

Edward J. Bloustein School of Planning and Public Policy

HEALTHY HOMES INITIATIVE

*Masters in Public Policy
Practicum*



Prepared for: New Jersey Housing and Mortgage Finance Agency

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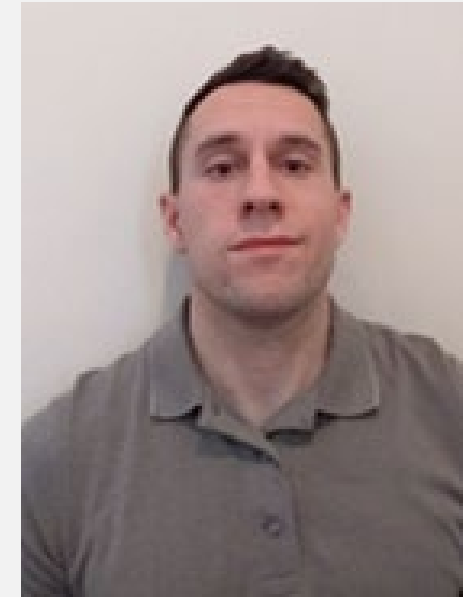
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Road Map

1) Brief Background

2) Data Review

- a) SEC Demographics
- b) Housing Quality & Health in NJ
- c) Health in Paterson & Newark
- d) Interview Analysis of Key Stakeholders

3) Program Benchmarking

- a) Existing Resources for Addressing Health-Related Housing Quality
- b) BPU Comfort Partners
- c) Potential Costs of Healthy Homes Program Services

4) Program Recommendations

5) Barriers to Implementation

6) Conclusion & Discussion



Background

The Connection Between Health and Housing



The Connection Between Health & Housing

Based on a literature review on the relationship between health and housing the following themes emerged:

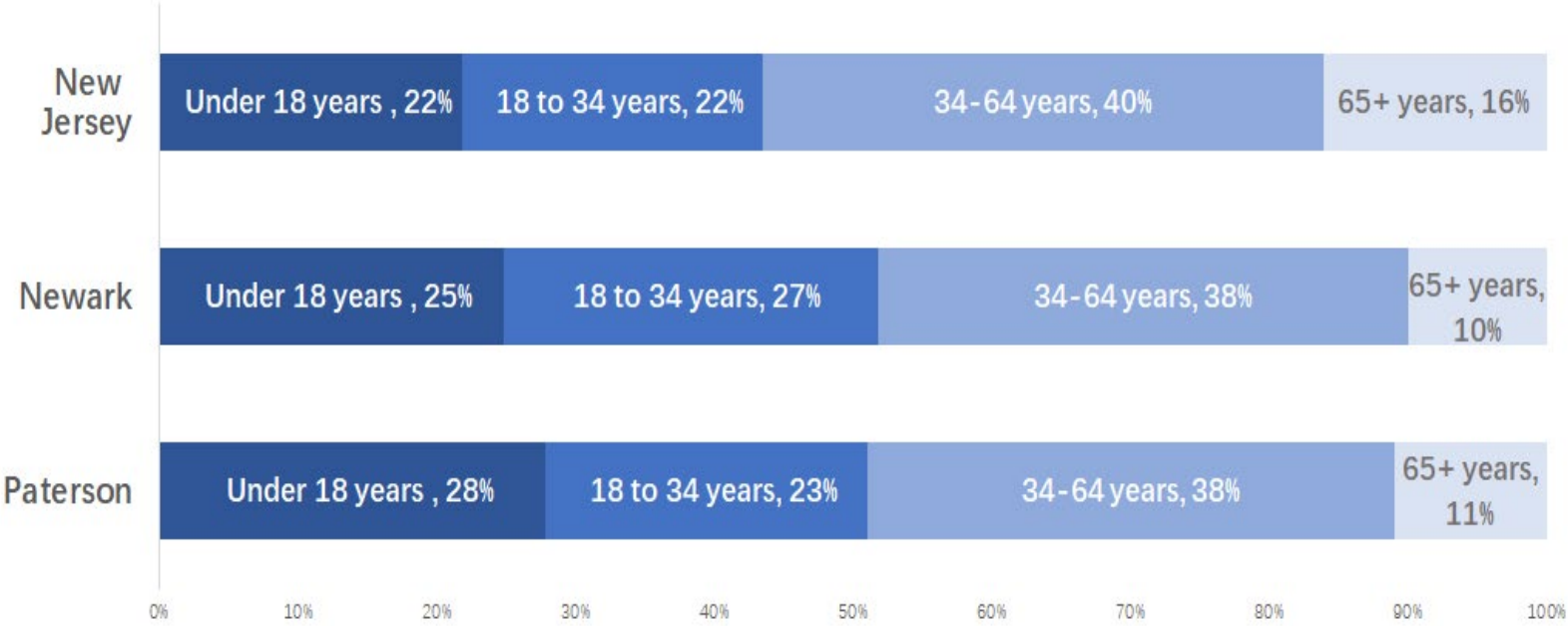
- Race/Ethnicity, Housing, and Health Housing
- Environment-Related Health Problems
- Housing Stability and Health
- Poor Housing Structural Quality and Asthma
- Housing Quality and Mental Health

