

Summary of July 27, 2009 *National Healthy Housing Policy Summit Follow Up Meeting*

Introduction: On July 27, the National Center for Healthy Housing (NCHH) convened a 15 leading national organizations (contact list attached) who expressed interest in following up on the many recommendations that came out of NCHH's first *National Healthy Housing Policy Summit* held in early May. (For a summary of the summit and its full recommendations, see: <http://www.nchh.org/Policy/Policy-Summit.aspx>). NCHH Executive Director Rebecca Morley chaired the meeting and began by having each attendee explain why and how they felt their organization should be involved in a collective healthy housing policy effort. Rebecca then guided the discussion on these issues:

Forming a *Safe & Healthy Housing Coalition*: Rebecca first gauged the group's interest in forming an informal, non-dues coalition that would define and work on a short, clear and realistic agenda of federal and national legislative and regulatory issues to promote safe and healthy housing, particularly for the low-income. The attendees were broadly supportive of the idea, so Rebecca circulated a two-page set of DRAFT Coalition Guidelines (see attached) and asked for their feedback by email.

ACTION ITEM BY MONDAY AUGUST 24: For meeting attendees and other groups interested in joining such an informal coalition, please review the attached draft guidelines and email any comments to rmorley@nchh.org.

Developing a National Action Plan: The main thrust of the meeting focused on developing a National Healthy Housing Action Plan to guide the proposed Coalition's work. The May 7th Policy Summit produced 55 initial recommendations. After deleting those that were too broad, vague or unrealistic, and those focused primarily on the state or local level, NCHH circulated to the invitees (prior to the meeting) 20 recommendations (see attached) in three categories:

1. *National Collaboration/Partnership-Building Options* (4)
2. *Federal Legislative Options* (8)
3. *Federal Regulatory/Administrative Options* (8)

The participants discussed and evaluated the 20 options and what the focus/outcomes of this group should be. They also discussed related issues, including:

- ✓ making sure we focused not just on assisted housing but owner-occupied, private (unassisted) rental, and rural, where many low-income folks live;
- ✓ how HH can fit into their existing agendas;
- ✓ the need to keep up with current legislative, regulatory and community actions related to HH/energy/housing/health/;
- ✓ how HH can help direct their future programming; and
- ✓ the importance of including safety issues (injury prevention) in all HH discussions.

Many of the attending groups had already identified one of the 20 options – supporting Sen. Jack Reed's two Healthy Housing bills – as a priority in their "Commitment Letter" to NCHH for

the May 7th National Healthy Housing Summit. Rebecca summarized the bills and reported that Sen. Reed has secured a Republican cosponsor, Mike Johanns (R., Neb.) for his [Healthy Housing Council Act](#) but still lacked a Republican cosponsor for his broader [Research, Hazard Intervention, and National Outreach for Healthier Homes Act](#).

Initial “Cut” of Group’s Top Priorities: The group then prioritized the 20 options through an informal process in which they considered each option’s potential impact, chances of success, and other factors. Based on their votes, 10 options (as modified by the group in red) garnered a broad enough level of support to be included in a “first-cut” draft of a National Action Plan (details of each are in the attached list of the original 20 recommendations):

1. National Collaboration/Partnership-Building Priorities

- **Form a National Safe and Healthy Housing Coalition, Steering Committee and Expand Membership** (Invite all attendees of May 7th National Policy Summit and possibly the International Code Council, Institute for Business and Home Safety, Housing Assistance Council, and Community Revitalization Alliance to next meeting.)
- **Begin a Dialogue with Health Insurers, Major Employers, and CMS**
- **Approach the Congressional Black, Asian Pacific Islanders and Hispanic Caucuses**

2. Federal Legislative Priorities

- **Work Collectively to Pass Senator Jack Reed’s Two Healthy Housing Bills**
- **Advocate for Sustainable Funding/Appropriations of Current Healthy Housing Programs**
- **Support the “Community Building Code Administration Grant Act of 2008”**

