

Alameda County Healthy Homes Project



“Endless Possibilities”

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Poisoning Prevention Program**

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Overview

- HUD-funded Healthy Homes demonstration grant
 - Treating over 225 units
 - Utilizing environmental, housing, and concurrent medical treatment
- Partnerships
- Opportunities

Elements of Project

- Assessment of unit
- Allergen dust sampling
- Radon testing
- Education of occupant
- Housing intervention
 - Basic intervention
 - Enhanced intervention
- Follow up on intervention and occupant

Basic Intervention

- Complete HEPA vacuuming of home
- Application of:
 - dust mite/flea killer
 - allergen neutralizer
 - boric acid behind stove and refrigerator (IPM prevention)
- Cleaning of:
 - refrigerator coils
 - wall furnace/exhaust fans
 - stove
 - refrigerator drip pan
- Installation of:
 - mattress/pillow covers
 - smoke detector
 - fire extinguisher
 - *air purifier*
 - *cabinet / drawer latches*
 - *outlet covers*

Enhanced Intervention

- Installation of:
 - Exhaust fan in bathroom (time-delay switch)
 - Hood fan in kitchen
 - Minor plumbing repairs
 - Removal of carpet in child's room
 - Safety hazard remediation
 - Replacement of security bars
 - Installation of lattice on sub-code guardrail
 - Installation of wall ceramic tile next to stove

Referrals

- ❑ Weatherization programs
- ❑ City CEDA programs
 - Minor home repair
 - Emergency home repair
 - Rehabilitation programs
- ❑ Landlord-tenant mediation
- ❑ Psychosocial services
- ❑ Animal rescue services
- ❑ Other

Health Outcomes

- Participants will demonstrate:
 - reduction in asthma symptom severity or number of hospitalizations and/or ER visits
 - increased knowledge on how to control asthma and allergy triggers
 - increased knowledge of minor injury prevention in the home

- Participants will implement measures to improve conditions in the home reducing asthma triggers

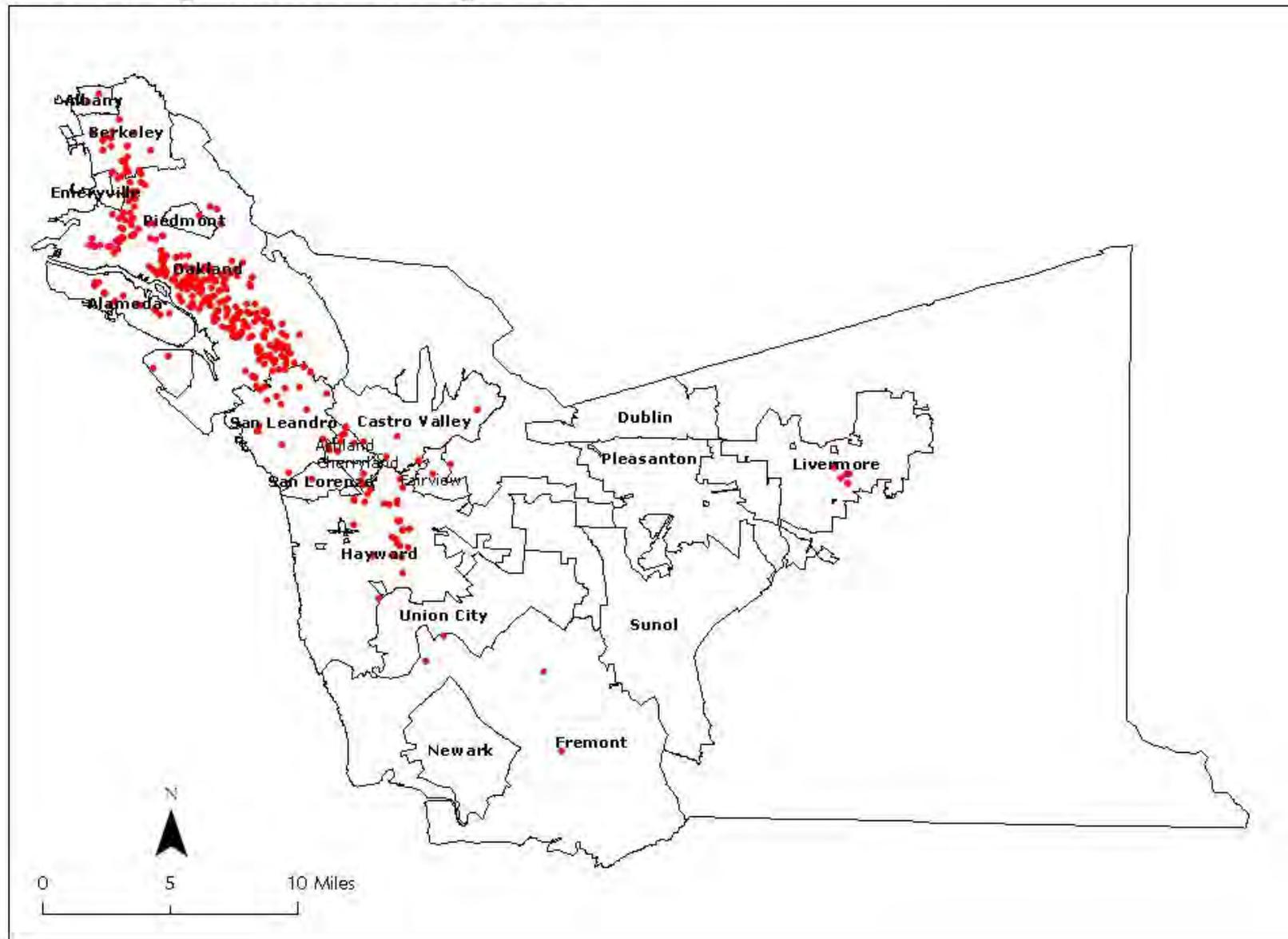
- Participants not previously screened for lead will be screened

