

SAVE the DATE: February 29

HOUSING SUMMIT 2012 with Shirley Franklin

CEO of Purpose Built Communities & former Mayor of Atlanta

PLUS—video documentary of this bus tour,

awards for outstanding contributions to housing in Greensboro,
great networking and presentations

SAVE the DATE


Everyone can promote investment in **Green & Healthy**

- **Join Greensboro Housing Coalition**
Annual dues: \$50 \$100 \$250 \$500
- **Convert your home—and rental housing that you own—to **Green & Healthy** condition**
Apply for BetterBuildings grant or incentives
Use Lead Safe Work Practices & Integrated Pest Management
- **Recognize health risks in homes**
Get a house check-up as well as a physical exam
- **Advocate for housing policies that promote health**
Support effective housing inspections
- **Tell your friends & family & co-workers what you have learned on the tour**

Greensboro Housing Coalition

122 N. Elm Street Suite M-2 Greensboro NC 27401

www.greensborohousingcoalition.com

 **leads the way to a green & healthy community.**

Green & Healthy makes \$en\$e!

**Greensboro Housing
Coalition leads the way
to Green & Healthy on
the 8th annual healthy
homes bus tour.**



\$\$ It makes \$en\$e to save money on utilities and be able to afford the rent or mortgage.

\$\$ It makes \$en\$e to prevent asthma attacks, falls, burns, and lead poisoning instead of rushing to the hospital.

\$\$ It makes \$en\$e to create green jobs so people can make a living and make a difference.

\$\$ It makes \$en\$e for whole neighborhoods to become **Green & Healthy places to live, where children can thrive in school and parents can work.**

\$\$ It makes \$en\$e for **Greensboro to be the best in the nation at integrating **health + housing + energy efficiency** for our quality of life—and for the advantage it gives to local projects to qualify for national funds.**

\$\$ Get on the bus to see how Greensboro is becoming **Green & Healthy.**

 **is the advocate for safe and affordable housing.**

BetterBuildings



Plug in to the power of BetterBuildings for Greensboro to save money and energy.

The City of Greensboro's new energy saver program, BetterBuildings for Greensboro, makes it easy and affordable to cut energy use and utility bills by 15%.

Homeowners and tenants in the City limits are eligible for assistance through this program, which includes grants, rebates and special loan options.

It just takes four easy steps:

Apply: Fill out an application.

Assess: Once you're enrolled, get an energy assessment and a customized plan for saving energy and money.

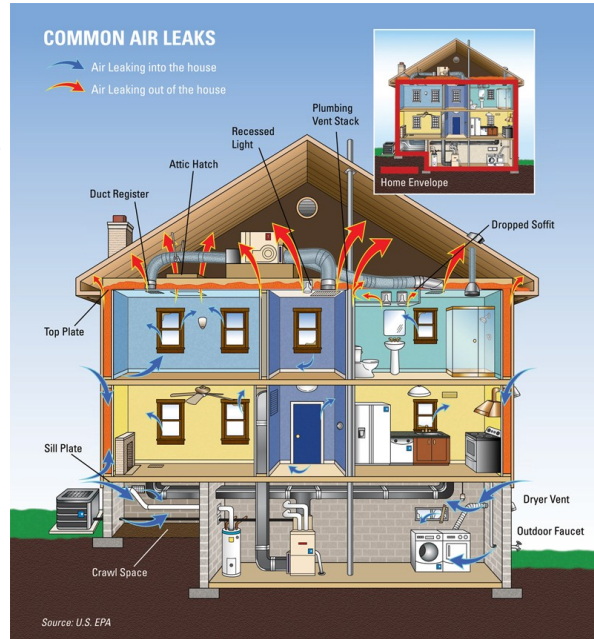
Act: Make upgrades to the home that cut energy use by 15%.

Ahhhh: Enjoy lower utility bills and a more comfortable and healthier home.

