

The Healthy Homes Detroit Project

Detroit as a community faces a myriad of challenges. One of the biggest barriers to the health of the community is the state of its housing. The advanced age of its housing stock, coupled with area poverty, has resulted in thousands of deteriorated and unhealthy homes. On the positive side, there are active community organizations and several private and community foundations are working with the mayor's office to target investment in select neighborhoods. The Healthy Homes Detroit (HHD) project will focus its efforts in the Central Detroit/North Woodward neighborhood. This community is a blend of stable homes, deteriorating properties, and vacant lots. It is among the areas specifically targeted for investment by area foundations and with many active community development corporations. Between HUD and leveraged dollars, \$2.3 million will be invested in this community.

Applying Agency and Partners: The Southeastern Michigan Health Association (SEMHA) is the applicant organization, and is applying on behalf of CLEARCorps Detroit, one of its programs. SEMHA/CLEARCorps is a partner in the Detroit-Wayne County Green and Healthy Homes Initiative. This Initiative is an unprecedented consortium of entities, including The Kresge Foundation, The Skillman Foundation, Detroit Department of Health and Wellness Promotion, Detroit Department of Buildings and Safety Engineering, Detroit Planning and Development Department, Detroit Department of Human Services, the Wayne County Prosecutor's Office, the Wayne County Health Department, Asthma & Allergy Foundation of America-Michigan Chapter, the Michigan Department of Community Health, Michigan Public Health Institute, Children's Hospital, CLEARCorps Detroit, Wayne State University's Center for Urban Studies, Young Detroit Builders, and several grass roots and faith based community partners. Detroit is one of 14 cities that were selected to participate in the national Green and Healthy Homes Initiative sponsored by the Council of Foundations, HUD and the White House. The goals of the Healthy Homes Detroit Project are:

1. To make 180 homes safe and healthy.
2. To create community-wide awareness and action around healthy homes issues.
3. To create a unique, interactive healthy homes database which will allow data to be shared among agencies.
4. To create a sustainable system comprised of a network of partner agencies committed to co-locating services in HHD homes and beyond.

Strategy and Unique Features: The Healthy Homes Detroit strategy is to create 180 safe and healthy homes using both grant and partner resources. Issues will include asthma triggers, mold, moisture, pests, energy efficiency, lead, and home safety hazards. Project staff will work closely with each family, taking a case management approach and following the family through the entire process including intake, enrollment, assessment, remediation, and follow up/maintenance.

- Healthy Homes Detroit Action Plan - A Healthy Home Action Plan (HHAP) will be created in consultation with each family, which will identify work to be completed by all partner organizations. Review of the HHAP will enable the Project Manager to educate the family on identified healthy homes topics and strategies to ensure that Healthy Homes practices are maintained. The remediation plan for each house will be customized and agreed upon with the family.

- A unique “Partners Referral Network” - a variety of agencies have made a commitment to prioritize delivery of services to Healthy Homes Detroit homes. Services will include: lead hazard control grants, weatherization grants, asthma case management, code enforcement, energy audits, and intensive integrated pest management.
- A three-tiered remediation approach - Each targeted house will receive a remediation approach that will include:
 - **TIER ONE:** All 180 homes will receive “quick fixes” as needed, including installed products and educational services. Each house will receive installed smoke and carbon monoxide detectors and radon kits from Partners Referral Network agencies along with HEPA vacuums, impermeable mattress covers and other products.
 - During **TIER TWO**, Young Detroit Builders (drawn from formerly unemployed youth from Detroit), supervised by a licensed contractor, will make small repairs and improvements to 150 homes such as carpet removal, installation of safety locks, minor mold remediation, and integrated pest management. Additional funding from the National Coalition to End Childhood Lead Poisoning will provide dollars for additional repairs as needed.
 - During **TIER THREE**, the Partners Referral Network will move into action and will provide substantial grants and program services around the issue of asthma triggers/medical management, lead poisoning prevention, mold and pest removal,, code enforcement, and weatherization for an estimated 100 homes.
- Employee training within partner agencies – Identified employees within partner agencies will attend a series of healthy homes workshops and trainings. In this manner, Healthy Homes Detroit will ensure the sustainability of the healthy homes approach.
- Interactive Healthy Homes Database - The highly successful Detroit Lead Housing Database will be expanded to include Healthy Homes data for each property in the Healthy Homes Detroit Project. As staff complete Healthy Homes Assessments, the data will be uploaded into the Database. Staff will then use the Database to create the Healthy Homes Action Plan, make referrals to partner agencies for work to be completed, track interagency efforts to remediate home hazards and education, and document program outcomes. The Database will allow for real-time interactions between agencies working on the same project.

Evaluation: Evaluation will be conducted by the Michigan Public Health Institute (MPHI). The evaluators will document progress toward meeting project benchmarks and outputs and will also conduct an evaluation of outcomes, including reduction of asthma symptoms, reduction or stabilization of lead levels, reduction or elimination of safety hazards, and family behavior change around healthy homes strategies.

SEMHA/ CLEARCorps requests \$999,995 from the U.S. Department of Housing and Urban Development. Grant partners are contributing [REDACTED] in leveraged funds for this project. These combined funds will create a unique Healthy Homes model, realigning existing programs and breaking down the “silo” mentality that typically separates agencies. This project seeks to demonstrate how agencies can work together efficiently to comprehensively address healthy homes hazards in 180 homes and for the entire community.

Rating Factor 1: Capacity of the Applicant and Relevant Organizational Experience

a. Capacity of the Applicant and Partner Organizations

The Southeastern Michigan Health Association (SEMHA) is the applicant organization for the Healthy Homes Production Grant and is applying on behalf of CLEARCorps Detroit, one of its programs. SEMHA will serve as the fiduciary for the Healthy Homes Detroit (HHD) Project. CLEARCorps Detroit will directly implement and/or oversee all program activities.

1. Key Personnel

SEMHA/ CLEARCorps Detroit will employ five individuals for the Healthy Homes Detroit program: a Project Director, a Project Manager, an AmeriCorps Member, a Community Intake/Outreach Worker, and a program/student intern. Open positions will be filled within 60 days of program start. **Table One** provides details on staff roles. *Resumes and job descriptions (for open positions) are included in the Appendix.*

Table One

Person	Role
Applicant Organization: ██████████ MBA, B.S. Accounting Accounting Manager, SEMHA (.05 FTE)	██████████ will provide financial oversight for the Healthy Homes Detroit project. ██████████ will work directly with the Project Director to monitor funding, make LOCCS drawdowns, and make sure all program funds are spent in accordance to the budget.
Project Director: ██████████, B.A. SW Executive Director, CLEARCorps Detroit (.20 FTE)	██████████ will direct the overall project, supervising the Project Manager, managing the budget, fund development, and media relations. ██████ will develop and manage partner relationships. ██████ will oversee and monitor contracts with all subcontractors.
Project Manager: ██████████, MUP/MSW, Program Manager, Healthy Homes Detroit (1.0 FTE)	██████████ currently serves as the manager for the Healthy Homes Detroit project and has played a significant role in the start up for this project. ██████ will be responsible for day-to-day operations, supervising staff, targeted outreach, and development of Healthy Homes Action Plans, case management, and data management.
Community Intake/Follow-Up Coordinator: TBD (.50 FTE)	This person will work to recruit residents, help residents fill out applications, and follow up to make sure all home interventions are sustained. They will also help with coordination with community organizations. This individual will be recruited from the target community.
AmeriCorps Member: TBD (1.0 FTE)	This person will complete day-to-day tasks including assisting with assessments and home visits, product installations, and administrative tasks. This individual will be recruited from the target community
Student Community Intern: TBD (.20 FTE)	The intern will work closely with the Program Manager to recruit residents for the program, assist with installations, and manage data.

Mary Sue Schottenfels and Rachel Wells will provide leadership, direction and management for the Healthy Homes Detroit Project.

██████████ (.20 FTE), the HHD Project Director, has thirty-one years of experience directing community programs, especially community health initiatives. ██████████ has been responsible for creation, funding, and managing the new Healthy Homes Detroit Project. ██████████ has also directed the MDCH HUD Lead Hazard Control grant for Detroit and overseen the completion and clearance of 161 units. ██████████s helped to create six new state laws to prevent or correct lead poisoning. As the Executive Director of CLEARCorps Detroit for 11 years, ██████████ has raised and managed a \$500,000 budget, created new strategic directions, and managed staff and media relations. ██████████ received her Bachelor of Social Work degree from Wayne State University and has been a State Certified Lead Inspector/Risk Assessor for six years. In 2009, ██████████ received her certification as a Healthy Homes Specialist and in September 2010, she received asthma prevention/management training from the Asthma & Allergy Foundation of America-Michigan Chapter.

