

Detroit/Wayne County GHHI Target Area Expansion Report

Executive Summary

The Detroit-Wayne County Green & Healthy Homes Initiative™ (GHHI) is an outgrowth of a decade of projects intended to reduce housing-related health risks and improve health outcomes in the City of Detroit and Wayne County. Currently, the GHHI consists of a broad collaborative meeting regularly to solve operational and strategic problems and to provide a set of services both city-wide and in a target area in the North End neighborhood of Detroit.

The Collaborative has demonstrated an ability to solve key problems and to deliver services to large numbers of families. As an effective initiative, the Collaborative is now considering expanding to include two additional target areas in Detroit. The target areas under consideration are the Southwest Detroit area and the Osborn area, both of which have seen major improvements through investments from the City of Detroit, foundations, and other initiatives.

This paper outlines the history, goals, plan for possible expansion, and immediate next steps.

I. History & Accomplishments

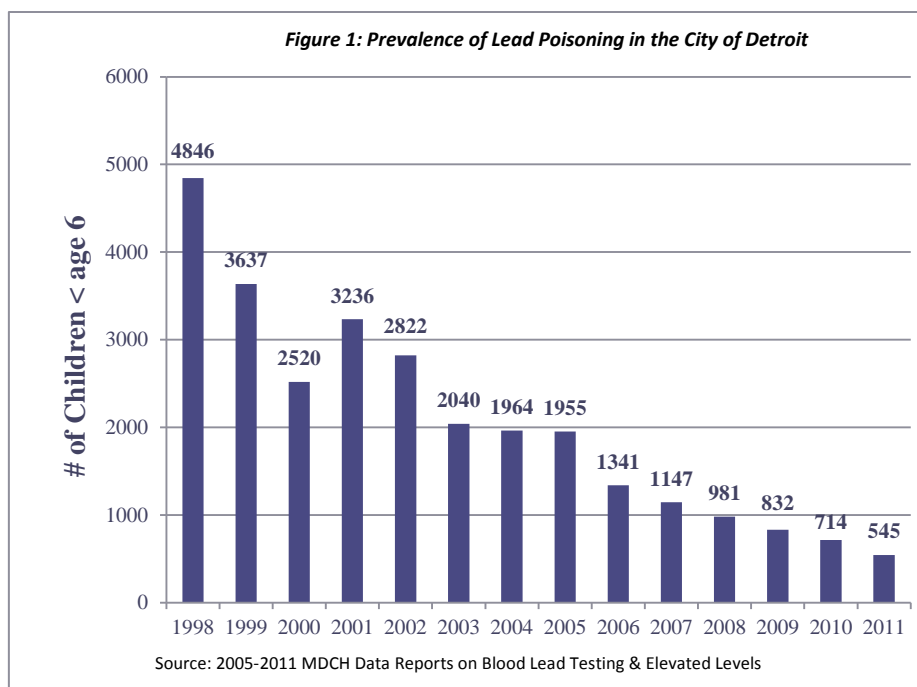
The Detroit-Wayne County GHHI stems from three major initiatives working respectively to prevent and mitigate the effects of lead poisoning, asthma, and unintentional injuries in Detroit.

Lead Poisoning Prevention in Detroit:

The past 12 years have seen tremendous accomplishments in driving down the number of lead poisoned children in the city of Detroit. The number of children under age six who had a blood lead level greater than or equal to 10 µg/dL has been reduced from 4,846 in 1998 to 545 in 2011 (see Figure 1). Advocacy, collaboration, surveillance, testing, case management, abatement, and enforcement activities underpinned this substantial improvement in the health of the Detroit's children. The Detroit Lead Partnership has served as a collaborative body bringing together community organizations, citizens, and governmental actors who are concerned about the problem of lead poisoning in Detroit. The Partnership seeks to increase understanding of the issue, coordinate the actions of key actors, and advocate for increased focus and action to solve this problem in Detroit.