3. Federal Regulatory/Administrative Priorities

- **Add a Healthy Housing Inspection Requirement OR Incentive to Federally-Backed Mortgages**
- **Seek HUD Regulatory/Policy Change on Homes It Resells “As Is” By Requiring a HH Inspection or At Least Disclosure of HH Hazards**
- **Expand Recent Efforts to “Green” HUD-Owned and Assisted Housing into Healthy Housing**

While all agreed that community issues (transportation, climate change, etc.) also impact healthy housing, the coalition’s initial focus should be on improving the health and safety of the built environment (the housing structure itself), with perhaps addressing broader healthy community issues in the longer term.

Three Short-term Working Groups Established: The participants agreed that they should divide into three short-term working groups, one to work on each category of issues over the next 6-12 months:

1. National Collaboration/Partnership-Building Working Group

Rebuilding Together	Greg Secord GSecord@rebuildingtogether.org
Children's Health Forum	Melanie Hudson mhudson@chf4kids.org
Sustainable Community Development	Phil Johnson info@sustainablecommunitydevelopment.org
American Society of Home Inspectors	Randy Pence CHA_RP@Hotmail.com
Robert Wood Johnson Foundation	Wilhelmine Miller millerwd@gwu.edu
Home Safety Council	Patricia Adkins Patricia.Adkins@homesafetycouncil.org
NCHH <i>ex officio</i>	Rebecca Morley rmorley@nchh.org
<u>Secretary:</u>	NCHH (John Giglio johngiglio@cox.net)

2. Federal Legislative Working Group

Assn. of State/Terr. Health Officials	Abraham Kulungara akulungara@astho.org
Rebuilding Together	G. Secord/Lars Peterson lpeterson@rebuildingtogether.org
Natl. Low Income Housing Coalition	Linda Couch- <i>suggestion</i> linda@nlihc.org
Children's Health Forum	Melanie Hudson mhudson@chf4kids.org
Alliance for Healthy Homes	Patrick MaCroy pmacroy@afhh.org
American Society of Home Inspectors	Randy Pence CHA_RP@Hotmail.com
NCHH <i>ex officio</i>	Rebecca Morley rmorley@nchh.org
Home Safety Council	Patricia Adkins Patricia.Adkins@homesafetycouncil.org
<u>Secretary:</u>	NCHH (John Giglio johngiglio@cox.net)

3. Federal Regulatory/Administrative Working Group

U.S. Green Building Council	Casius Pealer cpealer@usgbc.org
Enterprise Community Partners	Dana Bourland dbourland@enterprisecommunity.org
American Society of Home Inspectors	Marvin Goldstein mgoldstein@inspectpro.com
Alliance for Healthy Homes	Patrick MaCroy pmacroy@afhh.org
Natl. Assn. of Realtors	Russell Riggs rriggs@realtors.com
NeighborWorks	Thomas P. Deyo tdeyo@nw.org
American Public Health Assn.	Tracy M. Kolian- <i>suggestion</i> tracy.kolian@apha.org
NCHH <i>ex officio</i>	Rebecca Morley rmorley@nchh.org
<u>Secretary:</u>	NCHH (John Giglio johngiglio@cox.net)

ACTION ITEMS FOR EACH WORKING GROUP BY Thursday, September 11th: Rebecca will recruit a Chair for each workgroup, and each GROUP will then meet to do the following:

1. More closely examine, refine, and reprioritize the initial cut of recommendations
2. Define in a one-pager a set of objectives and next steps for the coalition to undertake on one or more of the work group's top priorities
3. Be prepared to brief the full coalition at its next meeting, using the one-pager

Next Meeting Being Scheduled for September 15, 2009 at NCHH's Washington, DC Office - 630 Eye Street, NW – First Floor Conference Room: The group agreed that we should meet next month and then have a monthly meeting or conference call thereafter for the next 6-12 months to move each working group's agenda forward, then take stock.

