

Sacramento Healthy Homes, Healthy Families Symposium

Minutes

May 20, 2009, 9:30-4:00 pm

Rural Community Assistance Corporation

9:30 am Welcome

Stan Keasling, CEO, Rural Community Assistance Corporation

Overview of RCAC: non-profit who provides infrastructure in rural communities, Indian reservations, colonias etc.

Incident with migrant labor camp, boy drowns in cesspool cracked floorboards

Need to address quality/ safety of housing

Green housing, less toxic, energy efficiency, air tight.

9:45 am Government Resources and Policy Opportunities

Karen Griego-West, Healthy Homes Representative, Region IX, HUD Office of • Healthy Homes and Lead Hazard Control

- Regional HUD office in SF, Office in LA to funnel lead program funding
- Overview of variety of programs for HUD, organizationally
- Lead director answers to Deputy director of HUD, (2nd in command) close to a position of power and change, 48 person staff
- Overview of History of Specific program: 1991, weighs in scientific research, provides grants to UGLC (union of general local government) and States. Basically to eliminate lead based paint hazards in private low income housing
- Title X, HUD guidelines are under revision for some time. The directors are overburdened with other tasks, and the priorities are out of their control.
- 2 Goals for OHLCC: eliminate childhood lead poisoning, by 2011 reduce allergen levels in 5,000 homes and decrease episodes in 3,000 children. Always a question of the data that steers the funding.
 - Assess and control
 - Compliance
 - Partnerships
- Lead poisoned children down from over 1 million in 1996 to 310,000 (What are the data collection methods? Are there any other possible factors ie lack of health ins.)
- 300,000 units have been made lead safe, reduce allergen levels in over 7,000 homes
- FY 09: lhcg as well as housing based health hazards such as IPM, and HH (any org can apply). Now stimulus funding (100K) because many programs have been funded who are repeats, and there is a lot of opportunity to fundh new orgs.
- HH strategic plan: process has only begun formally. NOFA issued May 19th, proposals due July 20th. lead hazard C and Lead demo. Usually they are done all at once, but now they are separated out. Instead of \$20m they are asking for 100

- Questions
 - Q: Rural, 3/4 of pop live in metro....what is rural? A: for grants, the rating is based on need not geo.
 - Q: JT: Can your HUD \$\$ be leveraged with w. other \$\$, ie: for Mobile home parks? A: Yes, in terms of enforcement. Weatherization \$\$ would be a great ave.
 - Q: EBL data?: are only identified , and usually when you have screening that goes up, lead tends to go down (where is that study?) A: ??
 - Q: Activity in Tribal LHC: federally recognized only right now, or they have to have their own EPA certification. But, city and Co. have done a good job at funding tribal nations who are not funded directly through us.

Sukie Montes, Manager, California Department of Community Services & Development

- Overview: Under the dept of health and human services, 100 staff. To administer and enhance energy and community service programs. In existence with the Poverty Act Bill. Serving 2million hh per year.
- CSD administers CSBG, (based on local needs), LIHEAP, DOE WAP, HUD LHCG. Currently funded with HUD Round 13, and ARRA (09-12)
- CSD ARRA: Fresno, City of Fresno received LHCG under ARRA funding. Highest level of EBL in State.
 - Do LiHEAP refer? Yes, but CSD also has its own referrals and schedule. Most has already been allocated (late 08), but it is being spread in phases.
 - DOE WAP, energy efficiency, 199 million for weatherization, June 1st through May 30 2011 to spend the funding they will be releasing contract, Also Mid July State plan under Healthy & Human services. (It used to be that nationwide it served 100,000 people, now that is only CA so it has expanded exponentially.)
 - 46 agencies providing utility assistance, 41 weatherization Statewide.
 - Eligibility: For 75% State MI. lowest income and highest energy cost, They serve about 8% of 3 million when it was 60SMI.
 - HUD OLHC, is vague on how State programs work around the nation. More familiar with how CA works because they are here.
 - Outreach? Fairs, bills, utility companies. Eligibility: cannot serve everyone who is eligible.
 - 20% is for measures, used to be 2,500 per unit, it increases to 6,500
 - DOE is only authorized to serve shelters.
 - What percentage is multifamily? Mostly in LA

- In April 2010 EPA will mandate that everyone will be a regulator

Q: Local problem: absentee landlords, intimidation for eviction. A: they believe landlords are the biggest client. Advice to communicate, to contact local provider.