Asthma Initiatives in Detroit:

Ongoing collaborative efforts to address asthma in the City of Detroit began around the year 2000. One of the groups to carry out these efforts was the Detroit Asthma Coalition (DAC), which subsequently morphed into the Detroit Alliance for Asthma Awareness (DAAA) in 2004. The DAAA's mission was to provide asthma education, training, and outreach activities throughout the city. In addition to the DAAA, local hospital systems like Henry Ford Health System, Harper Hospital and Children's Hospital of Detroit have departments dedicated to comprehensive management, education, and research projects measuring morbidity and mortality and the effects of asthma on individuals and the community. Additionally, the Michigan Chapter of the Asthma and Allergy Foundation of America (AAFA—MI), Detroiters Working for Environmental Justice (DWEJ), and Community Action Against Asthma (CAAA) have also implemented their own asthma initiatives across the city. The AAFA—MI is currently partnering with CLEARCorps Detroit to provide asthma home visits in the Central Woodward/North End neighborhood.



Home Safety in Detroit:

Children's Hospital of Michigan has several programs to prevent unintentional injuries among children in the City of Detroit. The Hospital's Trauma Center developed the *Kohl's Injury Prevention Program (KIPP)* to provide children and their families with the information and support needed to promote personal safety, including in the home environment. The curriculum is taught in schools and covers fire and burn safety, as well as fall, choking, suffocation, and poisoning prevention, among other information. The program also includes the *Smoke Alarm Installation Program*, which installs smoke detectors in the home free of charge and offers fire prevention education to qualified families in Detroit. In addition to KIPP, the City of Detroit Fire Department's *Free Smoke Detector Installation Program* provides free smoke detectors to more than 5,000 low income residents, families with children, and seniors in the city of Detroit. The program was established in 1993.

II. Current Activities

These separate initiatives have now been merged under the rubric of the Detroit-Wayne County GHHI. Nationally, the Green & Healthy Homes Initiative™ was launched in 2009 by the Coalition to End Childhood Lead Poisoning, in partnership with the Council on Foundations and the US Department of Housing and Urban Development. Detroit was designated by HUD as one of the initial 15 GHHI sites. Locally, the GHHI has been initiated by the City of Detroit and the Kresge Foundation. Building on the work started by the Kresge Foundation's "Get the Lead Out" program, Detroit-Wayne County GHHI has expanded its reach and focus to bring together dozens of organizations to create green, healthy and safe homes in Detroit and Wayne County. The Collaborative includes the Detroit Department of Health and Wellness Promotion, the Detroit Planning & Development Department, the Wayne County Prosecutor's Office, Wayne State University, the Coalition to End Childhood Lead Poisoning, and CLEARCorps Detroit, among many other entities. For a full list of participants, see Figure 2 (attached). Through their work on lead, these agencies have demonstrated their ability to effectively impact a major health problem over the long term. These partners are implementing a cost-effective and integrated approach to healthy housing interventions by aligning, braiding and coordinating investments in health, safety, and weatherization.

This project has expanded steadily. In late 2010, the Kresge and Skillman Foundations funded CLEARCorps Detroit to implement a healthy homes pilot project in 20 units in the North End/Central Woodward neighborhood of Detroit. During the pilot phase, CLEARCorps created the Healthy Homes Detroit model and addressed health and safety issues in twenty units. Each of the units received a complete visual assessment, health and safety products, and a customized Family Action Plan based upon the needs of that family and unit. Seven of these homes received minor repairs and/or referrals to a grant program to receive larger repairs. The pilot phase prepared CLEARCorps to apply for and receive a \$1 million HUD Healthy Homes Production grant. In late 2011, Open Society Foundations, through the National Coalition to End Childhood Lead Poisoning, funded Detroiters Working for Environmental Justice to train, upskill and place 200 Detroit residents in GHHI-related employment. DWEJ is working with other GHHI training partners, such as Young Detroit Builders, to bridge investments in workforce development with investments in green and healthy homes.

To date, the GHHI partners have leveraged more than \$3,500,000 from the Kresge Foundation, the Skillman Foundation, HUD, the Environmental Protection Agency (EPA), the City of Detroit, Wayne County, the Coalition to End Childhood Lead Poisoning/National GHHI, and the Open Society Foundations. This funding is currently targeted on the Central Woodward/North End section of the city. CLEARCorps Detroit is leading the effort to remediate more than a hundred homes in that area. The City of Detroit is leveraging this effort by providing lead poisoning case management, abatement and code enforcement. The Kresge Foundation is funding additional home improvements in this area as well as citywide efforts directed at advocacy, policy making and enforcement of statutes and codes.

