

HUD's Healthy Homes Initiative

Dale Darrow, Sr. Enforcement Analyst
HUD's Office of Healthy Homes and Lead
Hazard Control

Office of Healthy Homes & Lead Hazard Control

- ▶ Established in 1991 by Congress to Eliminate Lead-Based Paint Hazards in America's Privately-Owned and Low-Income Housing
- ▶ Director – Jon Gant
- ▶ Deputy Director – Matthew Ammon
 - Programs Grant Management Division
 - Regional Management & Technical Services Division
 - Lead Programs Enforcement Division
 - Policy & Standards Division



HUD's Office of Healthy Homes and Lead Hazard Control

- ▶ Enforces HUD's lead based paint regulations
- ▶ Provides grants to local and state governments and Native American Tribes to make housing lead safe
- ▶ Provides healthy homes demonstration grants
- ▶ Fund technical studies related to lead based paint and other environmental health hazards related to housing
- ▶ Public Education
- ▶ Development of policy and implementation of federal initiatives through participation with other federal agencies (principally CDC, EPA & USDA Extension)



HUD Lead Based Paint Regulations Apply to Housing Built Prior to 1978

- ▶ Lead Disclosure Rule (24 CFR Part 35 Subpart A)
 - Disclose known reports & location of lead based paint
 - Does not require a lead based paint inspection
 - Penalty of up to \$11,000 per violation
- ▶ Lead Safe Housing Rule (24 CFR Part 35 Subparts B-R)
Established requirements for
 - Inspection of properties, including risk assessments
 - When interim controls or abatement is required & clearance
 - Worker training
 - Safe work practices & prohibited work practices
 - Tenant notification



Required Lead Based Paint Pamphlets

Lead Based Paint Disclosure Rule

Protect Your Family from Lead in the Home



EPA Renovation, Repair and Painting Program Rule

Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools



Lead Based Paint Fair Housing Issues

- ▶ A property owner in leasing rental units may affirmatively market lead free & lead safe units
- ▶ A rental property owner can not
 - Refuse to rent or show families with young children housing units that contain or are presumed to contain lead based paint
 - Require the family to provide information regarding the blood lead level of a child or pregnant woman, or to take a blood lead test, as a condition of considering an application or leasing housing
 - Terminate the lease of a tenant simply because a child is identified with a elevated blood lead level, or lead hazards are identified at the property



Lead Based Paint Resources

- ▶ HUD Lead Based Paint Regulations
<http://www.hud.gov/offices/lead/enforcement/regulations.cfm>
- ▶ HUD Guidelines for the Evaluation and Control of Lead Based Paint Hazards
<http://www.hud.gov/offices/lead/lbp/hudguidelines/index.cfm>
- ▶ EPA Lead Based Paint Regulations
<http://www.epa.gov/lead/pubs/regulation.htm>
- ▶ National Lead Information Center
<http://www.epa.gov/lead/pubs/nlic.htm>
- ▶ HUD 1997 Memorandum on Fair Housing and Lead Paint
http://www.fairhousing.com/index.cfm?method=page.display&pagename=HUD_resources_leadpaint



Lead Hazard Control Grant Program

<http://www.hud.gov/offices/lead/lbp/lhc.cfm>

- ▶ Eligible applicants –
 - Local governments (city, town, county)
 - State Governments & Tribes with EPA certification authority
- ▶ Funding
 - Up to \$3 million with up to 3 year implementation period
 - Match required – may be
 - Applicant funds including in-kind and CDBG
 - Partner contributions and commitments from property owners
 - Focus on elimination of identified lead hazards to make property lead safe, but not necessarily lead free
 - May use funds to purchase XRF



Lead Hazard Control Grant Program

▶ Eligible Housing

- constructed prior to 1978 with lead paint present
- Owner occupied –
 - income less than 80% median income
 - 90% of owner units must have a child less than 6 years of age
- Rental housing –
 - vacant or occupied by tenants with income less than 80% median income, including units receiving tenant based rent assistance
 - Owner agrees to make available to low income tenants for not less than 3 years & market to families with children