Another is that they will raise the rent, A: they are required for lead, to keep it affordable for 3 years. For weatherization is there a requirement? (need answer). It is also more of an enforcement issue. A: many communities have fair housing counsel and it has been effective in enforcement. Hopefully in the future it will be more than a voluntary program. Sacramento it is *Legal services of No Cal*.

Any criteria for MF housing? Esp, if one landlord owns multiple properties. A: Most utility co. focus on renters. Eligible if there are code enforcement? No.

Contact: 916-341-4285, smontes@csd.ca.gov

Valerie Charlton, Chief, CA Department of Public Health, Childhood Lead • Poisoning Prevention Branch

More into Public Health, whom is looking at healthy homes and healthy communities. Right now 2020 goals are being made, and there are community comments to be incorporated.

Overview of Offices:

- CDC has an Office of Strategy and Innovation Objectives. Environments that encourage quality of life and community.
- Major sources of environmental lead in CA?: housing, over 8.6 million pre 1980 units. Today we know that 600pp million which is the allowed amt in paint is still not enough.
- Most of the studies are sub-clinical, meaning that they don't really know. But the HUD min level is still only 10, when even this is deleterious.
- Most of the funding is created from special fee funding.
- If the funding is decreasing, how does this affect future lead funding and how will this be affected the EBL is reduced to where scientific research says it is supposed to be like 2 and under. (In 700,000 less that .5%). So even in high level cases it decreases.
- 24 local CLPP programs are addressing additional measures including Fresno.
- Q: are there any local jurisdiction that have set local rental property owners to eliminate lead?
- Q: you say that you've done outreach to have 12,000 childcare facilities, but who are these? A: doesn't know if they are licenced? Q: no laws or ordinances for children in daycare? A:
- Q: Are inspectors sent out in the homes that have EBL? A: they are employed with local lead programs or partner with local environmental lead agencies. Q: CLPPP is all fee funding, and this is what funds these programs.
- Q: More evidence of lead in water? A: DC had a problem. They switched to Coramine as a preservative. EPA level is 90th percentile can exceed 15ppb, which is 15 micrograms per day for a baby drinking formula which is still a lot. LAUSD: just redid their facuets because there were high levels of lead. Q: Are there requirements for testing? A: it was only suggestions

that we test, there is law 629, (leginfo.ca.gov) proposal to require schools to be retested since early 1990s. Water was not tested in the other slides.

- Q: for chumaca study only about 15-20% were getting tested, A: one effort is to bring testing to communities. They are only \$1400 testing machine done by company called *leadcare*, sponsored by CDC

11:45 am Luncheon

12:45 pm Non-Governmental Organizations Research and Policy Recommendations

Randy Stratton: City of Sacramento

Why the proactively inspect: The housing division is funded by tax payers, and fees, fines, penalties, They require everyone to register their own properties, and they are having less complaint based.

- Sac has a program that gives back to communities for vacant units (forclosed). Adopted resolutions for inspectors to penalize \$1,000 1st 30 days, \$5,000 2nd 30, 10,000 3rd 30 days. And then they will waive penalties if they agree to rehab their properties.
- CA at State level, should have a law that gives a certificate of occupancy for rental housing. Because it would eliminate realization threats for tenants.
- There should be a standard. What can we do? Equity stripping practices, enacted by the CDev Redevelopment Agency, partner with CA renter association, CA legal services, took about 3 years to enact the ordinance. Difficulty in enacting a fee, so 10% of mg units, also we don't inspect people who can inspect themselves. Goal of program to have safe property and certified.
 - Q: PFM, City of Sac. Care about ipm, or Org, A: Sac code enforcement department : It is modeled after State enforcement, not international code enforcement. There is a 17920, a law that sets minimum standards Statewide. A: Also section 8 requires inspection, but they are not certified building inspectors. In Sac, if you are inspected by another gov. program you can be exempt from the program.
 - For carpet: they enforce a code that says no tripping hazards.
 - We do need funding to be able to fix the properties that we cite for: A: Isn't that what NSP (neighborhood stabilization p) No because that is only for abandoned and foreclosed.
 - City of Sac, sued Wells Fargo
 - We need to have allies to counter balance the opposition in the realtor world. Also local legislators, maybe builders, public health allies (we can't) . In every community there are great landlords. Maybe its about tracking the records of the city council. In Greensborough they brought everyone to see what conditions were. Maybe working with farm labor workers decide when and if we go after enforcement, CA apt assoc. is active in Antioch Richmond and Concord as long as their good landlords are exempted from the program. Maybe prospective tenants, NCHH seal (a lot of liability), and EPA has a label for new construction, now they have one for retrofitted for like energy star for indoor air quality.

