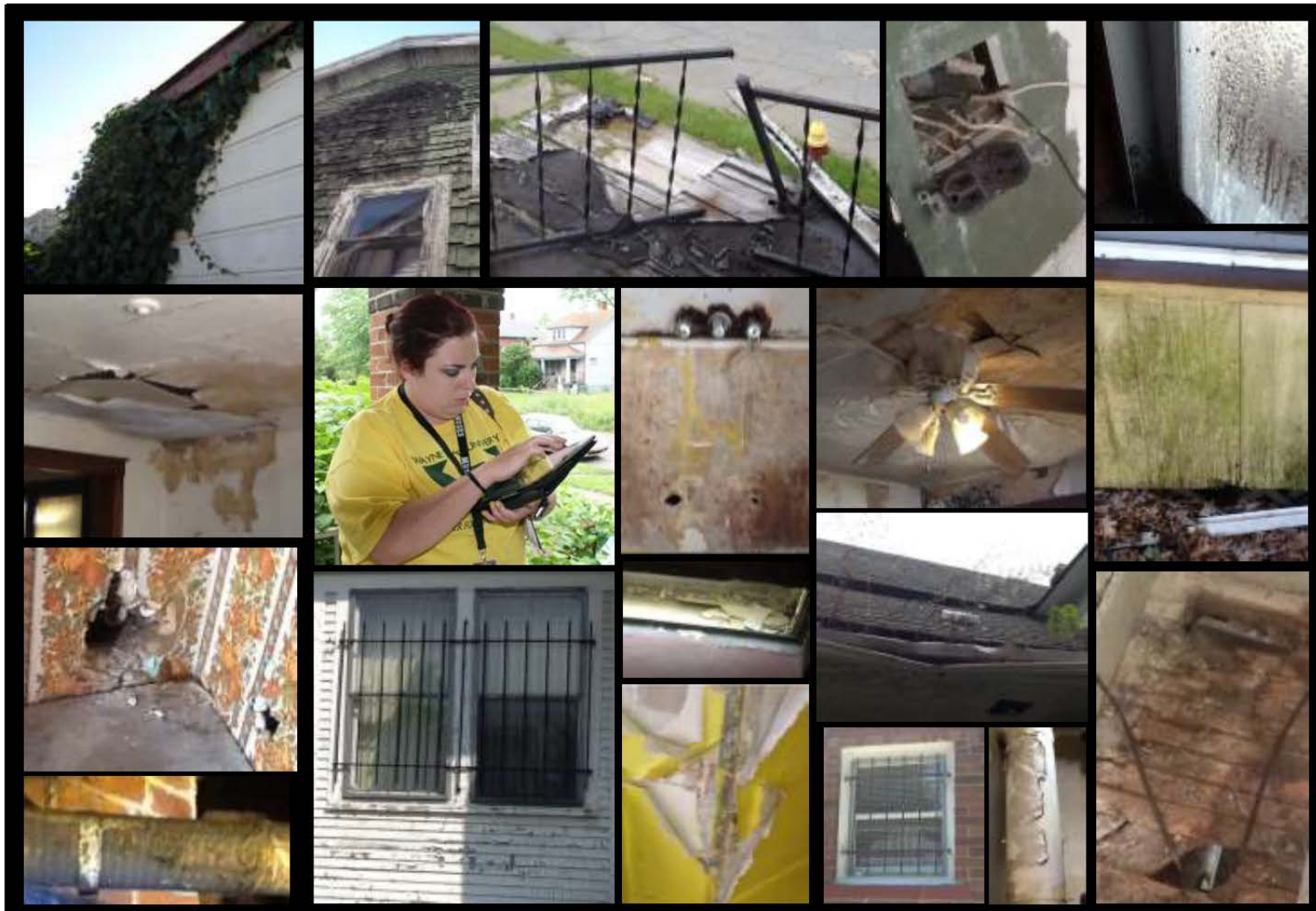


**Alameda County Community Development Agency Healthy Homes Department** : seeks to advance an integrated approach to safe and healthy homes through collaborative initiatives, applied research and policy development countywide.

In Oakland the Department has spent 24 years working to improve the health of residents by conducting over 600 Healthy Homes interventions for a variety of health/housing conditions , 1,750 lead paint abatements, and more than 4,000 Minor Home Repair projects addressing habitability issues. Over 200 child lead poisonings are reported to us each year.



Substandard housing is becoming the new affordable housing for not only the most vulnerable populations such as low income or fixed income but also the struggling middle class as well who like many, for various reasons will not complain so reactive inspections is not enough! Building new units will not be enough – multiple solutions are required including Proactive Rental Inspections.



A PRI will not only improve the health of residents in Oakland but will also contribute to efforts to maintain affordable housing by preserving existing housing stock that might fall into such a state of disrepair as to result in abandonment or demolition. And a PRI will have a positive impact in regards to medical costs and educational costs leading to a better quality of life for our elders as well as more successful academic and career lives for our youth and generations to follow.



