Why does housing matter?
Why does housing matter?

Americans spend 70% of their time at home.

National Center for HEALTHY HOUSING

National Human Activity Pattern Survey
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

National Center for
HEALTHY HOUSING
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

www.nchh.org/Policy/NationalHealthyHousingStandard.aspx
Figure 1: Comparison of Anywhere, USA Codes to IPMC and NHHS

Percent of applicable NHHS healthy homes provisions in code

<table>
<thead>
<tr>
<th>Category</th>
<th>Anywhere, USA</th>
<th>NHHS Stretch* (best)</th>
<th>NHHS Mandatory (better)</th>
<th>IPMC (good)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structure, Facilities, Plumbing &amp; Space Requirements</td>
<td>30%</td>
<td>100%</td>
<td>90%</td>
<td>80%</td>
</tr>
<tr>
<td>Safety &amp; Personal Security</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>70%</td>
</tr>
<tr>
<td>Lighting &amp; Electrical Systems</td>
<td>60%</td>
<td>70%</td>
<td>80%</td>
<td>90%</td>
</tr>
<tr>
<td>Thermal, Comfort, Ventilation &amp; Energy Efficiency</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>70%</td>
</tr>
<tr>
<td>Moisture Control, Solid Waste &amp; Pest Management</td>
<td>20%</td>
<td>30%</td>
<td>40%</td>
<td>50%</td>
</tr>
<tr>
<td>Chemical &amp; Radiological Agents</td>
<td>10%</td>
<td>20%</td>
<td>30%</td>
<td>40%</td>
</tr>
<tr>
<td>Overall</td>
<td>30%</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
</tr>
</tbody>
</table>

Notes:
Percentages exclude those not applicable. See Tables 1 to 6 for details.
NHHS = National Healthy Homes Standard (2014 version)
* "NHHS Stretch" includes mandatory and stretch provisions of NHHS.

Source: www.nchh.org/Policy/1000Communities/1KCPolicy/CodeEnforcementandRegulation/HowDoesYourCodeCompare.aspx
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.
Common Challenges

• Lack of data
• Financing
• Poor enforcement mechanisms
• Opposition (and perceived “costs” of improving housing quality)
• Unintended consequences
**SECTION A : Moisture Control**

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

**Code Areas: Moisture Control**

<table>
<thead>
<tr>
<th>MOISTURE</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Does not meet standard</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Note:** If IRC adopted, see 302.2. Otherwise, search for “graded.”

<table>
<thead>
<tr>
<th>MOISTURE</th>
<th>2: The code requires the building drainage system to direct water away from the structure.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Does not meet standard</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Note:** If IRC adopted, see 104.7. Otherwise, search for “gutters” and/or “catchpans.”
For more information...

- www.lung.org/our-initiatives/healthy-air/indoor/
- www.cdc.gov/HealthyHomes/
- www.cdc.gov/healthyliving/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