

**County Health
Rankings & Roadmaps**

Building a Culture of Health, County by County

A Robert Wood Johnson Foundation program

ADVANCING HEALTH EQUITY THROUGH HOUSING LAW AND POLICY

July 16, 2019

www.countyhealthrankings.org



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County Health Rankings & Roadmaps is a collaboration between the Robert Wood Johnson Foundation and the University of Wisconsin Population Health Institute.

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YOUR PRESENTERS AND FACILITATORS



Justin Rivas
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Community Learning



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Law - Eastern Region



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Network for Public Health
Law - Eastern Region

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LEARNING OUTCOMES FOR TODAY



Describe how public health policy and law connect to the social determinants of health



Explore examples of housing policy change



Identify how intended and unintended consequences of laws and policies influence health equity

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JOIN US FOR MORE DISCUSSION – TODAY!

- ▶ **When:** Immediately following the webinar
- ▶ **What:** Interactive learning experience, opportunity to share ideas and ask questions
- ▶ **How:** Videoconference and/or phone via Zoom
- ▶ **Why:** Deepen the webinar learning, allow further exploration



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Menominee Nation 2015

WHY WE DO WHAT WE DO

Improve Health Outcomes & Advance Health Equity

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WHAT DO WE MEAN BY HEALTH EQUITY?

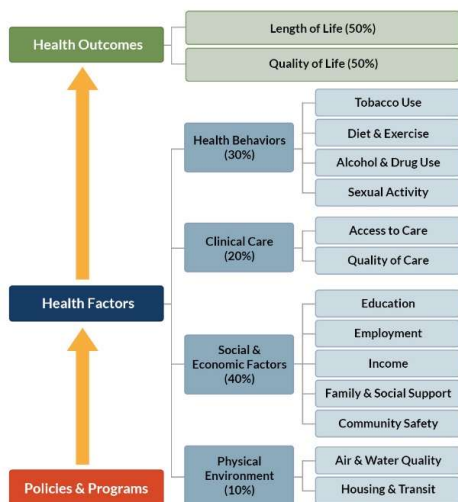
Health equity means that everyone has a fair and just opportunity to be healthy.

This requires removing obstacles to health such as poverty and discrimination while creating access to good jobs with fair pay, quality education and housing, safe environments, and quality health care.

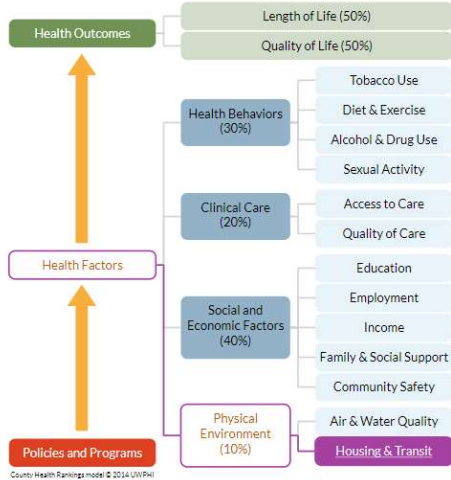


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OUR MODEL



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Housing and Transit

The housing options and transit systems that shape our communities' built environment affect where we live and how we get from place to place. The choices we make about housing and transportation, and the opportunities underlying these choices, also affect our health.

[Learn More](#)

Housing and Transit Measures

Our Rankings show how healthy a community is as well as indicators for future health. This provides a starting point for action on improving health for all. Dig deeper into the measures below to learn more about our approaches to measuring health.

Severe housing problems

Percentage of households with at least 1 of 4 housing problems: overcrowding, high housing costs, lack of kitchen facilities, or lack of plumbing facilities.

[Learn more >](#)

2019 KEY FINDINGS REPORT

- ▶ Explores the link between housing and health
- ▶ Call to action to create opportunity and health for all
- ▶ Provides references to local data resources, evidence-informed strategies, and examples





SHARE

What **challenges** exist and what **efforts** are underway in your community at the intersection of housing and health?

