



BUILDING A FRAMEWORK FOR HEALTHY HOUSING

Lead Safe and Healthy Homes Department

Making homes safe through effective
use of codes and marketing

Childhood Lead Poisoning Prevention Program

- Department of Housing and Neighborhood Health– ran three program areas:
 - Childhood Lead Poisoning Prevention Program
 - Unsafe Building
 - Housing



Separation

- In December 2007, the Childhood Lead Poisoning Prevention Program separated from the Department of Housing and Neighborhood Health and became a parallel program.
- Once separated, the former Childhood Lead Poisoning Prevention Program changed its name to the Lead Safe and Healthy Homes Department



Expanded Focus

- Lead Safe and Healthy Homes Department
 - Healthy Homes Programs
 - Health and safety home inspections
 - Clinical and Health Education Program
 - Case management, blood lead testing, developmental/nutrition and asthma screens and health education
 - Consumer Products Program
 - Consumer products testing
 - Working with ISDH to develop rules



Purpose of Marion County Codes

- Making Marion County homes healthy and safe
 - How does Lead Safe and Healthy Homes Department make homes healthy and safe?

Through consistent use of code enforcement that require property owners to make repairs and remediate unsafe conditions

Education and outreach to community that provides the community with information regarding program services and unsafe housing and living conditions

Practical assistance to make property owners

- grants
- toolkit items
- Social service and partner referrals



MCHD Code Violations

- Sanitation Violations
 - Weed and grass over 12 inches
 - Inoperable or unlicensed vehicles
 - Junk, trash, rubbish and garbage on property
 - Interior unsanitary conditions
- Unsafe buildings
 - Issue board orders
 - Repair or demolish of unsafe structures
- Minimum Standards for Residential Property
- Minimum Standards for Nonresidential property



Use of Codes

- Conduct lead inspections and risk assessments on pre-1978 homes
 - Long history of code enforcement
 - Only required to enforce code violations related to lead hazards
 - Non lead hazards are routinely enforced by Housing department
 - Lead Safe and Healthy Homes program staff **ALWAYS** enforced lead and non lead code violations and followed through to conclusion
 - Voluntary remediation
 - Court order remediation
 - Clean and lien



The Process: Remediation to Healthy Homes

- Referral for inspection
 - Complete lead inspection/healthy homes assessment
 - Interior and exterior
 - Issue administrative orders
 - 30 day time limit---negotiable
 - Deliver toolkits
 - Reinspection letter
 - Reset new deadline
 - Next Action Court Letter
 - File for court
 - Permanent injunction



Future Codes

- In process of developing a mechanism for requiring property owners to provide Lead Safe and Healthy Homes documentation of adherence to lead disclosure laws.



Healthy Homes vs. Code Enforcement

- Affordability
 - Market drives rental rates
 - Historic covenants
- Homelessness
 - Leases offer tenant protection
 - Lost income
 - Home must be repaired before reoccupied



Systematic Code Enforcement (SCE) in Action

- In 2004, MCHD inspected approximately 30 multifamily buildings on a main street in Indianapolis
- All but 2 building had lead hazards
- All received administrative orders to make repairs
- All were followed until repairs were made.
- No evicted tenants
- None increased rental rates



SCE cont.

- Apartment owners resisted
- Several contacted attorneys
- Many appealed to the Apartment Association for help.
- Many accused MCHD of “picking” on them
- All made required repairs and none required court action



SCE cont.

- Large Indianapolis property owner
- Initially resisted MCHD involvement and refused to allow MCHD re-entry into buildings.
- MCHD attorney and program staff, property owner's attorney and Apartment Association attorney and president met to discuss MCHD SCE efforts.
 - Intimidation tactic



In Action cont.

