



Housing as a Determinant of Health – Programs and Policies at Local and State Level

- Unsafe and Unhealthy Housing
- Unaffordable, Unavailable Housing

What in housing is unsafe and unhealthy and makes us sick?

- Lead Hazards (paint, varnish)
- Indoor Air Pollutants (CO, mold, asbestos, radon)
- Drinking water and Water Supply
- Sanitary Conditions (Cleanliness)
- Safety Hazards (injuries, fire, falls)
- Insects (fleas, roaches, mites)
- Rats, Mice and other animals (e.g. Animal Hoarding)

Housing Code

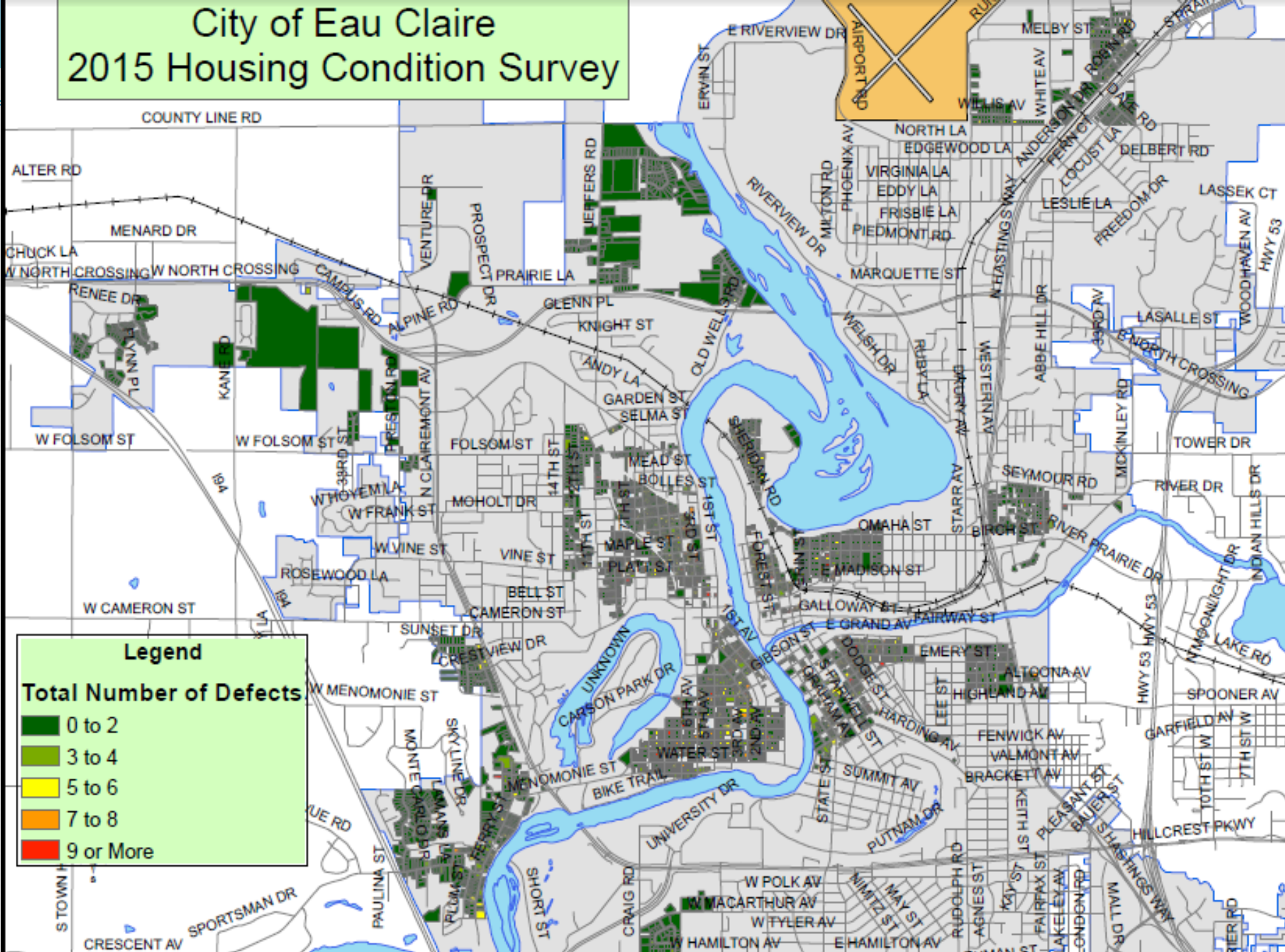


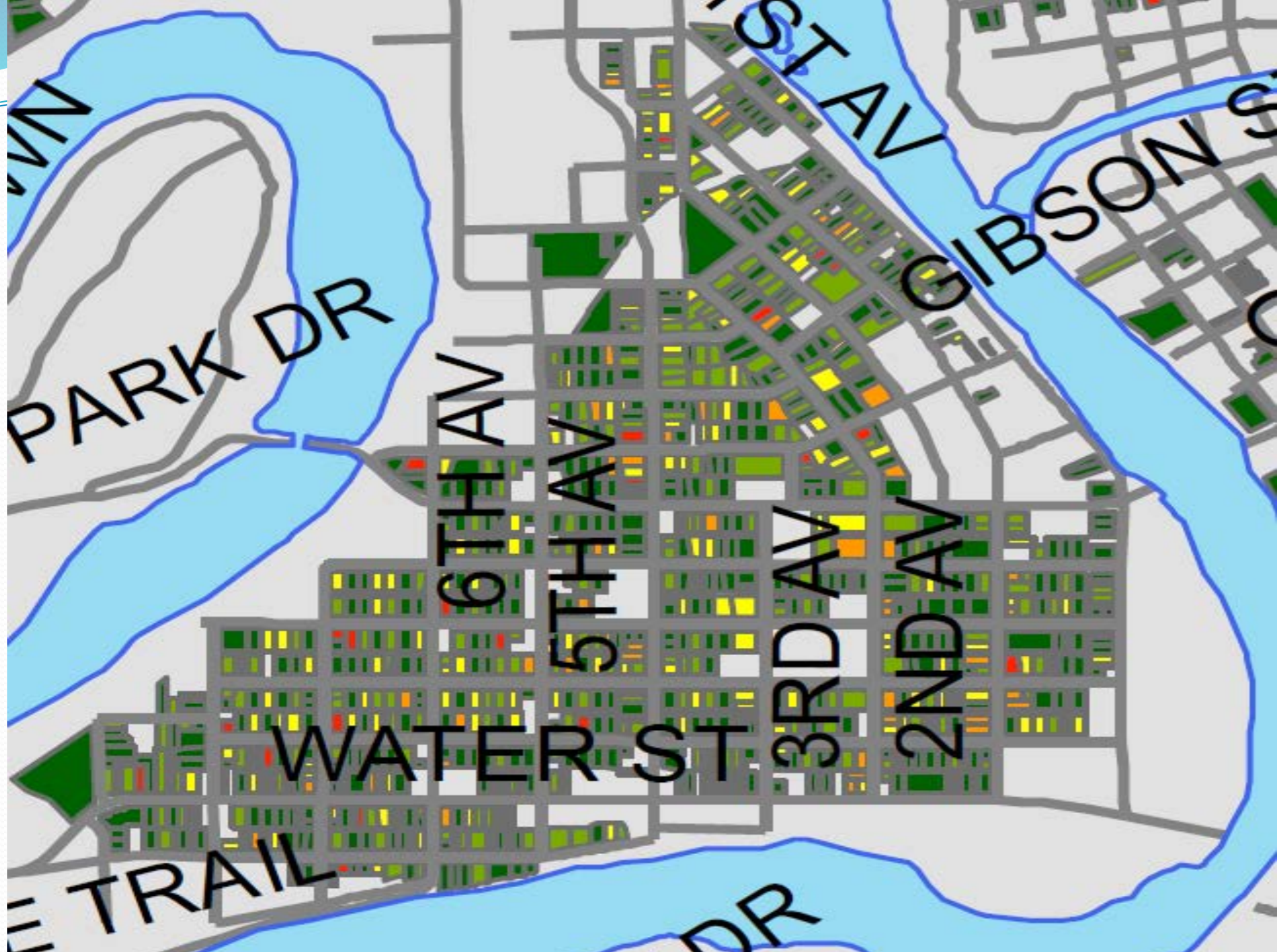
- Passed City Council in Spring, 2017
- Only complaint based in County
- Based on the American Public Health Association and Center for Disease Control “Housing and Health” model code
- Establishes minimum standards
 - Provide a reasonable degree of sanitation, safety, and quality of life
 - Preserve and conserve dwellings