██████████ (1.0 FTE), the HHD Project Manager, has a dual Masters Degree in Urban Planning and Social Work from the University of Michigan. ██████████ has spearheaded the development of the pilot phase of Healthy Homes Detroit. During the pilot phase, and under ██████████ leadership, protocols were developed and the Healthy Homes Detroit project was launched with assessments and remediation begun. ██████████ has over five years of experience with program management, including management of an AmeriCorps Program in Vermont. ██████████ has interned at several Community Development Corporations in Detroit and received training in housing issues and rehabilitation management. ██████████ is a trained Healthy Homes Specialist and also received asthma prevention and management training from the Asthma and Allergy Foundation of America-Michigan Chapter in September 2010.

Sub-grantees

CLEARCorps Detroit is a leading member of the Detroit-Wayne County Green and Healthy Homes Initiative (GHHI), a consortium of health, governmental, foundation, and community based organizations dedicated to creating green, healthy, and energy efficient homes in Detroit. GHHI partners have committed resources to carry out grant activities in homes and have formed the **Partners Referral Network**. Some agencies are subgrantees, listed below, and some are donating programs/services in-kind (*detailed letters of commitment and an Organizational Chart are included in the Appendix*). Sub-grantees include:

Asthma and Allergy Foundation of America (AAFA) Michigan Chapter: The Executive Director of the AAFA-Michigan Chapter, ██████████, RN, AE-C, will provide home based asthma education and coaching to targeted families. ██████████ has over 15 years experience as a registered nurse and health educator. She has developed disease management and chronic disease programs for asthma and diabetes and facilitated multiple trainings on asthma management for parents and public health staff. The AAFA has also committed to providing educational materials and training on asthma triggers and case management. ██████████ will devote a minimum 10% of her time to this project.

Children's Hospital Pediatric Clinic: ██████████, M.D., FAAP, has been a pediatrician and staff leader at the Children's Hospital of Michigan for 27 years and staffs the Asthma Tune Up Clinic. As founder and director of the community-based Pediatric Mobile Team and also Leadbusters, ██████████ has developed an expertise for managing the care of low income patients. ██████████ will devote 5-10% of her time to seeing HHD families at the Asthma Tune

Up Clinic and will help families without insurance and transportation use the services offered by Children's Hospital.

Detroit Department of Health and Wellness Promotion (DHWP): DHWP staff have decades of experience working in the field of environmental health. For the Healthy Homes Detroit Project, DHWP will provide radon kits for all targeted units and analysis of all radon samples. DHWP staff will provide referrals for HHD clients through Lead Poisoning Prevention and Control; Maternal/Child Health, and WIC. In addition, DHWP will donate the following services in-kind: meeting space; staff participation in GHHI and the Partners Referral Network; staff participation in Healthy Homes Trainings; and staff time to consult on mold and pest issues. Jane Nickert, RN, MSN, MSBA, Acting Program Manager for the Lead Division and Bruce King MPH, General Manager for Environmental Health will each contribute 5%-10% of their time.

The Wayne County Prosecutors Office (WCPO): WCPO's Lead Program, under the director of Principal Attorney [REDACTED], has established a successful track record for enforcing the Michigan Landlord Penalty Law as well as local health codes. The WCPO helps assure that rental property owners address lead hazards by citing and prosecuting property owners as appropriate. There are approximately 100 Repeat Offender properties (houses with three or more poisonings) in the target area. The WCPO will contact these owners to urge compliance with city and state codes/laws. In addition, the WCPO will consult with HHD staff if landlords try to evict renters after home improvements are done. [REDACTED] will devote 10% of her time.

Young Detroit Builders (YDB): Young Detroit Builders is a 501.c3 organization formed in 1996 and based in Detroit. Participants are formerly unemployed young adults, ages 18-24, who are trained to build affordable housing, and conduct repair and maintenance work for low-income families. Many of the YDB staff has received Green Building and Green Deconstruction certification. Under the supervision of a licensed contractor, the YDB will perform many of the repairs /remediation needed for HHD homes. [REDACTED]k, Executive Director, will devote .10 FTE to direct the YDB work crew.

Wayne State University's Center for Urban Studies (Center): The Center will be responsible for creating the Healthy Homes Registry and Database (Database), which will allow Healthy Homes Detroit staff and the Partners Referral Network to work more effectively by facilitating sharing of appropriate data about target houses. The Center has been involved in designing interventions and evaluations for childhood lead poisoning since 2001 and healthy homes since 2008. Dr. Lyke Thompson, the Center Director, will contribute 10% of his time facilitating the local GHHI collaborative and supervising the development of the HH Database. [REDACTED], MPH, has been trained as a Healthy Homes Specialist and will spend 15% of his time to facilitate database improvements. [REDACTED] completing a PhD in Computer Science, will spend 100% of his half time position programming improvements in the database.

Michigan Department of Community/Health Healthy Homes Section (MDCH/HHS): MDCH HHS has implemented a successful HUD-funded Healthy Homes Demonstration Project for the last four years addressing hazards in over 300 units and will train and mentor Healthy Homes Detroit Project staff. [REDACTED], B.S. Natural Resources and Healthy Homes Specialist, will provide mentoring and hands on coaching. [REDACTED] will devote 10% of her time.

Michigan Public Health Institute (MPHI): MPHI will evaluate the program. MPHI is a 501(c)3 non-profit organization based near Lansing, Michigan, with an office in Washington, DC. Since 1990, MPHI has grown to have an annual budget of \$35 million with diverse funders,

including: Michigan state department agencies, federal agencies, foundations, universities and community entities. Clare Tanner, Ph.D. (5% FTE for the project), will lead the evaluation for this project. Dr. Tanner's team is evaluating the Healthy Homes Detroit pilot project funded by the Kresge and Skillman Foundations that will be of direct benefit to the proposed project.

2. Program Administration

Financial Oversight: SEMHA serves as the fiduciary for all CLEARCorps Detroit financial and personnel issues and oversees all federal, state, and foundation grants received by CLEARCorps. SEMHA will serve as fiduciary for the Healthy Homes Detroit Project with Accounting Manager LaQuita Kazez overseeing all financial matters. [REDACTED] has a B.S in Accounting and a MBA. SEMHA will provide all fund accounting, preparing and executing LOCCS drawdowns. SEMHA will pay all bills with approval from the HHD Project Director and will oversee payroll, benefits, and human resources issues. SEMHA will execute contracts with each sub-grantee.

Program oversight: [REDACTED] will serve as the Project Director for Healthy Homes Detroit and will provide program direction, management, and oversight. [REDACTED] will provide supervision of Rachel Wells who will direct all other staff. [REDACTED] will also track the work of contractors, assuring that their deliverables are high quality and timely. [REDACTED] will monitor contracts weekly and sign off on all payments.

3. Involvement of Grassroots Community-based Non-profit Organizations

Healthy Homes Detroit is working closely with grassroots organizations (community and faith based) that serve residents in the target area. These include Northend Christian CDC, Central Detroit Christian CDC, and Loving Elementary School. These organizations have committed to partnering with the Healthy Homes Detroit project in several ways including participating in the Target Area Advisory Council, helping co-sponsor outreach events, and referring families to the Healthy Homes project. They have also agreed to serve on the interview committee to hire the Community Intake/ Follow-up Coordinator. On October 13, HHD and the community partners held the Healthy Homes Detroit official launch during the Fall Open House at Loving Elementary School. The Healthy Homes Detroit project will work with Young Detroit Builders, a community based jobs training program for under-employed youth ages 18-24. In addition to community partners, two local foundations have made substantial commitments to the Healthy Homes Detroit Project. The Kresge and Skillman Foundations have each provided \$70,000 which has allowed for the creation and implementation of the Healthy Homes Detroit Pilot Project through which 20 homes in the target area are receiving Healthy Homes interventions.

b. Relevant Organizational Experience

SEMHA: Since its incorporation in 1956, SEMHA has served as a financial management agent for a multitude of programs and activities. SEMHA has a 54-year history of serving as the fiduciary for health departments and community agencies throughout Metropolitan Detroit and has earned their reputation as a highly capable and fiscally responsible organization. SEMHA manages over \$35 million in grants annually, and helps facilitate smooth and efficient 'back office' functions including accounting, audits, and conducting all personnel matters. SEMHA has an annual independent audit of its financials.