Asa Bradman, Associate Director, Center for Children's Environmental Health • Research, UC Berkely, "The Chamacos Project

Funded by EPA and EICHS to look at children's health:

They look at exposure in utero and post natal, for health outcomes they look at neurodevelopment, growth, and respiratory disease (pwr pt).

It's a longitudinal birth co-hort study. Have 1,000 of home inspection.

Chinese chalk, (deltamethrin)

Worse housing quality: More roaches, rodents, and pesticides use.

Many dust in Monterey County shows certain pesticide but it underscore that what happens outside the home affects inside.

In Home eco system: everything is connected.

For a child hazard, if the house is small even though they have 5, it is at a higher risk. Also high density environments are also a higher risk because there are more of everything (cords, medicines, etc).

Comparison to other data: HUD.

Make sure that in order to have an impact on policy, you get it in peer reviewed journals because it comes up in databases, make stuff like tables that have strong visible impacts. Q: What can research accomplish? A: Documenting housing problems to make housing quality a public health issue. Develop messages that integrate disparate findings on exposure.

Home based childcare as healthy homes issue (45,000 childcare providers in CA, only 80% are licensed 30,000 or more who need this information) conduct economic analysis of income and affordability important for employers (everyone agrees that housing is an issue, farmworker advocates, growers for stable workforce, their housing overcrowding is a subsidy to the growers), build alliances across interests, how will research affect future policy.

Q: Why haven't these disparate groups not gotten together? A: It has to go beyond activists and advocates. A: It is patience and learning to listen, for indigenous migrants I had to learn about their concerns and culture for a year, the question isn't always what can I do for you, but you tell us what you need. And after you deliver access is open. Don't use buzz words and acronyms use an accessible language.

S: foreclosure epidemic is creating a whole host of substandard housing, currently fumigating allows them to pass the FHA certification. City of Greensborough (?) is not issuing any building permits until all units are rehab.

S: reducing labor camps by inspect. The laws that are there to protect farmworkers, employers stopped providing housing because they had to stop indecent shameful conditions. Also there is an enormous subsidy for growing a certain amt of corps, CHDP CPSB (pregnancy services for two income pregnant women) and these are the only medical times. Because employers aren't required to provide health insurance that is another subsidy and we need to quantify this....so that it is cost effective to improve housing.

S: Banks are now selling "as is" and if low income people can barely afford the home they won't make the improvements

S: Free riders, an implicit assumption, competitive market place should not tip public health and benefits and that is where our political support lies. City Councilmember looked to community to have a renter inspection program.

Brian Augusta, Attorney, California Rural Legal Assistance Foundation

We can't talk about healthy homes without talking about healthy places. Land Use. Where you live determines so much about the opportunities that you have personally and socially. Affects health outcomes, and (what about metaphysical land use like when you slip through the cracks and end up at a meeting or a career realm).

Modesto annexations: needs to go to a board so that it can grow a certain way.

S: geographically isolated communities, LAFCO maybe have some jurisdiction, state of CA should, and there is no political leadership in that area. Who pays? Financial application to pay for incorporation.

Q: have you produced a map that plots street tree planting and maintenance A: no

Q: Another dimension, the extent to which these communities pay for sprawl, who pay into something they do not benefit from.

S: wondering if folks at state health department can overlay health data with these maps. We should get a thinking group together for epidemiology section of this. A lot of stuff is proxy data like only the hospitals have the only address. Also aggregated area vs. equivalent geographic data. A: It isn't necessary to have addresses, just geo code.