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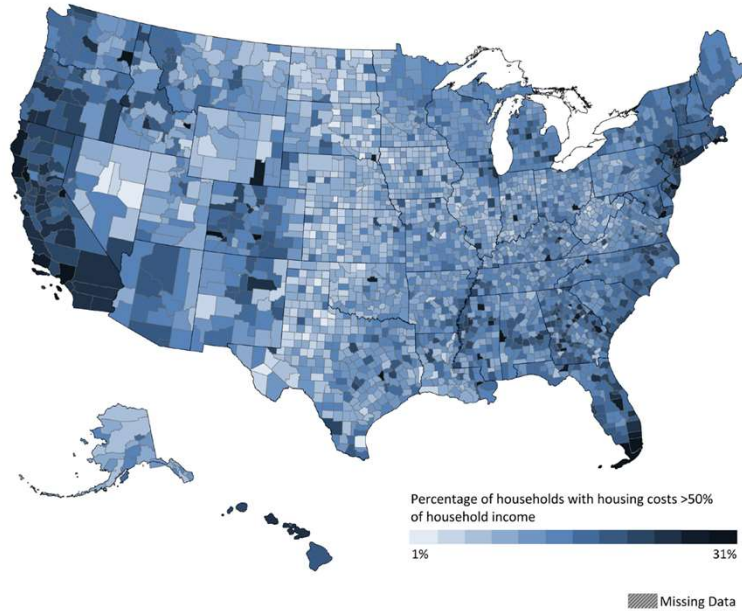


SEVERE HOUSING COST BURDEN

Percentage of households that spend 50% or more of their household income on housing.

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Severe Housing Cost Burden Among U.S. Counties, 2011-2015



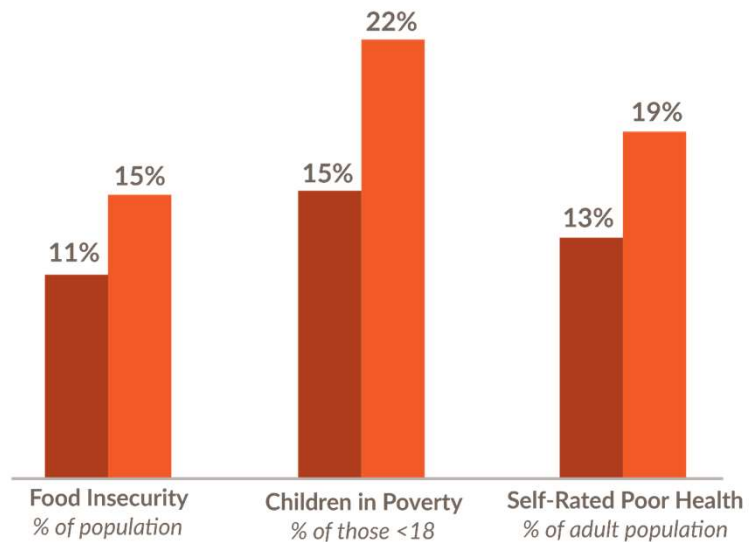
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Health Factors and Outcomes in Top and Bottom Performing Counties for Severe Housing Cost Burden

Severe Housing Cost Burden

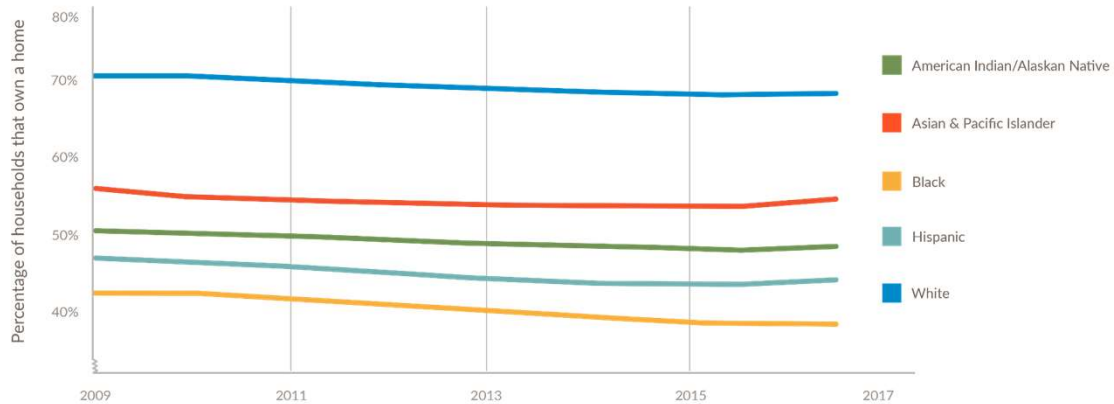
- Top Performing (10%) Counties
- Bottom Performing (10%) Counties



