

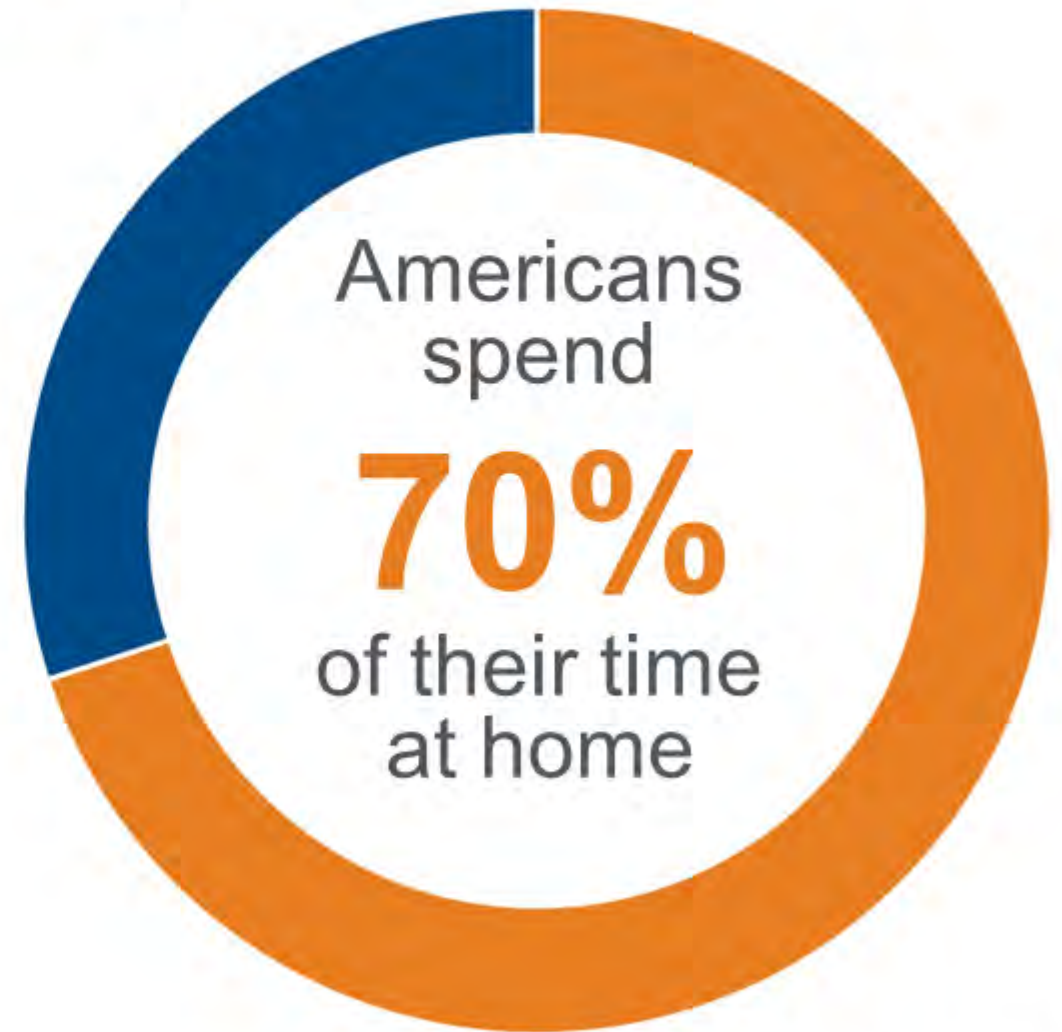
The background of the entire image is a close-up photograph of a light-colored, possibly white or off-white, wall. The wall is heavily cracked and peeling, with numerous dark, irregular lines of cracks and some areas where the surface layer has chipped away, revealing a darker, more textured material underneath. The overall appearance is one of significant wear, decay, and structural damage, which serves as a visual metaphor for the concept of 'Healthy Housing' mentioned in the text.

EH PLAYBOOK OPPORTUNITIES FOR ACTION:
Healthy Housing

National Center for
HEALTHY HOUSING

Why does housing matter?

Why does housing matter?



How does housing matter?

How does housing matter?