▶ Ineligible Housing - Public Housing & Section 8 project based properties with owners receiving rent payments directly from HUD



Lead Hazard Control Grant Program

▶ Required Activities

- Blood lead testing of children
- Assuring units are occupied by eligible households
- Lead paint inspections and lead risk assessments of housing
- Specification writing & monitoring of contractor work
- Elimination of all identified lead hazards in housing assisted
- Training of lead workers and evaluators
- Public education

▶ Ineligible Activities

- Acquisition of real property, or equipment over \$5,000
- Provision of medical treatment



Healthy Homes Demonstration Grants

<http://www.hud.gov/offices/lead/hhi/hhd.cfm>

- ▶ Goal – Develop, demonstrate and promotes cost-effective, preventive measures to correct multiple residential safety and health hazards that produce serious diseases and injuries in children and other sensitive subgroups such as the elderly, with a particular focus on low income households.
- ▶ Objectives -
 - Carry out inspections and direct remediations in housing focusing on residential safety & health hazards
 - Deliver education and outreach activities
 - Build capacity to assure Healthy Homes projects are sustained and integrating strategies into other programs.
 - Identify cost-benefits of specific effective remediation action



Healthy Homes Demonstration Grants

<http://www.hud.gov/library/bookshelf12/supernofa/nofa08/hhdsec.pdf>

▶ 2008 NOFA

- Funding provided through cooperative agreements
 - Maximum funding of \$875,000
 - Maximum implementation period of 36 months
 - No Match required
 - 65% of funds to be used on activities related to undertaking direct remediations or delivery of services within the home
 - Lead hazard reduction work for de minimis levels only
- ▶ Listing of OHHLHC Healthy Homes grants provided

<http://www.hud.gov/offices/lead/hhi/hhabstracts.cfm>

<http://www.hud.gov/offices/lead/assistance.cfm>



HUD Healthy Homes Initiative

- ▶ **Mission** – “To reduce health & safety hazards in housing in a comprehensive and cost effective manner, with a particular focus on protecting the health of children and other sensitive populations in low income households”
- ▶ **Background**
 - President Clinton’s Executive Order 13045 – “Children’s Environmental Health Risks and Safety” (1999)
 - Healthy Homes Initiative Preliminary Plan (1999)
 - 2008 National Healthy Homes Conference
 - 2009 HUD Healthy Homes Strategic Plan
 - 2009 Surgeon General’s Office Call to Action



Focus of Healthy Homes Initiative

- ▶ Lead Based Paint Hazards
- ▶ Mold & Moisture
- ▶ Asbestos
- ▶ Allergens related to dust, roaches & vermin
- ▶ Carbon Monoxide
- ▶ Radon gas
- ▶ Indoor & outdoor pesticides
- ▶ Volatile Organic Compounds from cleaning products
- ▶ Second hand smoke
- ▶ Safety within the home



1999 Healthy Homes Preliminary Plan Objectives

- ▶ Identification of homes where interventions would be appropriate
- ▶ Development of appropriately scaled & efficient intervention strategies
- ▶ Select strategies for evaluating intervention effectiveness
- ▶ Development of local capacity to operate sustainable programs to prevent & control toxic mold hazards in residences of low income households
- ▶ Determination of biomarkers to address health threshold levels for exposure to mold

<http://www.hud.gov/offices/lead/NHHC/index.cfm>



HUD 2009 Healthy Homes Strategic Plan

http://www.hud.gov/offices/lead/library/hhi/hh_strategic_plan.pdf

Four Strategic Goals:

- ▶ Build a National Framework of Partnerships
- ▶ Create Healthy Housing Through Key Research
- ▶ Mainstream Healthy Housing Principles
- ▶ Support efforts of state & local governments & Native American Tribes to create Healthy Homes programs
 - Green & sustainable building practices
 - Building & housing maintenance codes
 - Education on healthy homes construction, renovation & maintenance practices

