Green & Healthy Homes Initiative

United States Conference of Mayors Webinar
Green and Healthy Homes Initiative

How to Create Green Jobs and Transform Low-Income Communities

July 28, 2010

U.S. Department of Housing and Urban Development

Coalition to End Childhood Lead Poisoning

The United States Conference of Mayors

HEALTHYHOMES
Healthy Families | Healthy Children

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The Opportunity

- The American Recovery and Reinvestment Act (ARRA) provided the opportunity to efficiently transform unhealthy low-income housing through:

  - ✓ Effective Partnerships with Philanthropy and the Private Sector
  - ✓ Integration and coordination of inter-related programs
  - ✓ Creation of a Single Process for Housing Intervention
  - ✓ Demonstrate net present value of health-based housing investments
  - ✓ Develop a concrete pathway to higher quality, sustainable green jobs
  - ✓ Create Community-based business ownership

<u>But GHHI looks beyond the stimulus…</u>

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The Case for Change

- America's aging housing stock poses costly multiple environmental health hazards, particularly for low and middle-income communities – depleting tax dollars and tax revenues.
- Generations of chronic disinvestment in low income communities have left millions of families trapped in unhealthy housing.
- Every year, unhealthy, inefficient housing results in **:**
  - **250,000** cases of childhood lead poisoning costing **$43.4 Billion**
    800,000 asthma related ER visits costing **$5 Billion**
  - **13 million** preventable home-related injuries costing **$222 Billion**
  - **With billions more lost to energy inefficiency due to repairable defects that also impact health.**

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Green and Healthy Homes Initiative (GHHI)

- **GHHI is designed as a comprehensive approach to offer integrated health, safety, lead hazard reduction, energy efficiency, and weatherization interventions in low to moderate income homes.**

- **GHHI works with the Federal Interagency Work Group on Healthy Homes to establish a uniform national green and healthy housing standard.**

- **GHHI brings cross-sector innovation directly to the homes and families most in need, delivering immediate and long term improvements in health and quality of life.**

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Principles of GHHI

- **Break the link between unhealthy housing and sick children.**
- **Replace stand-alone programs (weatherization, lead hazard control, fire safety, etc.) with a comprehensive strategy – work horizontally.**
- **Increase public demand for green housing by addressing health.**
- **Reduce inefficiencies under current system by reducing number of programs clients must apply for to fix multiple needs in their home.**
- **Reduce barriers to intergovernmental coordination.**
- **Reduce potential health risks posed for energy efficiency and healthy homes work due to existing environmental health hazards.**

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GHHI creates uniform standards, practices, and principles to ensure that programs:

- **Utilize a Comprehensive Healthy and Housing Assessment Tool**
- **Create a shared data platform for cross-agency work**
- **Model the use of a common reporting format for housing intervention**
- **Improve government practices and efficiency through one-touch housing interventions**
- **Maximize public and philanthropic investments for a triple net benefit**
  - **Creation of stable and sustainable green and healthy homes in low-income neighborhoods**
  - **Development of sustainable community-based "green collar" jobs**
  - **Measurable improvements in health outcomes for children and families**

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Create Efficiencies

- **Partnerships increase efficiency and savings - Clear reduction in time and other hard costs when weatherization and energy efficiency interventions are partnered with Healthy Homes and lead hazard reduction**
- **Multi-disciplinary training in assessments and interventions allow Green and Healthy Homes workers *increased* wages and simultaneously *lower* the cost per unit**
- **GHHI potentially increases the efficiency of WAP enrollment by addressing health and safety barriers which could preclude work.**
- **GHHI provides a platform for joint investment that leverages philanthropic and private sector resources**

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Innovation in Government

- **Major innovation in government function: GHHI allows the re-management and repurposing of health and housing funds in local governments to improve operational efficiencies and streamline processes.**

- **Intergovernmental coordination on both national and local levels – breaks down silos and promoting horizontal interaction and engagement.**

- **GHHI sites directly inform the Federal Interagency Workgroup on Healthy Homes – reducing long time delays for change.**

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High Quality, Sustainable Green Jobs

- **Integrated training allows GHHI workers to be "Five-tool players" with the skill sets to work more effectively and obtain higher wage jobs.**
- **Earn More – Cost Less.**
- **GHHI not only trains workers but provides for immediate employment.**
- **The higher skilled GHHI worker is sustained beyond the stimulus.**