Housing affects health in multiple ways:

Location

Physical neighborhood attributes affect health by facilitating (or impairing) walkability/bikeability, proximity to traffic, outdoor air quality, and access to public transportation, parks and fresh fruits and vegetables.

Affordability

Unaffordable housing costs affect health by reducing the income that a household has available for nutritious food and necessary health care expenses, as well by causing stress, residential instability, and crowding.

Demographics

Social and community attributes, such as social cohesion, segregation and the concentration of poverty, also have an impact on health.

Quality

Housing quality can impact physiological health (e.g., lead, radon, mold, extreme temperatures), psychological health (e.g., noise, inadequate light), and safety (e.g., falls, fires).

Housing conditions and health



Fire safety



Radon



Pests



Ventilation



Lead



Temp/humidity



Mold/moisture



ETS



Other contaminants



Carbon monoxide



Structural issues



Cleaning and clutter

Housing conditions and health

- Asthma, allergies and other respiratory
- Lead poisoning
- Falls/injuries (including falls, fire injuries)
- Cancer
- Cardiovascular events
- Poisonings
- Death
- Mental health
- (and many other quality of life outcomes)

Components of an effective EH system

- Collect and track crucial information
- Well-trained workforce
- Diverse and sustainable funding
- Evidence-based policy and programs
- Cross-sectoral partnerships
- Equitable access

Opportunities for action

Collect and track crucial information

improve local, state, federal data on housing conditions

Well-trained workforce

workforce training and credentialing for:

housing and code inspectors

home visiting health professionals

home maintenance professionals

Diverse and sustainable funding

increase investment from healthcare sector in housing

low or no interest loan programs for repairs

expand subsidies for affordable housing

require detection and repair of hazards at point of sale/rental

Evidence-based policy and programs

enact and enforce state and local codes that protect health

proactive housing inspections

smoke-free multi-unit housing

Cross-sectoral partnerships

cross-training between governmental agencies

increase partnership with healthcare sector

coordinated approach among stakeholders

partner with private initiatives (RT, Habitat)