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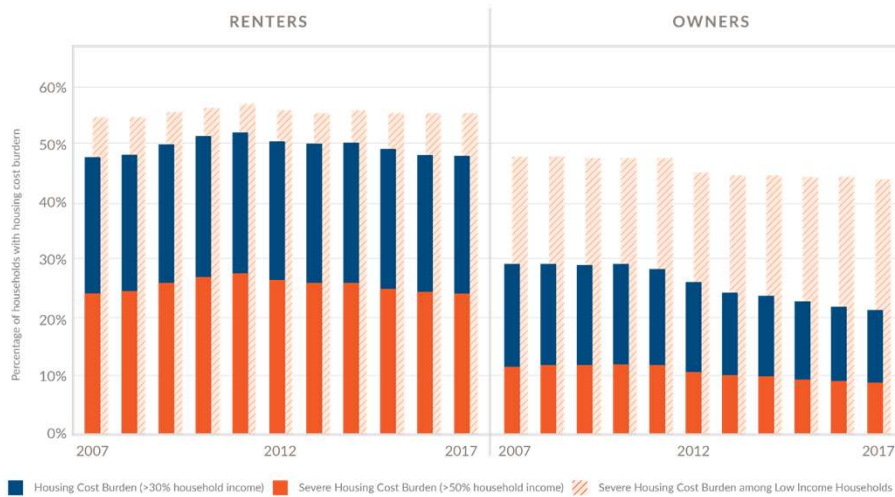
Trends in Homeownership by Race/Ethnicity in Large Urban and Smaller Metro Counties



countyhealthrankings.org

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Trends in Housing Cost Burden Among Renters and Owners Nationwide



countyhealthrankings.org

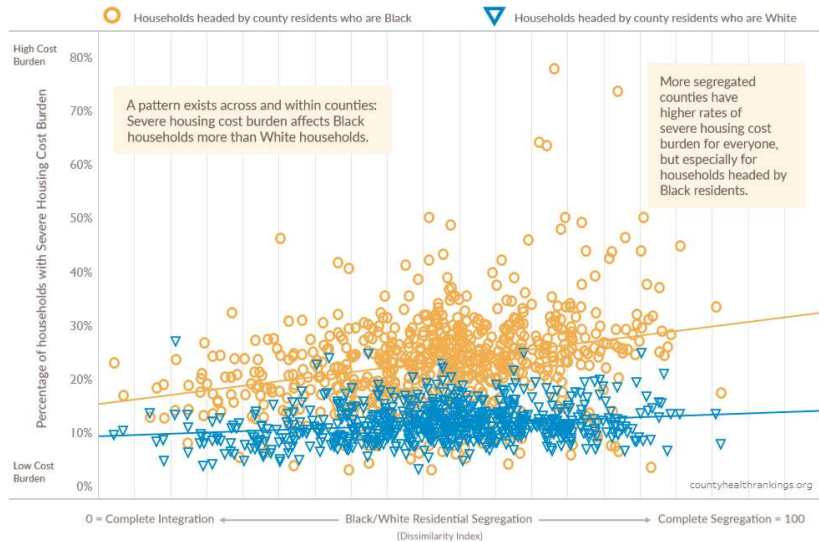
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Severe Housing Cost Burden by Levels of Segregation Across Large Urban and Smaller Metro Counties

Place your cursor on a data point to see more information about community conditions. Click on a point to highlight both values for a particular county.

Choose among States below:

- ▶ Places with **higher levels of residential segregation** have higher rates of severe housing cost burden for **both Blacks and Whites**
- ▶ In most segregated counties (top 10%), on average, rates of severe housing cost burden are **26% for Blacks** and **12% for Whites**



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2019 STATE REPORTS

- ▶ Explores the link between housing and health
- ▶ Differences by place and race
- ▶ Call to action to create opportunity and health for all

Find your state's report at:

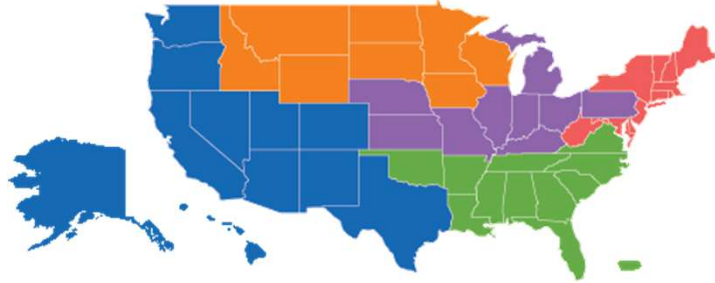
www.countyhealthrankings.org/state-reports



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NETWORK FOR PUBLIC HEALTH LAW

- ▶ Funded by Robert Wood Johnson Foundation since 2010
- ▶ **One** National Office
- ▶ **Five** Regional Offices



- ✓ **Northern** (Edina, MN); **Western** (ASU Law); **Mid-States** (Michigan SPH); **Southeastern** (UNC SPH); **Eastern** (Maryland Law)

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NETWORK FOR PUBLIC HEALTH LAW

- ◆ “Promoting health and health equity through law & policy”
- ◆ Increase the use and effectiveness of public health laws in protecting, promoting, and improving public health
 - ✓ Technical Assistance
 - ✓ Deliverables (fact sheets, issue briefs, webinars, 50-state compilations, etc.)
 - ✓ Network of experts

