



# Healthy Homes, Healthy Families, Healthy Communities

**Housing as a Platform  
To Improve the Health of Residents  
Weatherization / Healthy Homes  
Partnership**

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# This Story Happens Every Day:

- ▶ *A young child has an asthma attack, is taken to the ER. The mother has to take off work, the child misses school. This cycle happens several times each year. The child is put on long-term maintenance medication for asthma.*
- ▶ *This family's home has substantial mold hazards created when the hot water heater broke, has water leaks and intrusion, has evidence of pests, has little exhaust or air exchange, and other problems.*
- ▶ Result is excessive and avoidable costs—costs absorbed by residents, taxpayers, and the health care sector.



# Why Focus on Housing?

- ▶ 90% of our time is spent indoors – 2/3 of that in the home
- ▶ Critical role in the health, growth and safety of children
- ▶ Long-standing historical connection between housing and health
  - Poor housing conditions are associated with a wide range of health conditions – PREVENTABLE health conditions
- ▶ Too often we hear tragic stories resulting from common hazards, preventable hazards, that affect the health and safety of residents
- ▶ Health Burden = Economic Burden
  - The economic burden from housing-related illnesses and injuries reaches billions of dollars per year

# The Need for Healthier Housing

- ▶ Approximately 30 million U.S. housing units have significant physical, chemical and/or radiological problems that place their occupants at risk for illnesses and injuries.
  - Nearly 6 million U.S. housing units have moderate to severe physical housing problems
  - About 24 million housing units have lead-based paint hazards. Of these homes, 1.2 million house low income households with one or more children under age six
  - More than 6.8 million housing units have radon exposures above the current EPA action level.
  - In over 86 million homes, allergen levels are at levels associated with doctor-diagnosed allergies.

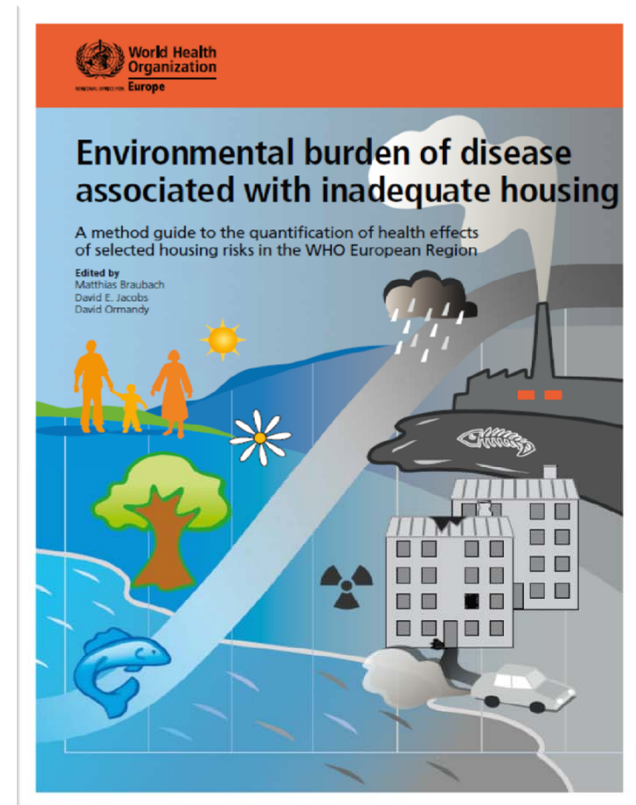
# Costs of Environmental Illness:

- \$76.6 billion in 2008 for select health endpoints
  - Lead poisoning: \$50.9 billion
  - Intellectual disability: \$5.4 billion
  - Exposure to mercury (methyl mercury): \$5.1 billion
  - Attention deficit hyperactivity disorder: \$5.0 billion
  - Asthma: \$2.2 billion
  - Childhood cancer: \$95.0 million
  - Others \$7.9 billion
- Accounts for 3.5% of health care expenditures in 2008



# Housing-Specific Burdens

- Inadequate housing issues are numerous
  - Indoor dampness/mold
  - Home injury
  - Crowding
  - Indoor cold
  - Traffic noise
  - Second-hand smoke
  - Radon
  - Lead
  - CO
  - Formaldehyde
  - Housing quality



