

Notes from Oakland Meeting
May 30, 2009

Rebecca presented

Key questions/comments:

- ✓ Injury prevention for both children and seniors should be included in legislation – for example a requirement that grab bars
- ✓ Are the code grants competitive? How will communities access these funds?
- ✓ Who is responsible for ensuring that energy contractors doing weatherization work are aware of and performing quality work in terms of lead poisoning prevention and healthy homes activities?
- ✓ Is there greater awareness of healthy homes and lead poisoning today?

Maricella provided a brief historical perspective on how Oakland moved from lead to healthy homes.

As early as 1998, Alameda began collaborating with RAMP to develop a healthy homes approach. They received one of the first HUD healthy homes grants in 2000. They have completed 6 lead grants.

Dennis Jordan presented Alameda's healthy homes program.

Health outcomes:

- ✓ Focuses on children with asthma
 1. Addresses asthma triggers
 2. Injury prevention
 3. Lead screening
 4. Education for caregivers

Housing outcomes:

- ✓ Improve ventilation and moisture control
- ✓ Improve pest management

The County has lots of partners

- ✓ Weatherization
- ✓ Housing authorities
- ✓ Utilities
- ✓ Minor repair
- ✓ Emergency repair
- ✓ Laboratories
- ✓ Neighborhood clinics
- ✓ ALA

Need to reunite housing and health communities.

Examples of healthy homes interventions:

- ✓ Cleanable flooring

- ✓ Repair plumbing leaks
- ✓ Allergen reduction treatment
- ✓ Energy conservation
- ✓ Water conservation
- ✓ Maintenance
- ✓ Radon testing
- ✓ Safety measure installation

Mice can get through a hole that is a quarter of an inch

Rats a half inch

Roaches – eighth of an inch

300 units complete

Costs per house – excluding ventilation – approximately \$300-\$500

Including handrails, exhaust fans, etc. – average \$1,500

Alameda County works with the Oakland Housing Authority

- ✓ Visual assessments for clients who do not have asthma but may have a mold problem
- ✓ Housing authority has seen a significant drop in their losses –from \$75,000 to \$12,000. They are no doing windows, ventilation, roof replacement. Using their loss savings to re-invest in the properties.
- ✓ Would be interesting to show the health care savings and the educational savings associated with this program.
- ✓ The county does client satisfaction survey – they do a “total quality improvement” approach.

Building performance is critical – George could train contractors, including Dennis’ staff to do the diagnostics.

- ✓ Do you perform a CVA –combustion ventilation assessment
- ✓ Are you measuring air changes
- ✓ Installing vapor barrier

Contacts for connecting energy efficiency and health:

Sustainable Spaces – Matt Golden

Bob Knight - BKI (they run the California Building Performance Contractors Association)

Leif Magnuson – EPA – CA Home Energy Retrofit Community

Bruce Mast – Build-it Green (Green Point Rating System)

Questions:

What are the enrollment issues? 25% of folks they just couldn’t reach. They have had a lot of over-subscription. The healthy homes community specialists have done a lot of grassroots outreach.

Do codes exist and what are the barriers to implementation? Yes they exist. The process takes too long.

Should we move from a focus on individuals homes to the neighborhood level?

Due Process: It takes a long time to bring folks into compliance.

Need for the city to move into repair the homes within say 30 days and bill the property owner. Will they be able to collect? They could escrow the rent.

Marie Roberts De La Parra presented her work to engage the African American community in green building. Her development company works on both market rate and affordable housing. The do “greenovation”.

“We are in the elevation business” – we need to be elevating one another.

HUD is asking housing authorities to move to asset-based management. There may be a window of opportunity to green housing authority properties.

John Poersch is the executive director of HUD in DC?

What is revitalization? This needs to be better defined – especially when

Green space project – see Maria’s write-up on this. How do you go green and how do you incorporate green jobs in this. Green labor is not all that. We need to provide a living wage – not \$15/hour. Pathways out of poverty are not \$15/hour.

Group 1:

Group 2:

Group 3:

Predatory habitability – property owners are preying on immigrant and refugee populations assuming that these families will accept substandard conditions.

Building officials and city attorneys need to be at the table.

Proactive and preventive rental inspection program - that they are systematic in nature, paid for a fee basis. The fee is legal under proposition 215 because the rental property is a commercial business.

Need to distinguish landlord and tenant issues and develop a strategy to accomplish both. Aging in place also needs to be part of the agenda.

Determine how collaborations are working and how can we create new collaborations. How can we implement “One Touch”.

Research question - what is Chicago doing that is impacting their rental housing?

Breathmobile – coming to Alameda County!

Healthy Housing Symposium June 16th-June 17th

Pueblo is harvesting excess fruit that grows on individuals yards – the fruit are delivered to low-income seniors.

Rising Center offers free green house call to give residents free energy use and water recommendations. You can also get light bulbs, clotheslines, etc. This is for all income levels.