Residential Exterior Condition Survey

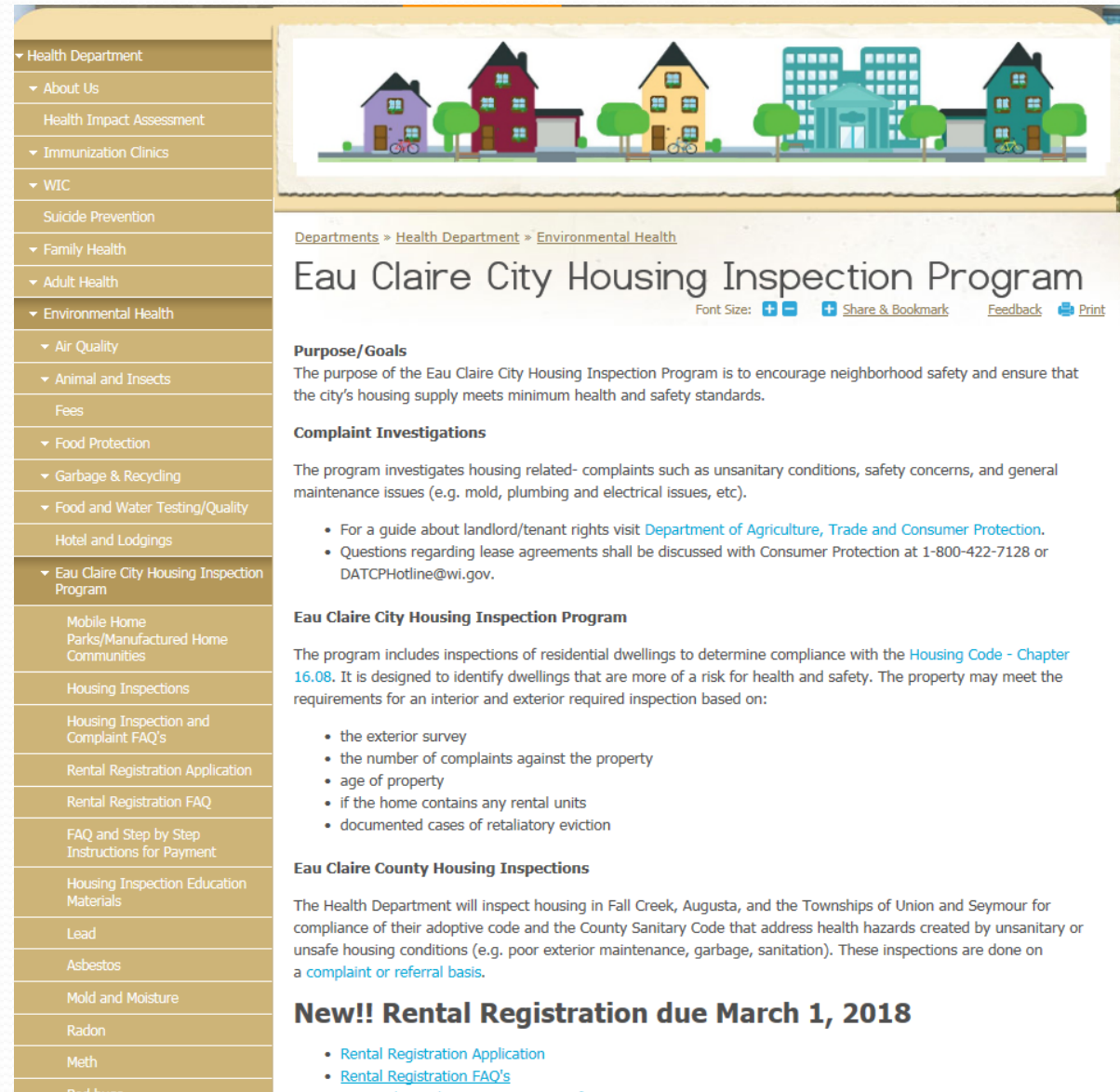
- Provides an objective tool to assess the physical quality of the residential environment
- Provides an objective means to prioritize and select dwellings to be inspected for compliance with the housing code.

