Welcome to the Webinar

Using Housing Codes to Improve Asthma Health Outcomes

Moderator
• Tracey Mitchell, U.S. Environmental Protection Agency, Washington D.C.

Presenters
• Amanda Reddy, National Center for Healthy Housing
• Robert Curry, City of Dallas, Texas

Tuesday, December 18, 2018
Webinar: 2:00 p.m. – 3:00 p.m. EST
Live Online Q&A: 3:00 p.m. – 3:30 p.m. EST

Phone Number: 866-527-8921
Conference ID: 7894355
Immediately after the webinar, join us in the AsthmaCommunityNetwork.org Discussion Forum for a live online Q&A Session:

3:00 p.m. – 3:30 p.m. EST

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Polling Question 1

Which type of organization do you represent?

1. Federal, state or local agency
2. Health care provider
3. Health plan
4. Community asthma program
5. Other
Learning Objectives

Participants will learn about—

• Communities, including the City of Dallas, that have focused on proactive housing code inspections and enforcement strategies to positively impact children with asthma

• The National Healthy Housing Standard and how it can be used in housing codes to improve asthma outcomes

• Lessons learned through working with communities to promote access to in-home asthma environmental interventions
Polling Question 2

Which part of today’s webinar will be most valuable to you and your work?

1. Learning about housing code inspections and enforcement strategies
2. The National Healthy Housing Standard ability to improve asthma health outcomes
3. Hearing how communities have promoted access to in-home asthma environmental interventions
4. Other
EPA Supports States and Communities to Deliver High-Value, Comprehensive Asthma Care

Tracey Mitchell, RRT, AE-C
U.S. Environmental Protection Agency (EPA)
Asthma is a Public Health Challenge Characterized by Disparities

More than **6 million** children ages 0 to 17 in the United States have asthma.

That's **8.3%** or **1 in 12** children.

In the United States:

- **15.7%** of black, non-Hispanic children have asthma compared to **7.1%** of white, non-Hispanic children.

- Poor and minority children are disproportionately affected.

- **10.5%** of children living in poverty suffer from asthma.

- Children below the poverty level have more ED visits, missed school days, and hospitalizations.
Environment Plays a Critical Role in Asthma Control

• Federal asthma guidelines recognize environmental trigger reduction as a critical component of comprehensive asthma care.*

• The evidence base demonstrates that in-home environmental interventions are effective at improving asthma control in children and adolescents.†

EPA is a federal lead for integration of environmental risk reduction into standards of care.

**EFFECTIVE IN-HOME ENVIRONMENTAL INTERVENTIONS**

**Home-Based**
- Includes at least one home visit by trained personnel to improve the home environment
- Examples: community health workers, clinicians, health care providers

**Multi-Component**
- Includes at least two components, including at least one environmental component
- Activities may include asthma-related education, self-management training, environmental assessment and remediation, social services, coordinated care

**Multi-Trigger**
- Targets two or more potential asthma triggers, including mice, cockroaches, dust mites, excess moisture and mold, household pets, tobacco smoke

Supporting In-Home Interventions to Bring Asthma Under Control

- Host Learning Spaces
- Recognize and Leverage Excellence
- Synthesize and Spread Learning
- Provide Technical Assistance
- Advance Policy

Indoor Air Quality (IAQ)
EPA Supports High Value, In-Home Environmental Interventions

Meeting Communities Where They Are

- Coordinate with federal ADAP partners
- Recognize best practices
- Provide learning space and facilitate network
- Technical Expertise
- Offer TA for communities and health payers
- Pace action locally through summits

SYNTHESIZE AND SPREAD LEARNING
Building Justice (and Better Health) Through Improved Housing Codes, Proactive Inspections and Effective Enforcement
Why does housing matter?
Why does housing matter?

Americans spend 70% of their time at home.

National Human Activity Pattern Survey
How does housing matter?
How does housing matter?

<table>
<thead>
<tr>
<th>Location</th>
<th>Affordability</th>
<th>Demographics</th>
<th>Quality</th>
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<tbody>
<tr>
<td>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.</td>
<td>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.</td>
<td>Social and community attributes, such as social cohesion, segregation and the concentration of poverty, also have an impact on health.</td>
<td>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).</td>
</tr>
</tbody>
</table>
Housing conditions and health

- Fire safety
- Radon
- Pests
- Ventilation
- Lead
- Temp/humidity
- Mold/moisture
- ETS
- Other contaminants
- Carbon monoxide
- Structural issues
- Cleaning and clutter
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

Collect and track crucial information

Well-trained workforce

Diverse and sustainable funding

Evidence-based policy and programs

Cross-sectoral partnerships

Equitable access

National Center for Healthy Housing

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Exhibit 2 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

Beck et al, 2014
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
National Healthy Housing Standard

nchh.org/tools-and-data/housing-code-tools/national-healthy-housing-standard/
Figure 1: Comparison of Anywhere, USA Codes to IPMC and NHHS

Notes:
Percentages exclude those not applicable. See Tables 1 to 6 for details.
NHHS = National Healthy Homes Standard (2014 version)
* "NHHS Stretch" includes mandatory and stretch provisions of NHHS.

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

   Hint: If IPMC adopted, see 304.7
   Otherwise, search for "gutters" and/or "downspouts."
Housing Codes
A Better Way to Assure Healthy Outcomes

Robert Curry
City of Dallas, Texas
Neighborhood Code Compliance / Special Projects
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 Dallas

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

Hospitalization Rates per 1,000

- 2.01 - 4.00
- 4.01 - 5.00
- 5.01 - 6.83
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 Health Housing compared the Dallas ordinance to the National Health 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

Robert Curry
City of Dallas
Dallas, Texas
214-670-1196
Update December 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
- Begun process to revise the ordinance to simplify registration
Based on what you have learned today, which action are you most likely to pursue?

1. Learn more about housing codes and health by accessing resources on AsthmaCommunityNetwork.org
2. Find out more about using the National Healthy Housing Standard to improve housing codes
3. Connect with colleagues to learn more about building partnerships in my community
4. Other
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