



This Module is designed to prepare trainers to teach Assessors/Inspectors the importance of and linkage between a healthy homes assessment and use of the HUD Healthy Home Rating System (HHRIS).

The module will run approximately 30 to 45 minutes to include questions and answers.

LEARNING OBJECTIVES

By the end of this module, the students will be able to:

- Use the hazard score to determine appropriate actions
- Provide justification for selected actions



Tasks for rating hazards:

Determine likelihood

Determine spread of harm outcomes

Determine the hazard rating based on two judgments: likelihood and spread of harm outcomes

Determine the hazard band the hazard score fits into

Determine appropriate interventions

LET'S RECAP

The HHRS rating is a thorough risk assessment of a dwelling. Keep in mind the following:

- Assess deficiencies that are worse than average for type/age of dwelling
- Consider a 12 month period
- Consider the most vulnerable occupants
- Costs should not be considered

The resulting HHRS score determines most hazardous deficiencies based on evidence.



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Do not take into account the current occupants

Do not take into account feasibility, cost or extent of any remedial action when conducting assessment.

THE HHRS PROCESS

Step 1

- Inspecting the Dwelling

Step 2

- Linking Deficiencies to Hazards

Step 3

- Scoring the Hazard

Step 4

- Determining the Appropriate Action



WORKING WITH HHRS SCORING

The list of hazard scores allows you to determine next steps

Current occupants can affect repairs conducted

Cost-effectiveness of repairs can affect scope of work

- Does a repair address multiple hazards?
- Is a low scoring hazard easy and cheap to fix?

Reduce hazards by making them less likely and/or with less severe outcomes



Remember: No home is without health and safety hazards. The goal of the HHRS is to identify those that pose the greatest risk to the occupants.

FINAL HHRS ASSESSMENT

Some hazards may need additional testing (radon, lead, asbestos, etc.)

Use the test results to determine the final HHRS score and repairs

Develop scope of work

Ensure the repair work is completed correctly to address the hazard



Make sure to document why/why not a repair or action is taken

The best interest of the occupants (most vulnerable) will dictate what steps to take

HHRIS SUMMARY

- The HHRIS is based on universal principles of risk management
- It focuses on the health of people by assessing where they live
- It is adaptable to local conditions
- It is not exhaustive, but it is comprehensive



The HHRIS is designed to take into account REALITY and provides flexibility

FOR MORE INFORMATION

- Eric.w.hornbuckle@hud.gov
- www.hud.gov/healthyhomes
 - ◆ Overview of HHRs
 - ◆ HHRs Hazards Chart
 - ◆ Excel Scoring Tool
 - ◆ Operating Guidance
 - ◆ Paper Scoring Form and Examples