Data Review

Housing, Housing Quality, and Health in New Jersey, Paterson, and Newark

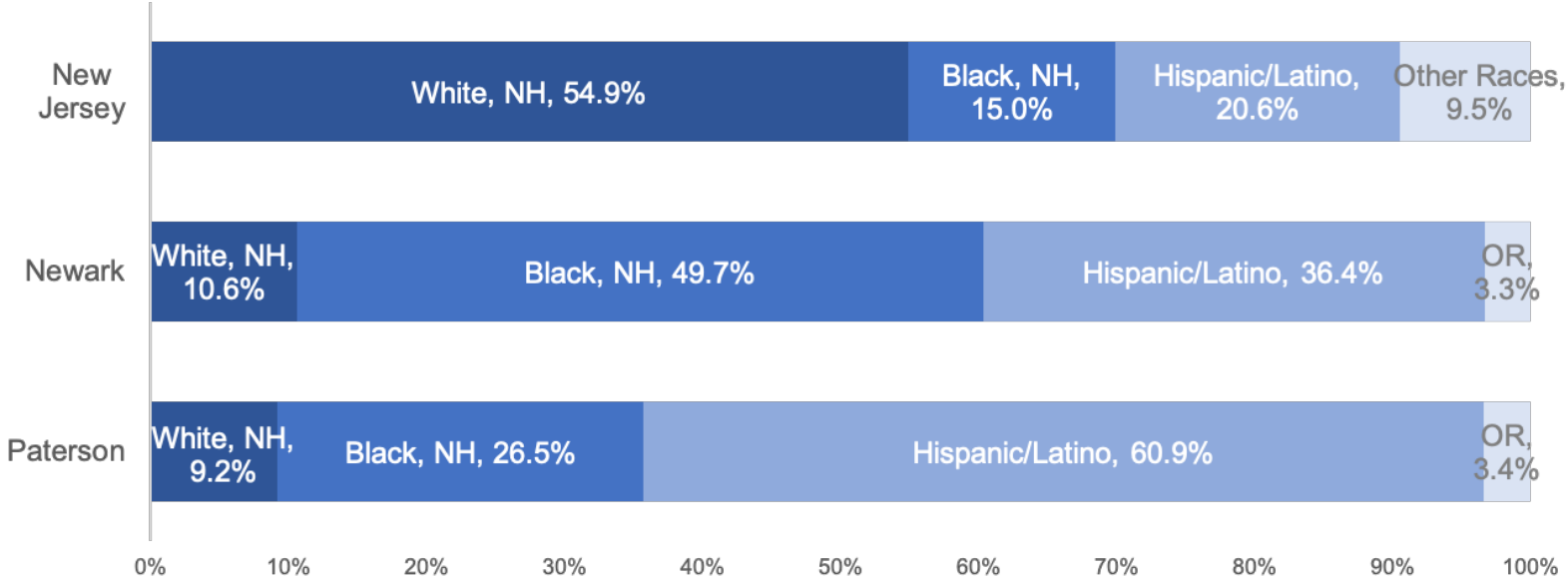


Age Breakdown of NJ, Newark, and Paterson



Source: 2018 American Community Survey

Race/Ethnicity Breakdown of NJ, Newark, and Paterson



Source: U.S. Census Bureau (2019)