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GHHI: Current Activities

2-year Pilot underway now in 12 cities and 2 tribes around the country

- **Sites being Compacted and Branded**
- **Will produce and certify over 3500 Green and Healthy Homes.**
- **Train and certify Green and Healthy Homes practices to underemployed and unemployed workers.**
- **Will inform Federal, state, and local agencies and cities on improved processes and set of standards**

Tool Development and Capacity Building

- **Asset mapping**
- **Analyze barriers and create barrier removal recommendations**
- **Comprehensive Assessment**
- **Online collaboration and communication**
- **National data platform**
- **Develop sustainable green job training programs**

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Partners

- **U.S. Department of Housing and Urban Development**
- **Centers for Disease Control and Prevention/HHS**
- **U.S. Department of Energy**
- **Environmental Protection Agency Council on Foundations**
- **National Coalition to End Childhood Lead Poisoning**
- **White House Office of Recovery Implementation**
- **White House Council on Environmental Quality**
- **28 Local and National Foundations**
- **Enterprise Green Communities**
- **LISC**
- **Efficiency Cities US**
- **Green for All**
- **National Academy of Public Administrators**
- **Harvard School of Public Health**
- **National Environmental Health Association**

Initial Green and Healthy Homes Initiative Sites

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Building a Movement

- **Creation of national GHHI designation and training**
- **Adoption by large housing and health-based nonprofits**
- **Increasing Philanthropic support**
- **National Dialogue through a Web 2.0 platform to capture best practices, social innovations, and cutting edge system change strategies - Fall 2010**

Green and Healthy Homes Initiative Sites

www.GHHI.org

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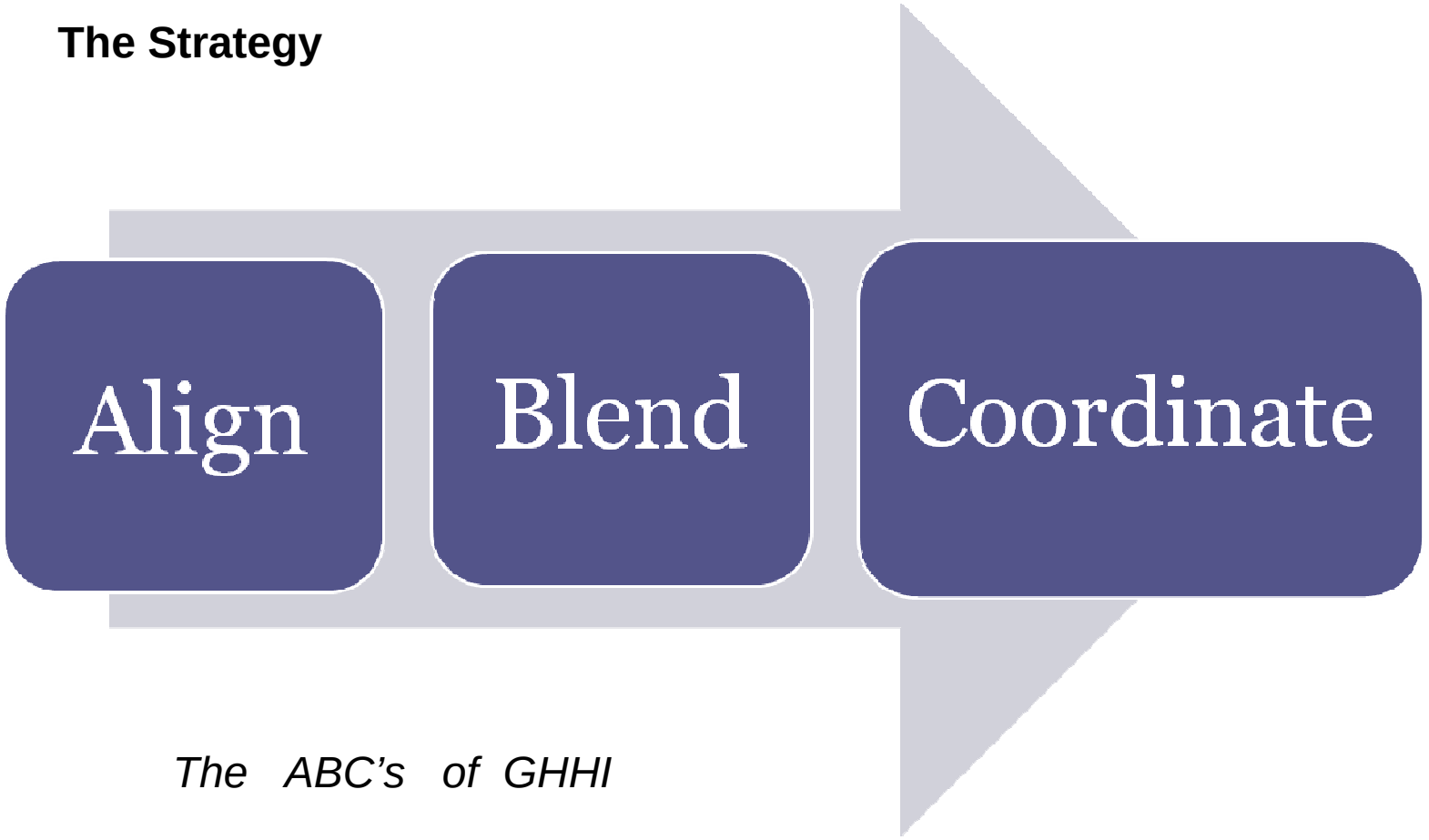
The Strategy