Note that this excerpt from the Wayne State University Final Report identifies Alameda County as the location however all of the homes inspected (217) were in Oakland.

**Table 7: Commonality by Site**

Detroit				Greensboro				Alameda County			
Most Common		Least Common		Most Common		Least Common		Most Common		Least Common	
Hazard	Rate	Hazard	Rate	Hazard	Rate	Hazard	Rate	Hazard	Rate	Hazard	Rate
Falls associated with baths	99.8%	Biocides	66.2%	Falls associated with baths	99.6%	Low Overhead	87.9%	Falls on Level Surfaces	95.4%	Asbestos and MMF	45.2%
Fire	99.4%	Water Supply	72.4%	Flames and Hot Surfaces	99.2%	Asbestos and MMF	89.8%	Flames and Hot Surfaces	94.5%	Biocides	82.0%
Mold and Dampness	99.4%	Asbestos and MMF	72.4%	Fire	99.2%	Falls between Levels	92.8%	Mold and Dampness	94.5%	Radiation	83.4%



25



The Healthy Homes Rating System (HHR) is the method American communities are using to assess housing for health and safety risks in grants administered by the U.S. Department of Housing and Urban Development (HUD). Adoption of the HHR by HUD occurred in 2011.

# ASHHI Project

This Kresge funded study included going into the homes of Asthmatic children living in Oakland and providing “environmental treatment” services that included: vacuuming and cleaning of horizontal surfaces, preventative integrated pest management, cleaning of refrigerator coils, distribution of HEPA Vacs, plastic pillow and mattress covers



Pets



Exercise



Pollen



Insects in the home



Chemical fumes



Stress



Pollution



Smoke



Cold air

**Advancing Safe and Healthy Homes  
for Children and Families Initiative  
Sponsored by The Kresge  
Foundation**



Alameda County/Oakland 1 of only 6 jurisdictions nationwide selected for this project.

## Asthma Triggers

## Comparison of Proactive Rental Inspection Programs in California Cities

	City of San Jose	City of Sacramento	City of Los Angeles
<b>Program Name</b>	Residency Occupancy Permit Program	Rental Housing Inspection Program (RHIP)	Healthy Housing and Vector Control Program
<b>Municipal Code Section</b>	San Jose MC 17.20.500 et seq.	Chapter 8.120 et seq. of the Sacramento City Code	Los Angeles City Council Ordinance No. 172,109
<b>Properties Covered</b>	3 or more units apartment buildings. Also includes: emergency residential shelters, guesthouses, motels/hotels, residential care facilities for more than 7 people, residential service facilities, and fraternity and sorority houses.	All Residential Rental Properties are covered	All residential rental properties with two (2) or more units
<b>Eligibility requirements for exemptions from inspection</b>	N/A (not totally sure if new buildings are covered or if owner occupied rental units are either)	Owner-occupied units, properties five years old or less, properties in escrow (for sale) or units that are routinely inspected by other local agencies.	Owner-occupied units
<b>Building targeting scheme</b>	N/A	If a unit fails an inspection while in the Self-Certification Program, they are automatically inspected the next year.	N/A
<b>Inspection Coverage</b>	Exterior and interior, full inspection. Inspection Includes all of the provisions of the state housing law and this Code which are applicable to the proposed use of the building including, but not limited to, provisions relating to construction, maintenance, sanitation, ventilation, use and occupancy of the building, zoning, and fire.	Exterior and interior, full inspection. Inspection includes: premises, exterior walls, ventilation, stairway/landing/treads/risers, roof and ceilings, lighting, electrical, common areas, entry doors, windows, and window locks, heaters, kitchen counters and sink surfaces, floor coverings, plumbing, water heaters, smoke/carbon monoxide detectors.	Exterior and interior, full inspection. Inspection includes: fire and safety code regulations, housing habitability code regulations, building code/electrical code/ plumbing code/ heating and ventilation code requirements, health code regulations.
<b>Frequency of inspection</b>	6 year cycle	All units every 5 years; Landlords are allowed to opt into Self-Inspection Program after a passed initial inspection; 10% of Self-Certified Units are randomly inspected every year.	4 year cycle listed on ordinance (took 7 years for the first cycle)
<b>Number of units and properties covered in City</b>	Approx. 4,400 properties, 6,600 buildings, 85,000 units	~89,500 units	~817,000 units

A PRI will not only improve the health of residents in Oakland but will also contribute to efforts to maintain affordable housing by preserving existing housing stock that might fall into such a state of disrepair as to result in abandonment or demolition. And a PRI will have a positive impact in regards to medical costs and educational costs leading to a better quality of life for our elders as well as more successful academic and career lives for our youth and generations to follow.