# Societal Burden from Inadequate Housing

- ▶ Health Burden = Economic Burden
  - Financial consequences are substantial
  - Example:
    - \$3.5 billion per year from asthma due to dampness and mold in homes (Mudarri, 2007)
    - \$217 billion from unintentional injuries in the home (Zaloshnja, 2005)
    - \$1.1 million annually per lung cancer death due to elevated radon levels in the home (Mason, 2010; EPA, 1992)



# Healthy Housing Makes Economic Sense

- ▶ Every dollar spent to reduce lead hazards cuts healthcare costs by an average of \$119 nationally.
- ▶ Every dollar spent to reduce asthma triggers in homes cuts health care costs by an average of \$10.
- ▶ By comparison, every dollar spent on childhood immunizations reduces healthcare costs by an average of \$11.





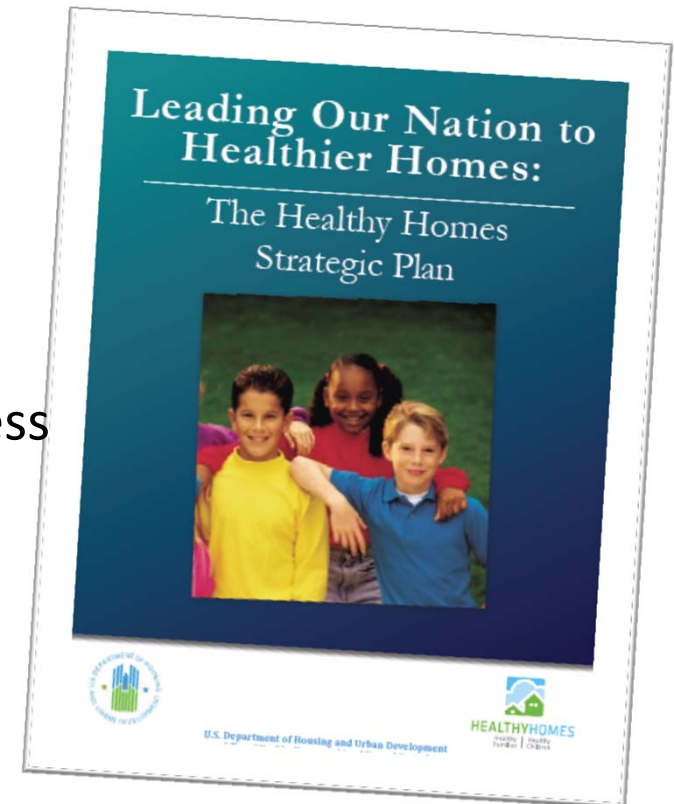
# Need for Better Solutions

- ▶ Today, you can almost predict the health of an individual based upon their zip code.
- ▶ Far too many of our homes don't meet basic health homes principles - **dry, clean, ventilated, free from pests and contaminants, well-maintained, and safe.**
- ▶ Need focus on prevention/upstream solutions to down stream problems
- ▶ House is a system – problems are inter-related



# How is HUD Taking Action?

- ❖ ***Building a National Framework:*** Foster partnerships for implementing a healthy homes agenda.
- ❖ ***Creating Healthy Housing through Key Research:*** Support strategic, focused research on links between housing and health and cost-effective methods to address hazards.
- ❖ ***Mainstreaming the Healthy Homes Approach:*** Promote the incorporation of healthy homes principles into ongoing practices and programs.
- ❖ ***Enabling Communities to Create and Sustain Healthy Homes Programs:*** Build sustainable local healthy homes programs.



# Using Housing as a Platform for Improving Health

- ▶ New HUD 2010-2015 Strategic Plan
- ▶ Focus on people goals and place-based goals
- ▶ Health outcomes are a key part of two Strategic Goals:
  - Utilize HUD-funded housing assistance to improve health outcomes
    - Focus on implementing HH housing management practices (reduction in use of high-cost health services / prevalence and severity of asthma in HUD housing)
  - Promote energy efficient buildings and locations for efficient communities that are healthy, affordable and diverse.
    - Improve residents' health and safety (reduce the number of homes with indoor environmental hazards)

# Using Housing as a Platform for Improving Health

- ▶ Memorandum from HUD Deputy Secretary to all HUD Programs:

“In order to achieve these new housing-related health goals, and meet existing regulatory requirements, the Department’s major programs must establish internal goals that will be implemented aggressively and tracked to assess progress. Your offices also must incorporate health-related goals and targets into your Management Plans and propose such goals for upcoming Annual Plans.”