Housing Conditions Vary Widely by Race/Ethnicity

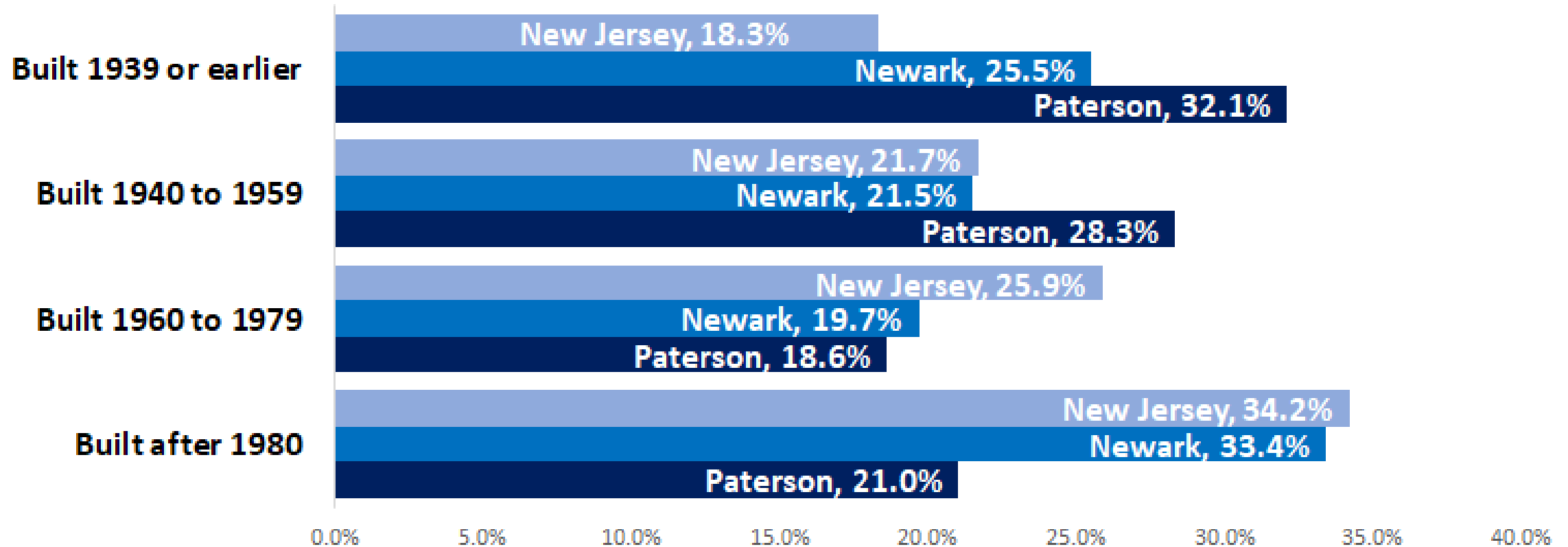
- Non-Hispanic Black and Hispanic NJ residents reported unsteady housing at significantly higher rates than non-Hispanic Whites
- **Who** in NJ experiences **what poor housing conditions** the most?

<i>race</i>	Housing Security	
	Steady	Not Steady & Worried
White NH	94.6%	5.4%
Black NH	87.7%	12.3%
Hisp	79.0%	21.0%
Asian	97.6%	2.4%
Other	91.4%	8.6%

<i>race</i>	Pest	Mold	Lead	No Heat	No Stove/Oven	No Smoke Detector	Water Leak
White NH	5.9%	3.3%	1.7%	1.0%	1.5%	3.4%	6.5%
Black NH	12.3%	7.4%	8.6%	11.1%	2.5%	3.7%	9.9%
Hisp	17.8%	10.8%	6.4%	10.2%	6.4%	6.4%	7.0%
Asian	11.9%	0.0%	2.4%	9.5%	0.0%	4.8%	2.4%
Other	8.6%	6.9%	6.9%	6.9%	3.4%	5.2%	10.3%