Housing Outcomes

- Improvement in ventilation and moisture control (visible reduction in mold growth)
- Improvement in the management of pests (dust sampling for allergen levels)

Referrals from Medical Providers 2007

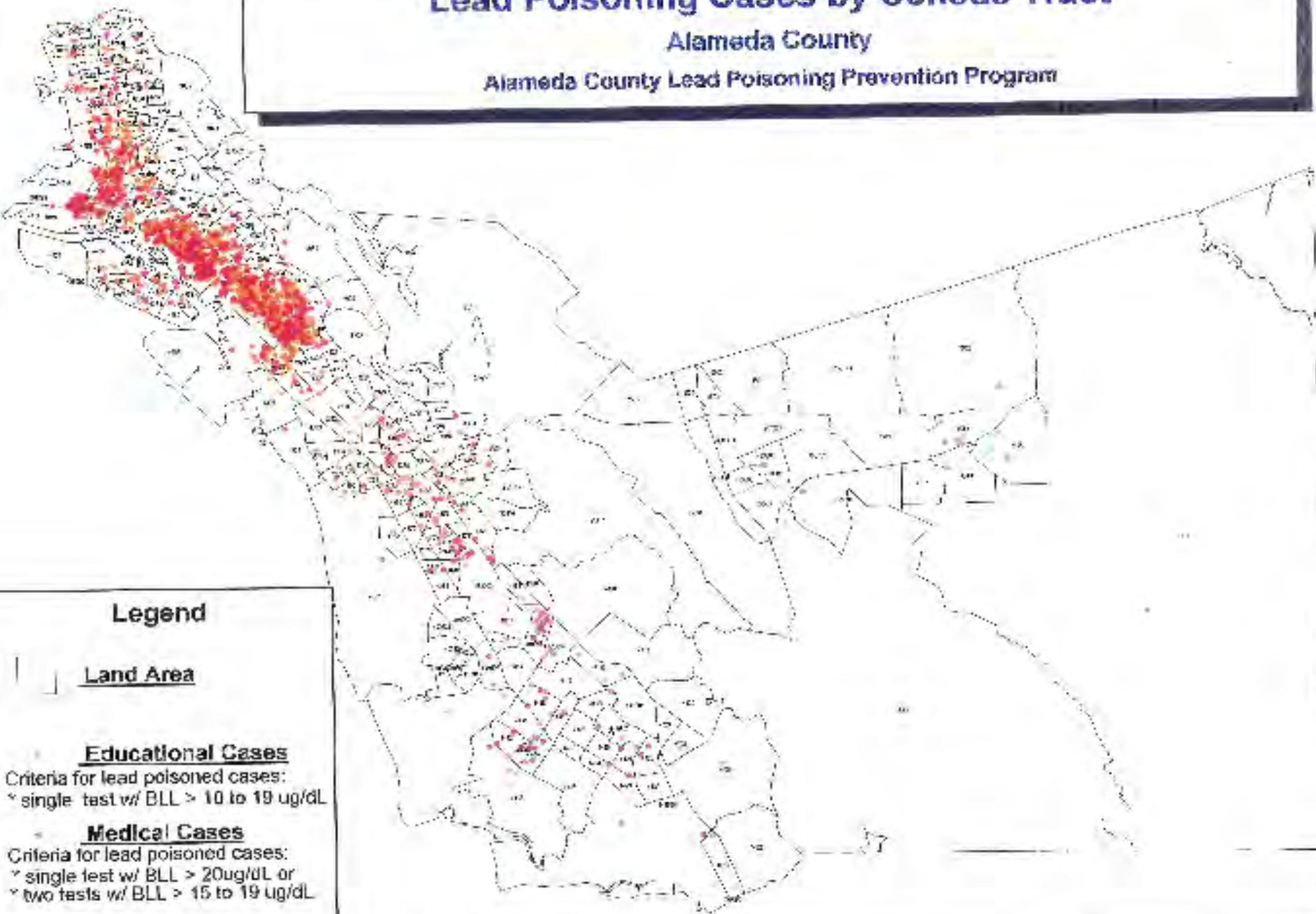
(Children diagnosed with asthma ages 0-18)



Lead Poisoning Cases by Census Tract

Alameda County

Alameda County Lead Poisoning Prevention Program



Legend

Land Area

Educational Cases

Criteria for lead poisoned cases:
* single test w/ BLL > 10 to 19 ug/dL

Medical Cases

Criteria for lead poisoned cases:
* single test w/ BLL > 20ug/dL or
* two tests w/ BLL > 15 to 19 ug/dL

Partnership and Collaborative Relationships



Steps to Partnerships and Collaboration

- Set the Stage
- Define what HH means in your community
 - needs of community
- Get “buy-in”
 - funding stream
- Know your demographics
- Establish partners and get them in place
 - existing programs/agencies
- “Active” collaboration
- Avoid competition
 - niche (public health vs. housing)

Partnerships

- ❑ Prescott-Joseph Center for Community Enhancement
- ❑ Children's Hospital & Research Center, Oakland
- ❑ Alameda County Asthma Coalition
- ❑ Community Energy Services Corp.
- ❑ Manos Janitorial Cooperative
- ❑ EMSL Laboratory

Partnerships

- Richard Heath & Associates
 - Weatherization programs
 - Housing Authorities
 - Lead Hazard Control grants
-
- Utility Companies
 - Minor Home Repair programs
 - Emergency Home Repair programs

Collaborations

- ❑ Kaiser Hospital, Oakland
- ❑ Regional Asthma Management Program
- ❑ American Lung Association
- ❑ Neighborhood Clinics
- ❑ Private medical providers
- ❑ School District nurses
- ❑ Social Services agencies/programs

Healthy Homes Consortium

- Meetings held quarterly
- Provides forum for:
 - Project results
 - Suggestions for improvements
 - Intervention services
 - Administrative
 - Address partners/collaborators concerns

