Health and Housing

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September 21, 2011
What We’ll Cover

- Health inequities and local policy
- Housing – health connection
  - Focus on asthma and mold
- Focus on codes related to ventilation and moisture intrusion
- Share health resources
Why do we focus on health equity?

**ACPHD’s Mission**

- To work in partnership with the community to **ensure the optimal health and well being of ALL people** through a dynamic and responsive process respecting the diversity of the community and challenging us to provide for present and future generations.
Racism, Place, and Income impact health

Compared to a White child in the affluent Oakland Hills, an African American born in West Oakland is...

- 1.5 times more likely to be born premature or low birth weight
- 7 times more likely to be born into poverty
- 2.5 times more likely to be behind in vaccinations
- 4 times less likely to read at grade level
- 5 times more likely to be hospitalized for diabetes
- 2 times more likely to die of heart disease

Cumulative impact:
15 year difference in life expectancy
A Framework for Health Equity

Socio-Ecological

Medical Model

Upstream

Discriminatory Beliefs (Isms)
- Race
- Class
- Gender
- Immigration status
- National origin
- Sexual orientation
- Disability

Institutional Power
- Corporations & other businesses
- Government agencies
- Schools

Social Inequities
- Neighborhood conditions
  - Social
  - Physical
- Residential segregation
- Workplace conditions

Risk Factors & Behaviors
- Smoking
- Nutrition
- Physical activity
- Violence
- Chronic Stress

Disease & Injury
- Infectious disease
- Chronic disease
- Injury (intentional & unintentional)

Mortality
- Infant mortality
- Life expectancy

Health Status

- Adapted by ACPHD from the Bay Area Regional Health Inequities Initiative, Summer 2008
NOW YOU CAN PAY RENT AND EAT.

BK BREAKFAST VALUE MENU

10 ITEMS STARTING AT $1 EACH
Concentrations of Health Inequities
Concentrations of “Severely Cost Burdened” Renting Households

Source: CAPE, with data from Census 2000.
Local Policy Work

- ACPHD launched Place Matters in 2007
  - Criminal Justice, Economics, Education, Housing, Land Use and Transportation
- Data-based and community-based policy priorities identified
- Housing Priorities:
  - Improve housing conditions
  - Set-aside affordable housing funds for extremely low-income people
  - Foreclosure vacancy ordinance
Health Effects of Dampness & Mold

- Asthma, allergies and other respiratory disease
  - Dampness and mold are associated with a 30-50% increase in respiratory illness above normal
- Headaches and migraines
- Skin disease and rashes
What is asthma?
Consequences of Asthma

- #1 reason children go to the ER

- Asthma is one of the leading causes of school absenteeism
  - In 2003, an estimated 12.8 million school days were missed due to asthma

- Approximately 4.6 million cases of asthma in the U.S. result from exposure to dampness and mold
  - Economic cost of this health impact: about $3.5 billion ever year
Asthma Emergency Room Visits

Asthma ED Visit Rate - Zip-Level Analysis

Age-Adjusted Rate per 100,000
- 2.01X-2.76X county rate (1005.7-1387.3)
- 1.51X-2.00X county rate (754.3-1005.6)
- 1.01X-1.50X county rate (502.9-754.2)
- 0.51X-1.00X county rate (251.5-502.8)
- 0.21X-0.50X county rate (106.3-251.4)
- Less than ten ED visits

Alameda County rate = 502.8/100,000

Note: County rate includes out-of-county ED visits.
Mold and Housing Conditions

- Mold is usually caused by a combination of moisture and poor ventilation.

- Excessive moisture and inadequate ventilation are substandard housing conditions.
“Dampness of habitable rooms”

*Health & Safety Code Sec 17920.3(a)(11)*

- Wet floors and walls, plumbing leaks, presence of mold, etc.
“Faulty weather protection”
*Health & Safety Code Sec 17920.3(g)*

- Water intrusion, leaking roof, siding, window, presence of mold, etc.
"Lack of, or improper operation of required ventilating equipment."

*CA Health and Safety Code Section 17920.3(a)(7)*

- Malfunctioning gas appliance
- Broken flue or duct
- Broken or missing fan
- Clogged air filter (furnace/HVAC)
Enforcement Authority
State Housing Law

“Lack of minimum amounts of ventilation required by this code.”

CA Health and Safety Code Section 17920.3(a)(8)

☐ Non-operable windows
☐ Non-operable fans
☐ Lack of screen vents in attic and crawl space
Inspection Checklist: Moisture/Ventilation/Mold

- Inspect flues and ducting.
- Ensure that fans, windows, and carbon monoxide detectors are operable.
- Investigate plumbing leaks and moisture intrusion.
- Presence of mold should trigger further investigation.
MOLD AND EXCESSIVE MOISTURE
A GUIDE FOR CODE ENFORCEMENT

RELEVANT CODES

CA Health and Safety Code section 17920.3(a)(11)
Dampness of habitable rooms
Example: Excessive moisture, water intrusion, leaking plumbing, etc.