City of Eau Claire
2015 Housing Condition Survey





Eau Claire web site:



▼ Health Department

- ▼ About Us
 - Health Impact Assessment
- ▼ Immunization Clinics
- ▼ WIC
 - Suicide Prevention
- ▼ Family Health
- ▼ Adult Health
- ▼ Environmental Health
 - ▼ Air Quality
 - ▼ Animal and Insects
 - Fees
 - ▼ Food Protection
 - ▼ Garbage & Recycling
 - ▼ Food and Water Testing/Quality
 - Hotel and Lodgings
 - ▼ Eau Claire City Housing Inspection Program
 - Mobile Home Parks/Manufactured Home Communities
 - Housing Inspections
 - Housing Inspection and Complaint FAQ's
 - Rental Registration Application
 - Rental Registration FAQ
 - FAQ and Step by Step Instructions for Payment
 - Housing Inspection Education Materials
 - Lead
 - Asbestos
 - Mold and Moisture
 - Radon
 - Meth
 - Bed bugs

Departments » [Health Department](#) » [Environmental Health](#)

Eau Claire City Housing Inspection Program

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Purpose/Goals

The purpose of the Eau Claire City Housing Inspection Program is to encourage neighborhood safety and ensure that the city's housing supply meets minimum health and safety standards.

Complaint Investigations

The program investigates housing related- complaints such as unsanitary conditions, safety concerns, and general maintenance issues (e.g. mold, plumbing and electrical issues, etc).

- For a guide about landlord/tenant rights visit [Department of Agriculture, Trade and Consumer Protection](#).
- Questions regarding lease agreements shall be discussed with Consumer Protection at 1-800-422-7128 or DATCPHotline@wi.gov.

Eau Claire City Housing Inspection Program

The program includes inspections of residential dwellings to determine compliance with the [Housing Code - Chapter 16.08](#). It is designed to identify dwellings that are more of a risk for health and safety. The property may meet the requirements for an interior and exterior required inspection based on:

- the exterior survey
- the number of complaints against the property
- age of property
- if the home contains any rental units
- documented cases of retaliatory eviction

Eau Claire County Housing Inspections

The Health Department will inspect housing in Fall Creek, Augusta, and the Townships of Union and Seymour for compliance of their adoptive code and the County Sanitary Code that address health hazards created by unsanitary or unsafe housing conditions (e.g. poor exterior maintenance, garbage, sanitation). These inspections are done on a [complaint or referral basis](#).

New!! Rental Registration due March 1, 2018

- [Rental Registration Application](#)
- [Rental Registration FAQ's](#)

MOST COMMON home HAZARDS

The Eau Claire City-County Health Department inspects homes to keep you and your family safe. This picture shows **WHERE** common hazards in your home may be found and **WHY** they are dangerous for you and your family's health.

1 STRUCTURE OF HOME

WHERE? Issues with foundation, cracks in walls and ceilings, uneven floors
WHY? Slips, trips, falls, cuts

2 ELECTRICAL DEFICIENCIES

WHERE? Wiring, extension cords, appliance cords or powerstrips
WHY? Injury due to burns or fire

3 NO WORKING SMOKE ALARMS

WHERE? Hallways and rooms where smoke detectors are located
WHY? Injury or death due to fire

4 NO SECOND EXITS

WHERE? Any main room of the house where an exit is easily accessible
WHY? Escape fire