CLEARCorps Detroit: CLEARCorps Detroit has a long and successful history of working to improve housing quality in Detroit. Since its inception in 1999, CLEARCorps Detroit has

reached thousands of Detroit residents and has designed and completed several successful initiatives to address lead poisoning from working one-on-one with families to changing policy on a city and state level. Recently, CLEARCorps Detroit has expanded its mission and core model to adopt a healthy homes approach. *Additional information about the Project Director and Project Manager’s qualifications and relevant experience with healthy homes and project management is included on page 2.*

c. Past Performance of the Organization

CLEARCorps Detroit is well positioned to lead the Healthy Homes Detroit effort. CLEARCorps Detroit has a wealth of experience with HUD, CDC, EPA, and other environmental health grants. CLEARCorps Detroit has a proven track record for meeting all grant goals and objectives and was the recipient of the Spirit of Detroit Award and a State of Michigan Certificate of Merit. CLEARCorps Detroit has played an ongoing leadership role in forming and leading the Detroit Lead Partnership (DLP); the DLP has coalesced organizations throughout the tri-county Metro Detroit area to successfully tackle childhood lead poisoning for the past 11 years. Recent CLEARCorps Detroit grants include:

- 1. HUD Lead Outreach Grant (2008 – Current) and Kresge Getting the Lead Out Grant (2009-Current)** - In 2008, CLEARCorps Detroit received a HUD Lead Outreach Grant (MILOR 0030-08) to create the Lead Safe Kids Project. In 2008, a Kresge “Getting the Lead Out” grant allowed this work to expand. This project targets interventions to families living in ‘repeat offender’ properties (houses where more than two lead poisoned children have resided). This grant has assessed over 2,400 ‘repeat offender’ properties and is working directly with 350 property owners to address lead hazards. This project also funded the creation of the Detroit Lead Database by the Center for Urban Studies, which was designed to improve communication and collaboration between partner agencies in the city of Detroit. This grant has received 5 quarters of ‘green’ designations and one ‘yellow’ designation from HUD. CLEARCorps successfully overcame a lack of response to outreach efforts by partnering with environmental non-profits and city agencies to strengthen outreach and recruitment.
- 2. MDCH Lead Hazard Reduction Grant (2006 – Current)** – CLEARCorps Detroit continues to manage a portion of the Michigan Department of Community Health’s HUD Lead Hazard Reduction grant by providing intake, Lead Inspection/Risk Assessments, construction oversight, clearance inspections, and homeowner education for 35-40 homes per year. A total of 161 units have been completed to date for a HUD investment of \$900,000 and a leveraged investment of \$141,000 from property owners and a local bank.
- 3. EPA Primary Prevention “Lead Safe Babies” Program (2007-2009)** - Funded by the EPA, and later Kresge Foundation, this initiative successfully prevents lead poisoning by targeting services to pregnant women and parents with newborns. CLEARCorps staff educates participants about lead hazards and works with families to create a Family Action Plan which includes referral into abatement programs and relocation options. Over 226 families have completed this program.
- 4. HUD Operation LEAP Grant** - In 2003 CLEARCorps Detroit received and successfully managed a **\$999,000 Operation LEAP grant** (MILOL 0006-02) to remediate lead hazards in houses and to increase capacity to address lead hazards by creating a lead housing registry and by developing non-governmental sources of funding to address lead poisoning. Through the

LEAP grant, CLEARCorps leveraged/raised over \$1,000,000 including grants from foundations, private industries, and corporations.

Rating Factor 2: Need/Extent of the Problem

a. Target Area for Proposed Activities

The target area for the Healthy Homes Detroit (HHD) project is composed of more than 14 Census Tracts (5112, 5115-5117, half of 5319, 5312-5313, 5322-5327, and 5330-5331) in the central region of Detroit. The target area lies almost entirely within the 48202, 48206, and 48211 postal (zip) codes and is bounded on the South by Grand Boulevard; on the West by Linwood; on the North by Webb/Woodland St; and on the east by Interstate-75. A map of the HHD target area is included in the **Appendix**. Data used to choose this target area included: adult and childhood asthma rates, addresses of emergency calls to 911 in response to home safety issues such as breathing problems and home injuries, lead poisoning data, and other data. (A selection of data maps is included in the **Appendix**). *Additional data on demographics and housing characteristics is provided in form HUD-96010. Please note that health data provided in HUD-96010 is only available at the zip code level, so some data provided by Michigan Department of Community Health (MDCH) is for zip codes 48202, 48206, and 48211.*

1. Economic and demographic data

Data from the 2000 Census indicated that the HHD target area had a total population of 33,197, with 2,486 children under age five. Environmental Systems Research Institute (ESRI) estimates that the 2010 population in the HHD target area is 30,109, with 2,230 children under age five. Census data from 2000 indicates that this area is predominately African American (93.0%) and White (3.9%), with over 28% of households living below the poverty level. In 2000, the unemployment rate for working-age (16 years or older) residents of the HHD target area was 8.8%. Although data on the current unemployment rate for residents of the HHD target area is not available, it is expected to be much higher given that the current seasonally unadjusted jobless rate in the City of Detroit is 25% (State of Michigan Labor Market Statistics).

2. The age and condition of housing

Housing data from the 2000 Census indicated that there were 12,403 occupied housing units, 2,400 vacant housing units, and 6,845 families in the HHD target area. 4,743 of the occupied units were owner occupied, and 7,660 were renter-occupied. ESRI estimates predict that the number of households in the HHD target area has fallen to 10,923 and the number of families has dropped to 5,883. 2000 Census data indicated a median home value of \$66,635 for all owner occupied properties and a median monthly rent of \$332 for occupied rental properties.

Among all the housing units in the target area, 34.7% were reported to be detached single family residences, while 22% were units in a residential property of 20 or more units (large condo/apartment complexes). 73.2% of the current residential properties were built before 1950. This older housing stock presents a risk that, when combined with the low income level of residents, becomes a powerful predictor for multiple home health hazards.

In October 2010, Wayne State University's Center for Urban Studies (Center) conducted a Healthy Homes survey with a sample of 225 families with children in the HHD target area. The survey was conducted via telephone and interviews and included questions about health

conditions, structural conditions in the home, and other healthy homes concerns. Families were asked about eight different housing problems; 69.7% said they had at least one issue, including structural damage (39.3%), broken windows (28.6%), exposed insulation (8.6%), chipping or peeling paint (40.3%), puddles of water (18.4%), mold (11.6%), asbestos (1.8%), cockroaches (9.9%), rats/mice (28.6%) or bed bugs (9.1%). At the same time, many of these households have made a significant effort to improve their homes, especially with respect to energy efficiency. Common improvements included furnace replacement (31.4%), appliance replacement (45.7%), new insulation (19.6%), or window replacement (29.3%). Altogether 68.4 percent of families surveyed had done at least one of these renovations in the past ten years.

3. Link to Housing-related Health and Safety Hazards

Problems associated with the home environment affect families of all socioeconomic, geographic, and racial groups. However, the prevalence of hazards and the negative health outcomes associated with unhealthy homes tend to disproportionately burden low-income families living in older, poorly maintained urban housing.

Asthma/allergens - In both children and adults, asthma prevalence is significantly higher in the City of Detroit than the state of Michigan. According to MDCH reports, asthma hospitalizations are consistently three times higher in Detroit than the state. Asthma death rates for Detroit children are more than two times higher than for Michigan children. MDCH data for the three zip codes¹ in the HHD target area indicate that there were 552 children (10.8%) hospitalized for asthma from 2000-2002. Asthma rate maps by zip code are included in the **Appendix**. Analysis of “911” emergency service requests in the HHD target area document more than 100 calls reporting breathing and wheezing problems so far in 2010. The Center survey indicates that 41.5% of families living in the target area have at least one person living with asthma. Common asthma triggers (allergens) reported include smoke (33.0%) (with more than one-third of these families reporting multiple smokers), domesticated pets (39.7%), mold (11.6%), and cockroaches (9.9%). In addition, the map of 911 calls for wheezing/breathing problems indicates a substantial number of cases for 2010 (See **Appendix**).

Lead Poisoning - According to MDCH data, 971 children under age 6, or 30.2% of all children under age 6, in the 15 census tracts that make up the HHD target area were tested for lead poisoning in 2009. Among children tested, 60 children (or 6.1%) had a lead blood level of at least 10 µg/dL, the CDC level of concern for childhood lead poisoning. By comparison, less than 1% of all children tested in the state of Michigan in 2009 had blood lead levels of at least 10 µg/dL. Given the prevalence of pre-1950 housing that exists in the HHD target area, there is a high likelihood for unidentified lead poisoning among the nearly 70% of children under age six who were not tested. Among all Michigan children hospitalized for severely elevated blood lead levels thus far in 2010, 82% have lived in Detroit. Data from the Center survey indicates that 78.7% of families have at least one child under the age of five living in their home. The most

¹ The Michigan Department of Community Health provided data at the most detailed level possible. For lead testing and poisoning, data was available for the census tracts that comprise the HHD target area for the year 2009. For asthma hospitalizations and unintentional injury hospitalizations, data was available for the three zip codes (48202, 48206, and 48211) that are included in the HHD target area. These zip codes represent a larger area than the HHD target area. The most recently available asthma hospitalization data was for 2000-2002. The most recently available data on unintentional injury hospitalizations was for 2008.

common risk factor for lead exposure was also measured, with 40.3 % of families reporting the presence of chipping and/or peeling paint in their homes. Data presented on maps in the **Appendix** shows the large number of housing units which are ‘repeat offender’ houses (where multiple lead poisoned children have lived).