# Housing as a Platform for Improving Health - FY2012 HUD HH Action Items

- Issue Healthy Homes Program Guidance Manual
- Establish a [Healthyhomes.gov](http://Healthyhomes.gov) webpage to act a “one-stop” shop for healthy homes information
- Fully deploy Healthy Homes Rating Tool
- Issue HHWG Strategy for Action
- Collaborate with PIH to increase by 10% the number of Public Housing Authorities (PHAs) and housing projects that offer smoke-free housing
- Increase the number of PHAs and multifamily owners adopting Integrated Pest Management (IPM) protocols
- Produce 25,000 “green and healthy” units

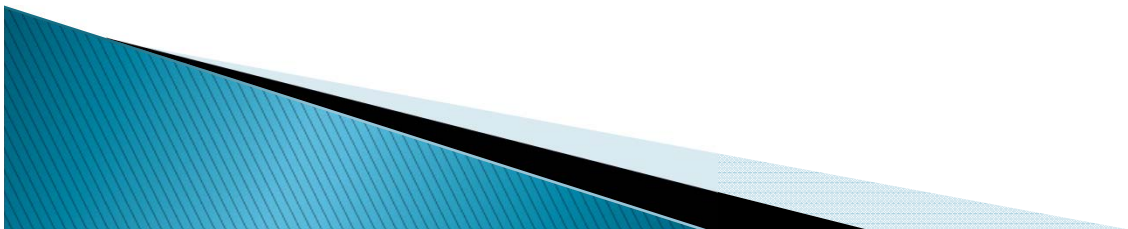


# Housing as a Platform for Improving Health - FY2012 HUD HH Action Items

- ▶ Funding Opportunities (~\$120M)
  - Healthy Homes Production Program
  - Healthy Homes Technical Studies Program
  - Lead Hazard Control/LHRD Program

# Progress on the Healthy Homes Agenda

- Integration/coordination with weatherization programs
- Expansion of lead-based hazard control programs
- Integration into ongoing public and private sector housing practices, programs, and delivery systems
- Expansion of “Green” to include healthy, including expansion of health and safety into weatherization programs
- Development of [healthyhomes.gov](http://healthyhomes.gov)
- GHHI / SHIPP

