



Green & Healthy Homes Initiative™

San Diego, CA – Nov 17, 2011

Promising Practices for an Integrated Approach





The Need for Real Solutions

La'Bree O'Bannon

- **13 hospitalizations or ER visits by the time she was 3-years-old for severe asthma attacks**
- **More than \$53,000 in medical bills (paid by Medicaid)**
- **Home had lead hazards (with prior poisonings), water leaks, air leaks, insufficient insulation, mice, roaches, hole in living room floor, mold, moisture**
- **Referred to Coalition's Safe At Home program by hospital pediatrician**



Maximizes public and philanthropic investments for 6 major benefits:

- ✓ Government innovation in service delivery – Align, Braid, Coordinate
- ✓ Community-based “green collar” housing rehabilitation jobs
- ✓ Creation of affordable, maintainable green, healthy and safe housing
- ✓ Measurable improvements in health, economic and social outcomes for children and families that change public policy and investments
- ✓ Neighborhood stabilization and wealth retention
- ✓ New tool development to ensure sustainable system changes

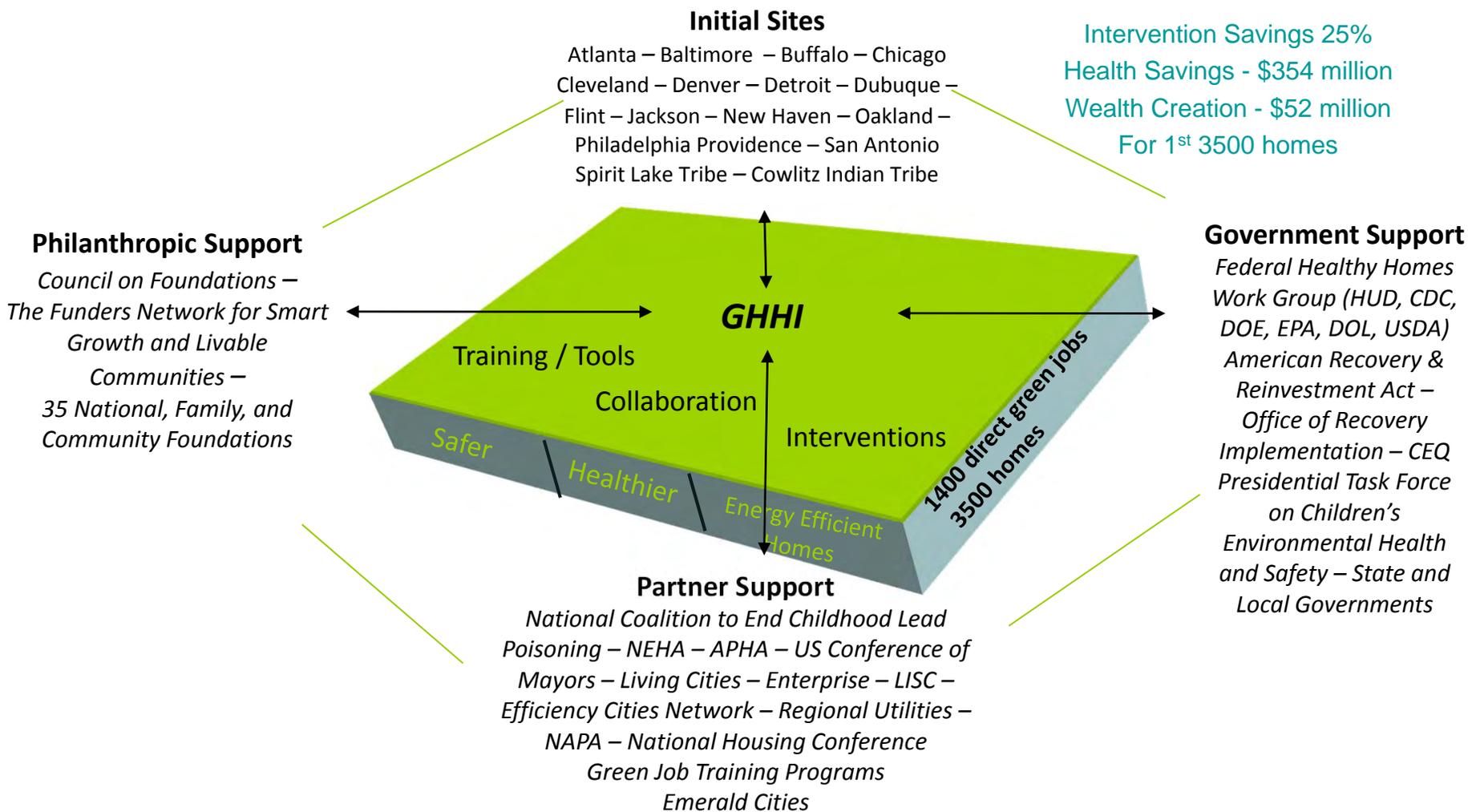
Current Green and Healthy Homes Initiative Sites



www.GHHI.org



The Green and Healthy Homes Initiative is a social innovation designed to improve government efficiency and capitalize on investments in energy efficiency to deliver green, healthy, and safe homes in low and middle income communities.