5 NO HAND RAILINGS

WHERE? All stairways, inside and outside the home
WHY? Injuries from slips, trips and falls

6 CLUTTER

WHERE? Hallways, walkways, bedrooms, basements etc
WHY? Injuries from slips, trips and falls

7 DUST & OTHER ALLERGENS

WHERE? Pets, carpet, poorly ventilated bathrooms
WHY? Allergic reactions, lung infections, asthma

8 MOISTURE / WATER LEAKS & MOLD

WHERE? Bathrooms, basements, bedrooms where water may be leaking in
WHY? Lung infections, asthma and bronchitis

9 ASBESTOS

WHERE? Old floor tiles, ceiling tiles, roof shingles, siding, insulation, pipe cement, seams between sheetrock
WHY? Lung or other cancers

10 LEAD

WHERE? *Inside:* paint found on window trim, wood floor, peeling paint on walls, contaminated dust
Outside: paint found on window trim, on siding of homes, in the soil surrounding older homes
WHY? Impact to brain growth and learning

11 CARBON MONOXIDE (INVISIBLE)

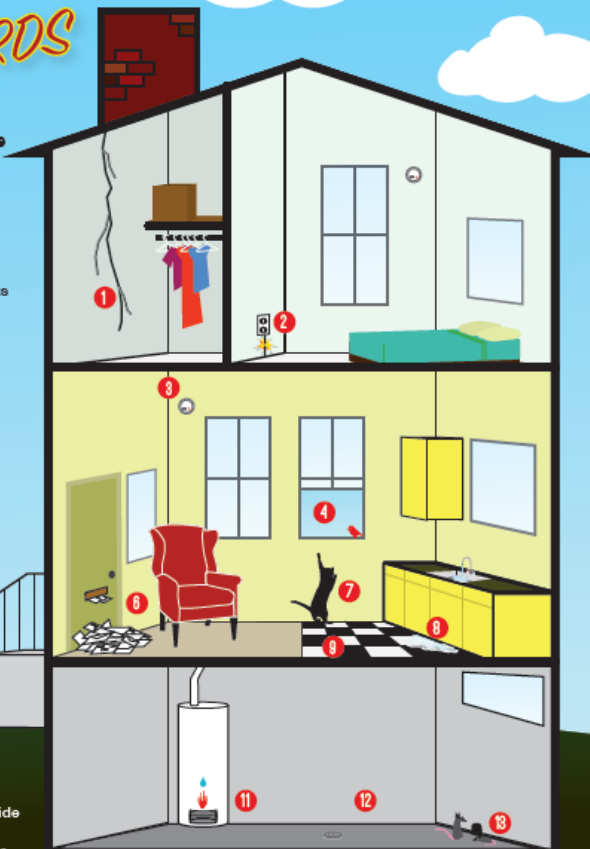
WHERE? Faulty furnaces, gas appliances, portable generators
WHY? Headache, dizziness, weakness, nausea, death

12 RADON (INVISIBLE)

WHERE? Through floor or drains in basements or lowest room in home without a basement
WHY? Lung Cancer

13 AREAS THAT ATTRACT PESTS

WHERE? Kitchens, garbage cans / dumpsters, outdoor landscapes, cracks or holes that lead to the outdoors
WHY? Contamination, disease, respiratory impacts



