

# Connecting Healthy Housing and Real Estate

March 8, 2021

An exclusive presentation for Orange County REALTORS®



# Presenting Today

## **John Shipman**

Sr. Director National Training Business & Education  
Realtor, Green

## **Simone Dadsetan**

Program Manager  
Realtor, Green  
Chair, 2021 Green Committee

Franklin Energy Services, LLC - Do not reproduce or display without permission.



# WHY YOU'RE HERE

The Opportunity to Connect Healthy Housing, Energy Efficiency and High Performing Homes with Healthier Homes

Raise your awareness of health and the built environment

Better understand why some clients may have specific requirements

The Keep It Simple Concepts, Energy Efficiency and the Healthy Housing Nexus

Indoor Air Quality, Safety and Electrification live under the same roof – Are you ready to have that conversation?

# Learning Objectives AS Easy AS 1-2-3

DESCRIBE

At least one housing condition and the associated health problems.

IDENTIFY

Two populations at higher risk for housing related disease and injury.

OFFER

Three steps to reduce household hazards.

We've known  
about the link  
between housing  
& health for a  
long time

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

- Florence Nightingale





# The link between housing and health matters because it impacts the people, we care about

---

## Housing impact on health:

- Physical, chemical, biological exposures
- Psychological

**Young children spend about 70% of the time in their home.**

**Seniors, 90%.**



# Why A Healthy Home Matters



The Indoor Generation by Velux

# Important information about American homes

## Demographics

- 114.9 million homes
- 33.8% rental
- 64.2% single-family detached homes
- 61.3% built pre-1980
- 32.7% basement under all of house\*

## Exterior Problems

- 18% exterior physical problems
- 3.6% missing roofing material
- 11% exterior water leakage



# The Healthy Homes Principles are considered an integrated approach to housing

Integrated approach that considers:

People living in the home

The structure

Potential health hazards

# Why a holistic approach is necessary

---

Moisture/water intrusion

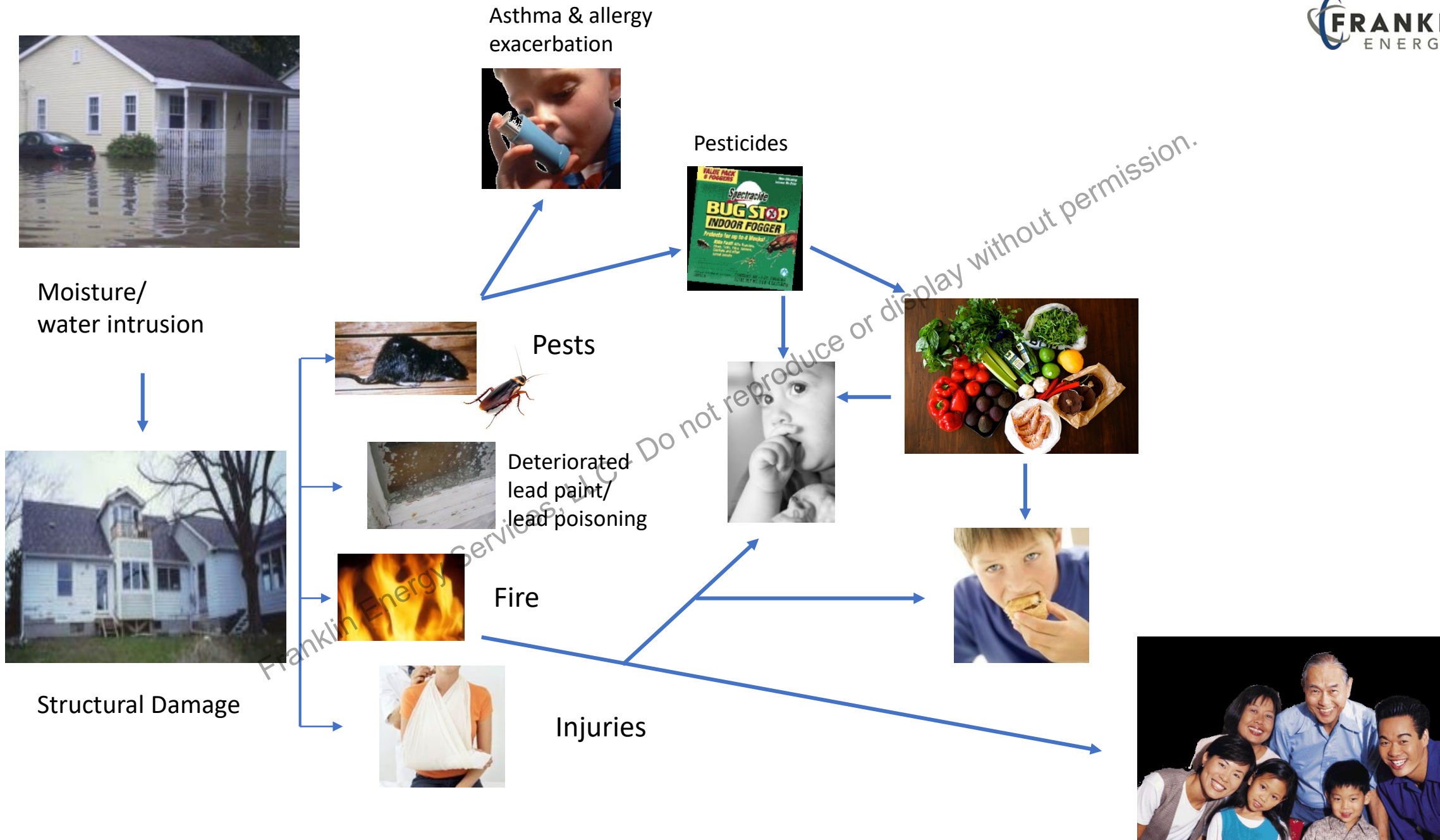


Mold



Asthma exacerbation





Do not reproduce or display without permission.



