



## Lead Safe and Healthy Homes Department

Making Marion County homes  
safe through effective use of  
codes



## Health and Hospital Corporation

- Wishard Health Services
  - Wishard Hospital
  - Community Health Clinics
  - Wishard Advantage Program



## Marion County Health Department

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- Bureau of Population Health
  - HIV Program
  - Healthy Families
  - Healthy Babies
  - ACTION Center
  - Community-Based Care
  - Dental Program
  - Public Health Lab
  - Many more programs



## MCHD cont

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- Bureau of Environmental Health
  - Water Quality and Hazardous Materials Management
    - Septic and Wells
    - Indoor Air
  - Food Safety
  - Housing and Neighborhood Health
    - Unsafe Building
    - Housing Code Enforcement



## Environmental Health cont.

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- Environmental Control
- Mosquito and Vector Control
- Lead Safe and Healthy Homes
  - Healthy homes
    - Housing code enforcement
  - Clinical and Health Education
    - Case management services
  - Consumer products testing



## Our Roots

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- Department of Housing and Neighborhood Health– ran three program areas:
  - Childhood Lead Poisoning Prevention Program
  - Unsafe Building
  - Housing



## Funding for our Roots

- Childhood Lead Poisoning Prevention Program
  - Began in mid 1980
    - Foundation built without federal support
    - Funded by property tax support
  - In 1990's received CDC funding
    - Allowed for program expansion
  - In 2005/2007 received HUD funding
    - Allowed for further program expansion



## Funding cont.

- Each successive grant allows for program expansion and development.
- Program expansions and developments are used to secure more funding
- Cognizant that we need to seek non-federal forms of funding and ways to be self sustaining in the event federal dollars are lost



## Separation

- In December 2007, the Childhood Lead Poisoning Prevention Program separated from the Department of Housing and Neighborhood Health and became a parallel program.
- Once separated, the former Childhood Lead Poisoning Prevention Program changed its name to the Lead Safe and healthy Homes Department



## Expanded Focus

- Lead Safe and Healthy Homes Department
  - Healthy Homes Programs
    - Health and safety home inspections
  - Clinical and Health Education Program
    - Case management, blood lead testing, developmental/nutrition and asthma screens and health education
  - Consumer Products Program
    - Consumer products testing
    - Working with ISDH to develop rules



## Purpose of Marion County Codes

- Making Marion County homes healthy and safe
  - How does Lead Safe and Healthy Homes Department make homes healthy and safe?
    - Through consistent use of code enforcement that require property owners to make repairs and remediate unsafe conditions
    - Education and outreach to community that provides the community with information regarding program services and unsafe housing and living conditions
    - Practical assistance to make property owners
      - grants
      - toolkit items
      - Social service and partner referrals



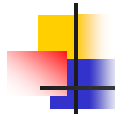
## MCHD Code Violations

- Sanitation Violations
  - Weed and grass over 12 inches
  - Inoperable or unlicensed vehicles
  - Junk, trash, rubbish and garbage on property
  - Interior unsanitary conditions
- Unsafe buildings
  - Issue board orders
  - Repair or demolish of unsafe structures
- Minimum Standards for Residential Property
- Minimum Standards for Nonresidential property



## Use of Codes

- Conduct lead inspections and risk assessments on pre-1978 homes
  - Long history of code enforcement
  - Only required to enforce code violations related to lead hazards
    - Non lead hazards are routinely enforced by Housing department
  - Lead Safe and Healthy Homes program staff **ALWAYS** enforced lead and non lead code violations and followed through to conclusion
    - Voluntary remediation
    - Court order remediation
    - Clean and lien



## The Process: Remediation to Healthy Homes

- Referral for inspection
  - Complete lead inspection/healthy homes assessment
    - Interior and exterior
  - Issue administrative orders
    - 30 day time limit---negotiable
    - Deliver toolkits
  - Reinspection letter
    - Reset new deadline
  - Next Action Court Letter
  - File for court
    - Permanent injunction



## Future Codes

- In process of developing a mechanism for requiring property owners to provide Lead Safe and Healthy Homes documentation of adherence to lead disclosure laws



## Healthy Homes vs Code Enforcement

- Affordability
  - Market drives rental rates
  - Historic covenants
- Homelessness
  - Leases offer tenant protection
    - Lost income
  - Home must be repaired before reoccupied