ACTION ITEMS FOR NCHH FOR NEXT MEETING: Prior to the next meeting, NCHH will:

- Prepare the agenda, which will include:
 - Report from each Working Group Chair on its initial priorities and next steps

- Showcase of an individual coalition member on programs it has planned or underway to promote HH to its members and/or clients
- Review any comments on the draft Coalition Guidelines, revise them, and circulate a revised final draft for a vote on adoption at the next meeting
- Draft a 1-2 page Draft Case Statement of “where as” statements that lay out the basic problems of unhealthy housing and the need for coordinated action by the nonprofit, private and federal government sectors (for group review)
- Request the opportunity to present to the *Federal Interagency Healthy Homes Work Group*

For More Information: If others who did not attend this initial meeting would like further information on how to get involved, contact Rebecca Morley, NCHH Executive Director, at: rmorley@nchh.org or (443) 539-4159.

Attachments:

1. Contact List
2. Draft Coalition Guidelines
3. Soliciting Your Top Priorities for a *National Healthy Housing Action Plan*

Attachment 1: Meeting Attendees Contact List

Organization	Name	Email
Alliance for Healthy Homes	Patrick MaCroy	pmacroy@afhh.org
American Public Health Association	Tracy M. Kolian	tracy.kolian@apha.org
American Society of Home Inspectors	Marvin Goldstein	mgoldstein@inspectpro.com
American Society of Home Inspectors	Randy Pence	CHA_RP@Hotmail.com , info@washingtonlobbyists.com
Association of State/Territories Health Officials	Abraham Kulungara	akulungara@astho.org
Children's Health Forum	Melanie Hudson	mhudson@chf4kids.org
Enterprise Community Partners	Dana Bourland	dbourland@enterprisecommunity.org
Home Safety Council	Patricia Adkins	patricia.adkins@homesafetycouncil.org
National Association of Realtors®	Russell Riggs	rriggs@realtors.com
NCHH	Kate Kuholski	kkuholski@nchh.org
NCHH	Rebecca Morley	rmorley@nchh.org
National Low Income Housing Coalition	Linda Couch	linda@nlihc.org
NeighborWorks	Thomas P. Deyo	tdeyo@nw.org
Non-Profit Edge Consulting/NCHH	John Giglio	johngiglio@cox.net
Rebuilding Together	Greg Secord	GSecord@rebuildingtogether.org
Rebuilding Together	Lars Peterson	lpeterson@rebuildingtogether.org
RWJF Commission	Wilhelmine Miller	millerwd@gwu.edu
Sustainable Community Development	Phil Johnson	info@sustainablecommunitydevelopment.org
U.S. Green Building Council	Casius Pealer	cpealer@usgbc.org
U.S. Green Building Council	Zach Postone	zpostone@usgbc.org

Attachment 2 – Draft Coalition Guidelines

Draft Guidelines for National Healthy Housing Coalition

I. Purposes

These Guidelines provide the broad framework for a mutually beneficial working relationship between all organizations participating in the National Healthy Housing Coalition (“Coalition”). Each organization has recognized expertise and has demonstrated leadership in its respective field(s).

This Coalition is being formed to explore, and where agreed on, pursue national/federal public policies, communications, programming and other collaborative activities as described in the proposed *National Healthy Housing Action Plan*, and for related purposes as agreed to. The Coalition shall focus on promoting healthier and safer housing conditions in the U.S., particularly for the low-income, children, the elderly, minorities and other vulnerable populations. These purposes may be modified by mutual agreement.

II. Retention of Individual Entity Independence and Responsibilities

Each member is and remains an independent tax-exempt or other corporation. No additional corporate entity is being created. The intent of these Guidelines is to describe the general operations of an informal Coalition. Each organization retains final authority to determine the types and amount of collaborative activities it will engage in. Each is responsible for adhering to its own internal policies. No member shall seek to represent any other member outside of the procedures of the Coalition.