The Detroit-Wayne County GHHI has fostered intensive collaboration on home improvements and braiding of resources related to assessment, surveillance, and intervention. To date, these efforts include the following:

Target Area

- **Healthy Homes Production (CLEARCorps Detroit):** Includes both homes through the Kresge/Skillman pilot, unit production funds from the Coalition to End Childhood Lead Poisoning/GHHI National, and the current Healthy Homes Production grant. October 2010-present.
 - **Homes Assessed:** 92
 - **Homes Completed:** 53
 - **Homes Underway (not yet complete):** 14
 - **Installed over 80 CO Detectors and 310 Smoke Detectors (smoke and CO detectors donated by Children's Hospital's TRIP program)**
 - **Referrals to Partners:**
 - **Asthma Home Visits (Asthma and Allergy Foundation of America-Michigan Chapter):** 28 asthma home visits; 5 follow up phone calls (May 2011-present)
 - **Citizen's Bank Grant Applications for Exterior Repairs:** 4
 - **Energy Visit Referrals (DTE & WARM Training Center):** 29
 - **Lead Abatement Grant Referrals (P&DD & MDCH):** 23
 - **Weatherization Assistance Program Applications (MCAAA, Wayne Metro):** 19
 - **Training for Residents (SDEV & DWEJ):** 2
- **Outreach & Education (Wayne State University's Center for Urban Studies):** October 1-present, activities also underway in the Midtown area
 - **Resource Fairs:** 2 fairs reaching 140 residents
 - **Block Club Presentations:** 18 block club presentations reaching 130 residents
 - **Community Workshops:** 5 workshops reaching 17 participants

City-Wide

- **Energy (WARM Training Center):**
 - **Detroit Youth Energy Squad:** Provided free home energy visits to 1,373 residents (last 4 quarters).

- **WARM Construction Services:** Performed infiltration reduction on 6 homes averaging 30% reduction as a contractor for Better Building for Michigan Air-seal option program (Past 30 days, potential for a total of 125 homes served by October 31, 2012).
- **Lead Hazard Remediation (City of Detroit Planning & Development Department):** 2,230 homes (2001-present)
- **Nursing Case Management of Lead Poisoned Children (City of Detroit Department of Health & Wellness Promotion):** 10,542 visits (mid-1990s to present)
- **Workforce Development (Detroitters Working for Environmental Justice, Young Detroit Builders & United Way Talent Hub):** December 2011-Present
 - **Completed new training:** 38
 - **Currently in training:** 66
 - **Job Placements:** 14
 - **Incumbent workers (from other GHHI coalition training partners YDB & WARM) upskilled:** 5

County-Wide

- **Weatherization (Wayne Metro Community Action Agency):** 39, 402 units since 1980
- **Enforcement of the Landlord Penalty Law (Wayne County Prosecutor's Office):** (¹2006-present)
 - **Open Cases:** 98 open cases (92 in the City of Detroit)
 - **Prosecutions:** 16 landlords (most are not from the City of Detroit)
 - **WCPO has contributed to the remediation of an estimated 242 properties**

Tri-County

- **Lead Safe Homes Program (Michigan Department of Community Health):** (1997-present)
 - **Statewide:** 1,877 units
 - **City of Detroit:** 227 units

The above Collaborative members work in partnership to address housing deficiencies simultaneously rather than individually. This approach is not only efficient, but also produces the greatest public health impact. The result is the creation of safe and healthy environments for residents of Detroit and Wayne County. Residents experience improved health outcomes and quality of life. Because of both primary prevention and intervention to protect children who have had high blood lead levels, there has been a decrease in the number of children irreparably harmed by lead poisoning.