## Systematic Code Enforcement

- In 2004, MCHD inspected approximately 30 multifamily buildings on a main street in Indianapolis
- All but 2 building had lead hazards
- All received administrative orders to make repairs



## Systematic Code Enforcement

- Apartment owners resisted
- Several contacted attorneys
- Many appealed to the Apartment Association for help
- Many accused MCHD of “picking” on them
- All made required repairs and none required court action



## Enforcement

- Large Indianapolis property owner
- Initially resisted MCHD involvement and refused to allow MCHD re-entry into buildings
- MCHD attorney and program staff, property owner and his attorney and Apartment Association attorney and president met to discuss MCHD SCE efforts
  - Intimidation tactic



## Enforcement cont.

- MCHD attorney informed property owner and Apartment Association attorneys that MCHD would go to court and seek an order to inspect if they did not willingly allow MCHD access
- Informed them that with an order to inspect we will arrive at property with police and fire, MCHD will gain entry—with or without their approval
- Property owner relented and MCHD was given access to all properties



## Results

- All properties made requested repairs in a timely manner
- One property moved up timeframe for which it would replace windows
- All properties had documentation to provide tenants for disclosure purposes
- All properties requested summary reports to provide for disclosures
- No property evicted tenants
- No property raised rental rates



## Barriers

- Most barriers were internal
  - Resistant staff
    - Some staff chose to leave
  - Changing and increasing workload
  - Updating and creating documents
  - New field/many unknowns
    - On the job training
- External barriers
  - Very few



## Community Awareness

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- Transition for public facilitated by:
  - Long MCHD history
    - High community awareness of housing codes and enforcement measures
    - Transitioning to healthy homes was a natural progression of Lead Safe and healthy Homes standard of practice
  - If possible, offer practical assistance
    - Healthy homes toolkit
    - Referrals for assistance



## No Promises

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- Lead Safe and Healthy Homes never promises that administrative orders will not be issued
- We offer suggested solutions backed by code enforcement authority
  - Homes with code violations are issued administrative orders!



## What LSHH offers for the structure

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- Practical assistance to home owners and tenants
  - HUD grants
  - Referrals to partners for non lead related housing concerns
    - Roof repair
    - Weatherization needs



## For the Occupants

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- Providing healthy homes screens and assessments to all Marion County residents
  - Safety hazards
  - Asthma screens
  - Developmental/nutritional screens for lead poisoned children
- Providing healthy homes personalized toolkits
- Working with a network of community partners for appropriate referral services



## Share the Responsibility

- LSHH does not have the resources to meet every need of every home and occupant
  - Identified community organizations that share similar missions
  - Developed mutually beneficial relationships
  - Review periodically for continued appropriateness



## Partnerships are vital

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|--|--|
| <ul style="list-style-type: none"><li>■ Healthy Homes Advisory Committee<ul style="list-style-type: none"><li>■ CICOA</li><li>■ CAGI</li><li>■ IKE</li><li>■ In. Housing &amp; Community Development</li><li>■ W &amp; M Construction</li><li>■ Charlene Graves MD</li><li>■ Person living with asthma</li></ul></li></ul> | <ul style="list-style-type: none"><li>■ Healthy Homes Partners<ul style="list-style-type: none"><li>■ Riley Community &amp; Education Safety Store</li><li>■ Safe Kids Indiana</li><li>■ Asthma Program</li><li>■ Dorel Cosco</li><li>■ Indiana Poison Control</li></ul></li></ul> |
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## Partnerships cont.

- MCHD Partners
  - Covering Kids
  - Asthma Alliance
  - Healthy Start
  - Foreign Born
  - Indoor Air
  - Indianapolis Safe Kids
  - Housing and Neighborhood Health
- Potential Partners
  - Visiting Nurse service
  - APS/CPS
  - Coburn Place
  - Fire Department



## Customized Assistance: Toolkits

- Smoke/co detector
- Fire escape ladder
- Radon tests
- Tub rails
- Shower chairs
- Cabinet locks
- Outlet covers
- Window locks
- Educational materials
- Rug grippers
- Baby gates
- Mattress covers
- Pest strips/traps
- Lead cleaning supplies
- Gift cards for painting supplies etc
- Trigger locks



## Contact

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