Home Safety - Unintentional injuries, poisonings, and fire and water safety incidents are major health concerns in Detroit. MDCH data reports for the three zip codes that contain the HHD target area indicate that there were 20 children under age 4 and an additional 10 children from 5 to 17 years old hospitalized for an unintentional injury in 2008. Additionally, analysis of “911” emergency service requests in the HHD target area indicated more than 70 calls reporting unintentional injuries or falls and more than 50 calls reporting fires or burn injuries in 2010 (Maps included in **Appendix**). Data from the Center survey indicates that 14.3 % of families interviewed had someone suffer an injury in their home within the past two years. Survey data also indicated that home safety risk factors are common, with 39.3% of families reporting structural damage, 28.6% reporting broken windows, and 18.4 % reporting puddles of water in their homes. These conditions can cause or contribute to unintended injuries, fires, and other negative health outcomes in and around the home environment.

Pest Management – In completing the Center survey, families were asked if they had seen evidence of common household pests in their homes within the past two years. 29.6% of families reported the presence of rats and/or mice, 9.9 % reported seeing evidence of cockroaches, and 9.0 % reported having bed bugs in their homes. Rats, mice, and cockroaches are considered to be asthma triggers for children.

b. Other factors Contributing to Need

WIC data for October 2010 indicate that within the target area zip codes there were 507 clients in zip code 48202: 507, 968 clients in zip code 48206, and 344 clients for zip code 48211. Medicaid records indicate the number of eligible people in October 2010 were: 10,956 people in zip code 48202, 13,680 people in zip code 48206, and 4194 people in zip code 48211.

Rating Factor 3: Soundness of Approach

a. Work Plan Strategy

1. Sequencing Program Activities:

a. Please see SEMHA-HUD96008

b. Approach and Production Process (See Program Timeline in the Appendix)

The Healthy Homes Detroit (HHD) project will create 180 healthy and safe homes. In addition, HHD will create community-wide awareness and action around healthy homes issues; create a unique, interactive healthy homes database; and create the Partners Referral Network, a sustainable network of partner agencies committed to co-locating services in HHD homes and beyond. Issues to be addressed include: asthma triggers, lead poisoning, mold, moisture, pests, energy efficiency, and home safety hazards. Project staff will work closely with each family to provide case management and ensure that families receive all needed services and remediation work. Healthy Homes Remediation work will follow a 3-tiered approach (*The Program flowchart and Timeline are included in Appendix*):

- Tier One – Address “quick fix” healthy homes hazards/family education in 180 homes;
- Tier Two - Basic healthy homes repairs in 150 homes; and
- Tier Three - Intensive remediations in 100 homes through the Referral Partner Network.

We expect that Tier One interventions will be completed within one month after enrollment, Tier Two interventions within three months after enrollment, and Tier Three interventions between six months to one year after enrollment. The Skillman and Kresge Foundations have provided funding for the pilot HHD project. Protocol, recruitment flyer, application, enrollment, and data collection forms have been designed. Several houses have been enrolled and assessed, with remediation already underway.

Dealing with Impediments to Program Delivery: CLEARCorps Detroit has an eleven year history of project management and unit based work. As such, project staff are well versed in handling impediments to program delivery. Weekly review of all projects will assure that momentum continues and barriers are addressed as they arise. The Healthy Homes Database that will support documentation and monitoring of timely milestone achievements is described on pages 17-18. In addition, the Partners Referral Network will meet monthly to assess progress and address barriers. Where problems require more expertise, HHD staff can rely on Healthy Homes staff at Michigan Department of Community Health, the CLEARCorps Construction Manager, or other experts available through GHHI.

2. Intake, enrollment, income eligibility—230 units

a. Enrollment Criteria: The Project Manager will review, screen and score pending applications. Baseline criteria for enrollment includes families with low income or moderate income as defined by the HUD guidelines and with a child less than 18 years of age living in the house. Priority will be given to families with children with uncontrolled asthma, serious home safety issues and/or lead poisoning. A prioritization system/ranking system with a point structure has been created and is included in the **Appendix**. If families are part of a two family or four-family rental unit, HHD staff will work with the landlord to enroll all rental units in the building.

Initial Site Visit—210 units

As applications are prioritized/ ranked, the Healthy Homes Manager will conduct Initial Site Visits (ISV) with the family to review participation requirements, gather signatures on the Participation Agreement and the Informed Consent Form, and gather basic information. In extreme cases, the Program Manager will refer the family to the CLEARCorps Relocation Program to help them find healthier permanent housing. If there is missing documentation (e.g. missing income verification), the HHD Intake/ Follow-up Coordinator will work with the family to gather needed documentation. Once the family signs all necessary paperwork, and income is verified, they will be enrolled into the Healthy Homes Detroit Project.

b. Referrals for Emergency Support: If, during the ISV, the Healthy Homes Project Manager learns about an emergency situation, such as a child with untreated lead poisoning, a food shortage, or no electricity, the Project Manager will make an immediate referral to a Partner Referral Network agency. There will also be a rapid response track if the parent indicates that the child has been in the emergency room in the previous month due to an asthma attack. In this

case, the Healthy Homes Project Manager will determine if immediate referral to the Asthma Tune-up clinic is necessary.

c. Financing Strategies: Healthy Homes Detroit housing units will receive various levels of interventions. All 180 houses will receive Tier One services and products averaging \$900 (including partner contributions). In Tier Two, those houses needing minor repair/remediation work will receive, on average, an additional \$1,063 in services (up to \$2000). Units needing over \$2000 in Tier Two repairs will require a contribution from the owner. In the alternative, funds contributed by the National Coalition to End Childhood Lead Poisoning can be used to help defray cost and fund additional repairs. Tier Three services from Partner Referral Network agencies will range from \$200 to \$25,000 depending on the required intervention. In the Participation Agreement, families must agree to supply electricity, heat, and water for contractors. Property owners must agree to live in the house for at least 3 years or sell to a low-income homeowner. If they do not sell to a low-income homeowner, grant funds will be recaptured. Landlords must agree to keep rents at affordable levels for three years after the work is completed. When a property owner needs to make a contribution to the cost of repairs (such as a new roof, furnace, lead abatement, etc), he/she will be informed about the Michigan State Housing Development Authority's Property Improvement Program (PIP) low interest loan program. CLEARCorps Detroit has helped several property owners access this 4% loan through partnerships with First Independence Bank and TCF Bank. While there is no predetermined ratio of owner occupied and rental units, it is estimated that 50% will be owner-occupied units and 50% will be rental units. Over 80% will be single-family and two-family units. Vacant units will be addressed only when they are a unit in an otherwise occupied multi-unit structure.

3. Hazard Evaluation and Assessment—200 units

After the family is enrolled, the Project Manager will conduct the Healthy Homes Assessment, which consists of a Parent Questionnaire and a Visual Assessment of the housing unit. The Parent Questionnaire includes medical, environmental, and knowledge pre-test questions. The current Visual Assessment tool is based on healthy homes assessment forms used by the Michigan Department of Community Health/ Healthy Homes University and the National Coalition to End Childhood Lead Poisoning. A copy of this form is included in the **Appendix**. The Project Manager, who is a Healthy Homes specialist, will inspect the entire housing unit, interior and exterior. This assessment will identify multiple asthma triggers and safety hazards in each room in order to develop a tailored, multi-faceted intervention as recommended by research on home interventions.² The property owner or tenant will accompany the Project Manager during the Visual Assessment so that the client can be educated on healthy homes issues. All data from the Healthy Homes Assessment will be entered into the HHD Database. At this stage, the family will receive a \$10 gift card as an incentive to aid in program retention. An additional \$10 gift card will be given to the family after program completion.

4. Development of Family Action Plan/Work Specs—180 units

The Healthy Homes Family Action Plan/Work Specs will identify healthy homes interventions. The Healthy Homes Project Manager will be responsible for writing the Family Action

² Through a review of healthy homes intervention research by the Centers for Disease Control, National Center for Environmental Health, Agency for Toxic Substances and Disease Registry and the National Center for Healthy Housing, multi-faceted interventions were found to be effective compared single interventions (2007).

Plan/Work Specs. Quality control will be assured as all specs will be reviewed by the Healthy Homes Project Director (a certified Healthy Homes Specialist and State Certified Lead Inspector/Risk Assessor) and the CLEARCorps Detroit Construction Manager, who is a State Certified Lead Inspector/Risk Assessor and Healthy Homes Specialist with 10 years of experience writing specs and managing HUD funded Lead Hazard Control projects. The Family Action Plan/Work Specs will include: Listing of products to be installed and work specs for all installations and repairs; referrals to the Partners Referral Network; a tailored education binder including recommended behavior changes with a pledge to educate friends and family; monthly data collection forms so the family can record asthma issues, safety incidents, doctor/hospital visits, and behavior changes. Once the plan is written, the Healthy Homes Manager will meet with the family to review it. The family is asked to sign off on the Family Action Plan/Work Specs and to make a commitment to maintain and document all healthy homes practices.