III. Future Developments

The success of the Healthy Homes pilot and HUD Healthy Homes Detroit project have led to further Kresge funding and recently to a meeting between national and local HUD officials, foundation representatives, GHHI National leadership, and City of Detroit leaders, all of whom agreed it was time to expand this initiative in Detroit. This includes providing some services citywide and identifying additional

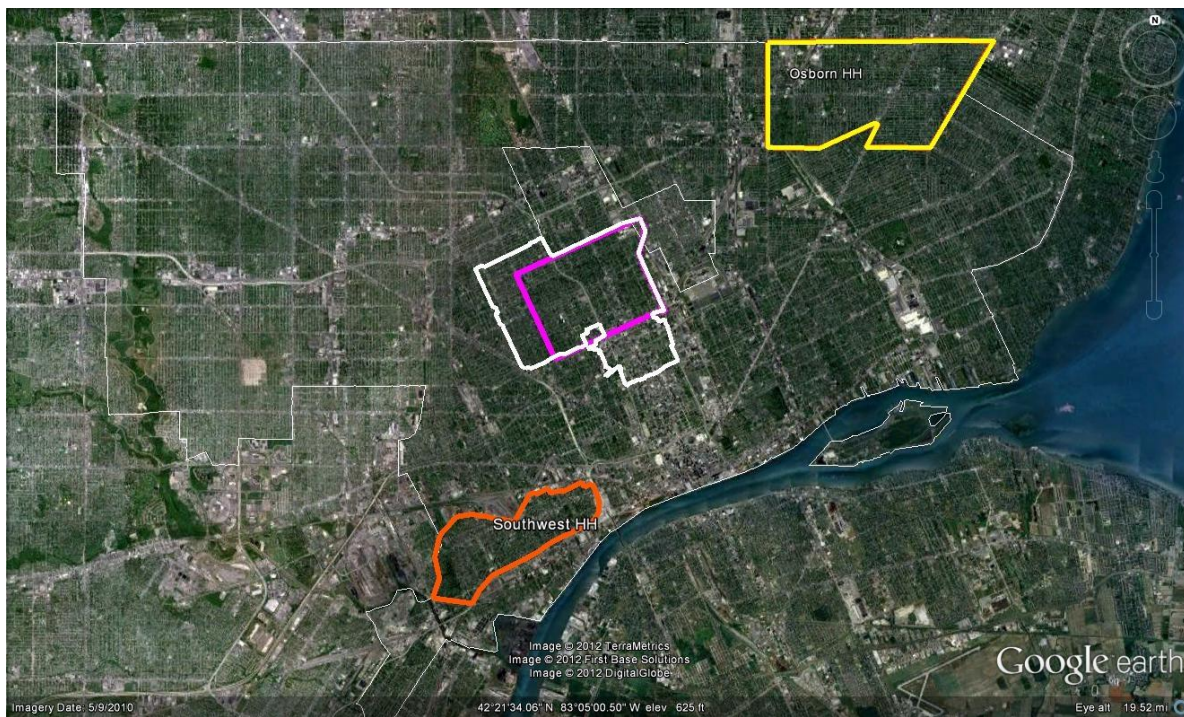
¹ Please note that there were long gaps where DHWP did not refer cases to WCPO.

target areas. Future target areas are being considered based on need, housing stock, demographics, geographical relationship to Skillman and Kresge Foundation target areas and linkage to Detroit Works Demonstration and Long Term Planning Areas. The Osborn and Southwest Detroit areas have been identified as leading candidates and are discussed below.

More specific timelines will be developed as GHHI collaborative members convene and indicate their organizational interest and dedicate resources to these target areas. As this information becomes available, key funding stakeholders, including foundations, federal and state agencies, and local non-profits and institutions, will discuss how resources will be leveraged and used in one or more new target area.