III. Joint Responsibilities

Each Coalition member is committed to:

- Timely communication on relevant activities and developments;
- Reaching consensus before formally communicating with Congress, federal agencies, the media or other stakeholders on behalf of the Coalition, such as through a written letter or press release;
- Maintaining an open, substantive and collaborative relationship through attendance at meetings, and in response to emails, telephone conversations, and correspondence;
- Keeping the leadership of the member’s organization informed of major activities and developments related to the Coalition;
- Identifying and proposing additional ways to enhance the effectiveness of the Coalition.

Any member may opt-out of any joint Coalition activity or communication prior to its commencement.

IV. No Membership Dues; Individual Expenses; Joint Expenses where Agreed On

No periodic membership dues or other regular forms of payment will be required as a condition of participation. Each party will finance its own activities. Where, however, specific members

agree in advance to share a joint expense (e.g., printing and mailing a document to all members of Congress), the costs shall be apportioned as agreed on.

V. Governance; Steering Committee; Supermajority Required on Major Actions

The Coalition shall be informally guided by a Steering Committee, selected by a majority of the members then present, of at least 10 and no more than 15 organizations that represent a cross-section of the membership. NCHH shall initially serve as Chair of the Steering Committee for a term not to exceed 12 months. The members shall select a Vice-Chair by majority vote to serve a contemporaneous term, and shall reappoint or replace both leadership positions every 12 months.

The Steering Committee shall guide the general and day-to-day activities of the Coalition by a supermajority vote of at least 60%. On all decisions deemed major or important by the Steering Committee (e.g., to support or oppose a federal policy), however, the Steering Committee may only provide a recommendation to the full membership, which shall modify if needed and approve or disapprove all such major or important decisions by a supermajority of at least 60%. Any member may subsequently opt-out of any approved decision (e.g., signing a letter of support for a federal bill).

VI. Term; Renewal; Amendment; Termination

These Guidelines shall be approved, as modified, by a simple majority of the Coalition members and will remain in effect for one year. The members agree to review them after 12 months and may renew them. Any material changes to the Guidelines must be made in writing after consent by a majority of the members, and they may be renewed annually for up to three years. Each member retains the sole right to terminate its participation in the Coalition with or without cause after notice to the Steering Committee Chair.

VII. Miscellaneous

These guidelines do not create a legal entity, coalition or joint venture, and no member has the authority to bind any other. All activities of the members hereunder will be consistent with federal, state, and local laws, including antitrust laws and I.R.C. Section 501(c)(3) tax exemption requirement.

Attachment 3 - Soliciting Your Top Priorities for a *National Healthy Housing Action Plan*

Introduction

One of the main goals of the National Healthy Housing Summit your organization attended on May 7, 2009 was to begin crafting a well-defined, consensus-based and achievable *National Healthy Housing Action Plan* that most of the attendees would support and work collectively to implement.

Summit participants framed the major challenges and opportunities in crafting a *National Healthy Housing Action Plan*, with the following questions:

- 1) How can we take the summit's work to the next step by creating an ongoing dialogue/coalition, reach consensus on the most promising courses of action, and begin taking collective action?
- 2) How can we convince health care payers to invest in environmental interventions when their best practices, models and compensation focus on traditional medical management?
- 3) How do we persuade developers, property managers and building owners to do likewise when the benefits are primarily medical?
- 4) How can we take advantage of the growing momentum on major energy and health care legislation?
- 5) Even if we could do the above, how do we build the nationwide infrastructure and workforce to carry out such programs?

Identifying the Initial Building Blocks of a *National Healthy Housing Action Plan*

The Summit facilitator solicited from the 40+ participants 55 major recommendations for possible inclusion in a *National Healthy Housing Action Plan*.

From that lengthy list, we culled a shorter list of recommendations that were sufficiently specific, had the potential for nationwide impact, and were most appropriate for joint action by predominantly Washington-based organizations. (Thus, for example, we deleted those ideas that were strictly state or locally focused or that were most appropriate for a foundation grant proposal.). We would now like to take the next step in building a *National Healthy Housing Action Plan* by asking you to help us to pare down the following list further.