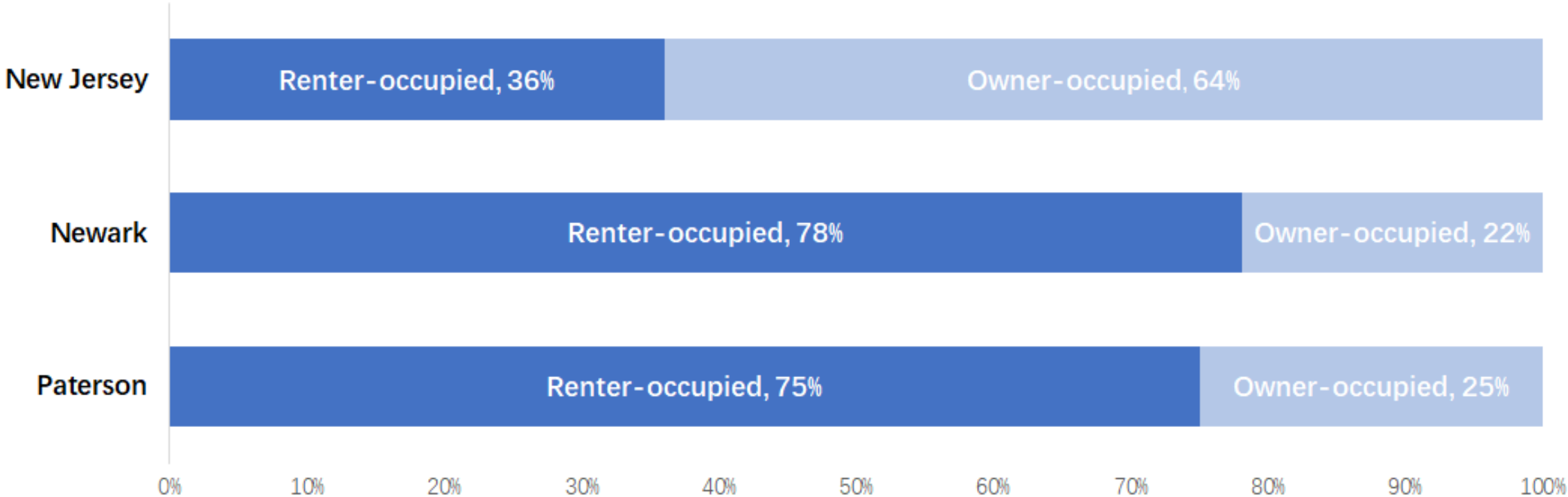
Aged Housing Stock

In **Paterson (32.1%)** and **Newark (25.5%)**, there were higher percentages of homes built before 1939 than the in the state of **New Jersey as a whole (18.3%)**. There were more homes built in **New Jersey after 1980 (34.2%)** than in **Paterson (21%)** and **Newark (33.4%)**.



Communities of Renters

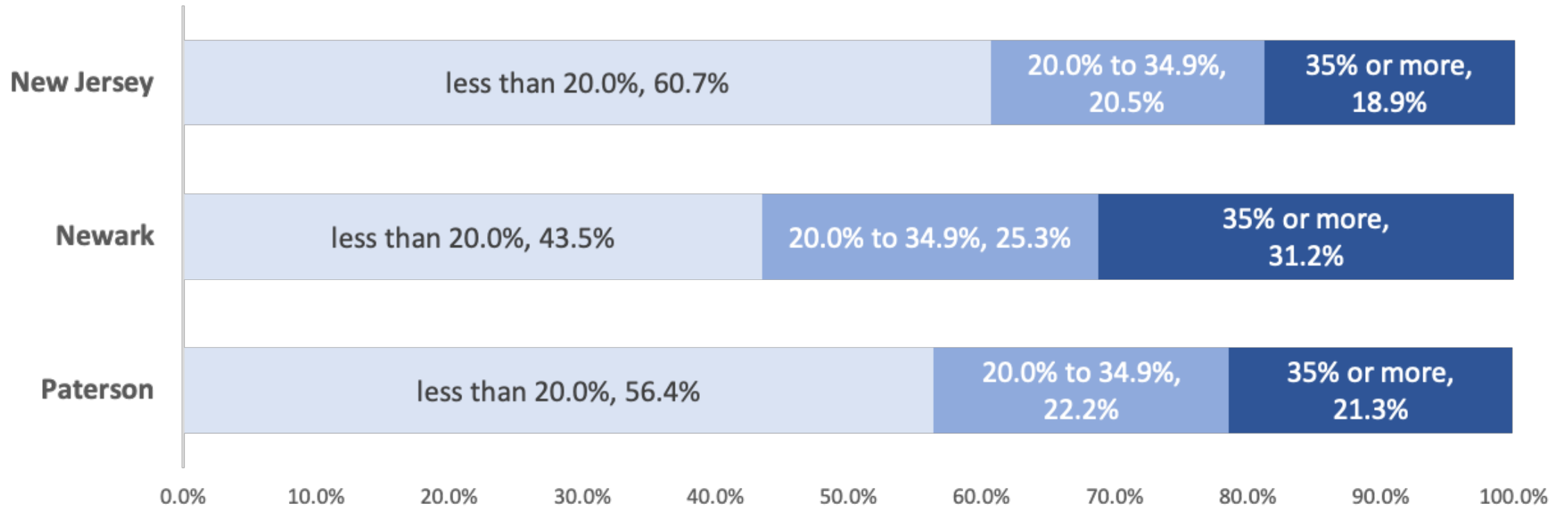
Both Newark (78%) and Paterson (75%) had drastically higher percentages of renter-occupied units than the state of New Jersey as a whole (36%).



Source: 2018 American Community Survey

Housing Cost Burden

Both **Newark (31.2%)** and **Paterson (21.3%)** have higher percentages of **Renters** whose gross rent exceeds 35% of the monthly household income than that of **New Jersey (18.9%)**.