Opportunities Created through Collaboration



Opportunities

- Contracts with local public housing authorities
 - Oakland and Berkeley Housing Authorities
 - Fee for Service
 - Assessment
 - Intervention
 - Education
 - Training
- Developing contracts with private managed care plans (in process)

Opportunities

- Training partner with NCHH in:
 - Healthy Homes Practitioner
 - IPM in MFH (HA special contract)
 - Launching a HH Initiative

- Building Alliances:
 - Housing Authorities
 - California Dept. of Public Health
 - City/County of San Francisco
 - Advisory Boards
 - County Public Health Department
 - County Environmental Health Departments
 - Private Industry (Lowe's, Ace, PG&E)

Caveat

Lead model \neq Healthy Housing model



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Healthy Homes Pony Express Style City of St. Joseph, Missouri



The City of

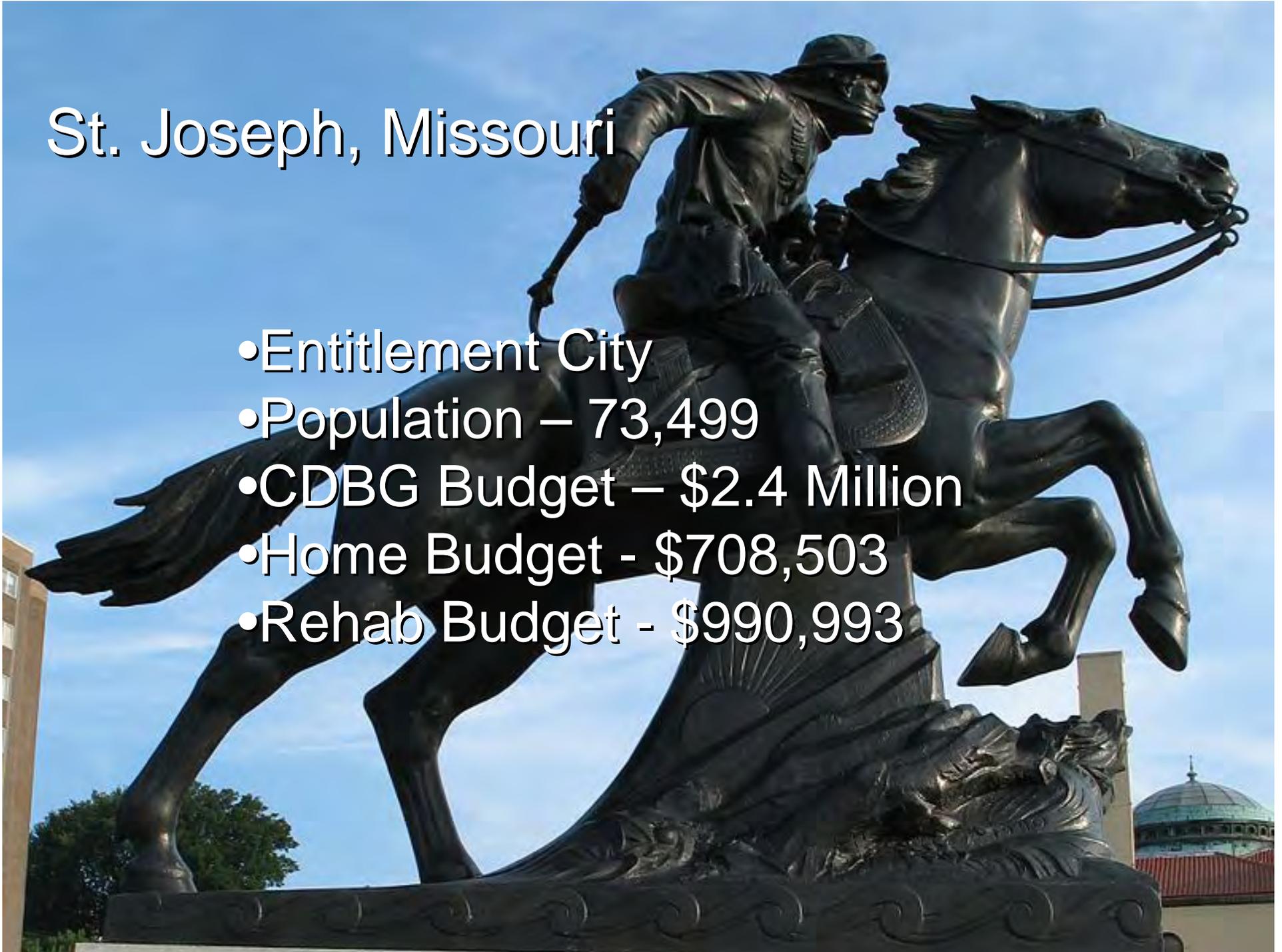
St. Joseph

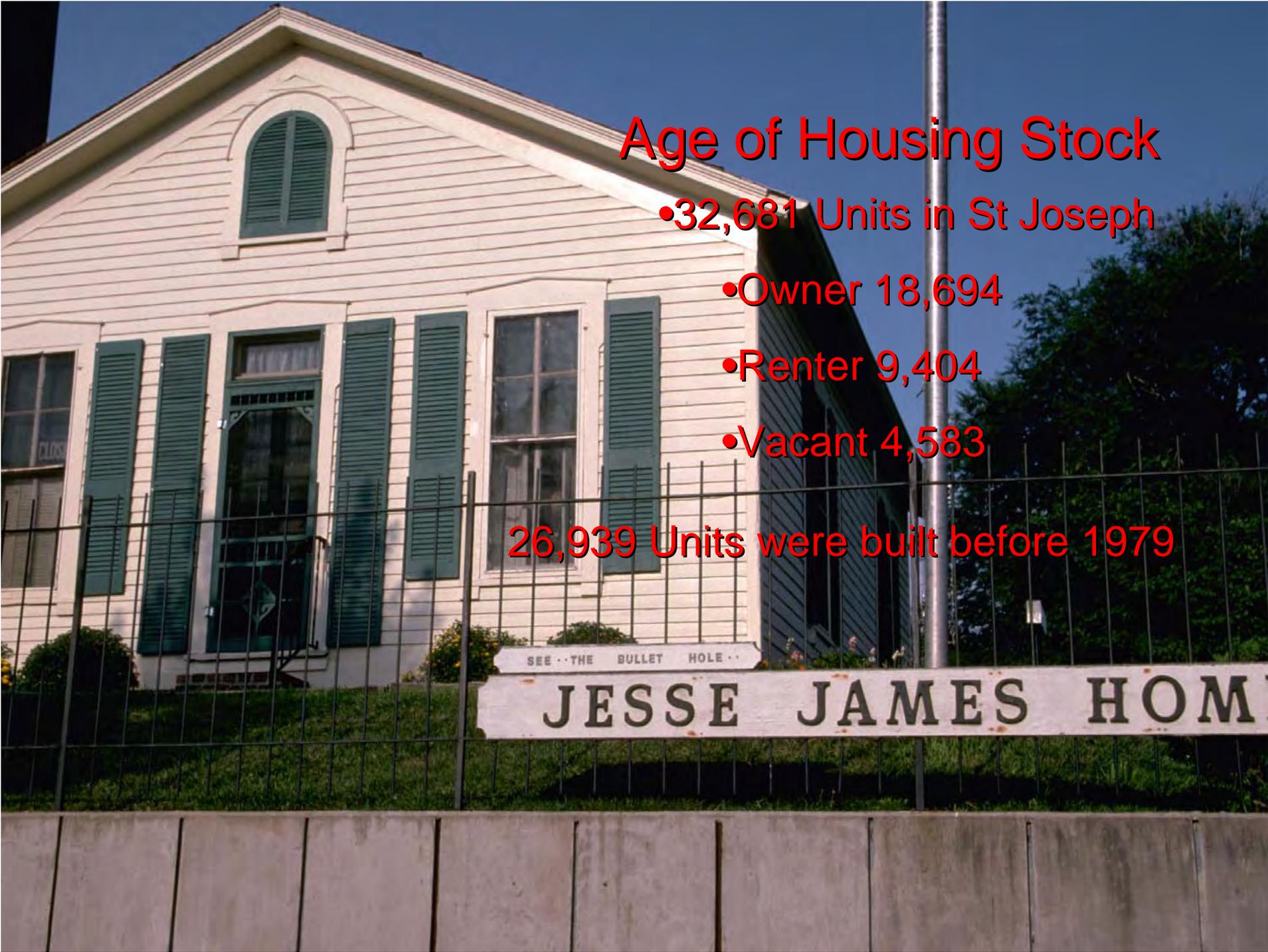
Missouri

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St. Joseph, Missouri

- Entitlement City
- Population – 73,499
- CDBG Budget – \$2.4 Million
- Home Budget - \$708,503
- Rehab Budget - \$990,993





Age of Housing Stock

- 32,681 Units in St Joseph
- Owner 18,694
- Renter 9,404
- Vacant 4,583

26,939 Units were built before 1979

Why we're here....



St. Joseph/Buchanan County Health Department:
Average 40 EBL's per year – blood lead levels range from 10 to 76



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EBL Testing