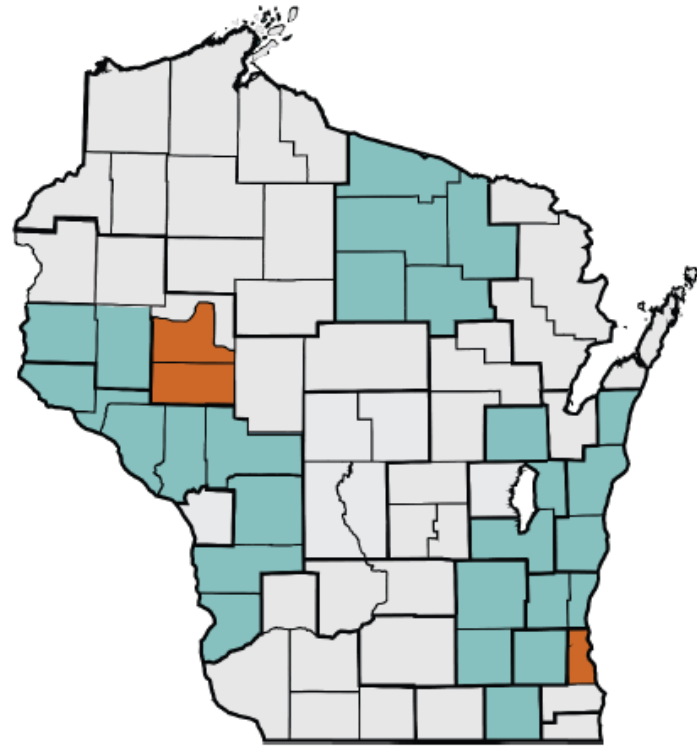


And what about Unaffordable and Unavailable –
why does PH care?

- Health Outcomes
- Equity issues

Wisconsin Poverty Report: Treading Water in 2017

The Eleventh Annual Report of the Wisconsin Poverty Project



Timothy M. Smeeding and
Katherine A. Thornton
Institute for Research on Poverty
University of Wisconsin-Madison



June 2019

In Eau Claire County:

Income inequality is linked to **poor health, social stresses**, and **loss of** social connectedness and **social support**



What does it cost to afford the basic necessities?

This bare-minimum budget does not allow for any savings, leaving a household vulnerable to unexpected expenses. Affording only a very modest living in each community, this budget is still significantly more than the Federal Poverty Level of \$11,670 for a single adult and \$23,850 for a family of four.

Household Survival Budget, Eau Claire County

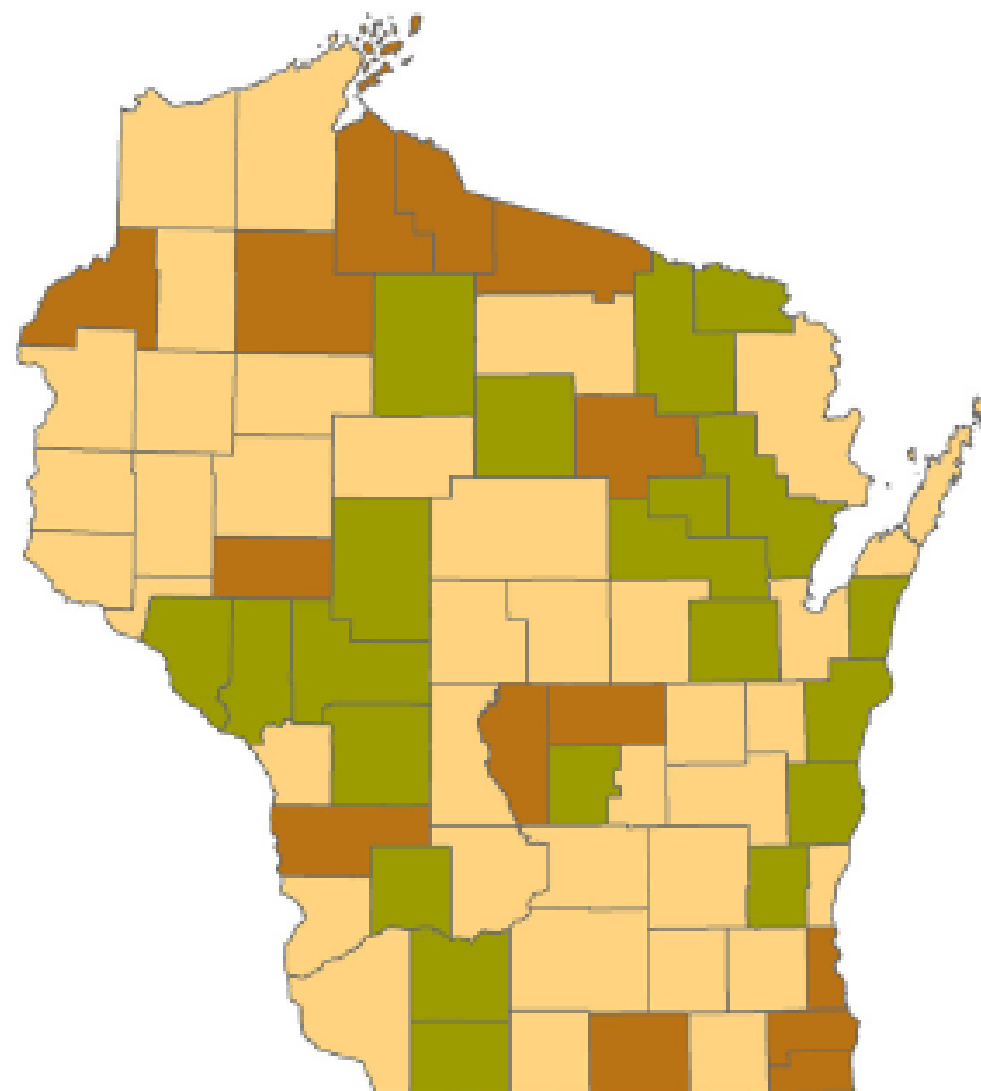
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Housing	\$497	\$740
Child Care	\$—	\$1,185
Food	\$176	\$533
Transportation	\$351	\$702
Health Care	\$147	\$587
Miscellaneous	\$186	\$432
Taxes	\$685	\$576
Monthly Total	\$2,042	\$4,755
ANNUAL TOTAL	\$24,504	\$57,060
<i>Hourly Wage</i>	\$12.25	\$28.53