Source: 2018 American Community Survey

The Relationship Between Income and Housing Conditions

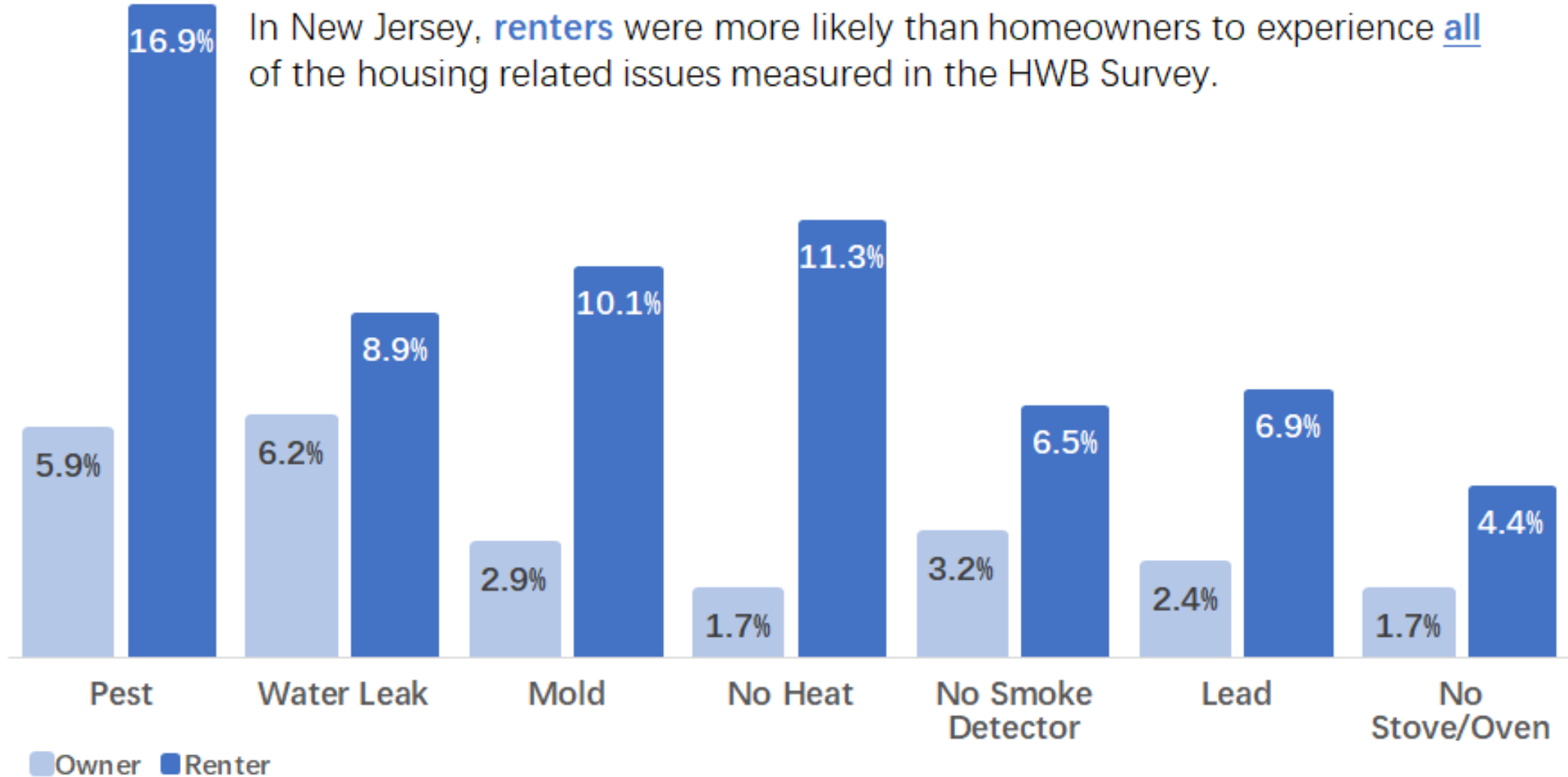
- Of respondents who earned \$20K or less, about 77% experienced some kind of housing problem

<i>income category</i>	Housing Issues							Housing Security		
	Any Housing Problem	Pest	Mold	Lead	No Heat	No Stove/Oven	No Smoke Detector	Water Leak	Steady	Not Steady & Worried
\$0-\$20K	76.6%	15.6%	10.9%	9.4%	15.6%	4.7%	6.3%	14.1%	85.9%	14.1%
\$20K-\$40K	67.8%	18.6%	13.6%	8.5%	6.8%	5.1%	6.8%	8.5%	66.1%	32.2%
\$40K-\$60K	41.0%	9.8%	6.6%	3.3%	1.6%	4.9%	3.3%	11.5%	91.8%	8.2%
\$60K-\$80K	32.7%	7.7%	5.8%	5.8%	1.9%	0.0%	3.8%	7.7%	90.4%	9.6%
\$80K+	22.2%	5.3%	1.6%	2.1%	2.9%	0.8%	2.5%	7.0%	97.5%	2.5%