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Program Design

- Owner-occupied rehab program since 1980
- Address all code violations
- Eliminate sub-standard housing
- Eliminate lead hazards
- Rehab program with a lead component





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Program Design Decisions

- Use staff or consultants
- Added cost to homeowner
- 80% area median income – family of 4 - \$41,750
- HeRO Program





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Before



After

Lead abatement and
rehab project



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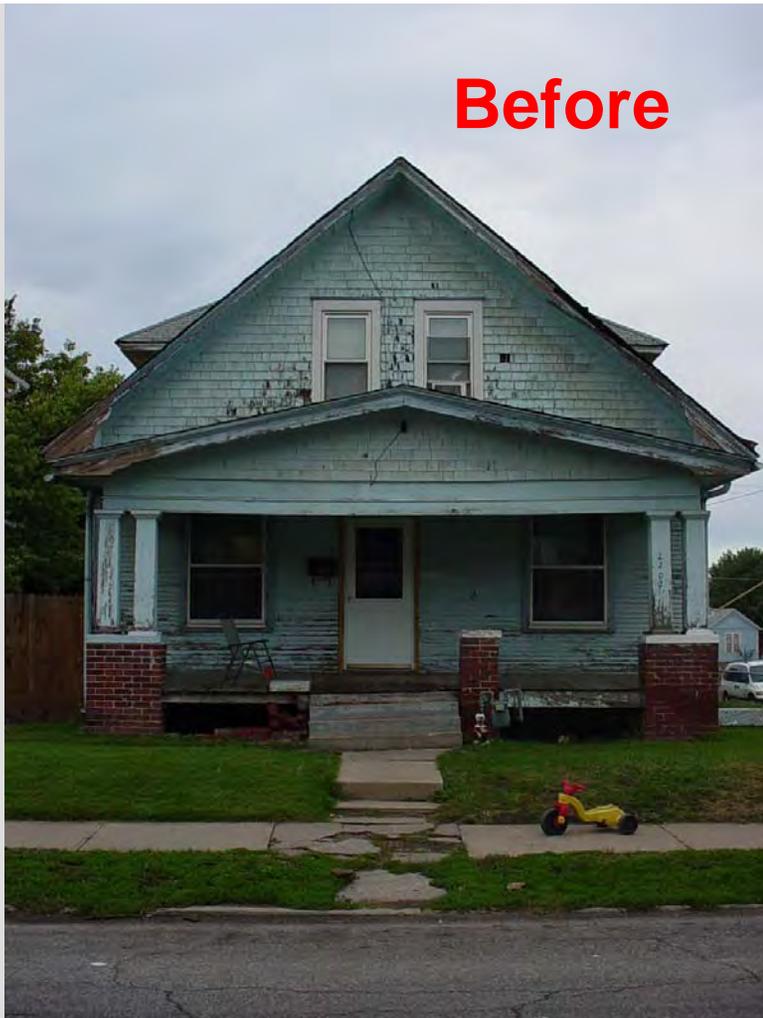
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How the program works