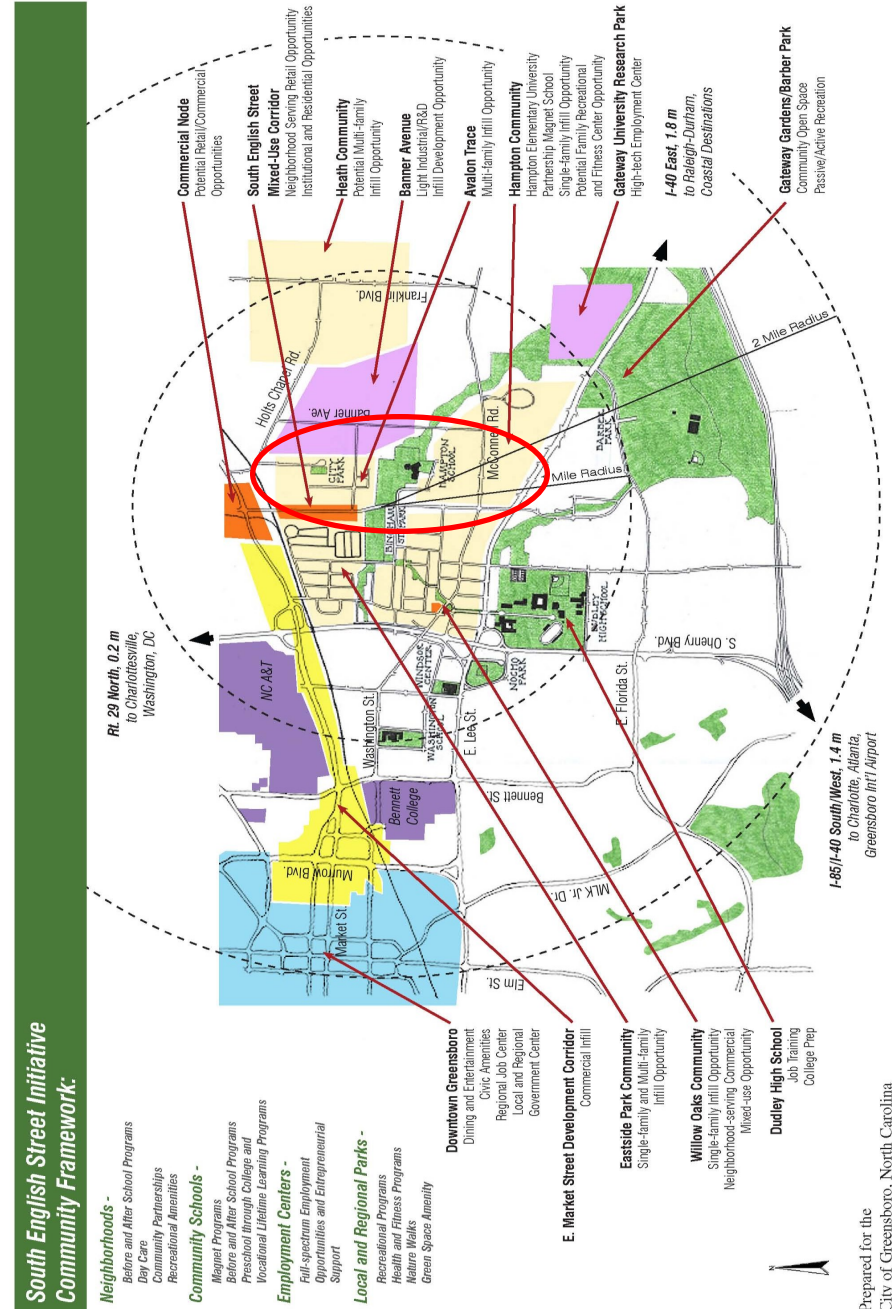
To make the process even easier, we provide residents with their own HERO (home energy response officer) to help them with the program's steps. We also provide a list of prescreened, highly qualified list of assessors and contractors.

BetterBuildings for Greensboro is funded by a \$5 million grant from the 2009 American Recovery and Reinvestment Act. So far, more than 475 homeowners have applied to the program.

Residents should act now. The grants, rebates and special loan options are a limited time offer. For an application or more information, call 336.373.CITY or visit www.betterbuildingsforgreensboro.org.



The Cottage Grove community (circled in red) is located between the Willow Oaks/East Side Park neighborhoods to the west and the Gateway University Research Park/Gateway Gardens to the southeast; it is within 2 miles of Downtown, NC A&T, and Bennett College. Industrial sites on Banner Ave offer opportunities for economic development. Green & Healthy makes \$en\$e!



