



Green & Healthy Homes Initiative

Management, Integration and Partnerships

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Green & Healthy Homes Initiative

Case Study: Weatherization Plus Health

Baltimore



How Individuals Experience The Current Model

Old allergen-ridden carpets



Water leaks creating mold hazards



Deteriorated inefficient windows



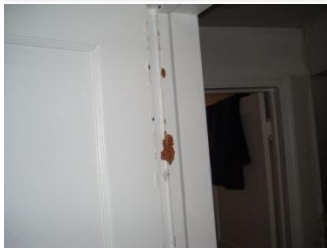
Defective gutters causing water leaks



Broken hot water heater and furnace



Chipping paint



Safety hazards



Air loss increasing heating bills



Asthma related medical costs were substantial due to Dwayne going to the ER or being hospitalized 4-5 times per year. Home heating costs and repairs were so expensive that the family couldn't afford to pay to repair the furnace or replace the hot water heater

How Individuals Experience The Networked Platform

Carpets removed and
allergens reduced



HUD
(HHDP)

Mold remediated;
dehumidifier installed



HUD
(HHDP)

Energy Star windows
installed

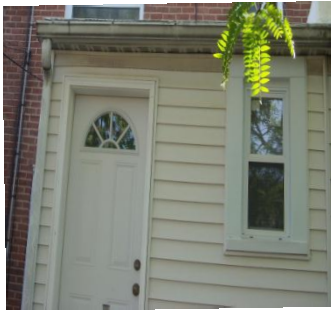


HUD
(HHDP)

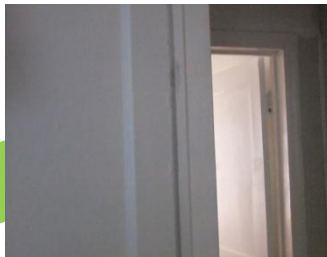
New furnace and hot
water heater installed



Gutters and
downspouts repaired

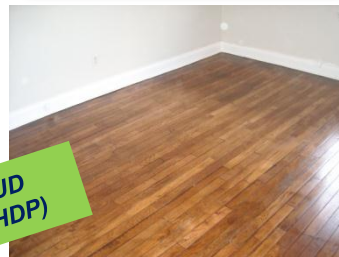


Paint stabilized



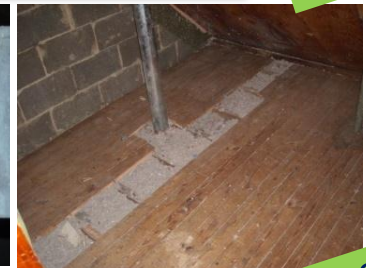
HUD
(HHDP)

Tripping hazards
repaired and floors
resurfaced



HUD
(HHDP)

Blown insulation installed;
air sealing performed



Private
Leverage
Partner

An integrated approach that cost 25% less to implement (total cost of \$12,057 versus \$16,096), has kept the family out of the hospital for asthma related emergency room visits or hospitalizations, improved school attendance and performance, and reduced monthly heating bills

DOE
(WAP)



Case Study: Baltimore Collaboration and Leverage

- Intervention work was conducted in collaboration with city agencies, nonprofits, and weatherization contractors.
- On the ground funding came from HUD, DOE (ARRA), CDBG, CSBG (ARRA), foundations, and the local utility.
- Lead Hazard Reduction – Coalition (HUD funded Healthy Homes Demonstration Grant Program)
- Healthy Homes Intervention – Coalition (HUD funded Healthy Homes Demonstration Grant Program)
- Weatherization – Baltimore City Weatherization Assistance Program, Hawkeye Construction and Civic Works (DOE funded WAP)
- Energy Efficiency – Coalition (Funded by CSBG, Annie E. Casey Foundation and Constellation Energy) and Baltimore City Weatherization Assistance Program (DOE WAP)
- Education – Baltimore Neighborhood Energy Challenge (Surdna)



Case Study: Baltimore Referral and Partnership

- Healthy Energy Efficient Homes Task Force
- Baltimore GHHI Learning Network
- Evolved Barriers and Recommendations
- WHAT Committee/LIGHT Committee
- Established Protocols for Referrals and Braiding

Micro-solutions for Macro-Problems!



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Management Strategies to Integrate Weatherization Plus Health



Integration Strategies

- Implement systemic and programmatic changes – *housing as a platform for health*
- Identify program management challenges to incorporating health & safety issues (gap and asset analysis)
- Develop strategies to address challenges and any new identified barriers to integration – best practice implementation
- Set priorities by need and resources
- Look for “low hanging fruit” opportunities for integration and braiding of health and safety for Weatherization Assistance Programs – Common Sense
- Outcome Broker™

Actions to consider:

1. Clearly define benefits to gain support of upper management, staff and potential partners
2. Meet with WAP staff to:
 - Discuss and identify barriers and challenges to integration
 - Outline strategies for barrier removal
 - Identify possible intervention and/or funding partners
3. Update or create application forms to include additional information on health or other criteria

Examples of Assessment Tools

- GHHI™ Comprehensive Assessment Tool
- One Touch system
- HUD Healthy Homes Rating Tool (HHRT)



How the 29 HHRT Hazards fit in Healthy Homes framework

Element of a Healthy Home	HHRT Hazard Category
Keep it Dry	Dampness; Mold Growth
Keep it Well Ventilated	Excess Cold; Excess Heat
Contaminant Free	Water Supply; Asbestos; Biocides; Carbon Monoxide; Lead-based Paint; Radon; Uncombusted Fuel; Volatile Organic Compounds
Pest Free	Domestic Hygiene
Keep it Well Maintained	Lighting; Noise
Keep it Safe	Falls in bath; Falls on stairs; Falls on level; Falls from windows; Electrical hazards; Fire hazards; Hot surfaces; Collisions and Entrapment; Explosions; Structural Collapse; Ergonomics; Entry by Intruders
Keep it Clean	Food Safety; Personal Hygiene; Crowding and Space

Considerations Continued...