- MCHD attorney informed property owner and Apartment Association attorneys that MCHD would go to court and seek an order to inspect if they did not willingly allow MCHD access
- Informed them that with an order to inspect we will arrive at property with police and fire, MCHD will gain entry—with or without their approval
- Property owner relented and MCHD was given access to all properties



Barriers

- Most barriers were internal
 - Resistant staff
 - Some staff chose to leave
 - Changing and increasing workload
 - Updating and creating documents
 - New field/many unknowns
 - On the job training
- External barriers
 - Very few



Community Awareness

- Transition for public facilitated by:
 - Long MCHD history
 - High community awareness of housing codes and enforcement measures
 - Transitioning to healthy homes was a natural progression of Lead Safe and healthy Homes standard of practice.
 - If possible, offer practical assistance
 - Healthy homes toolkit
 - Referrals for assistance



No Promises

- Lead Safe and Healthy Homes never promises that administrative orders will not be issued.
- We offer suggested solutions backed by code enforcement authority.
 - Homes with code violations are issued administrative orders!



For the Structure

- Practical assistance to home owners and tenants
 - HUD grants
 - Referrals to partners for non lead related housing concerns
 - Roof repair
 - Weatherization needs



For the Occupants

- Providing healthy homes screens and assessments to all Marion County residents
 - Safety hazards
 - Asthma screens
 - Developmental/nutritional screens for lead poisoned children
- Providing healthy homes personalized toolkits
- Working with a network of community partners for appropriate referral services



Partnerships are Vital

- Healthy Homes Advisory Committee
 - CICOA
 - CAGI
 - IKE
 - In. Housing & Community Development
 - W & M Construction
 - Charlene Graves MD
 - Person living with asthma

- Healthy Homes Partners
 - Riley Community & Education Safety Store
 - Safe Kids Indiana
 - Asthma Program
 - Dorel Cosco
 - Indiana Poison Control



Partnerships cont.

- MCHD Partners
 - Covering Kids
 - Asthma Alliance
 - Healthy Start
 - Foreign Born
 - Indoor Air
 - Indianapolis Safe Kids
 - Housing and Neighborhood Health
- Potential Partners
 - Visiting Nurse service
 - APS/CPS
 - Coburn Place
 - Fire Department



Marketing LSHH

- Sell the program
 - Convince stakeholders of importance of program
 - Create buy in—you won't have to follow up as often
 - Develop mutually beneficial partnerships
 - Referrals
 - Grant partnerships



Marketing cont.

- Don't neglect your end of the bargain
 - Review partnerships periodically
 - Be willing to make adjustments if necessary
- Show gratitude
 - Partners are vital to your success
 - Treat them as you would your clients/customers



Marketing cont.

- Get the word out/become as visible as possible—in a positive light
 - Publish reports
 - Negotiate for free space in print media
 - Use PSA's
 - Make television media your friend
 - Watch what you say



Marketing cont.

- Where possible, offer practical assistance
 - People are more likely to receive your message if you arrive bearing gifts
 - Don't have to be expensive but makes a positive association to program, goals and objectives



Customized Assistance: Toolkits

- Smoke/co detector
- Fire escape ladder
- Radon tests
- Tub rails
- Shower chairs
- Cabinet locks
- Outlet covers
- Window locks
- Educational materials
- Rug grippers
- Baby gates
- Mattress covers
- Pest strips/traps
- Lead cleaning supplies
- Gift cards for painting supplies etc
- Trigger locks



Contact

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Department

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The Way Home

Because Everyone Deserves a Home . . .

The Way Home, Manchester, NH

Vision

- To be the innovative, responsive grassroots organization committed to creatively helping those with the least resources increase access, raise hope and build self esteem.
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Mission

- To assist lower income families and individuals obtain and keep safe, affordable housing, offer supportive services to nurture their independence and advocate for greater opportunity.
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The Way Home

- The Way Home is a Manchester, NH Community Based organization founded in 1988
 - The Way Home uses a partnership-based empowerment model in which peer educators assist a client to take steps toward achieving the goal of healthy housing.
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Empowerment Model

- Believes that those who live with the problem are also experts and understands that the person who takes the action gains the power
 - Combines personal responsibility (self-help) with a supportive community
 - Uses problem solving skills to help resolve issues that may be personal blocks or external barriers to success while identifying new options needed resources and practical action steps.
 - Uses planning skills to help set goals that make best use of personal and community resources
 - Uses coaching to re-enforce behavior changes by pointing out positive results from actions taken.
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The Way Home Staff

- ❑ Healthy Home Peer Educator
 - ❑ Housing counselors
 - ❑ Outreach and education coordinator
 - ❑ Healthy home services director
 - ❑ Licensed Lead Abatement Contractors
 - ❑ Affordable Housing Provider / Property Manager
 - ❑ Executive Director/Empowerment Educator
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Peer Educators to whom?