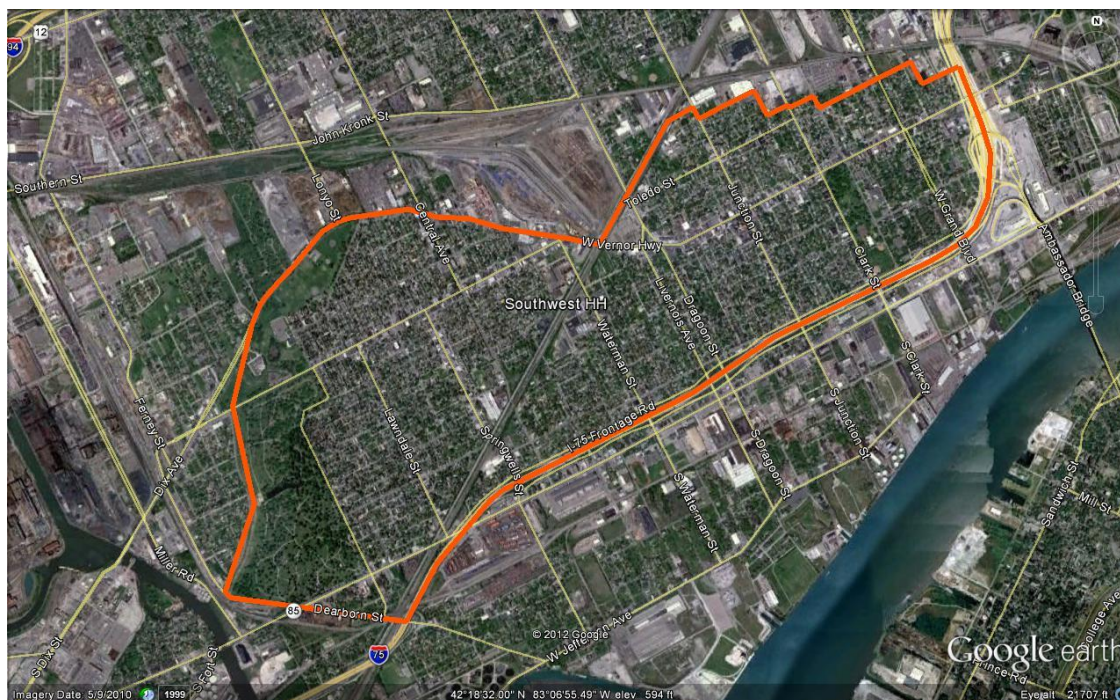
IV. Target Areas

The map below outlines the current and future target areas of the Detroit-Wayne County Green & Healthy Homes Initiative (GHHI). The area outlined in white represents the current target area for the Collaborative. The area outlined in purple represents the target area for HUD Healthy Homes Detroit Program. The future target areas are noted in yellow (Osborn) and orange (Southwest Detroit).



Southwest Detroit

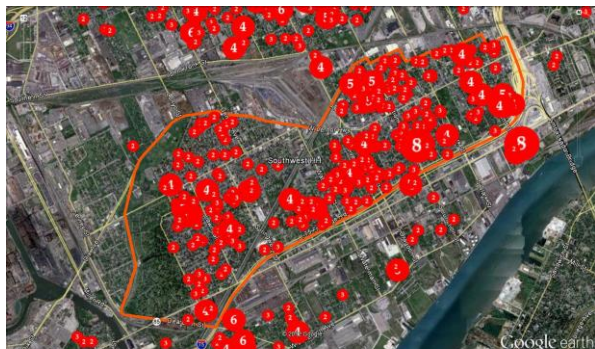
Southwest Detroit represents a unique opportunity to work with families to create healthier housing. 8/22/20128/22/2012The 2010 United State Census reported a total population of more than 30,000 people living in more than 9,000 housing units. However, when adjusted to more accurately reflect populations by including census non-participants, the area population was estimated to be over 45,000. The median age in Southwest Detroit is estimated at 28 years, with more than 11% of the population being under the age of 5. Hispanic individuals comprise the racial and ethnic majority in Southwest Detroit, accounting for 70.7% of the total population.



The American Community Survey estimates that more than half (53.5%) of the housing units in Southwest Detroit are detached single unit residences. More than 78% of the housing units in this area were built before 1950, and more than 95% were built before 1979. All housing built before 1980 is at risk of lead poisoning. There are roughly equal numbers of owner-occupied and rental households in this target area. With a median household income of only \$26,747 and more than a third of the households under \$15,000, there are a high number of low-income households in this target area. This data indicates that there is a relatively large, predominantly Hispanic population living in older residential housing units in Southwest Detroit. Given the number of households with extremely low income levels and the fact that roughly half of the residential housing units are rentals, it is highly likely that the home environments contain multiple health and safety hazards.