Instructions

PLEASE review the following options before our meeting on Monday, July 27 at 9:00 a.m. and rate each option as:

1. **Retain:** We should retain for the next draft and further group discussion/refinement.
2. **Need More Info:** We need more details, clarification or explanation before we can decide whether to retain this for the next draft or drop.
3. **Drop:** We can drop this because it is unrealistic, too hard to achieve, not as high a priority as other options, not appropriate for this group's action, or for another reason.

Be prepared to share your initial cut of priorities at the meeting with the expectation that the group will have a subsequent opportunity to refine and define the highest priorities further. You will also have the opportunity to suggest ideas that did not emerge at the Summit.

National Collaboration/Partnership-Building Options:

Form a National Safe and Healthy Housing Coalition: Virtually no national solutions will get off the ground without first having a viable coalition to advocate for them. Recruit the summit's "G-40" and other key stakeholders to form a coalition, continue "busting silos" where they work only on single issues, and define a crosscutting agenda including the items below. First responders and home safety groups should be included in the Coalition, as well as associations of building owners and property managers, juvenile justice and education reform advocates, pediatricians, and other physicians. **Green= 10**

Engage the Home Insurance Industry: Insurance companies, through groups like the Institute for Business and Home Safety, should be among the strongest supporters of healthier housing codes, better enforcement, and risk-based premiums that encourage health and safety repairs, because they can prevent billions in claims. **Green= 4, Yellow= 4**

Begin a Dialogue with Health Insurers, Major Employers, and CMS: Commercial health plans, large self-insured companies, Medicare, and Medicaid collectively spend billions annually to treat housing-related illnesses and injuries. Insurance brokers advise many employers on the best plan to choose. Urge CMS, health plans, brokers and self-insured employers to initiate demonstration projects with their members and changes in coverage policies. **Green=6**

Approach the Congressional Black Caucus: Seek interest, expertise, and assistance in developing a federal legislative/regulatory agenda that would reduce health and housing disparities in communities of color. **Green=7, Yellow=1**

Federal Legislative Options:

Work Collectively to Pass Senator Jack Reed's Two Healthy Housing Bills: Twelve organizational participants of the summit have already signaled their support. **Green= 10**

Advocate for Sustainable Funding/Appropriations of Current Healthy Housing Programs: These would include several programs administered by HUD, CDC, EPA, the Department of Energy and the Department of Agriculture (see www.nchh.org/Policy/National-Policy/Federal-Appropriations.aspx). **Green= 9**

Restore Cuts to Housing Choice Vouchers: Research shows that families who move into private-sector housing with vouchers experience significant health improvements. Previous Congresses and the prior Administration cut 170,000 Section 8 vouchers over the past several years. The FY10 President's Budget includes \$1.77 billion over the 2009 enacted levels for the Housing Choice Voucher Program. The House Appropriations Committee has passed a budget with a similar level of funding. **How many votes did this get?**

Add a Healthy Housing Component to Planned Healthcare Reform Legislation: Given that diabetes, asthma, unintentional injuries, and other major health problems account for a large share of health care expenses and that cost-effective healthy housing solutions are available, Congress should include them as part of the prevention, standard coverage, and/or reimbursement section of a health reform bill. **Green= 3, Yellow= 2, Red= 1**

Identify and Address Unintended Negative Consequences of Current Federal Laws: No comprehensive analysis has been conducted of the many federal programs that have unintended negative impacts on healthy housing. For example, Title X of the Housing and

Community Development Act excludes zero-bedroom units from lead-paint requirements, yet hundreds of thousands of low-income families live in single-room occupancy units. Similarly, the weatherization program requires a cost benefit calculation for all energy measures, typically disqualifying window replacement; yet windows in older homes are a key contributor to lead dust and lead poisoning. **Green= 3, Yellow= 1**

Support the “Community Building Code Administration Grant Act of 2008”: Systematic code enforcement in rental housing is a rarity in this country largely due to a lack of local capacity, including financial resources. This bill would authorize HUD to distribute up to \$20 million in competitive grants to local building code enforcement departments annually, particularly those collaborating with health departments and other groups. **Green= 10**

