches, lighters, and candles out of children's reach.

**Lead paint hazards** If your home was built before 1978, have it tested by a professional. Have your child's blood lead level tested at age 1 and 2.

**You can't see it... but it's there**

For their size, children breathe up to twice as much air as adults. They also drink more water.

When they get harmful chemicals in their bodies, it's a bigger dose compared to adults.

Your housing may increase the risk for injuries and may cause illness.

1. keep it dry
2. keep it dry
3. keep it pest free
4. keep it safe
5. keep it contaminant free
6. keep it well ventilated
7. keep it well maintained
8. keep it thermally controlled

**What are the 8 Principles of a healthy Home?**

HUD.GOV/HEALTHYHOMES

### IS YOUR HOME A HEALTHY HOME?

**HEALTH & SAFETY CONCERNS**

- INDOOR AIR QUALITY** Sources of indoor air pollution include second-hand smoke, carbon monoxide, dust mites, cockroaches, dust mites, cockroaches and mouse allergens and mold.
- DRINKING WATER** Drinking water with pollutants such as nitrates, lead, and pesticides can be harmful.
- HAZARDOUS PRODUCTS** Eating or drinking these products is especially dangerous to children. Examples are cleaning products.
- SAFETY** Fires and falls are major causes of death in the home. Choking, strangulation, and injuries by weapons are major safety concerns.
- ELEVATED LEAD LEVELS** Many older homes have lead paint and lead in water pipes. Lead is dangerous to your health and especially dangerous to children.

**CHILDREN & UNHEALTHY HOMES**

- For their size, children breathe up to twice as much air as adults. They also drink more water...
- When they get harmful chemicals in their bodies, it's a bigger dose compared to adults.
- Your housing may increase the risk for injuries and may cause illness.

**PRINCIPLES OF A HEALTHY HOME**

- KEEP IT DRY
- KEEP IT CLEAN
- KEEP IT PEST FREE
- KEEP IT SAFE
- KEEP IT CONTAMINANT FREE
- KEEP IT WELL VENTILATED
- KEEP IT WELL MAINTAINED
- KEEP IT TEMPERATURE CONTROLLED

HUD.GOV/HEALTHYHOMES

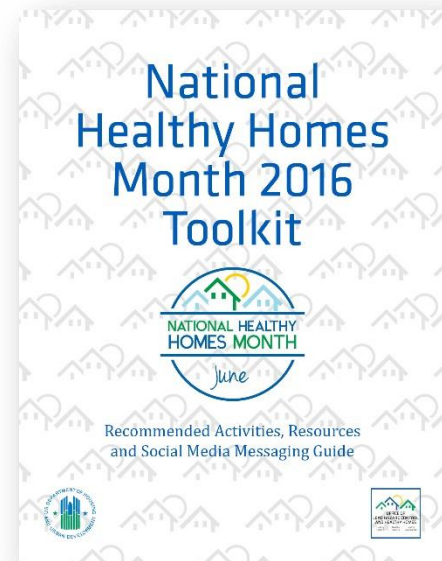
# National Healthy Homes Month



Special Events:

- June 7: San Antonio School District's 10th Annual Environmental Education Fair
- June 13: 10th Annual National Healthy Homes Conference
- June 15: 10th Annual National Healthy Homes Conference
- June 16: 10th Annual National Healthy Homes Conference
- June 17: 10th Annual National Healthy Homes Conference
- June 18: 10th Annual National Healthy Homes Conference
- June 19: 10th Annual National Healthy Homes Conference
- June 20: 10th Annual National Healthy Homes Conference
- June 21: 10th Annual National Healthy Homes Conference
- June 22: 10th Annual National Healthy Homes Conference
- June 23: 10th Annual National Healthy Homes Conference
- June 24: 10th Annual National Healthy Homes Conference
- June 25: 10th Annual National Healthy Homes Conference
- June 26: 10th Annual National Healthy Homes Conference
- June 27: 10th Annual National Healthy Homes Conference
- June 28: 10th Annual National Healthy Homes Conference
- June 29: 10th Annual National Healthy Homes Conference
- June 30: 10th Annual National Healthy Homes Conference

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Healthy Homes: Just What the Doctor Ordered!  
2017 National Healthy Homes Month!

# Lead Based Paint Abatement: Before and After





# Lead Based Paint Abatement: Before and After

03.2



# Healthy Homes Intervention: Before



# Healthy Home Intervention: After



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