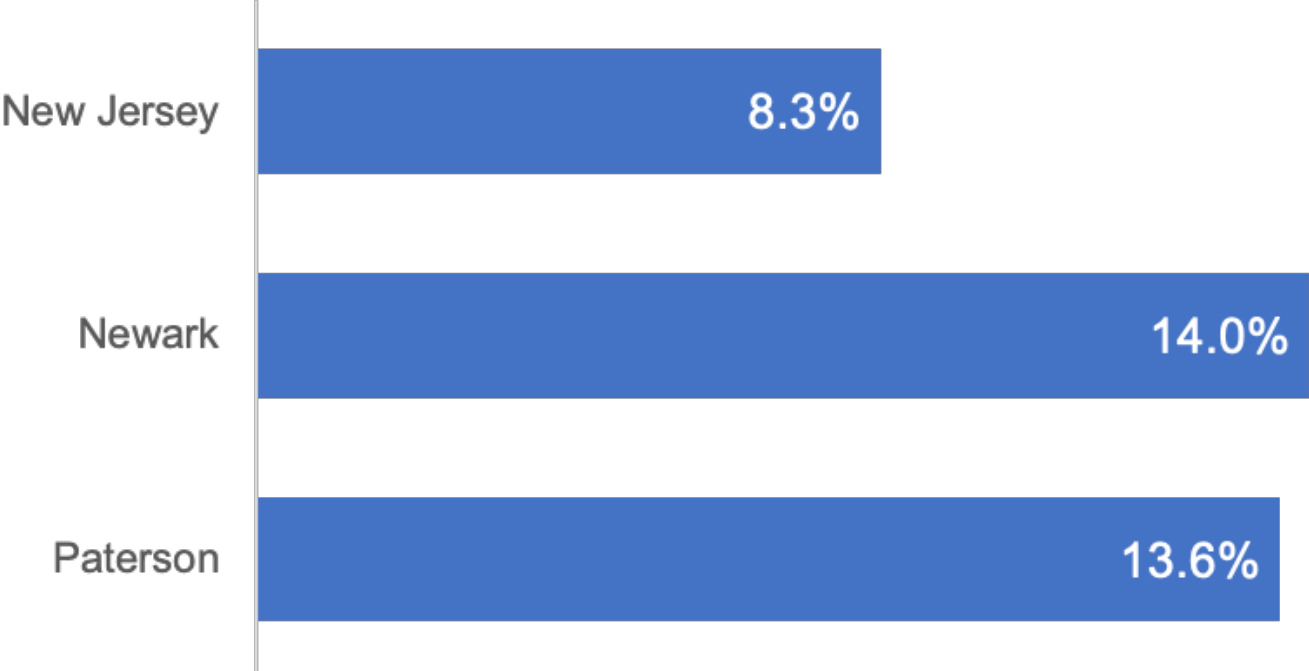
Source: 2019 NJ Statewide Survey on Health and Well Being conducted by Rutgers Center for State Health Policy

Prevalence of Housing Quality Issues

In New Jersey, **renters** were more likely than homeowners to experience all of the housing related issues measured in the HWB Survey.