The Five Essential Public Health Law Services



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HOUSING AND HEALTH

“The connection between health and the dwelling of the population is one of the most important that exists.” – Florence Nightingale

- ◆ Critical link between housing and health has long been recognized
 - ✓ 19th century – major outbreaks of cholera, small pox, influenza and other communicable diseases tied to housing conditions in urban tenements
 - ✓ 20th century – federal housing laws enacted to provide “a decent home in a decent environment for every American”
- ◆ Today, most Americans spend 90% of their time indoors, and nearly 70% of this time is spent in the home

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HOUSING AND HEALTH

Common Health and Safety Issues:

- ✓ Structural defects
- ✓ Indoor air quality
- ✓ Water quality
- ✓ Chemicals
- ✓ Unsafe/unhealthy neighborhood or surrounding areas
- ✓ Pests and refuse
- ✓ Dampness and mold
- ✓ Lead and asbestos
- ✓ Carbon monoxide
- ✓ Extreme temperatures



Associated with:

- ✓ Chronic and infectious illness
- ✓ Injury
- ✓ Poor nutrition
- ✓ Poor mental health and brain development

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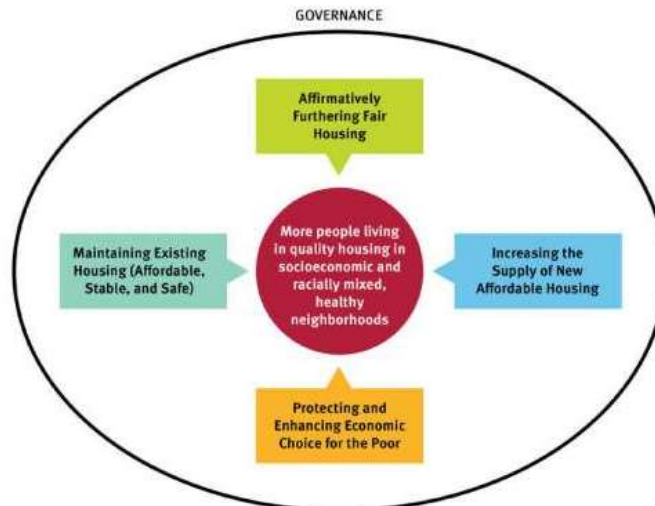
HOUSING IN THE U.S.

- ▶ 35 million (40%) of metropolitan U.S. homes have at least one health or safety hazard (NCHH, 2013)
- ▶ Disparate impact
 - ✓ Households earning under \$25K= 5 times more likely to live in inadequate/unhealthy housing
 - ✓ Non-Hispanic blacks (9%); Hispanics (7.8%); American Indians/Alaska Natives (7.5%)



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Legal Levers Model for Health Equity in Housing



phlr.org

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HOUSING INSPECTIONS: PROACTIVE AND COMPLAINT-DRIVEN

Housing inspections coupled with enforcement action for violations improves housing conditions.

Components of Local Law:

- ✓ Licensing or Registration
- ✓ **Inspections: Periodic *and* Complaint-Driven**
- ✓ Enforcement



A Guide to Proactive Rental Inspection Programs, ChangeLab Solutions (2014)

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HOUSING INSPECTIONS: INSPECTIONS

Complaint-Driven

- Protect tenants from retribution
- Health-related conditions only? (dishwasher broken v. no heat in winter)
- Inspection by municipality (citation authority)

Proactive

- Who inspects? Municipal staff? Independent contractors (qualifications/conflict)?
- Periodic
 - Set term (most between 2 and 5 years)
 - May be longer for high pass or shorter for problem units
 - Only on vacancy/turnover
 - Prerequisite to filing for eviction

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HOUSING INSPECTIONS: INSPECTIONS

Proactive (continued)

- Coverage—where:
 - External
 - Internal
 - Common areas
 - Individual units



- Coverage—what:
 - Lead
 - Mold
 - Bedbugs
 - Structural
 - Electrical
 - Plumbing
 - HVAC
 - Fire/CO protection
 - Pests
 - And more . . .

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HOUSING INSPECTIONS: ENFORCEMENT

Lots of Questions . . .

- What agency/agencies should be responsible?
- How to fund inspections?
- How to fund enforcement action?
- When and how much to fine?
- When to seek injunctive relief—order to repair/remediate?
- When/how long should the residents be permitted to remain in the home?
- Zero tolerance?
- Resident input?

So many conversations about ethical and effective enforcement . . . not a lot of evidence as to what will work and what is ethical.

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EXAMPLE: GREENSBORO, N.C.