The two figures below confirm the need for healthy homes work in Southwest Detroit. The figure on the left shows the number of properties with multiple lead poisoning cases, and the figure on the right

displays the number of emergency medical service (EMS, or 911) calls related to breathing problems or wheezing associated with asthma.



Multiple Lead Poisoning Cases

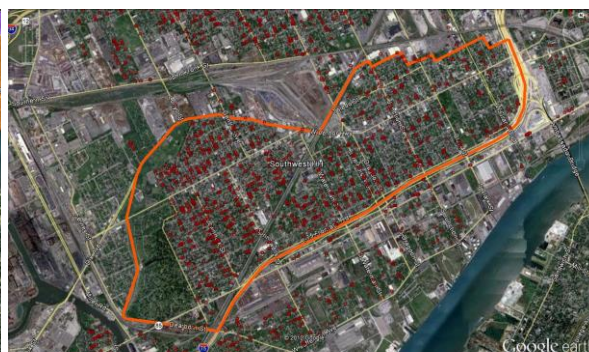


911 EMS Calls Related to Asthma

While a GHHI target area may be new to Southwest Detroit, several organizations that will be participating in the activities related to GHHI have extensive experience working in this area. P&DD has designated this target area as one of their Detroit Works demonstration areas, and the Skillman Foundation has a substantial presence in Southwest Detroit. There are a number of excellent community groups in this area and we will do our best to engage them in healthy homes-related efforts. As an example, Southwest Detroit Environmental Vision (SDEV) has a healthy homes project funded by the EPA. The two figures below show the target area with Detroit Works designations² and the properties designated for demolition in the proposed Southwest Detroit target area.