Asthma Rates in NJ, Newark, and Paterson Residents

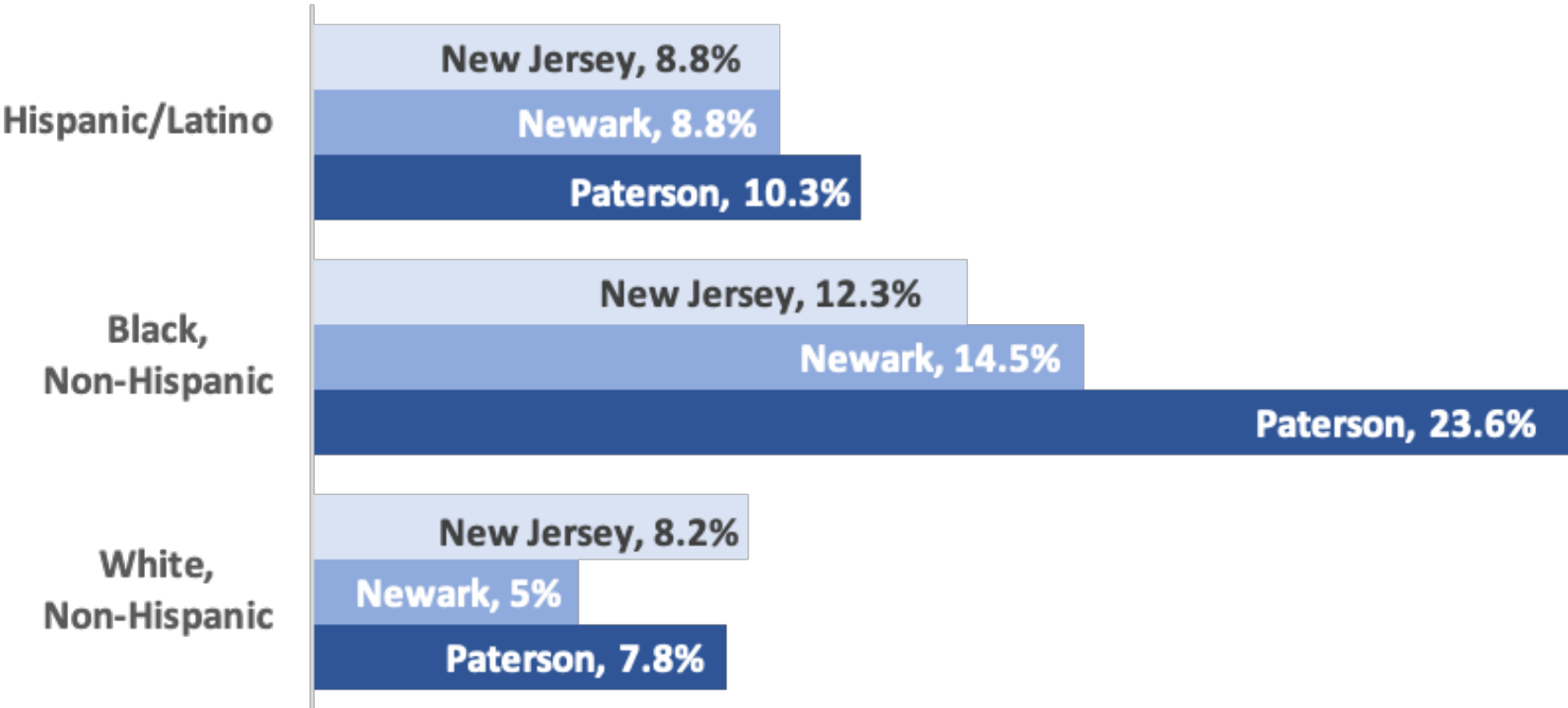


Both **Newark (14.0%)** and **Paterson (13.6%)** had higher asthma rates than the state of **New Jersey as a whole (8.3%)**.

Source: New Jersey Behavioral Risk Factor Surveillance System, NJ Department of Health (2013-2017)

Asthma Rates in NJ, Newark, and Paterson Residents By Race and Ethnicity

Non-Hispanic Blacks had the highest asthma rate in **Paterson (23.6%)**, compared to **Newark (14.5%)** and the state of **New Jersey as a whole (12.3%)**. **Hispanic/Latino** also had higher asthma rates than Non-Hispanic Whites in **Newark (8.8%)**, **Paterson (7.8%)** and the state of **New Jersey as a whole (8.8%)**.



Source: New Jersey Behavioral Risk Factor Surveillance System, NJ Department of Health (2013-2017)

Rates of Death Due to Unintentional Falls per 100,000 Population (Age-Adjusted) in NJ, Newark, and Paterson



Paterson (5.1) had a higher rate of death due to unintentional falls per 100,000 population than the state of **New Jersey as a whole (4.6)**, while **Newark (4.1)** had a lower rate than the state of New Jersey.

Source: New Jersey Death Certificate Database (2010-2018)

Percentages of Residents Had Poor Mental Health (Age-Adjusted) in NJ, Newark, and Paterson



Paterson (11.2%) had a higher percentage of residents had 14 or more of past 30 days suffering mental distress than the state of **New Jersey as a whole (10.8%)**, while **Newark (10.7%)** had a lower percentage than the state of New Jersey.

Source: New Jersey Behavioral Risk Factor Surveillance System, NJ Department of Health (2013-2017)

Interview Methodology

- We identified potential study participants through a mix of *purposive and snowball sampling methods*

- **12 participants** agreed to be a part of the study and to be interviewed
 - ◆ Newark (n=3): 2 are employed by hospitals and 1 by a community health organization
 - ◆ Paterson (n=5): 2 are employed by community-based organizations, 1 by a community health organization, 1 by a hospital, and 1 is a city government official
 - ◆ Faculty from the Bloustein School of Planning and Public Policy at Rutgers New Brunswick (n=4): 4 are experts in housing and social policy

Perspectives of Housing and Health Stakeholders:

Systemic Issues

- High Poverty
- Affordability
- Old Housing Stock
- Absent landlords
- Mental Health & Public Safety

Perspectives of Housing and Health Stakeholders:

Housing Issues

- Asthma and Asthma Triggers
- Senior Accessibility
- Overcrowding

Program Benchmarking

*Existing Programs in New Jersey, Paterson, and Newark
Potential Costs of Interventions*



Existing Resources for Addressing Health-Related Housing Quality

- Only two programs specifically targeted home repairs, both initially in Paterson, **but no longer operational**
- Most of the home improvement programs that operate in Newark focus on either sustainable energy or health related issues (lead and asthma exposure)
- State Level programs in New Jersey :
 1. Comfort Partners Program
 2. Home Energy Assistance Program
 3. Weatherization Assistance Program (WAP)
 4. In-Home Asthma Intervention Pilot Project

Existing Resources (Continued.)

→ Newark Program:

- ◆ New Jersey Health Initiative (NJHI)
- ◆ Advancing Safe and Healthy Homes Initiative (ASHHI)

→ Paterson Programs:

- ◆ Homeowner Rehabilitation Program
- ◆ Paterson Minor Home Repair Program

Two Major Gaps Identified in Newark and Paterson Healthy Home Programs:

1. Paterson is in dire need of healthy housing programs, given the demographics of the neighborhood and the lack of operational healthy housing programs
2. Newark and Paterson home improvement programs contingent on income; many families may not meet income requirements but could still benefit

Board of Public Utilities (BPU) - Comfort Partners Program

- Aligning objective: to increase participant's health, safety, and comfort in their homes

- Comfort Partners (CP) and Healthy Homes both:
 - ◆ Target lower-income NJ
 - ◆ Seek to implement some of the same interventions: reinforcing building envelope, upgrading HVAC, kitchen appliances, plumbing, and other measures

- Spending is a barrier to collaboration, however.
 - ◆ CP scrutinizes for review any “out-of-scope” interventions

Potential Costs (Average Cost in Dollars) of Healthy Homes Program Services

Housing-Based Intervention Recommendation	Average Cost (\$)*
Roof Remediation	\$859
Roof Replacement	\$7,920
Improved insulation; weatherstripping	\$4,317
Install energy efficient appliances	\$2,880
Installing necessary appliances (refrigerator, oven, stove, smoke detector)	\$3,800
Improved HVAC system (80% AFUE)	\$4,050
Mold Removal	\$2,232
Pest control; pest elimination	\$173
Toxic lead mitigation (paint)	\$2,900
Radon gas abatement	\$969
Fixing uneven flooring (warping, buckling)	\$1,750
VOC intrusion mitigation - low porosity sealant**	\$2,500
Carbon monoxide detectors	\$82
At-Home Air Inspection Kits (VOC, Formaldehyde, Asbestos, Mold and/or Dust, Carbon Monoxide, Lead, Radon)	\$325

*National average cost values determined for a 2,000 sq ft house

Source: See hyperlinks in report

Program Recommendations

Collaborative Opportunities



Overall Recommendations

- Adopt a community-based approach
 - ◆ Hire local firms when possible
 - ◆ Design an inspection program to incentivize landlords to keep up homes
 - ◆ Stakeholder meetings with community leaders

- Focus on improving physical AND mental health

- Conduct an initial housing audit to survey housing issues in the areas of interest, as the first stage of program implementation.
 - ◆ A second housing audit should be conducted at the completion of program implementation.
 - ◆ Periodic audits may be necessary during implementation

Overall Recommendations

- Asthma is a major health issue, particularly for children; Healthy Homes Initiative should provide for the removal of asthma triggers
 - ◆ We recommend prioritizing roofing, primary HVAC system remediation, mold, and pest removal as most urgent

- Homes should be accessible to seniors and those with disabilities'. Housing Repairs can include making homes more accessible to seniors and those with disabilities

- Healthy housing repairs must be maintained periodically and consistently (every 1-2 years)

- Utilize a program evaluation to assess the progress and impact of the program (refer to appendix in the report)

Overall Recommendations

- Collaborate with Comfort Partners to monitor and manage the energy efficiency intervention component of the Healthy Homes program, because BPU has:
 - 1) Experience running similar low-income energy efficiency programs
 - 2) Predetermined list of trustworthy contractors, trade allies, and program administrators
 - 3) Firmer technical grasp on lighting, baseload measures, HVAC, insulation, windows, and thermostats, etc.

Barriers to Implementation



Barriers to Designing and Implementing Healthy Housing Initiatives

- Lack of resources and cost issues
- Logistical issues and administrative problems
- Reaching renters effectively
- Absentee landlords
- Displacing residents
- Insufficient advocacy (and resources to advocate) on behalf of tenants

Conclusion



THANK YOU



Discussion

Any Questions?