Proactive Code Enforcement

- » City code inspectors inspect rental units every 3 to 5 years or upon complaint
- » Owners must register all multifamily properties with the city
- » Funded through registration fee (\$10-\$25)

Benefits

- » Identify/monitor properties in greatest need
- » Maintain owner contact information
- » Educate owners and residents about the code and its requirements

Results

- » Complaints dropped 61% over 3 years
- » Over 4 year period:
 - 20,000 inspections conducted
 - 8,700 properties brought up to minimum standards
 - 88% of properties compliant in final year

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HOUSING INSPECTIONS: YOUR COMMUNITY

Review the provisions of your local housing code. (The Network can definitely help with this!)

Communicate with the responsible agency/agencies about enforcement practices.

Gather information about the housing stock in your community.
Does your housing code address these issues? Should it?

Propose appropriate changes to your local legislature.

Work with the community to engage on the policy issue.

Ask your CHR&R team and the Network for help!

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LAWS THAT PROTECT TENANT RIGHTS: EXAMPLES

- ▶ **Washington** law outlines landlords' obligations to keep rental units **safe and livable**
 - ✓ Comply with code, provide adequate heat, hot water, and locks; maintain structural components and appliances; pest infestations; mold & indoor air quality

- ▶ **Maryland** tenant protections
 - ✓ Freedom from **discrimination**
 - Federal Fair Housing Act (color, disability, family status, national origin, race, religion, sex)
 - Maryland Fair Housing Act (Adds: marital status, gender identity, sexual orientation)
 - ✓ Landlord may not **retaliate** against tenant for exercising rights (e.g., reporting hazard)
 - ✓ Protection for **victims of domestic violence**

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LAWS THAT PROTECT HOUSING RIGHTS OF VICTIMS OF DOMESTIC VIOLENCE

- ▶ DV is a primary cause of homelessness
 - ✓ 1 in 4 homeless women
 - ✓ Fleeing unsafe situations, wrongful eviction, etc.
- ▶ Homelessness contributes to increased risk of chronic health problems, mental illness, substance use, and STIs (Mortality rate among homeless 4-9x higher)
- ▶ **Legal interventions** focus on renters (3x more likely to experience DV)



Source: Genesis Women's Shelter

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PROTECTING HOUSING RIGHTS OF VICTIMS OF DOMESTIC VIOLENCE

► Local Nuisance/Crime-Free Ordinances

- ✓ Can be used to force evictions for “chronic nuisance” households
- ✓ Forced homelessness of DV victims
- ✓ *Disparate enforcement*
- ✓ On 9/13/2016 (HUD’s OGC)—Guidance on applying federal fair housing standards to enforcement of local nuisance and crime-free housing ordinances against crime victims who require police or other emergency services



Source: *The Atlantic*

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LAWS THAT PROTECT HOUSING RIGHTS OF VICTIMS OF DOMESTIC VIOLENCE

- ✓ **34 states**—Address confidentiality programs
- ✓ **22 states**—Allow early termination of leases without penalty
- ✓ **15 states**—Require landlord to change locks when requested
- ✓ **8 states**—Prohibit landlord from penalizing tenant for contacting law enforcement
- ✓ **12 states**—Prohibit housing discrimination against a victim of domestic violence
- ✓ **14 states**—Eviction defense statutes for DV victims



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NETWORK RESOURCES ON PROTECTING HOUSING RIGHTS OF VICTIMS OF DOMESTIC VIOLENCE



INJURY PREVENTION 50 State Compilation

Summary Matrix of State Laws Addressing Housing Rights of Domestic Violence (DV) Victims

Enacted or adopted as of April 8, 2016

State	CITATION	Addressability Program	Early Lease Termination	Landlord Lock Change	Reverse Right to Contact Emergency Services and Law Enforcement	Prohibit Housing Against DV Victims	Ejection Defense
AL	--	--	--	--	--	--	--
AK	--	--	--	--	--	--	--
AZ	ARIZ. REV. STAT. ANN. § 41-181-02; ARIZ. REV. STAT. ANN. § 33-1316	✓	✓	✓	✓	✓	✓
AR	ARK. CODE ANN. § 18-16-112	--	--	✓	✓	✓	--

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DOMESTIC VIOLENCE AND HOMELESSNESS Fact Sheet

Wisconsin

In the United States, domestic violence will detrimentally affect millions of individuals at some point in their lifetime. Domestic violence includes physical, sexual, emotional, and economic abuse, as well as stalking and controlling behaviors by a family or household member.¹ Domestic violence can also refer to intimate partner violence, which describes acts of domestic violence by a current or former intimate partner.² According to a 2010 survey, an estimated 42.2 million women and 32.2 million men have experienced intimate partner violence during their lifetime.³ Domestic violence impacts more than just the victim's physical and psychological well-being. In fact, there is a strong nexus between domestic violence and homelessness, which creates additional challenges. Homeless individuals are at a higher risk for poor physical and mental health. Individuals without homes often have problems accessing healthcare services, resulting in increased rates of chronic health problems, mental illness, substance abuse, and sexually transmitted diseases.⁴ Due to the complex safety needs and potential abuse faced by victims, traditional homeless shelters and temporary housing programs are frequently inadequate or unsafe. In response, many states have enacted laws to aid victims in securing or retaining safe housing solutions. This fact sheet examines the correlation between domestic violence and homelessness, both nationally and in Wisconsin. It also details legal interventions designed to protect the housing rights of victims.