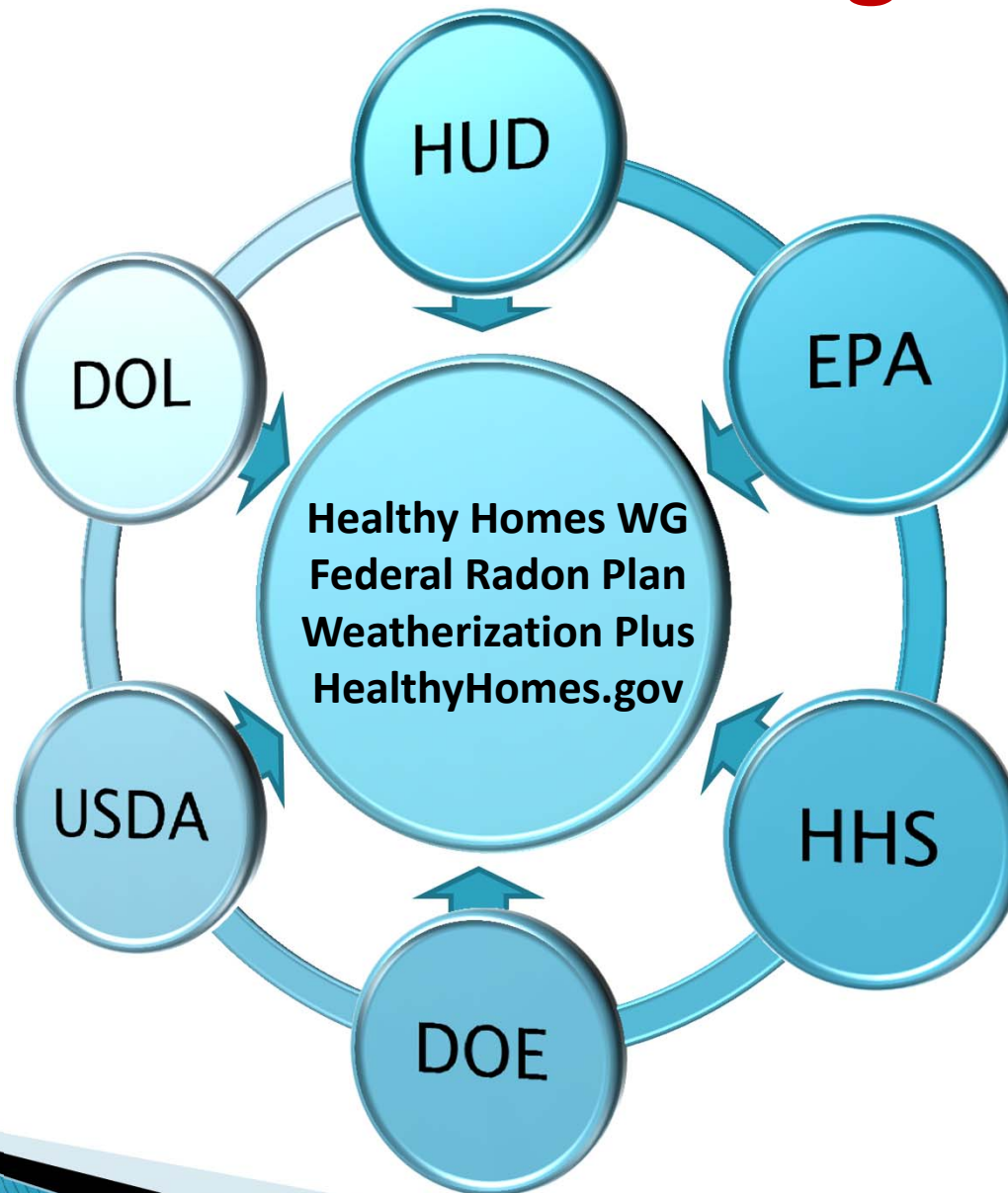


# Progress on the Healthy Homes Agenda

- ❖ Inclusion of healthy homes in key Departmental activities, WH initiatives, outreach activities
  - HUD/HHS Livable Communities Workgroup
  - Recovery through Retrofit (VP Middle Class Task Force)
    - Key HH integration: Indoor Air Measures
  - CEQ: Pres Task Force on Environmental Health Risks and Safety Risks to Children
    - Key product: HHWG's Strategy for Action



# Federal Partners Working Together



# Healthy Homes Work Group

- ▶ HUD created Federal Interagency HH Work Group
  - Participants: HUD, CDC (and other parts of HHS), EPA, DOE, DOL, USDA
  - Reduce barriers / promote collaboration / work across silos
- ▶ HHWG developed a “Strategy for Action”
  - Unifies federal action to advance healthy housing
- ▶ ***Vision: Achieve meaningful reductions in the number of American homes with residential health and safety hazards.***



# Advancing Healthy Housing – *A Strategy for Action*

## Goal 1

- Establish Federally-Recognized Criteria for Healthy Homes

## Goal 2

- Encourage Adoption of Healthy Homes Criteria

## Goal 3

- Build Capacity to Address Health Hazards in Housing

## Goal 4

- Educate the Public; Build Market-Driven Support for Healthy Homes

## Goal 5

- Support Research that Informs and Advances Healthy Housing



HEALTHYHOMES  
Healthy Families | Healthy Children

# Advancing Healthy Housing – *A Strategy for Action*

- Key indicators to track progress in achieving these goals include:
- Reduction in the average blood-lead level in children under the age of six and the number of children that have elevated blood-lead levels.
  - Improved asthma control among children through multifaceted interventions that include mitigation of indoor asthma triggers.
  - Increase in the number and percentage of new and existing homes with radon reducing features, especially in high radon areas.
  - Increase in the proportion of homes with working carbon monoxide (CO) and smoke detectors.
  - Increase in the proportion of smoke-free homes.
  - Reduction in the number of homes with moderate or severe physical hazards as determined by the American Housing Survey.

# HHWG Strategy for Action

## ► Expected Outcomes:

- Decrease # of homes with severe/moderate physical hazards and other housing-related health hazards
- Increased integration of healthy homes principles into federal housing programs (e.g., smoke-free housing, integrates pest management, radon reduction)
- Improvement in specific health outcomes among children living in homes

**Questions / Comments ?**