Add Healthy Housing Considerations to Pending Energy Legislation: The House has passed and the Senate is considering major energy/climate change legislation that includes large, comprehensive programs to promote energy efficiency in new and existing homes. Congress should consider adding a healthy housing component to this legislation (e.g., by expanding list of allowable home safety repairs under the Weatherization Assistance Program). **Green= 3, Yellow=1**

Tie Adoption of a Healthy Housing Code/Program to a Federal Funding Stream: To receive \$3 billion in new Energy Efficiency Block Grants, DOE requires that states initiate an effort to adopt the 2009 International Energy Efficiency Code. Similarly, HUD could require or incentivize state adoption of the International Property Maintenance Code in conjunction with receiving federal funds. **Green= 5, Yellow=3**

Federal Regulatory/Administrative Options:

Leverage Current Federal Programs through Formal Interagency Agreements: We can deliver several *current* healthy housing services at once rather than singularly through interagency agreements that eliminate silos and promote collaboration across federal agencies (e.g., by bringing Weatherization Assistance managers together with HUD’s Office of Healthy Housing and Lead Hazard Control to explore how a portion of Weatherization stimulus funds could be used to train weatherization contractors in healthy homes). **Green=3, Yellow=4**

Add a Healthy Housing Inspection Requirement to Federally-Backed Mortgages: Mortgages backed by FHA and VA, and those acquired by Freddie Mac and Fannie Mae, impose numerous safety requirements but ignore others and most healthy housing conditions. Seek a federal regulation or policy to add a healthy homes inspection (currently averaging \$300) to federally-backed mortgages. Simultaneously work with the banking and mortgage trade groups to promote a voluntary healthy homes inspection. **Green=6**

Include Healthy Housing in the Department of Labor’s New Green Jobs Training Programs: The stimulus bill provides the Department of Labor with \$500 million for green jobs training programs and \$250 million to promote green jobs in the healthcare sector, mostly through competitive grants. It may have the statutory flexibility to add healthy housing training, such as lead remediation, radon mitigation, and integrated pest management. Healthy housing advocates and experts should also team with green job providers and trainers to apply for these funds jointly. **Green= 5**

Seek HUD Regulatory/Policy Change on Homes It Resells “As Is”: HUD could set standards, provide up-front disclosures and/or grant funds to meet healthy housing criteria before HUD-owned homes are placed on the market for purchase by the public. **Green=6, Yellow=1**

Enforce the Human Health Components of NEPA across All Federal Agency EIS’s: Urge a policy clarification, applicable government-wide, that the National Environmental Policy Act’s requirements for assessing human health impacts of major federal actions calls for a “Health Impact Assessment” along the lines of San Francisco’s approach. **Yellow= 4**

Expand Recent Efforts to “Green” HUD-Owned and Assisted Housing into Healthy Housing: Efforts are underway to implement a consistent set of green measures across HUD’s programs. For these programs, HUD should ensure that its green criteria incorporates a comprehensive set of health and safety measures. **Green= 8**

Consider Revitalizing and Linking to Existing Executive Orders: EO 12898 on Environmental Justice directed federal agencies to develop and implement strategies for their programs and policies that reduce the disproportional harmful environmental health impacts on minority or low-income populations as well as ensuring that the affected communities have input in the decision-making process regarding environmental issues in their communities. EO 13045 Executive Order on Children’s Environmental Health and Safety directed all federal agencies to take into account the special risks and disproportionate impact that standards and safeguards have on children. Advocates should meet with the relevant White House staff to revitalize and link healthy housing to these Executive Orders. **Green= 3, Yellow=2**

Advocate with HUD to Issue a Uniform Integrated Pest Management (IPM) Policy: HUD should develop a prescriptive and directive IPM policy at the federal level that can be adopted at the local level. This policy should be accompanied by federal dollars for localities to train IPM operators. **Green= 4, Yellow =1**