Process for Obtaining Subcontractors: For necessary installation or repair work, the Project Manager will determine whether the work can be undertaken by Young Detroit Builders or whether a full bid process must take place. Repairs under \$1000 will not require a bid but all contractors will require references. Contractors will be hired to complete repairs that cannot be completed by Young Detroit Builders. Several partner agencies maintain lists of licensed and insured contractors who are familiar with working on Detroit houses. SEMHA/Healthy Homes Detroit staff will follow federal guidelines to guide the bidding process. First priority will be given to Section 3 businesses located within close proximity to the target area and to contractors that agree to hire Detroit residents. All licensed area contractors will be contacted and allowed to bid on work for a given group of properties at one time. At least three bids will be received for each group in question. SEMHA will work with the Healthy Homes Project Director to ensure that all proper bidding procedures are followed and to ensure the integrity of the bidding process. Contracts for all work will be drafted by Healthy Homes Detroit and executed by SEMHA. Detailed specs will be signed off on by the contractor after review by the Healthy Homes Project Director. CLEARCorps has a 6 year history of managing the bidding process in conjunction with lead abatement grants and has a Construction Manager on staff with over 10 years of experience. He will consult with the Healthy Homes Project Director as necessary.

5. Hazard Control Interventions

Each Healthy Home intervention will consist of tiered services depending on the hazards found. Each house will receive a three-tiered remediation approach that will include:

TIER ONE – Quick Fixes – 180 units – \$900/unit (including \$200/ unit from partners)

All 180 homes will receive “quick fixes” including installed products and education. Healthy Homes AmeriCorps members will install most “quick fix” products. All families will also receive installed products from the WARM Training Center and Children’s Hospital Trauma-Related Injury Prevention (TRIP) Program. WARM will conduct a home energy educational visit and provide a free energy kit. TRIP will provide and install smoke detectors on all floors of the home and carbon monoxide detectors in appropriate areas.

Tier One

Hazard/Issue	Interventions	Funding Source
Asthma Triggers/Mold Moisture/	HEPA vacuum and extra filters, mattress/pillow covers; asthma education	Grant Funds
Asthma Triggers: Pests	Pest bait kits, mouse traps; Murphy’s Oil Soap, Green Cleaning Products, food containers; pest education	Grant Funds
Asthma Triggers: Smoking Cessation	Provide materials and support programs to quit smoking cigarettes and tobacco	Local hospitals
Energy Efficiency	Home energy visit, energy kit, energy efficient light bulbs; energy education	WARM Training Center (\$100/house)
Lead	Lead specific cleaning kit, door mats; lead education	Grant Funds
Home Safety	Safety gates, outlet covers, pull-cord wind ups, fire extinguisher, fire home escape plan, flash light, night lights, and step stool	Grant Funds
Home Safety	Smoke detectors and installation, carbon monoxide detector and installation	Children’s Hospital TRIP (\$100/ house)
Home Safety	Radon Detection Kit—kit & analysis; placed & retrieved from basement	Grant Funds
All Issues	Customized Education binder	Grant Funds

TIER TWO – Young Detroit Builders & Local Contractors – 150 units— Avg. \$1063+/unit

At least 150 homes will receive Tier Two repairs which will be completed by the Young Detroit Builders and local contractors. Young Detroit Builders (YDB) is a 501.c3 organization formed in 1996 and based in Detroit. Participants are formerly unemployed young adults, ages 18-24, who are trained to build affordable housing and conduct repair and maintenance work. Many of YDB staff have received Green Building/ Deconstruction certification. Under the supervision of a licensed contractor, the YDB will perform many of the repairs/ remediation needed for HHD homes. When HHD interventions are more complicated, local contractors will be selected through a competitive bidding process. Grant funds will be used for Tier Two interventions along with leveraged funding of \$62,250 from the National Coalition to End Childhood Lead Poisoning. This additional funding will assure that houses that need remediation work over the \$1063 Tier Two average can be served. With the number of large, old, and deteriorated homes in the target area, this extra funding will be invaluable.

Tier Two

Hazard	Intervention
Asthma Triggers/Mold /Moisture	Window Air Conditioning Unit
	Vent Installation
	Dehumidifier
	Gutter Repair; Downspout Extenders
	Minor Mold Remediation
	Carpet Removal
	Minor Drywall Repair
	Emergency Roof Repair

	Minor Plumbing
Asthma Triggers/ Pests	Integrated Pest Management
Safety Hazards	Grab Bar Installation
	Radon Mitigation

TIER THREE -- Partners Referral Network –100 units: -- \$200-\$25,000/unit

For Tier Three, the Partners Referral Network (comprised of a variety of agencies that have made a commitment to prioritize delivery of services to Healthy Homes Detroit homes) will move into action and accept referrals regarding asthma triggers/medical management, lead poisoning prevention, mold and pest removal, code enforcement, energy audits, more intensive IPM, and weatherization. This work will be supported by the partners. Of the 180 families enrolled, it is estimated that 100 families will receive some Tier Three services at a value of \$200-\$25,000 per house, depending on interventions.

Tier Three

Hazard/Issue	Intervention	Average/Range Cost/ Unit	GHHI Collaborative Partner
Asthma Triggers/ Mold/ Moisture/ Pests	In-home asthma education & Asthma Tune Up Clinic**	\$300-\$500	Asthma and Allergy Foundation of America – Michigan Chapter & Children’s Hospital
Lead	MDCH Lead Hazard Reduction grant via CLEARCorps/Detroit	\$8000/ owner occupants, \$6000 for rental owners	MI Dept of Community Health/ HUD & CLEARCorps/Detroit
Lead	PDD Lead Hazard Reduction Grant w/ Minor Home Repair	Up to \$24,999	Detroit Planning and Development Dept/ HUD
Lead	Prosecution of Delinquent Landlords	\$1,000	Wayne County Prosecutors Office
Energy Efficiency	Weatherization Services	\$6,000	Detroit Dept of Human Services
Energy Efficiency	Emergency Energy Repairs	\$4,000	MI Dept of Human Services
Home Safety	Property code inspection/enforcement (for rental properties)	\$1,750	Detroit Buildings and Safety Engineering Department
Emergency Needs	Food, utility, tax and relocation assistance	\$1,000	Detroit Dept of Human Services

**Asthma education and management intervention: Proper medical and home-based education is key to successful intervention for families with children who have uncontrolled asthma. The Project Manager will ask about asthma medications and severity of symptoms during the parent interview to determine the appropriate level of asthma education/treatment. For families with a child with uncontrolled asthma, the Healthy Homes Detroit model will combine asthma trigger reduction with intensive asthma education through two members of the Partners Referral

Network--Asthma and Allergy Foundation of America- Michigan Chapter and Children's Hospital of Michigan. The family will receive an in-home education visit by a licensed nurse and certified asthma educator to discuss asthma medications and how to monitor symptoms. If the family needs further assistance with medications, the asthma educator will refer the family to Children Hospital's Asthma Tune-up Clinic for prescriptions of controller medications and additional information on asthma management. Referrals will be flagged as Healthy Homes Detroit clients and will be seen by Referral Partner Dr. Teresa Holtrop, a pediatrician who is experienced with asthma management and has completed the Essentials for Healthy Homes Practitioners training. If the client does not have appropriate insurance or transportation, Healthy Homes Detroit has budgeted funding through the subcontract with Children's Hospital to assure that these barriers can be surmounted.

Post Intervention Inspection and Clearance: After repairs are completed, the Healthy Homes Project Manager will conduct a healthy homes inspection using a healthy homes checklist to make sure all healthy homes concerns have been appropriately addressed. If healthy homes concerns are still present, the Healthy Homes Program Manager will work the residents, landlords, Young Detroit Builders, or Partner agencies to correct the remaining problems.

6. Temporary Displacement/Relocation

It is expected that very few families will need to relocate unless extensive lead remediation or structural repairs take place. If lead remediation takes place, the partner agency responsible for that work will relocate the family. If minor structural work takes place, Healthy Home Detroit staff will help the family find a place to temporarily relocate. If a relative's home is not available, CLEARCorps has negotiated a Memorandum of Agreement for a low fee-per-room with the Holiday Inn Express in downtown Detroit. Healthy Homes Detroit has a small amount of funding budgeted for relocation for clients that do not have resources for relocation. If minor repairs allow the family to stay in the unit while interventions take place, an Occupant Protection Plan will be written and the family will be educated in how to keep their family safe while work is being done. If rental property owners receive remediation work as part of this grant program, they must sign a form that agrees to keep rent at affordable levels and allows tenants to stay in the house after repairs are completed. The Project Manager has worked, and will continue to work, with the Wayne County Prosecutors Office and Michigan Legal Services to make sure that tenants are not evicted after repairs.