public-private initiatives to expand affordable housing

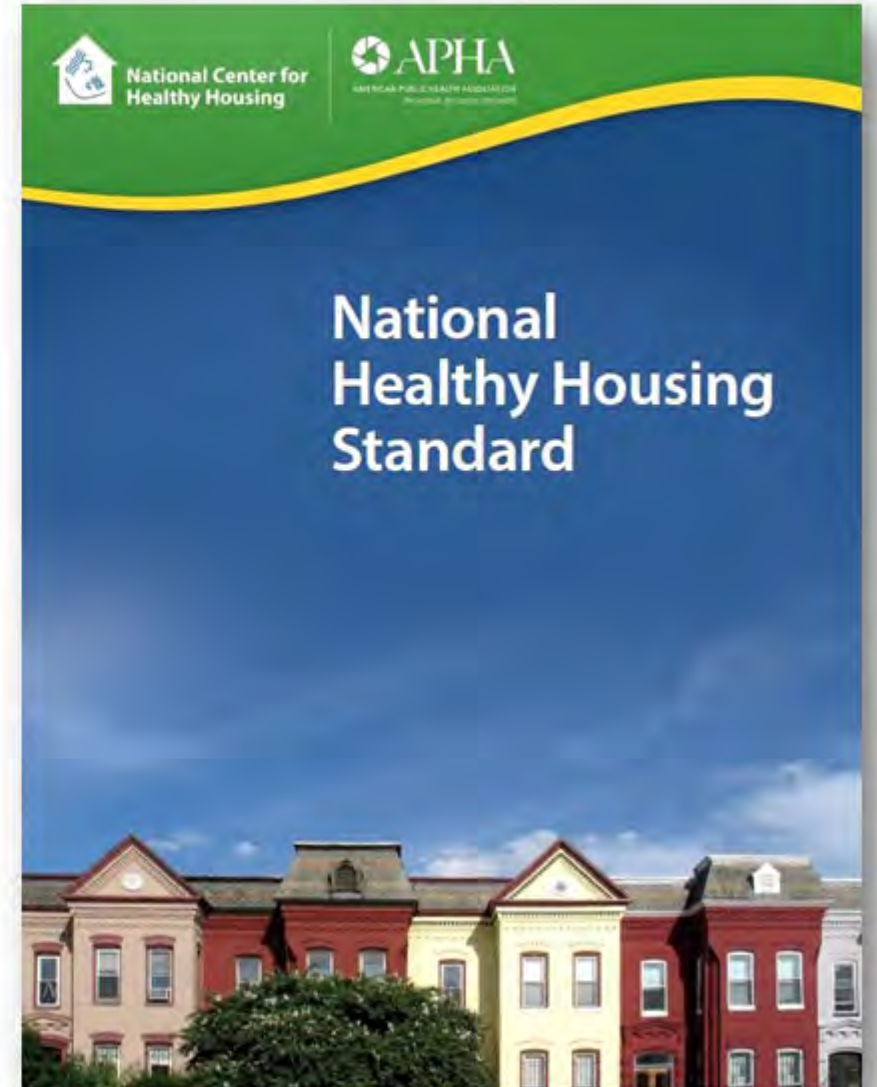
Equitable access

equal opportunities for credit

expand access to affordable housing

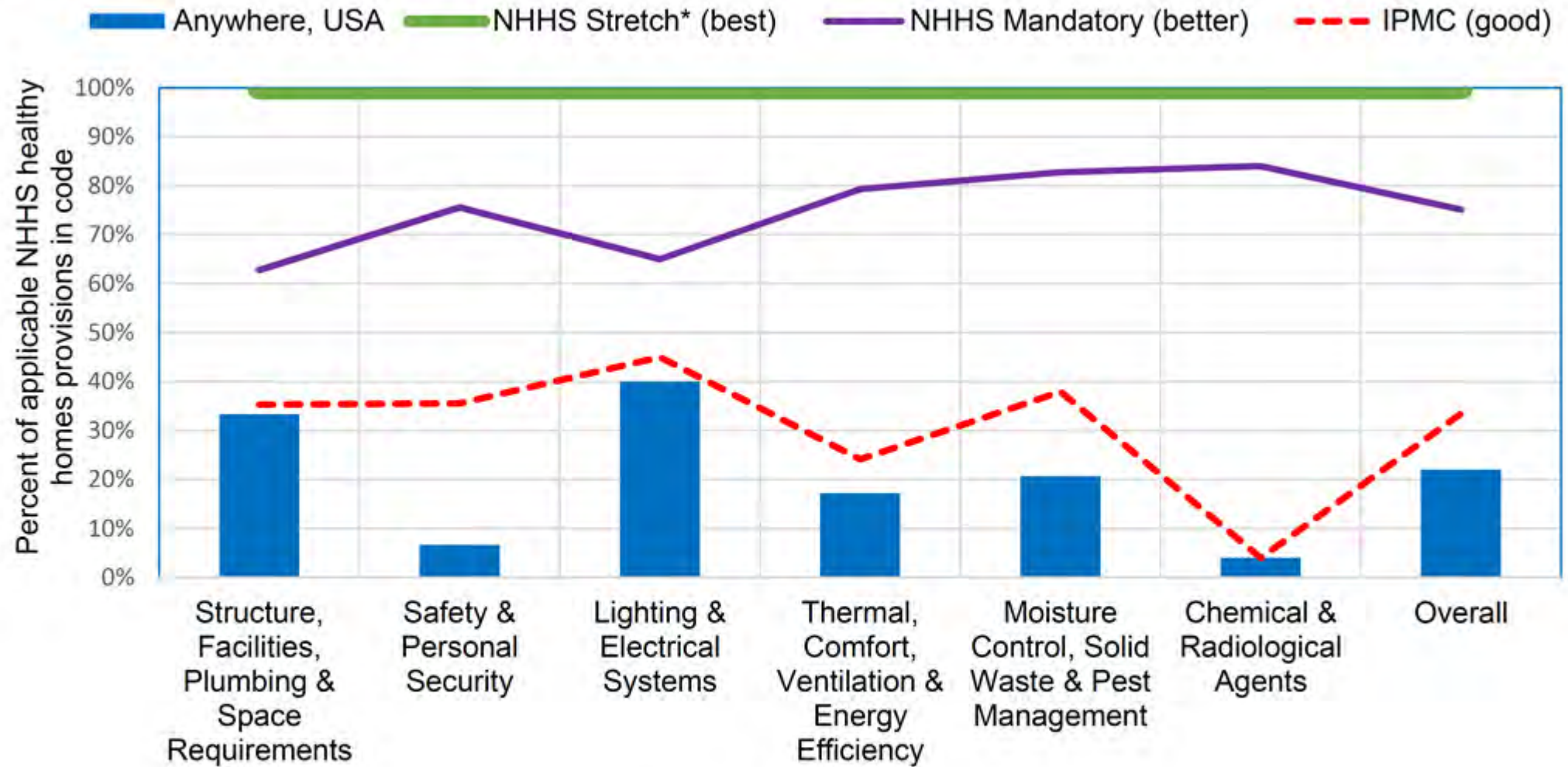
Opportunities IN action

National Center for
HEALTHY HOUSING



www.nchh.org/Policy/NationalHealthyHousingStandard.aspx

Figure 1: Comparison of Anywhere, USA Codes to IPMC and NHHS



Notes:

Percentages exclude those not applicable. See Tables 1 to 6 for details.

IPMC = International Property Maintenance Code (2015 version). See <http://shop.iccsafe.org>.

NHHS = National Healthy Homes Standard (2014 version)

* "NHHS Stretch" includes mandatory and stretch provisions of NHHS.

www.nchh.org/Policy/1000Communities/1KCPolicy/CodeEnforcementandRegulation/HowDoesYourCodeCompare.aspx



National Center for HEALTHY HOUSING

Healthy Housing Case Study CITY OF TUKWILA, WA



National Center for HEALTHY HOUSING

Moving Towards a Healthy Housing Ordinance DALLAS, TX



People spend approximately 90 percent of their time indoors, with an estimated 69 percent in the home.¹⁴ Environmental factors, such as lead and asthma triggers, originating in the home, can result in poor health.¹⁵ Quality of housing can impact people's health: according to the National Housing Standard, "20 to 30 percent of asthma cases are linked to home environmental conditions."¹⁶ Housing is a social determinant of health and an additional leading health indicator of Healthy People 2020, a science-based 10-year agenda for improving the nation's health.

Everyone deserves the right to a healthy home, regardless of income level, geography and lack of affordable and safe housing options. Unfortunately, the health of vulnerable populations, such as low-income children and people of color, is disproportionately negatively impacted due to substandard housing. Low-income individuals tend to rent units and may not have sufficient means to relocate to a better housing unit.