The ABC's of GHHI

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"Align"
Federal Healthy Homes Work Group

- Set Standards for Comprehensive Assessment
- Reach Agreement on Best Practice Interventions
- Identify Opportunities for Integrated Programs and Funding
- Infuse GHHI Standards into Federally housing intervention funding
- Create Interagency MOU's and Super NOFA's
- Address and Resolve identified Barriers
- Create a shared Data and Reporting platform
- Adopt New National Green and Healthy Housing Standard

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"Blend"

- Blend Federal, State and Philanthropic Resources to support integration
- Re-manage and re-purpose existing resources to create direct savings and efficiencies
- Create GHHI "Funding Compacts" to for State and Local Funding
- Provide TA Support for Social Enterprise Projects
- Create new funding mechanisms through MCH Title 5 and Medicaid support for primary prevention interventions
- Capture Hospital community benefit funding
- Create Finance packaging template for each site – teach programs how to identify and leverage funding (end scatter shot funding)

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"Coordinate"
Partnerships on Purpose

- Map Assets and Gaps for resource use
- Strategically Fill Gaps – if necessary
- Create a Single Intake Portal – Coordinate Private Sector Referrals
- Create a Shared Data platform
- Develop working Learning Networks – Stat Results, Case Studies
- Implement pre and post education – commit to it – High ROI
- Integrate Training Programs and Certifications
- Track Job Creation, Wage Rates and Market Sustainability
- Track Efficiencies, Benefits and Cost- Savings (Present Value)

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Sample List of Programs for Blending and Coordination

- DOE Weatherization Assistance Programs
- DOE Energy Assistance Programs
- DOE State Energy Programs
- HHS LIHEAP Program
- HUD Healthy Homes and Lead Hazard Control
- HUD CDBG, CDBG-R and CSBG
- HUD Green Retrofit Program for Section 8
- HUD Neighborhood Stabilization Program (NSP)
- HUD Public Housing Capital Funds Program
- HUD Choice Neighborhoods Program
- HUD HOME Program
- DOL Adult Employment and Training
- DOL/HHS Health Worker Training Program
- HHS/CDC Prevention Wellness Trust Program
- HHS/MCH Title 5 Funds for Injury Prevention
- Medicaid Reimbursement
- Local Roofing and Home Repair
- Local Volunteer Programs (Rebuilding Together, Habitat)

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The Young Family - Baltimore

- **Mr. and Mrs. Young live in a two-story center unit row home built in 1948.**
- **Their son DeWayne child has been hospitalized seven times in 2009, developed pneumonia twice and missed over a month of school due to asthma and the lack of a working furnace in their home. Health Care costs exceeded $20,000 a year.**
- **Home with elevated levels of allergens, mold, a broken furnace and hot water heater, water damage, energy inefficient appliances, inadequate insulation and lead paint hazards.**
- **The mother missing work so often to take her son in to the hospital that her job was in jeopardy.**
- **Family had been denied WAP due to existing health and safety issues.**

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The Results of GHHI working with the Young Family

Assessment: GHHI Comprehensive Health and Housing Assessment through Baltimore GHHI Network

Through an integrated GHHI approach the family received:

- Weatherization and energy efficiency interventions
- Energy efficient appliances
- Paint stabilization to reduce lead hazards
- Mold remediation
- A Cool Roof
- Integrated Pest Management (IPM) services
- Replacement of leaking faucets, defective windows, and other plumbing repair
- Installation of an Austin Air filtering unit to improve indoor air quality
- Installation of bucketless dehumidifier to reduce moisture in the basement area
- Received a HEPA-Vacuum and an indoor allergen reduction cleaning kit to sustain the intervention.