CA Health and Safety Code section 17920.3(g)
Faulty weather protection
Example: Water intrusion from leaking roof, window, siding, etc.

CA Health and Safety Code sections 17920.3(a)(7) and (a)(8)
Lack of, or improper operation of required ventilating equipment.
Lack of minimum amounts of ventilation.
Example: Malfunctioning gas appliances, broken flue or ducting, non-operable windows in habitable rooms, non-operable fans in bathroom and kitchen.

EXAMPLE OF “ORDER TO ABATE” LANGUAGE

(Insert Agency name) conducted an inspection on (insert date) at a property you own at (insert address) and identified substandard housing conditions in violation of State Housing Law (insert the applicable California Health and Safety Code section(s) from the above list).

You are hereby ordered to abate the following identified substandard housing condition(s) within 30 days: ________________________________
(examples: replace roof and/or roof flashing, repair broken dryer vent, replace leaking window in kitchen, etc.)

Mold or mildew odor is a sign of excessive moisture, water intrusion, and/or poor ventilation.
RELEVANT CODES

CA Health and Safety Code section 17920.3(a)(7)
Lack of, or improper operation of required ventilating equipment.
Example: Malfunctioning gas appliances, missing, cracked, or broken flue or ducting, clogged air filter, etc.

CA Health and Safety Code section 17920.3(a)(8)
Lack of minimum amounts of ventilation.
Example: Non-operable or non-existent windows in habitable rooms, non-operable or non-existent fans in kitchens and bathrooms, lack of minimum amounts of venting (screens) in crawl space and attic.

CA Health and Safety Code section 17926
Requires carbon monoxide detectors in residential buildings.

EXAMPLES OF “ORDER TO ABATE” LANGUAGE

Example 1: (Insert Agency name) conducted an inspection on (insert date) at a property you own at (insert address) and identified substandard ventilation that is in violation of State Housing Law (California Health and Safety Code section 17920.10(a)(7) or (a)(8)). You are hereby ordered to abate the following identified substandard housing condition(s) within 30 days: (examples: replace fan in bathroom, repair broken flue above water heater, etc.).

Example 2: California Health and Safety Code section 17926 requires all residential building to have a carbon monoxide detector installed. You are hereby ordered to install an operable carbon monoxide detector by (insert date).
Fixing Problems that Produce Mold

- Repair leaking roofs, holes in walls, poor drainage, etc.
- Repair plumbing leaks.
- Ensure windows are operable.
- Repair ventilation (fans, appliance flues).
Cleaning-up Mold

- Don’t just paint over mold!!
  - Remove moisture source
  - Remove mold before painting
- Scrub mold off surface with detergent and water, and dry completely
- Use protective clothing
Safety Equipment for Inspecting Mold Infestations

- Tyvek suit and booties
- Face mask – N95 rated minimum
- Gloves
- Hand sanitizer wipes/spray.
What to tell owners/residents with code violations causing mold

- Report mold and repair sources of moisture (leaky roofs, plumbing leaks, etc.)
- Install carbon monoxide detectors
- Ensure that fans and windows are working properly and being used
- Inspect flues/ducts and replace furnace filters annually
- Never paint over mold
A Case Study

- Young child with extreme asthma admitted to Emergency Room several times in past year
- Heavy mold found in bathroom due to pressurized water leak, improper construction of tub enclosure, and lack of ventilation
- Bathroom repaired. Child has had no asthma attacks since soon after the repair
Precautions for your health

- Infectious disease such as the flu
  - Wash your hands after every inspection
    - Use warm water
    - Rub your hands together for at least 20 seconds, washing the fronts and backs, between fingers, and under nails, making sure they are lathered with soap the whole time
    - Rinse well with warm water
    - Dry your hand thoroughly with a clean towel or blast of air

- Shingles
  - Only spread through direct contact with open sores
Precautions for your health

- Hepatitis, HIV and other blood born pathogens
  - Spread through contact with blood, for example:
    - Sharing hypodermic needles
    - Unprotected sex
  - Wear gloves if handling bodily fluids
Resources

- Asthma Start (510-383-5181)
  - Serves Alameda County children under 18 who are diagnosed with asthma
  - Receive referrals from hospitals, doctors, and other sources
  - Case managers do home visits, including asthma education and home assessments
    - Help clients address any issues that surface during home assessment
Resources

- **Child Protective Services**
  - 510-259-1800
  - Call CPS or Police first? Follow your instinct.
    - Imminent danger, call the police. If you suspect something is wrong, call CPS.

- **Adult Protective Services**
  - 510-577-3500
  - Call APS or Police first? Same as for CPS

- **Mental Health referrals**
  - ACCESS - 1-800-491-9099
  - May be able to help with hygiene issues related to mental health issues
Resources

- People who are a threat to themselves or others
  - Call the police
  - Trigger 5150 – involuntary institutionalization for 72 hours at John George Psychiatric Hospital

- Risk for homelessness
  - Healthcare for the homeless: 510-532-1930
  - Provide: access to care, housing referrals and vouchers, and more