Detroit Works Designations

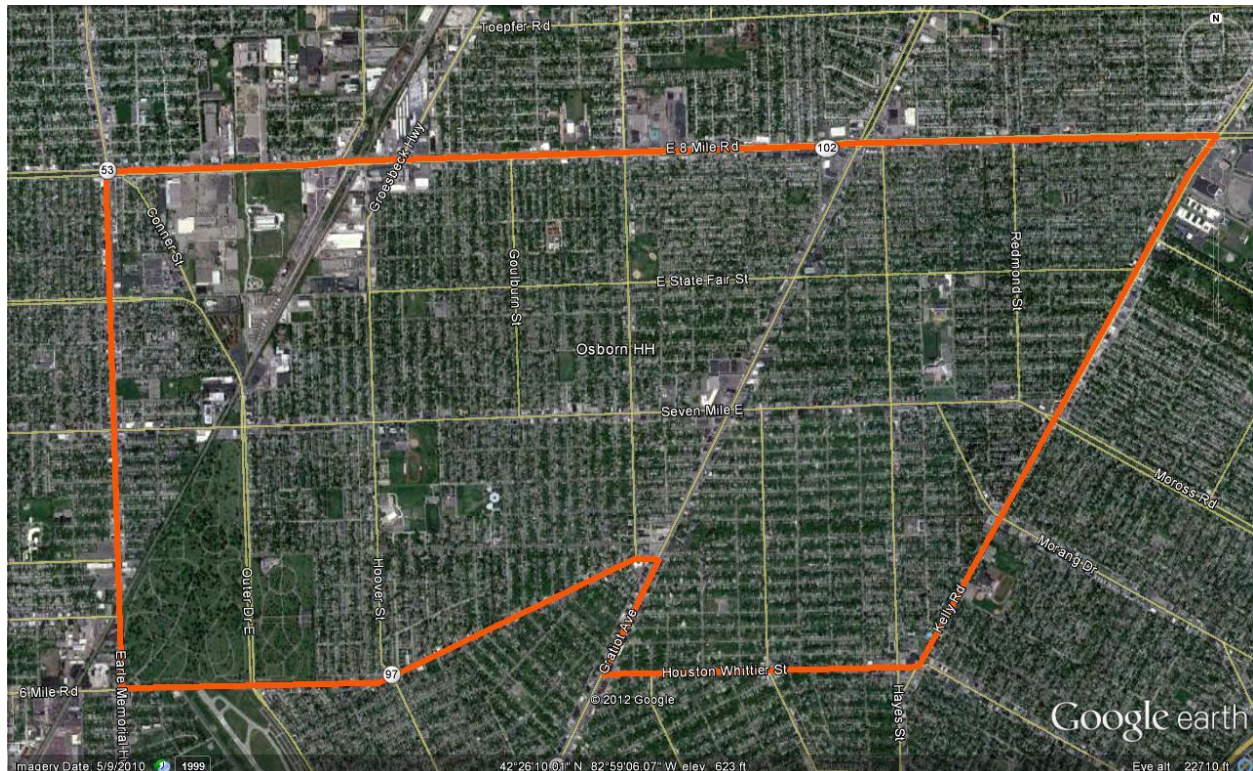


Properties Designated for Demolition

² Blue: Varied; Orange: Distressed; Green: Transitional; Purple: Steady

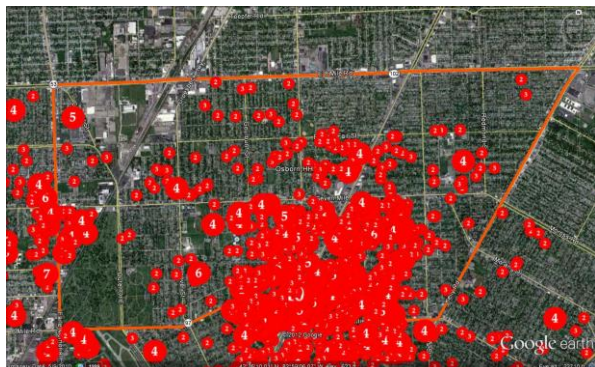
Osborn

The Osborn target area represents a unique opportunity to work with families to create healthy and safer housing. The 2010 United State Census reported a total population of more than 23,000 people living in more than 7,500 housing units. However, when adjusted to more accurately reflect populations by including census non-participants, the area population was estimated to be almost 30,000. The median age in the Osborn target area is 29 years, with just less than 8% of the population being under the age of 5. African Americans are the racial and ethnic majority in the Osborn target area, accounting for 91.5% of the total population.



The American Community Survey estimates that the majority (88.3%) of the housing units in the Osborn target area are detached single unit residences. More than half (51.7%) of the housing units in this area were built before 1950, and more than 97% were built before 1979. There are roughly twice as many owner-occupied housing units as rental households in this target area. With a median household income of only \$30,798 and more than a quarter (26.6%) of the households under \$15,000, there are a high number of low-income households in this target area. This data indicates that there is a relatively large, predominantly Black population living in older residential housing units in the Osborn target area. Given the number of households with extremely low income levels and the fact that roughly one third of the residential housing units are rentals, it is highly likely that the home environments contain multiple health and safety hazards. Therefore, the potential for healthy homes intervention impact in the Osborn target area is high.

The two figures below confirm the need for healthy homes work in the Osborn target area. The figure on the left shows the number of properties with multiple lead poisoning cases, and the figure on the right displays the number of emergency medical service (EMS, or 911) calls related to breathing problems or wheezing associated with asthma.

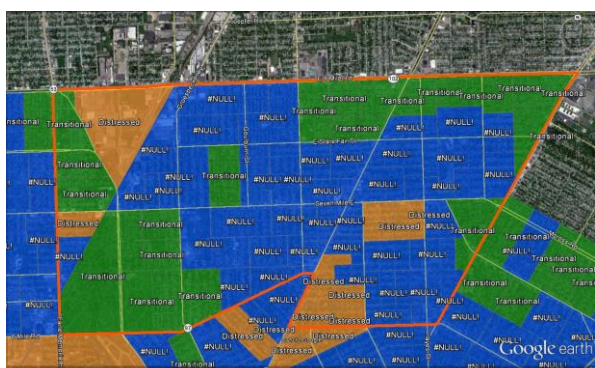


Multiple Lead Poisoning Cases



911 EMS Calls Related to Asthma

While a GHHI target area may be new to Osborn, several organizations that will be participating in the activities related to GHHI have extensive experience working in this area. Both Kresge and Skillman Foundations have a substantial presence in the Osborn target area. DTE Energy has implemented a utility payment pilot project for low income customers in the area, and has invested in complimentary consumption reduction activities, including weatherization. There are a number of excellent community groups in this area and we will do our best to engage them in healthy homes-related efforts. As an example, The Osborn Neighborhood Alliance has a strong interest in healthy housing issues and is a participant in CLEARCorps Detroit's Breaking the Cycle Work Group. The two figures below show the target area with Detroit Works designations³ and the properties designated for demolition in the proposed Osborn target area.