- Low income families/tenants
 - Property Owners/managers
 - Renovators/Contractors
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Peer Educators for at risk families

- Are often individuals who have raised families with low incomes, understand the barriers and have found ways to be resourceful in dealing with these barriers
 - Serve as coaches, identify risks, provide opportunity to reduce them and help families to take action.
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Healthy Home empowerment visits

- Visual assessment of the home (using form)
 - Basic education on healthy home hazards (eg deteriorating lead paint/ asthma triggers)
 - Problem solve and create a plan to reduce hazard
 - Plan achievable action steps and identify ways to overcome barriers
 - Steps to success coaching encourages follow-through by recognition for positive actions
 - The family may be connected with services and resources for help to make these changes
 - Positive communication with the property owner from the perspective of tenancy as a business partnership is promoted (see letter)
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Families visited might include...



Peer education could be....



Key Elements

- After providing basic Healthy Home information and a visual assessment of the home
 - Work with the client to problem solve and create a plan to reduce the hazard
 - Plan achievable steps and identify ways to overcome barriers
 - Connect family with services and resources to help them make needed changes.
 - Positive communication with the property owner is key.
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Peer educators for other audiences

Diversity of staff and programs allows The Way Home to serve as peer educators for

- Property owners/managers – The Way Home owns/ manages rental units for at risk families
 - Contractors –The Way Home staff includes lead abatement contractors.
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Healthy Home Inspection finds mold created by water damage



Property Owners, Managers and Contractors

- The Way Home:
 - Motivates property owners and managers to participate in Lead Safe Renovator Training
 - Assists in organizing training sessions with EPA and HUD certified trainers
 - Identifies contractors for Lead Abatement Training
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Lead safe renovation and legal aspects of working with State CLPPP



Lead Abatement Contractor Training



Reflections on the Program

- Ongoing outreach and education is needed
 - Hazards are being controlled but not eliminated
 - Temporary solutions are usually temporary and need to be monitored
 - New families and property owners take on hazardous housing
- Empowerment education can expand the impact
 - The family has the tools to use when they move into another home.
 - Families pass on this information and they become peer educators
- Peer education is labor intensive
 - Teaching new skills
 - Motivating behavior change
 - Mediating and advocating with landlords for safe housing

Education must be combined with healthy home renovation to have lasting effect !

Challenges

- ❑ Competing for funding
 - ❑ Keeping the focus on empowerment
 - ❑ Balancing the three way partnership of tenants, landlords, and community
 - ❑ Promoting long term solutions
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The Way Home Presenters

- Mary Sliney, Executive Director,
Empowerment Educator
 - Emilia Belouin, Director Healthy Home
Services
 - Natalie Martin, Housing Counselor
 - Kate Kirkwood, Lead Hazard Reduction
Program Manager
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BUILDING A FRAMEWORK FOR HEALTHY HOUSING

Client Recruitment

Latin American Community Center
Wilmington, DE

Latin American Community Cntr

- Social service organization
 - 55 Full-time, 30 Part-time
 - \$4.2 Million Budget
 - Full array of programs
- Neighborhood based
 - Mirror client population
 - Since 1969



De-Lead Delaware Partnership

- Department of Public Health (OLPP)
- Real Estate & Housing (Wilmington)
- Lead Risk Assessment Co.
- Faith Based Group
- Nonprofit Center



Enrollment Methods

- Landlord relationships
- Internal referrals
- Medical partners
- Community events
- Door-to-door canvassing



Contact Info

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