How does this affect the U.S.?

- 15 percent of homeless individuals were victims of domestic violence, according to a 2014 survey of 25 U.S. cities.⁵
- Domestic violence is the fourth main cause of homelessness among families with children.⁶
- On September 16, 2015, local domestic violence programs provided emergency shelter and transitional housing to 40,302 victims.⁷
- In a 24-hour period, 7,728 requests for housing assistance by victims could not be fulfilled.⁸
- The largest unmet need for domestic violence victims is for shelter and housing.⁹
- Only 37 percent of local domestic violence programs provide transitional housing for survivors of domestic violence and their children.¹⁰
- Women and men living in rental housing are three times more likely to be victims than homeowners.¹¹

How does this affect Wisconsin?

- 28, 729 domestic abuse incidents were reported to law enforcement in 2012.¹²

NETWORK RESOURCES ON PROTECTING HOUSING RIGHTS OF VICTIMS OF DOMESTIC VIOLENCE



DOMESTIC VIOLENCE AND HOMELESSNESS Issue Brief

Domestic Violence and Homelessness

In the United States, domestic violence will detrimentally affect millions of individuals at some point in their lifetime. Domestic violence includes physical, sexual, emotional, and economic abuse, as well as stalking and controlling behaviors by a family or household member.¹ Intimate partner violence, which describes acts of domestic violence by a current or former intimate partner, is a subset of domestic violence.² Domestic violence impacts more than just the victim's physical and psychological well-being.

There is a strong nexus between domestic violence and homelessness. Domestic violence is often cited as a primary cause of homelessness for families with children.³ Homelessness is also a risk factor for domestic violence victimization.⁴ Both homelessness and domestic violence victimization put individuals at a higher risk for poor physical and mental health.⁵

Due to the complex safety needs and potential abuse faced by victims, traditional homeless shelters and temporary housing programs are frequently inadequate or unsafe. In response, many states have enacted laws to aid victims in securing or retaining safe housing solutions. This issue brief examines the correlation between domestic violence and homelessness and identifies the landscape of state-specific legal interventions aimed at preventing victims from becoming homeless.

Domestic Violence and Homelessness as a Public Health Issue

Domestic violence and homelessness are significant national public health challenges. It is important to understand the impact of both domestic violence and homelessness, in order to grasp the complex connection between the two.

Nationally, 42.2 million women and 32.2 million men have experienced intimate partner violence during their lifetime.⁶ All forms of domestic violence can have devastating physical, emotional, and financial consequences. In addition to injuries resulting from a domestic violence episode, victims often suffer from higher rates of chronic pain, gastrointestinal disorders, psychosomatic symptoms, and eating disorders.⁷ Female victims report a greater number of chronic health issues than non-victims, even if the incident occurred more than 14 years ago.⁸ Women suffering from both physical and sexual forms of intimate partner violence are 3.9 times more likely to develop six or more chronic health issues.⁹

In addition to the devastating health effects of domestic violence, there are substantial economic implications. Domestic violence costs more than \$37 billion a year in law enforcement involvement, legal work, medical and mental health treatment, and lost productivity.¹⁰ Further, costs associated with intimate partner violence annually exceed \$5.8 billion, including \$4.1 billion on direct health care expenses.¹¹

Every year, approximately 1.6 million individuals experience homelessness in the United States.¹² Moreover, 564,000 people could be found homeless on any given night in January 2015.¹³ Individuals without homes often have problems

Housing Law and the Impact on Domestic Violence Survivors

posted on Mon, Jul 30 2016 12:43 pm by The Network for Public Health Law

August 29, 1:00 - 2:30 p.m. EST

View/download the slides. View the playback.

[Back to Webinars](#)

Many municipalities in the U.S. have enacted nuisance property ordinances, which can have harmful effects on victims of domestic violence. Although state fair housing laws, landlord-tenant statutes and other legal provisions may protect the housing rights of some survivors of domestic violence, these laws leave gaps that can threaten the housing security of many others.

