

Cost-Effective Approaches for Creating Lead Safe and Healthy Housing

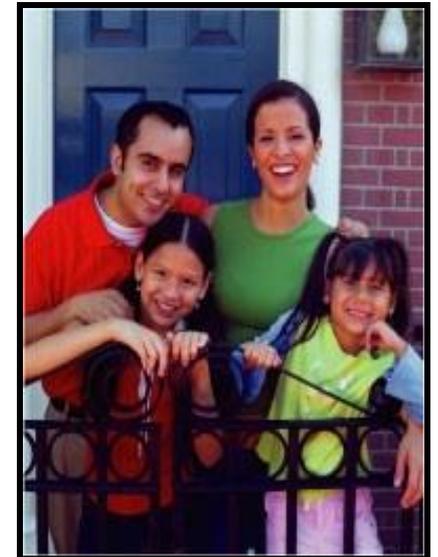
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Isles' Mission

To foster self-reliant families...



Isles' Mission

and healthy, sustainable communities.



Isles' Experience with Community Health

- Compiled data for an environmental health profile of Trenton with comparisons to county and state data.
- Tested more than 2,000 homes for hazardous lead. More than 60% had enough lead present to affect a child's IQ.
- Established the NJ Healthy Homes Training Center to train community health workers, social workers, building inspectors, and other home visitors.
- Trained teams of peer educators to visit homes and identify environmental asthma triggers and conduct sampling for lead.
- Created ReHEET service that combines lead safety, energy efficiency and healthy homes retrofits.

Dangers of Lead Exposure

- In 2016, lead poisoning remains the **#1 environmental threat** to the health of America's children, as well as a health risk for people of all ages.
- Lead dust in homes is the largest contributor to the problem.
- Exposure to lead negatively affects academic performance, increases all types of learning disabilities, impairs ability to regulate behavior and mood, and is associated with attention deficit disorder, aggression, and higher rates of criminal behavior.
- Lead is so toxic that it is unsafe at any level.

Lead Problem in NJ

- In 2015, more than 3,000 children in New Jersey had a lead level of 5 or greater for the first time
- About 225,000 young kids in New Jersey have been poisoned by lead since 2000.
- Lead-poisoned children are seven times more likely to drop out of school and six times more likely to become involved in the juvenile justice system.
- In 2014, testing found that 11 New Jersey cities and two counties had a higher % of children with elevated blood lead levels (EBLL) than Flint, MI to date.

Lead Paint in Older Housing

- FACT: Lead paint is by far the most common source of lead exposure for children in the US.
- Experts tell us that up to 80% of lead exposure is from lead paint. Up to 20% from drinking water.
- Exposure can also come from soil but soil is usually the medium for lead paint, i.e., in the lot left behind after housing demolition, front and backyards, old factory sites, a part of our industrial legacy



ROI of Lead Remediation

- The cost to remediate lead hazards in housing averages between \$5,000-\$12,000 per unit. The cost not to remediate is \$32,000 per child/ per year.
- Researchers claim that anywhere ***between \$17 and \$221 could be saved in taxes for each dollar spent*** on lead safe repairs.
- The NJ Department of the Public Advocate estimates future savings from avoiding lead exposures to be \$27 billion statewide.

Prevention, Prevention, Prevention

- Over the last decades, *treatment*, has been the guiding paradigm for lead poisoning policy
- Use children as lead detectors, and then go into the house to see if you can remove hazardous conditions
- If lead levels are 40 ug/dL or higher, there can be medical intervention for child, but otherwise no treatment available.
- Beacon to guide future policies must be to *prevent* lead poisoning in the first place.

What can be done?

- **Lead Safe and Healthy Housing Rehab and Repair**
- Professional Education of home visitors
- Public Education to help residents
- Public Policy changes to protect children



ReHEET

Residential Health, Energy and Environmental Transformation

What is ReHEET?

A comprehensive rehab and environmental health service that provides lead testing and remediation, energy upgrades and healthy homes interventions to Trenton residents.

ReHEET addresses multiple issues affecting many older homes

- ❖ Unsafe lead levels
- ❖ Leaky roofs, windows, doors and gutters.
- ❖ Mold and moisture
- ❖ Inadequate insulation and air sealing
- ❖ Unsafe indoor conditions



Since 2011, ReHEET has:

- Rehabbed more than 200 homes at an average direct cost of \$7,000.
- Most common repairs were structural
 - 85% required roof, gutter or foundation repair
 - 42% tested positive for lead and were made lead safe



ReHEET Process and Components

- ❖ Comprehensive home assessment provided by experienced staff (construction, energy, lead/hh)
 - ✓ Preliminary lead test (swab)
 - ✓ Healthy Homes Assessment (HHRS or other)
 - ✓ Structural Assessment
- ❖ Creation of Work Scope for lead and healthy homes issues
- ❖ Subcontractor selection and oversight
- ❖ Cleaning procedures (NEW!)

ReHEET Components & Process continued

- ❖ Clearance testing of lead work
- ❖ Occupant education, leave behind materials and maintenance plan
- ❖ Referral to WAP or Comfort Partners agency to perform energy audit, install energy measures and test out
- ❖ Customer satisfaction report

DCA Lead Safe Home Remediation Pilot

Potential Benefits to Your Organization and Community

1. Ability to prevent lead hazards and risks posed to children, not just respond to “abatement orders”.
2. Capacity to train contractors on advanced lead safe work practices.
3. Capability of providing more comprehensive lead and health interventions.
4. Ability to address “deferrals”.

DCA Lead Safe Home Remediation Pilot

Key Differences between ReHEET and LSHRP

- ❖ Standard for lead testing, remediation procedures and clearance are higher.
 - a. Adherence to Lead Safe Housing Rule
 - b. Use of Lead Risk Assessor
 - c. Lead worker knowledge
 - d. Post-work dust sampling

DCA Lead Safe Home Remediation Pilot

Questions about how to perform under LSHRP

- ❖ We are a municipality, do we need to be a RRF certified firm?
 - Yes! EPA says that you can and will need to apply and pay the fee for this certification.

- ❖ Will an “abatement order” actually raise the cost of the lead project?
 - Not necessarily! Since the work we are doing for any unit follows LSHR, the cost of “abatement” are not necessarily higher. Abatement is not what it used to be or mean, in terms of costs.

DCA Lead Safe Home Remediation Pilot

- ❖ What about relocation costs?
 - I would expect very few jobs would require occupant relocation, if proper containment and lead safe work practices are being followed.

What Questions Do Have!

Isles Lead and Healthy Homes Services

Training

- a. Lead RRP for contractors
- b. Lead abatement worker, supervisor, and risk assessor
- c. Healthy Homes for Community Health Workers
- d. Code Inspection for a Healthier Home
- e. Healthy Homes Rating System
- f. Eco-Friendly Child Care

- Encourage your city government and school officials to schedule a “Lead and Healthy Homes for Decision-makers” workshop

Public Policy

- Re-Fund and fully implement LHCAF.
- Review Housing Codes and Enforcement.
- Require lead safe certification for 1 & 2 unit apartments.
- Require lead screening at school entry.
- Full disclosure of possible lead hazards at time of sale.

- Joining the state-wide Lead and Healthy Homes Coalition
- Encourage your municipality to review and revise building codes

Contact Us

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