As of 2015, 61 percent of Tukwila, Washington, residents rented rather than owned their properties and relied on landlords to provide healthy home environments.¹⁷ Tukwila, Washington, rentals are higher than those in nearby cities — 54 percent of housing in Seattle, Washington, is rental and 43 percent of housing in King County, Washington, is rental.¹⁸

Since 2011, the Tukwila Community Development Department's Code Enforcement Office has worked to ensure safe and healthy homes for Tukwila renters through its Rental

Housing Licensing Program. This program requires owners of residential rental properties to hold Rental Business Licenses, which must be renewed on a yearly basis, and their rental units must pass inspections every four years. The inspectors of the rental units follow a [Rental Housing Licensing Program Inspection Checklist](#), which covers such factors as conditions of windows and frames, wall surfaces and smoke detectors.¹⁹

After overcoming some resistance in its early stages, the program has come to benefit both tenants and

property owners and making condition Enforcement staff challenge property maintenance problems, through the Program and staff hoped to bring the International Code — a maintenance code developed by the

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Everyone deserves the right to a healthy home, regardless of income level, geography and lack of affordable and safe housing options. Unfortunately, thanks to substandard housing, the health of vulnerable populations, such as low-income communities, children and people of color, is disproportionately negatively affected.²⁰

Low-income individuals tend to rent units and may not have sufficient means to relocate from substandard housing. Sixty-one percent of families in Dallas, Texas, live in rental properties and rely on landlords to provide and maintain healthy home environments.²¹ Recognizing the intersection of health and housing, the Health and Wellness Alliance for Children led efforts with city agencies and nonprofit partners to incorporate healthy housing standards in the Dallas City Housing Code.