By attending this webinar, you will:

- Learn about the impact of housing law on domestic violence survivors, including local nuisance ordinances, and state fair housing and landlord-tenant laws
- Hear from speakers with experience advocating for the housing rights of domestic violence survivors
- Obtain tools and strategies that can be used to provide legal protections for victims

Moderator:

- Mathew Swinburne, JD, Associate Director, Network for Public Health Law Eastern Region

Speakers:

- Katie Moran-McCabe, Esq., Law and Policy Analyst, Center for Public Health Law Research
- Sasha Samberg-Champion, Counsel - Relman, Dane & Cofax, PLLC
- Rasheedah Phillips, Managing Attorney – Community Legal Services of Philadelphia



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GENTRIFICATION VS. REINVESTMENT

Gentrification seeks to improve conditions in a community through external engagement and investment.

Reinvestment/equitable development seeks to improve conditions in a community from within, through government investment and community engagement.

Which do you think is better for the health of a community?

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GENTRIFICATION VS. REINVESTMENT

Gentrification typically requires change in law and :

- Zoning laws
- Economic incentives for businesses
- Use of public funds for road/highway development
- Eminent domain (taking of property by the government—with just compensation)

Focus is on making conditions fertile for business and people to invest.

Reinvestment requires similar changes but focus is on economic investment from the government to improve systems and services, to provide opportunity for the community to grow healthier and stronger.

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EXAMPLE: CHESTER COUNTY PA; RURAL COMMUNITY

- ▶ “Sleepy” small town with vast farmlands, much dedicated to growing mushrooms
- ▶ Significant low-income population (farmers, farm laborers (predominantly Hispanic—new residents), long-time older residents)
- ▶ Situated as a convenient “bedroom” community for Philadelphia and Wilmington

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EXAMPLE: CHESTER COUNTY PA; RURAL COMMUNITY

Law change and public funds instigated gentrification:

- ✓ Highway development to make “commute” easier
- ✓ Zoning changes to allow for property development (farmland turns into suburbs and Mini-Mansions)

Result?

Tax base increased; more “high-end” businesses opened

Property values increased

Population grew at double statewide rate

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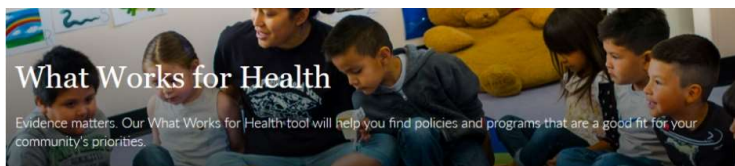
EXAMPLE: CHESTER COUNTY PA; RURAL COMMUNITY

But also . . . Result?

- ✓ Long-time residents not physically displaced but feel “out of place”
- ✓ Existing communities did not experience increase in property value
- ✓ Rental costs increased
- ✓ Loss of farmland instigated Planning Commission and NGO to push for change to preserve land
- ✓ Long-time residents experienced inability to move and future generations forced to leave the community because of housing prices
- ✓ Ultimately, businesses and farmers feared high housing costs would not allow for access to lower wage workers (unintended consequence!)

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EVIDENCE: WHAT WORKS FOR HEALTH



Find Strategies by Topic

Health Behaviors	Clinical Care	Social & Economic Factors	Physical Environment
<ul style="list-style-type: none"> Alcohol and Drug Use Diet and Exercise Sexual Activity Tobacco Use 	<ul style="list-style-type: none"> Access to Care Quality of Care 	<ul style="list-style-type: none"> Community Safety Education Employment Family and Social Support Income 	<ul style="list-style-type: none"> Air and Water Quality Housing and Transit

- ▶ Menu of policy and program ideas
- ▶ Evidence & disparity ratings
- ▶ Implementation resources

CountyHealthRankings.org/WhatWorks

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SOLUTIONS



Make communities more inclusive and connected

Inclusive Zoning • Youth Leadership Programs



Facilitate access to resources needed to secure affordable housing

Housing Trust Funds • Housing Choice Vouchers



Addressing capital resources needed to create and preserve affordable housing

Low-Income Housing Tax Credits • Land Banks

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WHO TO WORK WITH: PARTNER CENTER

What roles do you play in your community?
Who do you want to partner with?

Think about the people in your community who make positive changes happen. Call them leaders, changemakers, or stakeholders - these are the people with whom you want to partner. This section is all about joining with others to make lasting change in your community.



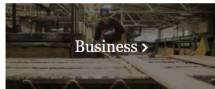
Community Members >



Community Development >



Government >



Business >



Educators >



Nonprofits >



Public Health >



Health Care >



Funders >

► Provides guidance around:

- Why different sectors might care about creating healthy communities
- What they can do
- How to engage them

★ **TIP:** If you don't see yourself in any of the sectors listed in the Partner Center, start with Community Members.