7. Post Hazard Control Maintenance/Education—180 units

Post intervention maintenance is also very important to improve health outcomes, so the Community Intake/Follow up Coordinator will stay in contact with the family for one year to assure that intervention are maintained and to document outcomes. There will be 2 month, 6 month, and one year follow up visits along with several phone contacts. During the 2-month visit, the Healthy Homes Project Manager will review healthy homes issues and agency referrals and will modify the Family Action Plan as necessary. At the six month visit, families will complete a healthy homes knowledge post-test and HHD staff will complete a new visual assessment to measure changes from the first visit and to assess health and environmental outcomes. The one-year visit will be a check in to ascertain maintenance of healthy homes products and behaviors. No participant will be exited unless they request removal from the program, are lost to follow up, or the Family Action Plan indicates the participant's goals and all

indicated support service needs have been addressed and the Healthy Homes Program Manager determines that housing appears to be healthy and safe.

b. Program Administration and Financial Management: The Healthy Homes Detroit project will be managed by experienced CLEARCorps Executive Director, Mary Sue Schottenfels, who will serve as HHD Project Director. Ms. Schottenfels will supervise the Healthy Homes Project Manager who will, in turn, supervise HHD staff and interns. Ms. Schottenfels will receive and review monthly project and financial status reports from the Project Manager and SEMHA Financial Manager. The Partners Referral Network will meet monthly to review resource allocation and resolve any barriers to project success. All subcontractors will submit quarterly progress reports. The Project Director will randomly review participant files for completeness, accuracy, and quality control. The Target Area Advisory Council will review accomplishments, outcomes and challenges on a quarterly basis. The Healthy Homes Project Director and Manager will monitor all work conducted by contractors. The Project Director will provide quarterly updates to HUD and to the Detroit-Wayne County GHHI Collaborative and Target Area Advisory Council. SEMHA will provide all fund accounting, preparing and executing LOCCS draw downs. SEMHA will develop and execute contracts with each organization acting as a sub-grantee. In addition, SEMHA will execute contracts with home repair firms and others who have won an open and competitive bidding process to assist CLEARCorps Detroit in its work on homes. Payments to subcontractors will be made only after sign off from the Project Director.

c. Economic Opportunity & Training: Healthy Homes Detroit will employ low income individuals who are enrollees in the Young Detroit Builders Program. Young Detroit Builders/ Youth Build is a Detroit-based nonprofit which trains chronically unemployed or under-employed young adults, ages 18-24, in construction skills, as well as life skills such as GED prep, resume building and job seeking skills. While participants come from all parts of the city, the zip code with the highest number of Youth Build participants is 48206, one of the target area zip codes. Through a grant from the the National Coalition to End Childhood Lead Poisoning, the Young Detroit Builders will receive a subgrant to provide additional green/healthy homes training for 150 of their trainees. Participants receiving healthy homes/green training via this funding will include both trainees in the youth program and participants in the job training program for adults. 40% of participants in the YDB/Green and Healthy training program will have a criminal background. Once YDB employees are trained in construction skills as well as cross trained in green and healthy homes issues, these employees will have the opportunity through YDB to work on the HHD houses. In addition, YDB has a job placement program and job seeking counseling services to help these employees find permanent jobs.

For larger jobs, every effort will be made to prioritize Section 3 businesses and residents within the target area to complete the work. HHD can also help contractors employ qualified Detroit residents through connecting licensed contractors to graduates of Department of Labor funded grant programs and the Young Detroit Builders training program. The Healthy Homes Detroit program will also link area residents interested in green jobs to agencies that train people in these fields. CLEARCorps Detroit has met with the WARM Training Program and Detroiters Working for Environmental Justice (DWEJ), both of which have home improvement/green jobs training programs for low-income individuals and will refer participants to these training programs.

Training for community residents and contractors will be offered at least annually. One Essentials for Healthy Housing Course with trainers certified by the National Center for Healthy Housing and the National Environmental Health Association will be offered each year by Healthy Homes Detroit. Upon successful completion, the resident will be given a Healthy Homes Specialist certificate, which will be helpful for those seeking home improvement jobs. This training will be offered to graduates and participants of Department of Labor funded weatherization job programs so that trainees have increased job opportunities.

d. Outreach/Recruitment: All occupied housing units will receive a mailing describing the HHD program and over 450 community residents will learn of the program at nine community meetings. Outreach activities are targeted toward recruiting families for enrollment and educating the target community on environmental health and housing issues.

1. Involvement in Collaborative Arrangements

Community wide outreach:

- Northend Christian CDC, Central Detroit Christian CDC (letter of commitment in **Appendix**), and Loving Elementary School have committed to help inform the community about HHD--allowing staff to present information at meetings and in area newsletters. Outreach activities have already begun with a launch event on October 13, 2010 at Loving Elementary School's parent open house.
- A listing of all target area names and addresses (and phone numbers where available), has been prepared by the Center. At least 10,000 homes in the target area will receive a mailing about the project.

Direct outreach to targeted families:

- The Center recently conducted a survey of 225 households in the target area. These addresses will be the first targeted cohort for outreach and enrollment.
- The Center also has block level data detailing asthma cases for the target area and well as lead poisoning 'repeat offender houses'. These blocks will be outreach priorities.
- The Wayne County Prosecutors Office will send direct mail to all repeat offender rental property owners in the target area.

Types of Outreach Materials to be Used: Healthy Homes Detroit staff and community partners will use materials created by HUD, EPA, CDC, healthy homes grantees, or other organizations whenever possible. Flyers have also been developed. *A copy of a current flyer being used to recruit families to the HHD program (using Kresge and Skillman funds) is included in the Appendix.* **Providing Materials in Alternative Formats** - All recruitment and enrollment forms will be made available in alternative formats, including various languages, Braille, audio, and large print as requested. **Reaching Out to Other Cultures and Residents who do not Speak English** - There are two ethnic groups – Middle Eastern and Latino/ Hispanic, which represent at least three percent of Detroit's population according to the United States 2000 census. Neither of these groups are highly represented in the target community. However, as needed, CLEARCorps Detroit will develop printed material in English, Spanish, and Arabic. Also, the Center commonly hires students who speak multiple languages (including Spanish and Arabic) for research projects. If the need arises for an outreach worker to speak a specific language, the Center will assist.

2. Affirmatively Furthering Fair Housing

Detroit has a history of disinvestment and racial discrimination in housing, which has had a major impact on the quality of housing stock. Remediations completed through the HHD project will increase the quality of housing for families living in the HHD target area. To make sure people of all ethnicities, income levels, and ownership status either remain in or have access to owning/renting these homes now and in the future, HHD will complete two tasks. First, the Center will work with HHD to make a listing of all houses that complete the program available to the public for viewing. This Registry of Healthy Homes, which will be a part of the Healthy Homes Database, will be available online, with a link directly from the CLEARCorps Detroit website (clearcorpsdetroit.org). Also, CLEARCorps Detroit will notify local realtors, the American Landlord Association-Detroit Chapter, and the Eastern Michigan Rental Housing Association, about the Registry of Healthy Homes. To assure that no unfair housing practices take place, the HHD Intake/Follow-up Coordinator will work with the Wayne County Prosecutors Office and Michigan Legal Services to make sure that rent does not increase as a result of healthy homes improvements made to homes.

e. Data Collection and other Program Support Activities

The Detroit Healthy Homes Database (the Database), which is an offshoot of the successful Detroit Lead Housing Database, has been designed to support the Healthy Homes Detroit Project. All properties assessed and remediated through the HHD program will be listed in the database. The Database is currently being beta tested and is documenting activities for the 20 HHD pilot program houses. The Database will enable project tracking and coordination across the multiple partner agencies in the Partners Referral Network. Data will include property and family histories for any issues tied to green and healthy homes. A screen shot of the Database is included in the **Appendix**. All information will be password protected and access will be limited to users at partner agencies. The Project Director, along with the Director of the Center for Urban Studies, will determine which level of data is to be shared with each partner. All HIPAA requirements will be followed when sharing any data between CLEARCorps Detroit and partners. The CLEARCorps Healthy Homes Manager will be able to use the Database to submit electronic referrals to agencies in the Partners Referral Network for Tier Three interventions. Partner agency staff will enter key activities, dates and outcomes based upon their interventions. The Healthy Homes Manager will know, via the Database, when the Collaborative partner receives the referral and what actions each partner will do to resolve the identified issue, when these activities get done, and any barriers experienced in delivering the interventions. Thus the Database will drive the program monitoring and evaluation. The Database will also include a Registry of Healthy Homes which will be a publically available, web-based registry through the Wayne State University Center for Urban Studies website. In addition, the HUD grant Benchmarks document will be used to monitor goals and outcomes. Additional information is provided in Rating Factor Five, Achieving Results and Program Evaluation.