These two  
group of  
humans are  
the most  
vulnerable to  
home hazards

### Seniors

- Spend most time indoors
- Breathing problems are easily triggered
- Falls are more common
- Overheat



### Children

- Spend most time indoors
- Eat and drink more than adults
- Still developing
- Behave differently



# These are Healthy Housing Principles

T  
h  
e  
  
K  
e  
e  
p  
  
I  
t  
s



Clean



Dry



Pest-Free



Contaminant-Free



Safe



Ventilated

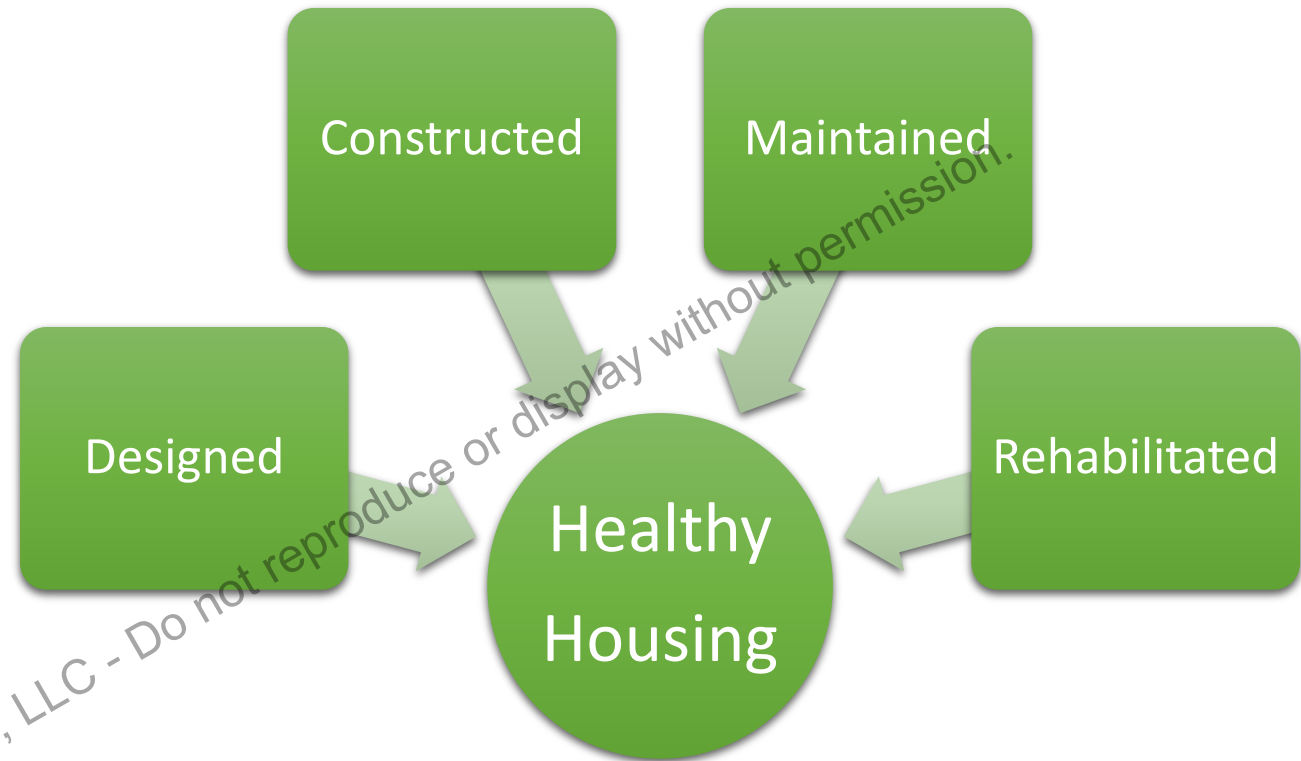


Comfortable



Maintained

Healthy housing has been clearly defined



in a manner that is conducive to good occupant health.

Franklin Energy Services, LLC - Do not reproduce or display without permission.



# Understanding the Importance of Indoor Air Quality

## Basic principles of ventilation

Fresh air is circulating in the house

The house has openings for air (and pollution) to escape from inside

If any portion of air leaves a house, the same amount will enter

Air can be hot, cold, wet, dry, or polluted when it enters or exits a house

# Electrification: It's better and Safer

## Indoor air quality (IAQ)

- The use of appliances that burn gas inside buildings for heating and cooling also has major public health impact. Fossil gas releases nitrogen oxides and particulate matter that can have serious, long-term health impacts—including asthma and other respiratory illnesses.

## Earthquake Safety

- Earthquake damage facts show fires caused by earthquakes are the **second most common** hazard. Earthquake fires start when electrical and gas lines are dislodged due to the earth's shaking. Gas is set free as gas lines are broken and a spark will start a firestorm.

## Offering Better Solutions

Franklin Energy Services, LLC - Do not reproduce or display without permission



Franklin Energy Services, LLC - Do not reproduce or display without permission.