The Health and Wellness Alliance for Children is a coalition of community-based organizations that works collaboratively to improve children's health and well-being in Dallas and Collin counties. The Alliance, formed

by Children's Health pediatric hospital, applies evidence-based approaches using working groups to accomplish its goal. In 2014, the Alliance's Physical Environments Working Group was moving toward an overarching goal of creating healthy indoor, outdoor and school environments. From partners and the community, the Working Group gained understanding of housing conditions and contributing factors, such as structural racism, and the need to address substandard housing.²²

To create healthy environments, the Working Group launched a brainstorming and exploratory phase of the planning process. Through this, it discovered the [National Healthy Housing Standards](#), which "bridges the health

and building code communities by putting modern public health information into housing code parlance."²³ It began working with the National Center for Healthy Housing, a national nonprofit committed to healthy homes and a co-author of NHHS. As part of its collaboration, NCHH provided a healthy housing training to Alliance members.

NCHH also provided training to city staff from various agencies interested in learning more about healthy housing. Much of the training focused on the multiple ways that housing is related to a person's health and provided participants with a new lens through which to view issues they worked on in the past. During this training, city staff discussed the

- On October 5, 2015, the Tukwila City Council adopted [Ordinance No. 2481](#), incorporating the NHHS within their local property maintenance code.
- On September 8, 2015, Dallas code officials presented plans to the City Council to update the local property code (including adoption of provisions in the NHHS addressing pests, moisture, and excessive temperatures). In September 2016, the [city council voted 12-1](#) to overhaul the city's housing standards and require code inspections of all rental homes.

National Center for HEALTHY HOUSING

www.apha.org/healthy-homes

Common Challenges

- Lack of data
- Financing
- Poor enforcement mechanisms
- Opposition (and perceived “costs” of improving housing quality)
- Unintended consequences

More tools

Tool

HOME → TOOLS AND DATA → HOUSING CODE TOOLS → CODE COMPARISON TOOL → TOOL

COMING

SOON!

CCT Navigation

ABOUT THE CODE COMPARISON TOOL
YOUR CCT ACCOUNT
COMPARE YOUR CODES

A. MOISTURE CONTROL

Moisture, Kitchen

B. PEST & WASTE MANAGEMENT

C. PLUMBING & WATER SYSTEMS

Plumbing, Bathroom

D. INJURY PREVENTION

Walking Surface, Window Guards, Pools

E. CHEMICAL HAZARDS - BUILDING PRODUCTS

Lead, Asbestos, Toxic Materials

F. CHEMICAL HAZARDS - OTHER

Radon, Pesticides, Methamphetamine, Smoke, Noise

G. VENTILATION

H. HEATING & MECHANICAL

Heating Systems, Mechanical Facilities

I. LIGHTING & ELECTRICAL

Lighting, Electrical Systems, Outlets

J. FIRE SAFETY

Egress, Smoke Alarms, Fire Extinguisher, CO Alarms, Chemical Storage

K. STRUCTURAL

Structural and Facilities, Locks/Security, Air Sealing

SECTION A : Moisture Control

Questions: 9 | Total Responses: 14 | Estimated Time: 15 min.

Code Areas: Moisture Control

MOISTURE

1: The code requires the premises to be graded and maintained to prevent the erosion of soil and to prevent the accumulation of water on the premises or within the structure.

*Hint: If IPMC adopted, see 302.2
Otherwise, search for "graded."*

Does not meet standard

Partially meets standard

Meets or exceeds standards

2: The code requires the building drainage system to direct water away from the structure.

*Hint: If IPMC adopted, see 304.7
Otherwise, search for "gutters" and/or "downspouts."*

Does not meet standard

Partially meets standard

Meets or exceeds standards

For more information...

- www.lung.org/our-initiatives/healthy-air/indoor/
- www.lung.org/our-initiatives/tobacco/smokefreeenvironments/multi-unit-housing/secondhand-smoke.html
- www.cdc.gov/HealthyHomes/
- www.cdc.gov/healthyplaces/media.htm
- www.cdc.gov/nceh/lead/
- www.nchh.org
- www.nchh.org/Policy/NationalHealthyHousingStandard.aspx
- www.rwjf.org/content/dam/farm/reports/issue_briefs/2011/rwjf70451

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