Improving Program Performance: Through the Database, WSU Center staff will collect data and monitor progress on work completed in units and contributions by partners. MPHI, as the evaluator, will analyze program effectiveness by summarizing information from the initial and follow-up healthy homes assessments. If milestones for each unit are not achieved according to the timeline, the Healthy Homes Program Manager will follow up with responsible partners. To

the extent that milestones are not achieved or that improved housing conditions are not maintained, barriers and solutions will be discussed and resolved at monthly meetings of the Partners Referral Network and GHHI Collaborative, and quarterly meetings of the Target Area Advisory Council. These bodies will provide governance, review performance metrics, and mandate needed changes to the workplan.

f. Budget Proposal

Please see the Form HUD424_CBW and attached budget narratives including a second budget and narrative for sub-grantee WSU Center for Urban Studies has also been included. In addition, a chart showing the 65/35% breakdown of allowable costs is included in the **Appendix**.

g. Implementing HUD Strategic Framework and Documenting Results

1. Sustainability:

The Healthy Homes Detroit program will promote sustainability through the following ways: 1) Promoting Energy Star products and Green remediation techniques: The HHD Project is ensuring that, as work is done and products installed, green products and techniques are used wherever possible. The Young Detroit Builders staff is trained in environmentally friendly methods which will be used for all remediations that they conduct. All dehumidifiers and HEPA air purifiers given during Tier One will be Energy Star rated appliances. 2) Home improvements to increase energy efficiency: Through Tier One services, all residents will receive energy-efficiency remediations, including an energy education visit (which contains an energy efficiency kit including CFL lights, caulk, door stoppers, etc.) through WARM Training Center. HHD staff will ensure that all eligible residents receive weatherization services through the Detroit Human Services Department, a member of the Tier 3 Partners Referral Network. 3) Cross-training and collaboration between Weatherization and Healthy Homes providers: Through the GHHI network, weatherization providers and weatherization training program staff will receive training on healthy homes, while healthy homes professionals will learn how to incorporate energy efficiency into their work. In October, 2010, CLEARCorps sponsored an Essentials for Healthy Housing Practitioners course, attended by 50 GHHI partners. Through cross-training and enhanced collaboration, Healthy Homes Detroit will assure that city agencies and community organizations are trained and committed to healthy homes practice.

2. Utilize Housing as Platform for Improving Quality of Life:

There are multiple ways that the Healthy Homes Detroit program will improve the quality of life for families in the target area. As asthma triggers and safety hazards are reduced, the quality of life for children in enrolled houses will be measurably improved because of fewer missed school days, reduced medical costs, and lost days from work due to child illness. The HHD Project Manager and Community Intake/ Follow-up Coordinator will link families, as necessary, to medical and social services. The HHD program will form partnerships with 15 different service providers in order to help families receive all necessary services. Through these partnerships, the Healthy Homes Detroit program will provide integrated social and health services for at least 120 children. In addition, this program will offer both job training opportunities and new employments to improve the financial stability of residents living in the target area.

Rating Factor 4: Leveraging Resources

The total monetary value leveraged is [REDACTED], or [REDACTED] of funds requested from HUD. Leveraged dollars far exceed the threshold needed to achieve maximum points and to assure the success of Health Homes Detroit. *Letters of commitment documenting leveraged resources and a table providing details from the letters are included in the Appendix.*

Rating Factor 5: Achieving Results and Program Evaluation

a. Program Activities and Outcomes

1. Project Goals: The HHD project will create 180 healthy and safe homes. In addition, HHD will create community-wide awareness and action around healthy homes issues; create a unique, interactive healthy homes database; and create the Partners Referral Network. *(See logic model summary in Appendix.)* HUD Form 96010 (E-logic model) is included in the application packet.

Program Outputs

Activities/Benchmarks		Year One	Year Two	Year Three	Grand TOTAL
Outreach/ Education	Persons at community meetings	200	200	50	450
	Flyers mailed and distributed	4000	4000	2000	10,000
Training	Low Income/Section 3 Persons Trained	95	95	20	210
Enrollment	Families Enrolled	90	110	30	230
Assessments	Units Assessed	80	95	25	200
Interventions	Tier One	65	85	30	180
	Tier Two	40	70	40	150
	Tier Three	15	45	40	100
Follow Up Visits	Units Visited	50	80	50	180
Total Units Completed	All interventions and follow-up completed	30	80	70	180
HHD Database	# of users/agencies	5	5	5	15

2. Outcomes: As a result of HHD interventions and continued maintenance, health outcomes in children will improve, including reduced asthma symptoms, reduced/maintained blood lead levels, and reduced safety episodes. In addition, interventions will help increase community knowledge, train more local people to complete interventions, and strengthen partnerships between agencies. The table below shows how outcomes will be measured.

Health Outcomes	Indicators	Measures
Reduced Asthma Health Issues	Reduced use of nebulizer/ rescue medication	Client questionnaires
	Fewer missed school days	Client questionnaires
	Fewer non-routine doctor visits	Client questionnaires
Fewer lead poisonings	Reduced lead levels to below 10ud/dL	Blood lead level test results
	BLL stays at below	Aggregate Blood lead level

	10ud/dL	test results for target area
Reduced safety incidents	Reduced/No incidents requiring hospital or doctor's office visits	Client questionnaires
<i>Community Outcomes</i>		
Creation of a replicable Healthy Homes model	Documented Model	
Increased community capacity/ knowledge to identify, and address housing related environmental health issues	Number of residents attending meetings/Co-sponsorship of meetings with community orgs	Sign-in sheets
Increased agency knowledge about, commitment to, and training in healthy homes issues	Agency staff who have passed Healthy Homes training certifications	Annual agency interviews

3. Healthy Homes Detroit data collection and evaluation will be carried out by two groups--the Wayne State University Center and the Michigan Public Health Institute.

Data collection for outputs – The Center will document outputs through the Healthy Homes Database (the Database). The Database will enable project tracking and resource coordination across the multiple partner agencies. The Database will track assessment results and milestones achieved for each HHD property. The Database will also document results of the 2, 6, and 12 month follow-up visits.

Outcomes Measurement - The Healthy Homes Assessment tool will be used to measure baseline conditions and conditions at 6 months and one year after the initial assessment. The Center will use data provided through the Database to assess changes in health outcomes related to asthma, lead poisoning, and unintentional injuries as well as changes in the home environment related to asthma, home safety, mold and moisture, pests, and lead hazards. MPHI will document and measure changes in knowledge and behavior. Finally, MPHI will conduct interviews with each project partner to assess agency perspectives on success and lessons learned. Family feedback will also be gathered through a satisfaction survey, left by HHD staff at visits and mailed back using a postage paid, self-addressed envelope.

4. Performance Improvement - Healthy Homes Detroit will use data collection and evaluation to determine any needed changes to the workplan. The Center for Urban Studies will generate monthly reports on the key program outputs from the Healthy Homes database so that the Project Director will be alerted if benchmarks are not being met. The Project Director will make work plan changes that target the appropriate benchmarks. MPHI will provide reports annually and discuss results and recommendations with the Project Director and with the GHHI Collaborative and Target Area Advisory Group. Healthy Homes Detroit will use the results from Michigan Public Health Institute's process improvement evaluation to make any needed changes to the workplan for years two and three.

Bonus Points: The HHD program application contains a signed HUD2990 form certifying that the proposed program activities are consistent with the Empowerment Zone strategic plan.

Factor 1 Capacity Of The Applicant And Relevant Organizational Experience
Public reporting burden for this collection of information is estimated to average 17 hours. This includes the time for collecting, reviewing, and reporting the data. This information collection is collected during the application process and is used to select grantees under a competitive selection process. Section 1011 of Title X of the Housing and Community Development Act of 1992 authorizes this collection. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

A. Key Personnel			
Name and Position Title (please include the organization position titles in addition to those shown). Resumes or position descriptions are to be included in appendix.	Percent of Time Proposed for this Grant (HUD Funded or In-Kind)	Percent of Time to be spent on other LHC HUD grants	Percent of Time to be spent on other Activities
Note: These three columns should total 100%			
A.1 Overall Project Director			
Name: [REDACTED]	20%	20%	60%
Organization Position Title: Executive Director			
Phone Number: [REDACTED] Fax Number: (313) 924-4003			
Email: [REDACTED]			
A.2 Day-to-Day Program Manager <input type="checkbox"/> To be hired <input checked="" type="checkbox"/> On staff			
Name: [REDACTED]	100%	0%	0%
Organization Position Title: Program Manager			
Phone Number: [REDACTED] Fax Number: (313) 924-4003			
Email: [REDACTED]			
A.3 Other AmeriCorps Member <input checked="" type="checkbox"/> To be hired <input type="checkbox"/> On staff			
Name: Slot currently available for new AmeriCorps Member	100%	0%	0%
Organization Position Title:			
Phone Number: [REDACTED] Fax Number: [REDACTED]			
Email: [REDACTED]			

B. Partners			
Name of the organization or entity that partners or will partner with applicant and if partner will be subgrantee/subrecipient	Description of Commitment and Status	Proposed Activities To Be Conducted by Partner	Amount of HUD Grant Funds (If Subgrant)
B.1 Name: Wayne State University - Center for Urban Studies	Letter received	Create the Detroit and Wayne County Healthy Homes Database	\$102,000
Type of Organization Higher Education Entity			
Subgrantee/Subrecipient: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed			
B.2 Name: Michigan Public Health Institute	Letter received	Project evaluator	\$24,000
Type of Organization Non-profit			
Subgrantee/Subrecipient: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed			
B.3 Name: Michigan Department of Community Health	Letter received	Training and technical assistance	\$10,800
Type of Organization State Department			
Subgrantee/Subrecipient: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed			
B.4 Name: Detroit Dept. of Health and Wellness Promotion	Letter received	Radon test kits and analysis, service delivery for childhood lead poisoning and WIC	\$15,900
Type of Organization City Health Organization			
Subgrantee/Subrecipient: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed			
B.5 Name: Wayne County Prosecutor's Office	Letter received	Enforcement and training	\$13,500
Type of Organization County Department			
Subgrantee/Subrecipient: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed			
B.6 Name: Children's Hospital Injury Prevention Team	Letter received	Service delivery, provide education to residents, provide healthy homes materials	N/A
Type of Organization Health			
Subgrantee/Subrecipient: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed			
B.7 Name: Children's Hospital Asthma Unit	Letter received	Service delivery, provide education to residents	\$15,900
Type of Organization Health			
Subgrantee/Subrecipient: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed			

Definitions:

Partner Name: Name of organization or entity that will partner with applicant in conducting program activities.