FIGURE 7

Wisconsin Renter Affordability Index by County, 2017

- Not affordable (less than 100)
- Barely affordable (100-120)
- Affordable (greater than 120)

Note: A value of less than 100 means that the median income renter-household in a county cannot afford the median rental unit. In the county. A value greater than 100 indicates that the median income renter-household can afford the median rental unit.



Monthly Evictions for Eau Claire County, 2016



Over 80% of evictions cited unpaid rent

Policies & Programs

What Works for Health (website):

- Housing rehab loan & grant programs
- Healthy home environment assessments
- Lead paint abatement programs
- Rapid re-housing for homeless families & individuals
- Inclusionary zoning (requires part of development for low-income)
- Land banking & community land trusts
- Child care subsidies
- Earned income tax credits

Wisconsin Public Health Association

- Organizational Priorities and Strategic Plan
 - (Mission) Building a healthier, safer Wisconsin through policy and partnership.
 - (Vision) WPHA is the largest and most recognized membership association for public health professionals in Wisconsin.
- Goals and Objectives
 - Support a strong, skilled and sustainable public health workforce
 - Support collective advocacy for policy change that makes Wisconsin a healthier state
 - Continue to build the Association's organizational capacity

Wisconsin Association of Local Health Departments and Boards

- Organizational Priorities and 2018 Plan
 - (Mission) WALHDAB is the statewide leader and voice for local governmental public health.
 - (Vision) Catalyst, collaborator, and resource for the healthiest state
- Goals and Objectives
 - Continue to grow financial reserves to at least 6 months of operating expense
 - Increase participation by more staff and board of health members within a department.
 - Monitor and advocate for continued Communicable Disease Funding.
 - Continue to develop communications and partnership with DATCP.

WPHA & WALHDAB Priorities

- Three Overarching Themes:
 - Building & Retaining Infrastructure through Funding
 - Improving Public Health Workforce Succession Planning for continuation of services
 - Infusing Health and Equity in All Policies
- Focus on SDoH, specifically:
 - Justice reform
 - Early Childhood Education
 - Income stability & Employment
 - Housing



Housing as a Priority

- Expand Low income Housing Tax Credits for Developers and Rental Assistance Vouchers for Renters
- Fund programs and Update Statutory Provisions to Eliminate and Abate Lead Hazards in Paint, Soil and Pipes



Thanks for caring and being motivated to ACT!