Detroit Works Designations*



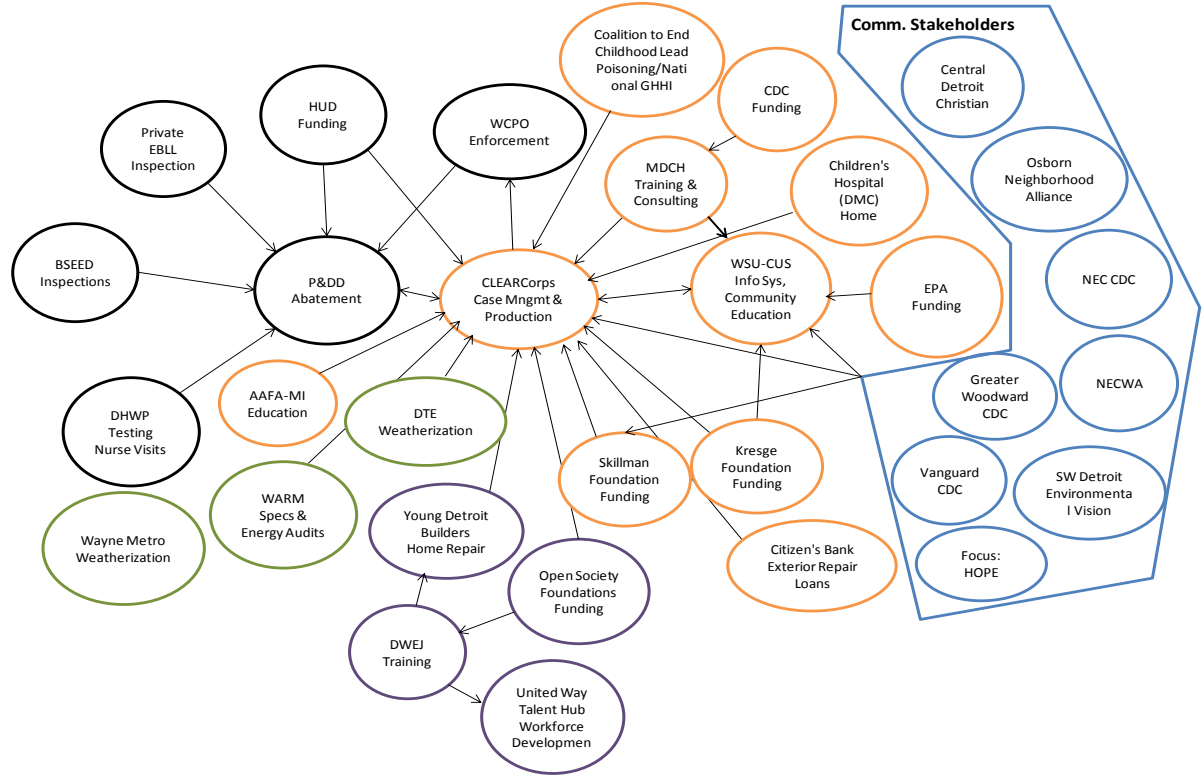
Properties Designated for Demolition

³ Blue: Varied; Orange: Distressed; Green: Transitional; Purple: Steady

Figure 2

Healthy Homes 2012

Detroit Lead and Healthy Homes Organization Interactions (Community Engagement), Circa 2012



KEY:

- **Black:** Organizations involved in preventing and mitigating the effects of lead poisoning
- **Orange:** Organizations involved in more broad healthy homes related work
- **Green:** Organizations doing energy efficiency or weatherization-related work
- **Purple:** Organizations doing workforce development
- **Blue:** Community groups