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Collaboration at Work

- **Home intervention work was conducted in concert by city agencies, nonprofits, and weatherization contractors.**
- **On the ground funding came from HUD, DOE (ARRA), CDBG, CSBG (ARRA), local foundations, and the local utility.**

Lead Hazard Reduction – Coalition (HUD Office of Healthy Homes)

Healthy Homes Intervention – Coalition (HUD Office of Healthy Homes)

Weatherization – Baltimore City Weatherization Assistance Program, Hawkeye Construction and Civic Works

Energy Efficiency – Coalition (Funded by CSBG, Annie E. Casey Foundation and local foundations), Hawkeye Construction and Civic Works

Education – Baltimore Neighborhood Energy Challenge and the Coalition

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How GHHI Saves Money –

For the comprehensive intervention the family received:

Total Intervention Cost with GHHI Approach:	**$12,057**
Total Intervention Cost with non-GHHI Approach:	**$16,096**
GHHI Cost Savings:	**$ 4,039**

Additional Time to Complete the Work – One business day

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How the Young Family is Doing Now:

- **Dewayne is sleeping through the night and has made the Honor Roll at school with perfect attendance.**
- **He has not returned to the ER or hospital.**
- **Mrs. Young's job is no longer in jeopardy from absences and she has been promoted.**
- **Comparative energy consumption is significantly decreased**
- **Family has been trained to maintain a healthy, energy efficient home and has recruited three neighbors into GHHI.**

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Initial Findings In Baltimore

- **In the first 80 pilot project homes in Baltimore studied the following was found:**
- **Savings on time and material costs: Average 25% - so for every fourth house, the fifth one is effectively free.**
- **No child with asthma and previous ER or Hospitalizations has returned the ER or has been hospitalized in first year of program.**
- **Market rate increase for property maintenance workers to GHHI standard from $10 (no benefits) to $18 - $22 (benefits).**
- **Decreased Energy Consumption consistent with Citywide WAP.**
- **Because of WAP lead, asthma and injury hazards are being eliminated in homes not otherwise reached**
- **Because of GHHI, Baltimore is fast reducing its WAP denial rates (which had ranged between 35 and 64%) due to health, safety and structural issues) – making the program more efficient.**

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GHHI City Program Highlights and Philanthropic Partners

- **Atlanta – Workforce Frame in New Pittsburgh Community (Casey/USCM/DuPont)**
- **Baltimore – Public/Private Partnership, Established new City Framework (Balt CF/Casey/Living Cities)**
- **Chicago – Implementing effort in cross reference with energy and foreclosure prevention (MacArthur and Joyce Foundations)**
- **Cleveland – Creating efficiencies through integration of stand alone programs. (Cleveland Foundation)**
- **Denver – Public Private efforts through Neighborhood Energy Action Project (Piton, Denver Foundation)**
- **Detroit – Leveraging WAP, Private Utility and Lead Program with Foundation funded GHHI Pilot (Skillman and Kresge)**
- **Flint – In partnership with County leveraging lead hazard control with WAP (Mott)**
- **New Haven – Exploring integrated work in 2000+ public housing units (New Haven Community Foundation and Casey)**
- **Oakland – Regional Effort with Alameda County (East Bay Community Foundation and LISC)**
- **Philadelphia – Health Program Leading Effort toward Integration in Target Neighborhood (Penn and Wachovia)**
- **Providence – Created new "Weather-leadation" program (Rhode Island Foundation/Casey)**
- **San Antonio – Power and water utilities pledged funds to leverage weatherization and energy efficiency work with healthy homes and lead hazard reduction efforts**

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GHHI MOVING FORWARD

- GHHI National and Local Technical Assistance
- Guidelines for Being Branded GHHI (Standards and Principles)
- Model Comprehensive Assessment Form
- GHHI Data Metrics
- National GHHI Learning Network
- NING Collaboration Site
- National Green and Healthy Housing Standards
- Meet with Next Generation Cities to explore GHHI Implementation

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The far-reaching potential of the GHHI Pilot Project was captured by HUD Secretary Shaun Donovan -October 2009

"Using the lessons from these pilots, we will conduct an agency-wide review to ensure that Green and Healthy Homes standards are integrated throughout our programs. But it's not just about HUD. We've already formed a federal Healthy Homes Work Group to establish a national healthy housing standard - we will finalize this standard within a year."

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