2009 HUD Healthy Homes Strategic Plan

Goal to Build a National Framework

- ▶ Coordination with federal partners
- ▶ Identify & develop private sector partnerships
- ▶ Foster exchange of information with public and private organizations
- ▶ Identify and communicating best practices
 - Training programs
 - State laws and local codes & ordinances
 - Public Education
- ▶ Support local efforts through national and regional meetings and conferences

Current Key Federal Partners in the Healthy Homes Initiative

- ▶ HUD's Office of Healthy Homes & Lead Hazard Control
<http://www.hud.gov/offices/lead/index.cfm>
- ▶ Centers for Disease Control
<http://www.cdc.gov/nceh/lead/healthyhomes.htm>
- ▶ US Environmental Protection Agency
<http://www.epa.gov/iaq/>
- ▶ USDA University Extension –
http://www.csrees.usda.gov/nea/family/in_focus/housing_if_healthyhomes.html
- ▶ U.S. Surgeon General's Office
<http://www.surgeongeneral.gov/topics/healthyhomes/index.html>



Other Federal Partners in the Healthy Homes Initiative include

- ▶ USDA Forest Products Laboratory
http://www.fpl.fs.fed.us/research/focus/advanced_srintro.shtml
- ▶ US Department of Energy – Weatherization Program
<http://apps1.eere.energy.gov/weatherization/>
- ▶ Partners to Advance Technology in Housing (PATH)
<http://www.pathnet.org/>
- ▶ HUD's Office of University Partnership
<http://www.oup.org>
- ▶ Healthy Homes Partnership
<http://www.healthyhomespartnership.net/>



Support Healthy Housing Research

- ▶ Assessment of effectiveness of intervention protocols on health of individuals (e.g., respiratory health, injury prevention)
- ▶ Improve sampling and assessment methods
- ▶ Cost-benefit analyses of Healthy Homes interventions
- ▶ Improved knowledge of residential hazards
- ▶ Health benefits of green construction

Mainstream Healthy Housing Principles

- ▶ Promote development of new and improved and housing maintenance and construction codes, and increased enforcement of existing codes
- ▶ Promote integration of Healthy Homes principles into construction, rehabilitation, weatherization and maintenance methods
- ▶ Create public awareness and adoption of Integrated pest management methods
- ▶ Promote designation of smoke-free multifamily housing
- ▶ Promote inclusion of health outcomes in housing policy and energy efficiency programs.

Support for Healthy Homes Initiatives

- ▶ Develop and support effective training and information exchange for health and housing professionals
- ▶ Identify and facilitate dissemination of best practices
- ▶ Enhance the ability of OHHLHC funded lead hazard control programs to address Healthy Homes issues
- ▶ Coordinate with other HUD Programs
- ▶ Develop and implement a national Healthy Homes marketing plan

Healthy Homes Training Center

- ▶ Funded by HUD and CDC
- ▶ Managed by the National Center for Healthy Housing
- ▶ Series on Transitioning to Healthy Homes:
www.healthyhomestraining.org/transitions
- ▶ Programs Highlighted: NYC, Baltimore, Houston, Alameda, Marion Co., Ohio
- ▶ Audio file on lessons learned



Healthy Homes Training Center

<http://www.nchh.org/Training/National-Healthy-Homes-Training-Center.aspx>

▶ Current Courses

- Essentials for Healthy Homes Practitioners
- Launching a Healthy Homes Initiative
- Building Healthy Homes
- Integrated Pest Management for Multifamily Housing
- Pediatric Environmental Home Assessment

▶ Piloted Courses

- Code Inspections for Healthy Homes
- Lead Safe & Healthy Homes Work Practices
- Coastal Healthy Homes Improvement
- Flood Clean-up for Healthy Homes