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HIGHLIGHTED GUIDANCE: ACTION LEARNING GUIDES

- ▶ Self-directed learning on specific topics
- ▶ Blend guidance, tools, and activities for hands-on practice and reflection
- ▶ Topics include:
 - Introduction to Equity
 - Partnering With Residents
 - Getting Started With Policy Change

Action Learning Guides

Dig into specific topics with a blend of guidance, tools, and hands-on practice and reflection activities.



Introduction to Equity

Ready to learn more about equity and how it applies to your community? This Action Learning Guide includes guidance, tools, and examples to explain what equity is, why it matters, and how it relates to health. It will help you get started with understanding key terms and concepts and where to begin to take action.

[Read more >](#)



Partnering With Residents

Engaging community members, especially people most often left out or unheard, is an essential part of improving health outcomes and advancing equity in communities. The guidance, tools, and examples here will help you engage and partner with community residents in a meaningful way.

[Read more >](#)

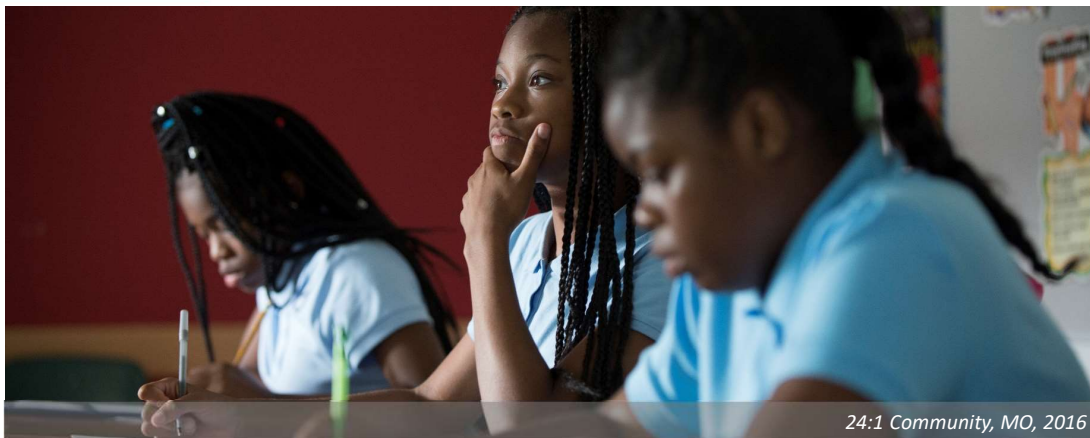


Getting Started With Policy Change

Ready to be an agent of change in your community? This Action Learning Guide includes guidance, tools, and examples you find here will help you get started with policy change and ensure your efforts are grounded in equity.

[Read more >](#)

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24:1 Community, MO, 2016

WE WANT TO HEAR FROM YOU!

Click the link to answer a few questions about today's webinar

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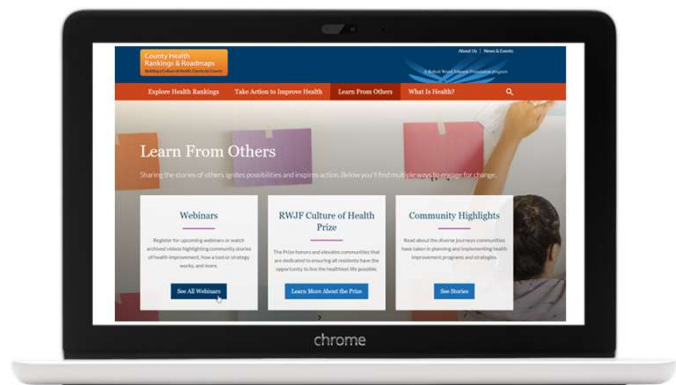
Let's hear from you...

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UPCOMING WEBINAR

Improving Health Equity through Rural Economic Development

3 p.m. EST, Tuesday, August 13th



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DISCUSSION GROUP:

- ▶ **When:** Immediately following the webinar
- ▶ **What:** Interactive learning experience, opportunity to share ideas and ask questions
- ▶ **Why:** Deepen the webinar learning, allow further exploration
- ▶ **How:** videoconference
- ▶ **Who:** YOU! (Space is limited)



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POLL: WHAT DO YOU WANT TO LEARN MORE ABOUT?

- ▶ Elements of a comprehensive housing strategy
- ▶ How does housing policy differ in urban versus rural areas?
- ▶ Housing efforts without displacement
- ▶ What can public health offer housing partners and vice-versa?

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JOIN US FOR A DISCUSSION GROUP NOW!
REGISTRATION LINK IN CHAT



THANK YOU!

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