

Healthy Housing and Reducing Lead Poisoning in Oakland

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Recommendations

- Organize volunteers to begin walking through and driving through 94601 to identify properties that have lead hazards and then notify the owners of those hazards and the grants available through the Healthy Homes Dept.
- Identify other loans and grant funds that owners can have access to so as to address lead hazards funding to manage child lead poisoning
- Increase blood lead screenings in Oakland
- Require verification of EPA certification before issuing Bldg permit for pre78 building renovation repair to prevent workers contamination of themselves and environment
- **Implement a PRI program asap**
- Program should use certified code enforcement officers. These individuals to be trained in identification of lead hazards and other healthy homes issues
- Program should be housed in city administrator office or other department outside of Planning and Building.
- Program should have an oversight committee made up of tenant and landlord's other stakeholders.
- Program should be modeled after Los Angeles which uses community health outreach workers known as Promotores to work with the Code Enforcement Officers to educate and advocate for tenants.

Healthy Housing concerns

- While Oakland is rich with diversity and culture, it has an aging housing stock which puts vulnerable families at risk
- Aging housing stock can lead to health concerns such as asthma triggers, pests, safety hazards and lead poisoning.

The Cost of Treatment vs. Prevention

- Housing crisis as a public health issue: It is more cost effective to prevent housing-related health problems, than to treat them.
- Average cost for asthma related hospitalizations for children and adults now stand at \$33,749 per hospitalization in California
- “...every dollar spent on controlling lead hazards would return at least \$17 in improved health outcomes...” 2009 Economic Policy Institute

Time to Act: Bridging the Gap between Health and Housing

- Pass pro-active rental inspection ordinances so that properties are routinely inspected and hazardous conditions prevented instead of depending solely on reactive complaints from vulnerable tenants.
- Mentioned in “A Roadmap Toward Equity: Housing Solutions for Oakland, California,” piloted in Safe Housing Inspection Program

Time to Act: Bridging the Gap between Health and Housing

- Fund programs that offer financial and technical rehabilitation, energy efficiency, weatherization, lead hazard reduction, asthma trigger reduction, and safety upgrades for existing housing stock for low-income owner occupants & small rental property owners.
- Home-based interventions and health education averaging less than \$2500 per home has quantitative potential to create healthy housing.

Time to Act: Bridging the Gap between Health and Housing

- Implement mandatory lead screening for children entering Pre-K and Kindergarten classes in Oakland.
- Targeted screening is the current requirement for pediatricians but without screening all children, it is more difficult to identify problem areas.

Healthy Housing concerns

- Over 60,000 code enforcement complaints were made in Oakland between 2003 and 2013.
- Oakland Survey 2003: 30% of housing in Oakland is in need of repair ranging from deferred maintenance to substantial rehabilitation.
- For many low-income families, the only housing option is to move into substandard housing with structural, environmental and other hazards that jeopardize their health and well-being.

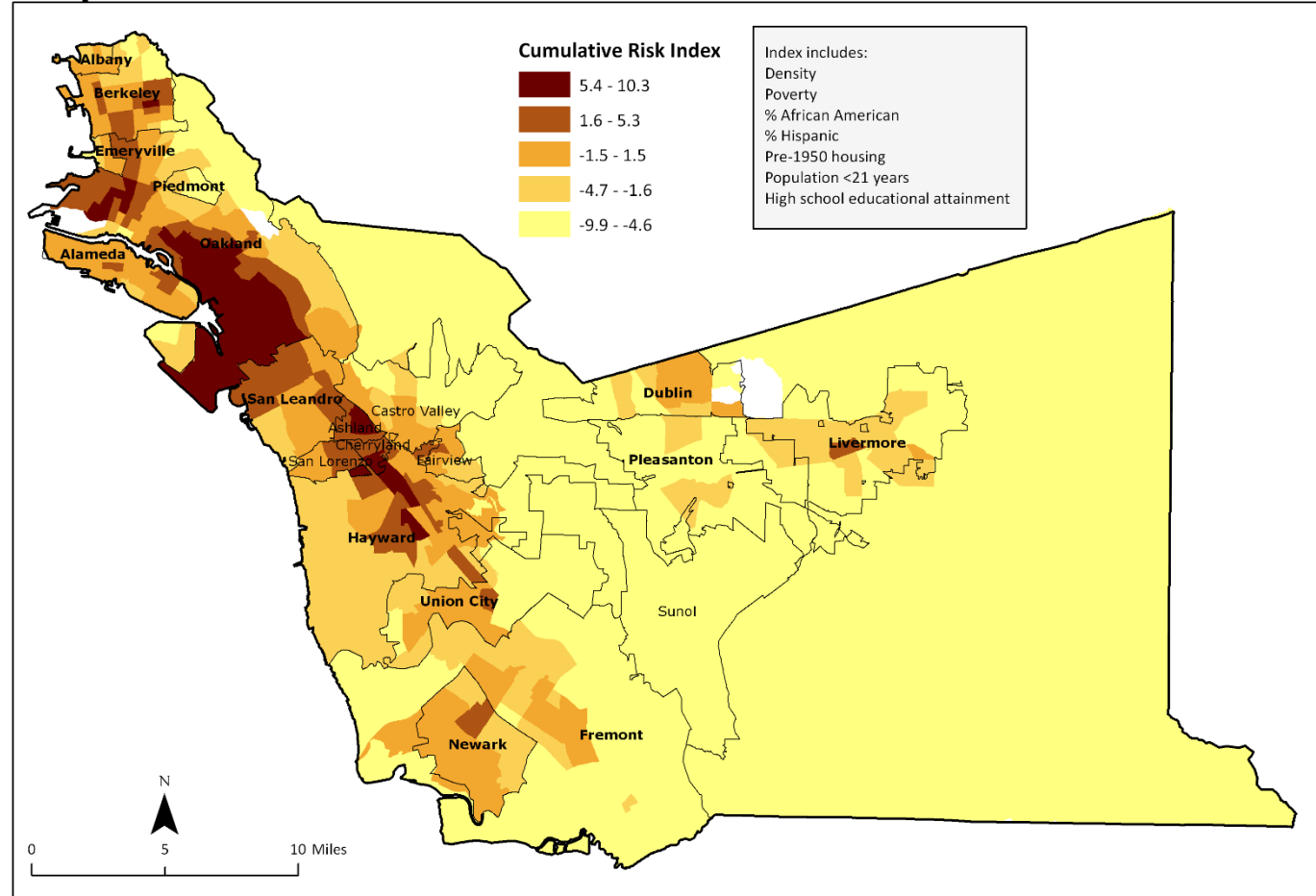
Lead exposure in Oakland/Fruitvale

- Oakland's aging housing stock and in particular homes built prior to 1978 very likely contain lead in the paint putting very young children of becoming lead poisoned and having lifelong detrimental impacts to their health.
- Key predictors, such as age of housing, concentration of young children (ages 0-6 yrs.), as well as poverty and education levels can help identify areas of focus

Cumulative risks

- The higher the accumulation of risks the darker the color

Map 11. Areas of Cumulative Risk



Source: CAPE, with data from Census 2010 and American Community Survey 2006-2010.

Conclusion

PRI will not eliminate:

All Lead Poisoned Children

All Asthma Attacks that sometimes
cause death

All trip hazards that threaten
Seniors ability to age in place

All fire fatalities due to unsafe
conditions

But it will reduce them.