Ilene Jacobs, Director of Litigation, Advocacy, and Training, California Rural • Legal Assistance, Inc. and Don Villarejo, former director of the California Institute for Rural Studies

IJ

Particular stresses in farmworker community that not everyone else sees, not just physical but mental health and stigmatization.

Research Based Advocacy: Where participants are real, and not just subjects. There is clearly a lack of research, it deals a lot w/law. And part of it has to do with convening different groups. Esp. for farmworkers

Housing: illegal subdivisions, living under tarps, basements. And health effects of density.

They want to suggest areas for health research, the status of farm laborer housing, particularly in rural areas. Need both long and short term studies. Existence and health effects of crowded living conditions. Within a context of socio economics, race and ethnicity. Ultimate goal is to improve the condition of housing.

DV: Weiland hops strike up North, many protested worker conditions, and came of the labor camp act of 1915. Origin of safety of housing in rural areas.

-2007, about 4 times bigger than all the box office in the US, and far bigger than in 2002.

More people have a high value, and labor intensive work. About 90% of workers in our state is done by hired workers. More and more workers are needed, the agricultural industry.

Most of them are 80% Mexican, and married, and young. And mostly from indigenous regions from southern MX. About 29%. A lot of these folks do not trust white people. What does the pop look for farm labor force.

2 studies completed through litigation: in Napa and Medocino, the county failed to take account of farm labor camps in their housing plan. They surveyed the neighborhoods, many were alone, most renters only 6% said they owned the home they lived in. more than ¼ lived in severe overcrowding. And most were sending back at least \$300 back home. ¼ of Napa workers live 1 ½ away, and have to pay for transit in a raitero and they pay \$5 a day.

Rural areas are some of the most unhealthy places to live, San Joaquin Valley have

CA agricultural worker's health study, 1998, cross section of workers throughout the State. 1 of 9 lived in unrecognized housing. And there were recognizable mental health outcomes like Susto.

And the highest crime was American teenagers robbing farm workers because they carry cash on them. Worst housing conditions were among unaccompanied men.

We need to move beyond mere exposure studies, and get to root causes and

3:15 pm Green Building

Dave Conine, Rural Development Specialist - Housing, Rural Community • Assistance Corporation, "Health Precautions in Energy Efficient Buildings"

Land Use Patterns

Mixed use neighborhoods are a (+). The suburbs have the most amounts of obese people.

Poor ventilation: Radon tends to accumulate in poorly ventilated buildings. Also we need carbon monoxide detectors, mold develops

Avoid and prevent problems: choice of construction materials, bad labels that say there was no off gassing. Plioseal should not be used indoors, and there is no labeling. Heat recovery ventilation

4:00 pm Wrap-Up Panel - Moderated Discussion of Statewide Policy Options

Rob Wiener, Executive Director, California Coalition for Rural Housing

Community based non-profit housing, founded in 1976, one of the oldest rural non-profit housing.

Farmworker housing grant program: affordable housing, occupationally restricted to farmworkers. Mutual self help housing model, which began in valley by quakers in 1960s.

Biggest challenge is lack of funding. Less than 2 million for rural and farmworker housing. 10% of prop 46 money goes to rural. Now we don't have a flow of the bond money possibly creating a standstill, they have helped worked on a bill that would create a trust fund for housing, by Darryl L, SB 500. Hoping to move it out of 1 house this year through a sub-cte.

Shamus Roller, Executive Director, Sacramento Housing Alliance

Overview on Affordable Housing in Sac

Dr. Glennah Trochet, Sacramento County Public Health Officer and president • of the California Conference of Local Public Health Officers

Comment on presentation.

Policy Ideas:

AB: There is new CA senate committee on food and agriculture, they should address housing issues.

SR: For stimulus funding, with new funds coming in, there are opportunities for collaboration and duplication of programs.

IJ: Civil Rights Aspect of all of this: so many health and educational demographics are connected to race and ethnicity.

JT: Creation of code enforcement, and there is the implementation. So training. There are places where we need uniform codes and other places where it needs to be tailored.

VC: From health care side, it seems like there is need for public will. And public education. Making it so that med students do home visits.

RS: Preventative Code Enforcement: Recognition for voluntary compliance.
City of Sac: \$28 per year, for rental property registry