- Low interest rehab loans
 - 0% to 4% interest rate
 - over 62 or disabled receive a DPL (Deferred Payment Loan)
 - Lead Hazard grants



Before



After



Lead abatement
and rehab project



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Lead abatement and
rehab project



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Education

- Contractors
 - How to increase the pool? (1)
- Homeowners and public
- Media

(1) City provided training for 9 contractors in 2001



Lead Safe Housing

Lead safe apartment for EBL cases or relocation during lead hazard control work

Before



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After



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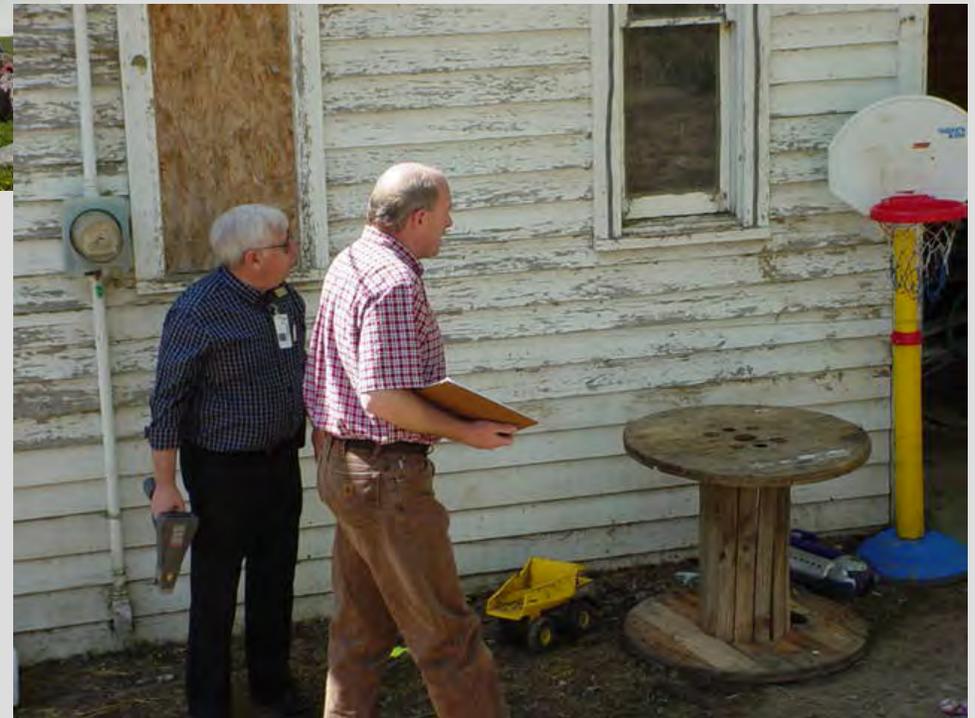
WOW!! The program can work!



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Before



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A happy healthy home
for all!



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Before



After



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Partners

- Missouri Housing Development Commission
- CHDO's
- Health Department
- Contractors
- Home Owners

Rental Production



Warehouse Row – 2005
90 Lead Safe rental units
\$15,000,000 invested



4th Street lofts



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Tax Credit Projects

San Regis Apartments 2008
39 lead safe rental units
\$9,000,000 invested



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Historic Preservation

1 classy rehab
1 lead poisoned child



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15th street abandoned property
5 buildings – \$1 million abatement costs



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Historic Preservation

- 2 Local Historic Districts
- 17 National Historic Districts
- Resistance from Preservation Community
- 1 award winning restoration
- 1 lead poisoned child



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Aunt Jemima Pancake House



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Questions

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