5. Potential agencies for referral and funding partnerships:

- HUD Lead and Healthy Homes programs
- CDC Lead and Healthy Homes programs
- Housing intervention service programs (roofing, plumbing, home repair)
- CDBG and NSP
- HHS (CSBG, LIHEAP)
- Housing and health-related nonprofits
- Home visiting programs
- Foundations (Corporate and Philanthropic)

Considerations Continued...

6. Professional Development/On the Job Training

- Identify resources to expand contractor training for healthy homes related activity (lead hazard control, IPM, asthma reduction, etc.)
- Work with contractors to get cross-trained in lead hazard reduction, pest management, and other certifications
- Ensure full compliance with EPA Renovation, Repair and Painting (RRP) Rule as mechanism to upgrade contractor certifications, lead safe work practices, and lead hazard reduction standards for WAP units



Considerations Continued...

7. Owner/Resident Education

- Work with Government and non government partners to implement pre and post intervention education to:
 - Improve behavior, behavioral health and health outcomes
 - Better support investment on Weatherization + Health Investments by training owners/ residents on proper maintenance practices

Best Practice: Maintenance Calendars and Text Messaging Services



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Creating an Effective Referral Partnership Team – Develop Flow Chart / Decision Matrix



Opportunities and Benefits

- Detailed referral process yields higher quality service and more comprehensive approach
- Reduces deferrals and need for multiple service delivery
- Maximizes existing resources/funds
- Eliminates redundancy and duplication of services
- Allows for better gap analysis and policy decisions
- Increases neighborhood stabilization through more affordable and maintainable homes
- Assures better health outcomes for kids and seniors

Begin with the end in mind...

Clearly define goals and measurable objectives

- Understand the assets and capacity each partner has. Look for tangible assets, such as money, staff capacity and expertise.
- Assure partners are represented by decision makers
- All partners are committed to a well articulated referral process

Tools for Success

Immediate:

- MOUs
- Compacts
- Flowcharts
- Triage Process
- Shared services agreements
- HIPAA (if needed)
- Braiding Chart (how you pay for it all!)

Tools for Success - continued

Longer Term:

- Work Plan
- Workforce development
- Shared data tracking
- Joint funding proposals

Best Practices:

- Track innovation and ongoing evaluation – and share your successes!



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Role of the Referral Partnership Team and Outcome Broker™

- Identify a convener
- Identify core partnership members
- Identify specific goals and objectives
- Develop a short and long term work plan
- Set benchmarks for success

The role of the Outcome Broker™

- Facilitate the Identification of partners, resources and opportunities
- Coordinate referral process
- Keep the team focused and on task

Identifying Partnership Members

Although all communities have different compositions of assets and needs, it is likely that you will include the following in a Referral Partnership Team:

- Local Government: Housing, Health, Economic Dev., Comm. Dev., etc.
- State Government: Housing, Health, Energy, Environment, etc.
- Philanthropy: Community, Private, Corporate and/or Family Foundation

And experts/ non-profits with experience in:

- Environmental Health: Asthma, Lead, Indoor Air Quality, IPM, Safety
- Healthy Homes
- Weatherization and Energy Efficiency
- Policy and Advocacy
- Workforce and Neighborhood Stabilization
- Data and Evaluation

Innovative Financing Braiding Existing Resources

What is Braiding?

- Strategic coordination of relative funding streams
- Sequenced Funding and activities
- Co-investment

What is the benefit?

- Doing the most good – now!
- Achieving more with existing resources
- Positioning for additional investment

Potential Programs to Braid with WAP

- Energy Assistance and Conservation Block Grant Program
- State Energy Program
- Indoor Environments Program
- Prevention Wellness Trust Program
- Maternal and Child Health Title V Block Grant Program
- Low Income Home Energy Assistance Program (LIHEAP)
- National Institute of Environmental Health Sciences (NIEHS)
- Community Development Block Grant Program (CDBG)
- Community Service Block Grant Program (CSBG)
- Green Retrofit Program for Section 8 Multifamily Housing Program
- HOME Program
- Neighborhood Stabilization Program (NSP)
- Office of Healthy Homes and Lead Hazard Control Lead Grant Programs
- Local Housing Repair Grant and Loan Funds
- Rebuilding Together/Habitat for Humanity
- Federal Home Loan Bank Board Grants/Federal Reserve Outreach Programs
- CDFI
- Local Department of Social Services (Energy and Rehab Funds)



Innovative Funding – Emerging Practices

- Utility Foundation Funds (Roofing Repair Baltimore)
- Water Utility (Moisture and Allergens San Antonio, TX)
- Community Development Financial Institutions Fund (CDFI Flint, MI)
- State Energy Funds (Providence, RI)
- Housing Enforcement Programs (Providence/Baltimore)
- Federal Home Loan Bank Grants
- Settlement Funds (Attorney General's Office, Buffalo, NY)
- Social Impact Bonds (Maryland Asthma Compact)
- Department of Social Services (Baltimore)
- Philanthropy (GHHI Sites – Detroit, Chicago)
- Hospital Community Benefits Funds
- Corporate Foundations (Under Armour – “Protect this House”)
- Social Enterprise Services (Iowa WAP Provider)



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