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5th Annual Dane County Housing Summit

Improving Housing Policies to Improve Health Outcomes

Geoffrey R. Swain, MD, MPH

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University of Wisconsin School of Medicine & Public Health

Emeritus Medical Director,
City of Milwaukee Health Department

Center Scientist,
Center for Urban Population Health

Outline

- a. Overview of Healthy Housing Initiative
- b. Examples of evidence-based policies
 - 3 focus areas: **quality, affordability** (units and income), **stability**
 - Levels: local, state, federal
- c. Potential pathways for policy action
 - Types of activities (e.g., advocacy organizations, public messaging, relationships with policymakers)
 - Leveraging the “health argument” when making the “housing policy” pitch

Acknowledgements



Thanks to my colleagues at *The Healthy Housing Initiative*

Community Advocates Public Policy Institute
University of Wisconsin Madison School of Social
Work and School of Medicine and Public Health
Wisconsin Partnership Program



What did we do?

- 2 years of quantitative & qualitative research
- 6 focus groups with more than 50 participants
- 5 meetings with >20-person Advisory Ctte
- Gathered >65 potential policy options
- Evaluated available evidence regarding policy effectiveness in 3 areas: Quality, Affordability, and Stability
- ***Prioritized nearly 30 policy recommendations (next slides)***

Policy Recommendations: Quality

- License rental units through proactive code enforcement (State and Local)
- Establish lead-safe certification for housing units (Local, State, Federal)
- Expand accessibility accommodation funds (City or County)
- Support healthcare and community development partnerships (City or County)

Affordability Policies:

Increase Number of Affordable Units

- Increase funding for Housing Choice Vouchers (Federal)
- Adopt small area fair market rents for Housing Choice Vouchers (County or Region)
- Provide financial incentives for landlords accepting Housing Choice Vouchers in high opportunity areas (County, Region or State)

Affordability Policies:

Increase Number of Affordable Units

- Use Tax Incremental Financing for Affordable Housing (City or County)
- Establish Strategic Acquisition Fund (City or County)
- End exclusionary zoning (Federal, State, Local)
- Eliminate barriers to inclusionary zoning (State)
- Support Employer-Assisted Housing (City or County)

Affordability Policies:

Increase Number of Affordable Units

- Increase funding and reform the Low Income Housing Tax Credit (LIHTC) funding formula (Federal and State)
- Preserve expiring LIHTC units (City or County)
- Establish dedicated funding Housing Trust Fund (City or County)
- Pilot use of Medicaid funds for housing subsidies (Federal)

Affordability Policies: Increase Incomes

- Raise the minimum wage to \$15 per hour: (State and City or County)
- Expand transitional jobs programs (Federal, State, and City/County)
- Strengthen and modernize the EITC and the Child Credit (State and Federal)
- Restore the State Homestead Credit for all low-income households and adjust it for inflation (State)



Policy Recommendations: Stability

- Reform CCAP (State)
- Enact a just-cause eviction ordinance (City or County)
- Expand tenant-landlord mediation (City or County)
- Establish a right to counsel for tenants (State, City or County)
- Standardize rental agreements (City or County)

Policy Recommendations: Stability

- Expand tenant training programs (City or County)
- Increase funding for Housing First (City or County)
- Expand housing supports for formerly incarcerated people (County and City)
- Use BadgerCare funds for housing services and expand BadgerCare eligibility (State)

How You Can Help

- Solo Activities
- Team Sport Activities
- Leveraging the “health argument” when making the “housing policy” pitch
- Importance of racial equity considerations in policy advocacy

How You Can Help

Solo Activities

- Speak out on the links between housing policy and a) health and b) racial equity
- Help decision-makers better understand those links; develop relationships with them; educate policy-makers directly
- Focus media appearances (e.g., TV interviews, radio show call-ins, and writing op-eds and letters to the editor) on the links between housing policies and health

How You Can Help

Team Sport Activities

- Leverage organizational power (healthcare systems, professional organizations, governmental agencies, etc.)
- Work across sectors, break down silos.
- Partner with community and faith-based organizations with overlapping interests, education sector leaders, business leaders, community organizers, etc.



Questions / Acknowledgements

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Who is this guy anyway?

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