Prepared for the City of Greensboro, North Carolina July, 2011

Center for New North Carolinians—UNCG

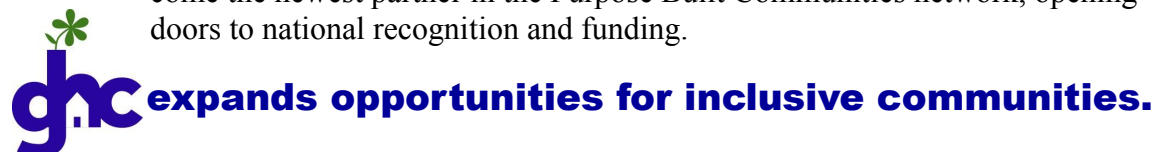
The Center for New North Carolinians builds bridges among immigrant populations and existing communities throughout the state of North Carolina. The Avalon Trace Development Center assists immigrant families through providing after school tutoring and assistance with English for newly arrived refugees and immigrants with the goal of improving school work and acculturation. The center provides:

- A place to gather for tutoring after school, field trips
- Adult English education classes as well as family-based health and safety classes
- Forums to educate parents in the complex on issues of safety, health, childcare
- Health and sports activities, summer programs
- Family empowerment activities and school and community linkages
- Social Work experience for social work interns
- A great opportunity for volunteers
- Community gardening

Alliance Management donates apartments in Avalon Trace for the Development Center.

Cottage Grove, a Green & Healthy Neighborhood

Through partnerships with local community leaders the Cottage Grove Initiative will help provide superior education, mixed income housing options, economic reinvestment opportunities and tools for families to build better lives for themselves and future generations. The revitalization of the neighborhood surrounding Hampton Leadership Academy puts into practice all the sustainable community livability principles and uses housing as a platform for improving quality of life: transportation choices, new and upgraded green & healthy housing that is equitable and inclusive of households with a range of incomes, “cradle to college” educational opportunities, partnerships with service providers, recruitment of healthcare providers, retail and businesses to enhance economic competitiveness. Neighborhood residents are engaged in designing their own future and city government, supported by county schools, universities, churches, and non-profits. To achieve the neighborhood’s goals, the revitalization will coordinate policies and leverage investment of a wide variety of private dollars plus public funding for education, housing, transportation, health, and energy. Cottage Grove is likely to become the newest partner in the Purpose Built Communities network, opening doors to national recognition and funding.



Health Impact of Unsafe Housing Conditions

Substandard housing conditions result in over \$100,000,000 each year in health care costs for North Carolina children. Moldy conditions and cockroaches can trigger asthma attacks—or even cause asthma in very young children. Lead dust on children’s hands and toys can result in behavior and learning problems. Poor lighting, loose carpets, rotten steps, uneven floors, and inadequate railings can cause falls; Guilford County has a higher rate of fatal falls than the rest of the state. Electrical problems can cause burns and shocks; two-thirds of deaths in residential fires are in single family homes that are not inspected by fire marshals. Radon is the second largest cause of lung cancer (next to smoking). Carbon monoxide poisoning from inadequate venting of combustion appliances can kill. Toxic chemicals in a variety of household materials and products can produce neurological damage.

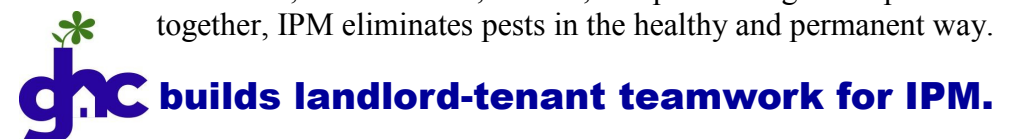
Identifying unsafe housing conditions and correcting these problems in a healthy comprehensive way saves health care dollars, saves the anxiety and pain of injuries and even prevents disabilities and deaths. That, in turn, means that children won’t have to miss as much school, parents won’t have to miss work, and grandparents can live at home safely instead of having to move to nursing care.

Integrated Pest Management (IPM)

Since 2009 the Greensboro Housing Coalition has worked with the National Center for Healthy Homes to conduct a research study on the use of Integrated Pest Management (IPM) in privately owned multifamily housing in Greensboro. The basic tenets of IPM are to reduce the use of pesticides by:

- Property owner excluding pest entry into units by sealing access points both on the exterior and between units (this can also make apartments more energy efficient) and by eliminating water sources, fixing water leaks and drainage issues.
- Pest Management Professionals (PMP) switching to baits and gels and only using sprays during knockdowns in problem units and doing monthly or quarterly inspections to treat only the units where there is evidence of pests.
- Tenants keeping their units clean and making sure trash is secure and making sure food is properly stored so pest will not have access.