Type of Organization or Program: Health, Housing, Environmental, Community Development Department, Planning Department, Grassroots Faith-Based or Community-Based Organization, Childhood Lead Poisoning Prevention Program, Financial Institution, Job Training and Economic Opportunity Organization, etc.

Description of Commitment: Memorandum of Understanding/Agreement, Contract, Subgrantees, Letter, etc.

Proposed Activities to be Conducted by Partner: The type of activities that will be conducted by the grant partner in support of program efforts (i.e. rehabilitation, testing, training, education and outreach, specification writing, relocation, etc.)

Amount of HUD Grant Funds if Subgrantee/Subrecipient: The dollar amount subgrantee/subrecipient will be receiving for the services they will provide.

Clear All



Print



Factor 1 Capacity Of The Applicant And Relevant Organizational Experience
Public reporting burden for this collection of information is estimated to average 17 hours. This includes the time for collecting, reviewing, and reporting the data. This information collection is collected during the application process and is used to select grantees under a competitive selection process. Section 1011 of Title X of the Housing and Community Development Act of 1992 authorizes this collection. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

A. Key Personnel			
Name and Position Title (please include the organization position titles in addition to those shown). Resumes or position descriptions are to be included in appendix.	Percent of Time Proposed for this Grant (HUD Funded or In-Kind)	Percent of Time to be spent on other LHC HUD grants	Percent of Time to be spent on other Activities
Note: These three columns should total 100%			
A.1 Overall Project Director			
Name: [REDACTED]	20%	20%	60%
Organization Position Title: Executive Director			
Phone Number: ([REDACTED]) Fax Number: (313) 924-4003			
Email: [REDACTED]			
A.2 Day-to-Day Program Manager <input checked="" type="checkbox"/> To be hired <input checked="" type="checkbox"/> On staff			
Name: [REDACTED]	100%	0%	0%
Organization Position Title: Program Manager			
Phone Number: [REDACTED] Fax Number: (313) 924-4003			
Email: [REDACTED]			
A.3 Other Community Liaison <input checked="" type="checkbox"/> To be hired <input checked="" type="checkbox"/> On staff			
Name: To be hired	50%	0%	0%
Organization Position Title:			
Phone Number: (313) 924-4000 Fax Number: (313) 924-4003			
Email:			

B. Partners			
Name of the organization or entity that partners or will partner with applicant and if partner will be subgrantee/subrecipient	Description of Commitment and Status	Proposed Activities To Be Conducted by Partner	Amount of HUD Grant Funds (If Subgrant)
B.1 Name: Detroit Planning and Development Department Type of Organization City Department Subgrantee/Subrecipient: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed	Letter received	Lead based paint inspections and risk assessments on 100 homes	N/A
B.2 Name: Detroit Buildings and Safety Engineering Dept. Type of Organization City Department Subgrantee/Subrecipient: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed	Letter received	Code ordinance inspections on 70 repeat offender properties	N/A
B.3 Name: Detroit Department of Human Services Type of Organization City Department Subgrantee/Subrecipient: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed	Letter received	Service delivery, education of residents, weatherize 60 homes	N/A
B.4 Name: The Kresge Foundation Type of Organization Foundation Subgrantee/Subrecipient: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed	Letter received	Additional funding for project	N/A
B.5 Name: The Skillman Foundation Type of Organization Foundation Subgrantee/Subrecipient: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed	Letter received	Additional funding for project	N/A
B.6 Name: National Coalition to End Childhood Lead Poisoning Type of Organization National non-profit Subgrantee/Subrecipient: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed	Letter received	Healthy Homes employment training for up to 150 people, home improvement funds	N/A
B.7 Name: Asthma and Allergy Foundation of America Type of Organization Health Subgrantee/Subrecipient: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed	Letter received	Family asthma training, case management	\$24,000

Definitions:

Partner Name: Name of organization or entity that will partner with applicant in conducting program activities.

Type of Organization or Program: Health, Housing, Environmental, Community Development Department, Planning Department, Grassroots Faith-Based or Community-Based Organization, Childhood Lead Poisoning Prevention Program, Financial Institution, Job Training and Economic Opportunity Organization, etc.

Description of Commitment: Memorandum of Understanding/Agreement, Contract, Subgrantees, Letter, etc.

Proposed Activities to be Conducted by Partner: The type of activities that will be conducted by the grant partner in support of program efforts (i.e. rehabilitation, testing, training, education and outreach, specification writing, relocation, etc.)

Amount of HUD Grant Funds if Subgrantee/Subrecipient: The dollar amount subgrantee/subrecipient will be receiving for the services they will provide.

Clear All



Print



Factor 1 Capacity Of The Applicant And Relevant Organizational Experience
Public reporting burden for this collection of information is estimated to average 17 hours. This includes the time for collecting, reviewing, and reporting the data. This information collection is collected during the application process and is used to select grantees under a competitive selection process. Section 1011 of Title X of the Housing and Community Development Act of 1992 authorizes this collection. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

A. Key Personnel			
Name and Position Title (please include the organization position titles in addition to those shown). Resumes or position descriptions are to be included in appendix.	Percent of Time Proposed for this Grant (HUD Funded or In-Kind)	Percent of Time to be spent on other LHC HUD grants	Percent of Time to be spent on other Activities
Note: These three columns should total 100%			
A.1 Overall Project Director			
Name: [REDACTED]	20%	20%	60%
Organization Position Title: Executive Director			
Phone Number: [REDACTED] Fax Number: (313) 924-4003			
Email: [REDACTED]			
A.2 Day-to-Day Program Manager <input checked="" type="checkbox"/> To be hired <input checked="" type="checkbox"/> On staff			
Name: [REDACTED]	100%	0%	0%
Organization Position Title: Program Manager			
Phone Number: [REDACTED] Fax Number: (313) 924-4003			
Email: [REDACTED]			
A.3 Other Student Intern <input checked="" type="checkbox"/> To be hired <input checked="" type="checkbox"/> On staff			
Name: To be hired	50%	0%	0%
Organization Position Title:			
Phone Number: (313) 924-4000 Fax Number: (313) 924-4003			
Email:			

B. Partners			
Name of the organization or entity that partners or will partner with applicant and if partner will be subgrantee/subrecipient	Description of Commitment and Status	Proposed Activities To Be Conducted by Partner	Amount of HUD Grant Funds (If Subgrant)
B.1 Name: Central Detroit Christian Type of Organization Local faith-based non-profit Subgrantee/Subrecipient: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed	Letter received	Program outreach, family recruitment for program	N/A
B.2 Name: Young Detroit Builders Type of Organization City Department Subgrantee/Subrecipient: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed	Letter received	Complete minor home repairs on 150 homes in target area	\$80,000
B.3 Name: WARM Type of Organization Local non-profit Subgrantee/Subrecipient: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed	Letter received	Energy audits on 180 homes, install energy kits in 180 homes	N/A
B.4 Name: Loving Elementary School Type of Organization Local elementary school Subgrantee/Subrecipient: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed	Hosted previous event	Family outreach and recruitment	N/A
B.5 Name: North End Christian CDC Type of Organization Local faith-based non-profit Subgrantee/Subrecipient: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed	Verbal commitment	Family outreach and recruitment	N/A
B.6 Name: Type of Organization Subgrantee/Subrecipient: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed			
B.7 Name: Type of Organization Subgrantee/Subrecipient: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Current Partner <input type="checkbox"/> Partnership to be developed			

Definitions:
Partner Name: Name of organization or entity that will partner with applicant in conducting program activities.
Type of Organization or Program: Health, Housing, Environmental, Community Development Department, Planning Department, Grassroots Faith-Based or Community-Based Organization, Childhood Lead Poisoning Prevention Program, Financial Institution, Job Training and Economic Opportunity Organization, etc.
Description of Commitment: Memorandum of Understanding/Agreement, Contract, Subgrantees, Letter, etc.
Proposed Activities to be Conducted by Partner: The type of activities that will be conducted by the grant partner in support of program efforts (i.e. rehabilitation, testing, training, education and outreach, specification writing, relocation, etc.)
Amount of HUD Grant Funds if Subgrantee/Subrecipient: The dollar amount subgrantee/subrecipient will be receiving for the services they will provide.