Some Other Web Based Training Courses

- ▶ EPA Mold Course

<http://www.epa.gov/mold/moldcourse/index.html>

- ▶ The New England Asthma Regional Council IPM Course

<http://www.asthmaregionalcouncil.org/about/IPM.html>

- ▶ HUD Lead Based Paint Visual Assessment Training

<http://www.hud.gov/offices/lead/training/visualassessment/h00101.htm>



Some Healthy Homes Publications

- ▶ CDC Healthy Homes Inspection & Reference Manuals
 - <http://www.cdc.gov/nceh/publications/books/inspectionmanual/>
 - <http://www.cdc.gov/nceh/publications/books/housing/housing.htm>
- ▶ USDA Help Yourself to a Healthy Homes Booklet
 - http://www.hud.gov/offices/lead/library/hhi/HYHH_Booklet.pdf
- ▶ HUD Moisture Resistant Homes Publication
 - <http://www.huduser.org/publications/destech/moisturehomes.html>
- ▶ HUD 2005 Report to Congress on Mold & Moisture
 - <http://www.hud.gov/offices/lead/library/hhts/report040105.pdf>
- ▶ HUD ONAP Mold Prevention Guide
 - <http://www.hud.gov/offices/pih/ih/codetalk/docs/moldprevention.pdf>



Some Healthy Homes Publications

- ▶ Boston Integrated Pest Management Publication
<http://www.asthmaregionalcouncil.org/about/IPM.html>
- ▶ OSHA Brief Guide to Mold in the Workplace
<http://www.osha.gov/dts/shib/shib101003.html>
- ▶ HUD Office of Policy Development & Research (PD&R), PATH & Office of University Partnership Publications
<http://www.huduser.org/publications/pdrpubli.html>



Some Healthy Homes Topic Websites

▶ Mold

- University of Minnesota

<http://www.health.state.mn.us/divs/eh/indoorair/mold/>

- State of California Department of Health

http://www.cal-iaq.org/MIMH_2006-06.html

▶ Bed Bugs

- Cornell University

http://www.nysipm.cornell.edu/publications/bb_guidelines/files/bb_guidelines_nyc2.pdf

- University of Minnesota Extension Service

<http://www.extension.umn.edu/distribution/housingandclothing/DK1022.html>



Some Healthy Homes Topic Websites

▶ Radon

- EPA Radon Map

<http://www.epa.gov/radon/zonemap.html>

- EPA radon resistant homes

<http://www.epa.gov/radon/rrnc/index.html>

▶ Carbon Monoxide

- EPA Introduction to Carbon Monoxide

<http://www.epa.gov/iaq/co.html>

- Richard Seifert University of Alaska Extension

<http://www.uaf.edu/ces/publications-db/catalog/eeh/RAD-00756.pdf>



Some Healthy Homes Resources

- ▶ Healthy Indoor Air (HIA) for America's Homes
http://www.montana.edu/wwwcxair/consumer_homepage.htm
Mike Vogel, (406) 994-3451 (University Extension-Bozeman, MT)
- ▶ National Center for Healthy Housing
<http://www.nchh.org/>
- ▶ American Lung Association Health House Program
<http://www.healthhouse.org/>
- ▶ New England Asthma Regional Council
<http://www.asthmaregionalcouncil.org/>
- ▶ Canada Housing & Mortgage Association
<http://www.cmhc-schl.gc.ca/en/inpr/bude/heho/index.cfm>



Considerations in Planning & Undertaking a Healthy Homes Initiative

- ▶ Identification of key planning participants
- ▶ Develop understanding of healthy homes issues
- ▶ Undertake Community Assessment
 - Age, type, and condition of housing
 - Age of population, potential housing related health issues
 - Knowledge of builders, remodelers, medical providers
- ▶ Evaluate Best Practices in relation to setting
- ▶ Identify needs and prioritize efforts
- ▶ Identify leaders and potential resources
- ▶ Develop a process to evaluate effort



Additional OHHLHC Information

- ▶ Web – <http://www.hud.gov/offices/lead>

- ▶ Dale Darrow
 - Telephone 612-370-3000 ext 2280
 - Email - Dale.A.Darrow@hud.gov

- ▶ Tara Radosevich
 - Telephone 612-370-3000 ext 2258
 - Email – Tara.j.Radosevich@hud.gov