Property managers have said that they feel the tenant education piece of IPM has been invaluable; when owners, tenants, and pest management professionals work together, IPM eliminates pests in the healthy and permanent way.



Code Enforcement

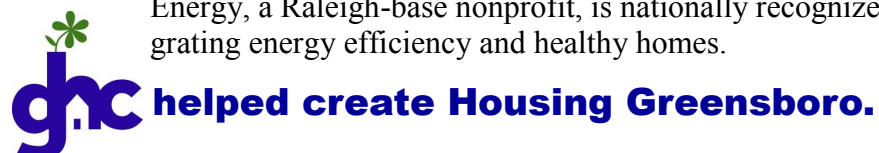
The City of Greensboro requires all properties to be maintained to International Property Maintenance Code standards (IPMC). Although the RUCO (Rental Unit Certificate of Occupancy) requirements may be changed by recent NC legislation, minimum housing standards continue. Housing is still inspected when complaints are filed by owners, tenants, and government officials or petitions are filed by five residents. When more than five violations of IPMC are found, the owner receives a Notice of Violation stating the repairs need to be made and gives timeframes for compliance; if not repaired the house can no longer be occupied (this is a process guided by North Carolina General Statutes). The case then moves towards hearings by the Minimum Housing Standards Commission to decide whether to demolish it, if not repaired to minimum housing standards by the date in the order. Effective code enforcement is an essential tool to assure safe and healthy housing.

Housing Greensboro

The mission of Housing Greensboro, Inc. is *to provide decent, safe and affordable housing to low-income families while working towards the elimination of substandard housing and restoring dignity and hope to families in Greensboro neighborhoods.* Housing Greensboro, Inc (HGI) provides home repairs to qualifying families who are owner-occupants of their home in Greensboro and are below specific income levels. The scope of a typical repair may include, but not be limited to: roof leaks, plumbing leaks, floor repair, accessibility modifications, electrical hazards and code violations. HGI has done more than 250 home repairs.

Housing Greensboro Inc. primary objective is to address repair issues that prevent a home from being safe, warm and dry. HGI was selected as a pilot program for Home Performance with Energy Star, an energy efficiency standard for rehabilitating existing homes to become *green & healthy.* *Home Performance with ENERGY STAR*, a national Department of Energy program, is a comprehensive, whole-house approach to improving energy efficiency and home comfort, while helping to protect the environment. The benefits of Home Performance with Energy Star include fewer drafts, more consistent temperature across rooms, better ventilation and humidity control, and lower utility bills. Advanced Energy sponsors the program in North Carolina, providing specialized training to participating contractors and conducting quality assurance inspections on a percentage of each contractor's homes to ensure high standards of quality. Advanced

Energy, a Raleigh-base nonprofit, is nationally recognized for its work integrating energy efficiency and healthy homes.



National Lead Poisoning Prevention Week

October 23-29, 2011

Lead is found in homes built before 1978. Lead exposure can cause

- Health, behavior, and learning problems, especially for children under the age of 6
- Severe permanent damage from continual exposure
- Harm to unborn babies

FREE to test your children's lead level, call Guilford County Dept. of Public Health 641-7777

FREE to have your home checked for lead, call Greensboro Housing Coalition 691-9521

FREE to make your home lead-safe, call City of Greensboro 373-2349



If your home was built before 1978, is your contractor certified in RRP? If your rental property was built before 1978, are you and your maintenance workers certified?

■ Recent regulations issued by North Carolina require firms and individuals performing renovations, repair, and painting activities for compensation to be trained and certified if the work disturbs lead-based paint in housing and child-occupied facilities that were built before 1978. ■ To prevent childhood lead poisoning, they must also follow specific lead-safe work practices when disturbing painted or coated surfaces containing lead. Those individuals who perform renovations for compensation must also provide the pamphlet "The Lead-Safe Certified Guide to Renovate Right" to owners, parents and guardians, and occupants before beginning renovation work. The regulations apply to renovations in buildings such as apartments, homes, day cares, kindergarten, and pre-school classrooms that were built before 1978. ■ For more information on working with lead-based paint, finding a certified contractor, or becoming a certified contractor performing renovation repair painting activities, contact the North Carolina Division of Public Health, Health Hazard Control Unit, Lead-Based Paint Hazard Management

Program by phone at 919-707-5950 (se habla espanol) or visit its website at www.epi.state.nc.us/epi/lead.html.