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 to enable and ensure a national healthy housing standard
- Reduce inefficiencies by reducing number of programs and contractors required to complete multiple interventions in a single home
- Reduce barriers to intergovernmental coordination
- Reduce potential unsafe work practices in weatherization and energy efficiency interventions that could generate lead hazards





The initial opportunity was Recovery Through Retrofit: But GHHI is built to work beyond stimulus by braiding funding from the following:

Federal government agencies (the usual and the UNUSUAL suspects)

State funding compacts

Social Innovation Bonds/Social Impact Bonds

Utility and energy investment

Hospital community benefit funds

Insurance products

US Treasury CDFI

National, regional and community foundations

Corporate foundations

Program Related Investments

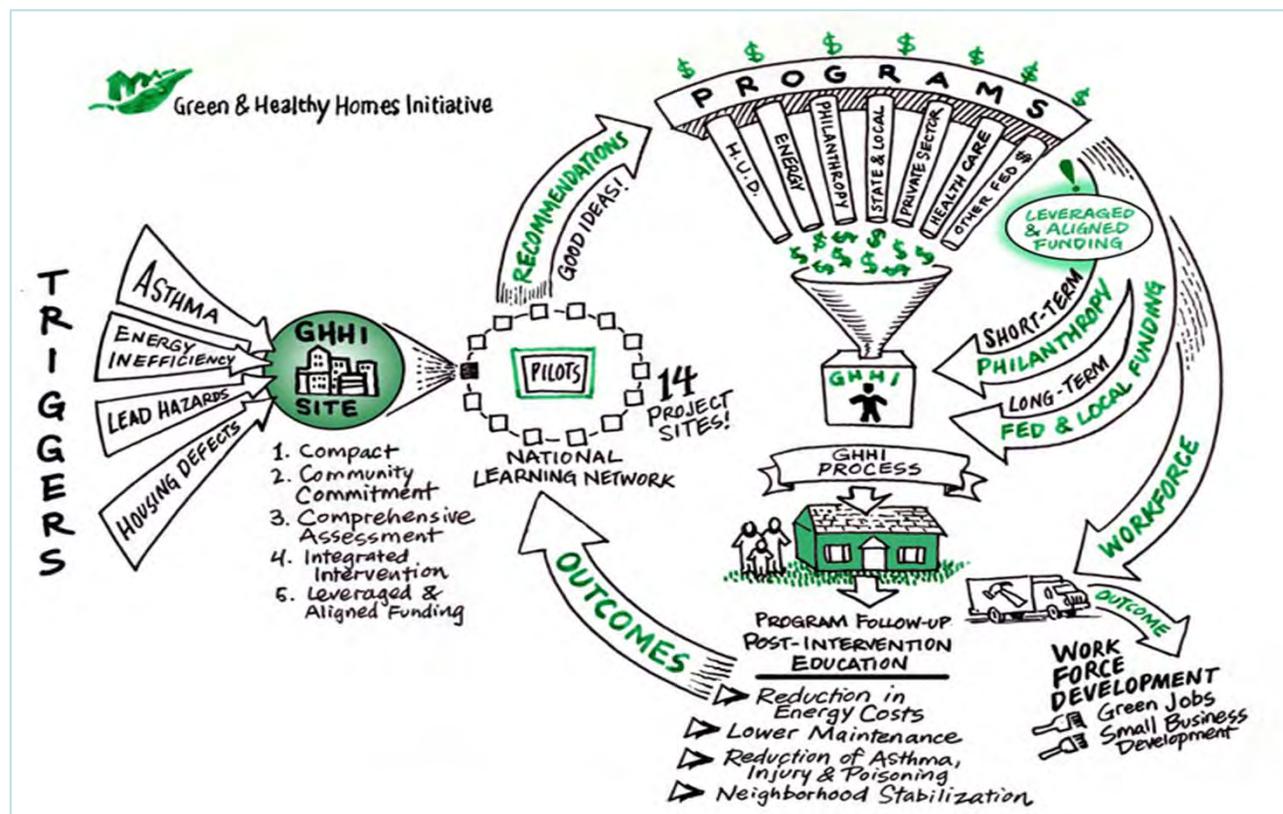


Innovative Funding – Emerging Practices

- Utility Foundation Funds (roofing repair & furnace replacement Baltimore)
- DOE WIPP Grantee sites (Connecticut, Baltimore)
- Water Utility (moisture & 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)

Partnership Identification

- Conduct asset mapping
- Engage all housing intervention service providers and other key stakeholders in the process
- Utilize local GHHI compacts to solidify commitments of partners and the adoption of key GHHI principles



How individuals Experience The Current Model

Old allergen-ridden carpets



Water leaks creating mold hazards



Deteriorated inefficient windows



Broken hot water heater and furnace



Defective gutters causing water leaks



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

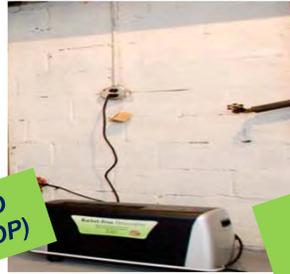
How individuals Experience The Networked Platform

Carpets removed and allergens reduced



HUD (HHDP)

Mold remediated; dehumidifier installed



HUD (HHDP)

Energy Star windows installed



HUD (HHDP)



Gutters and downspouts repaired



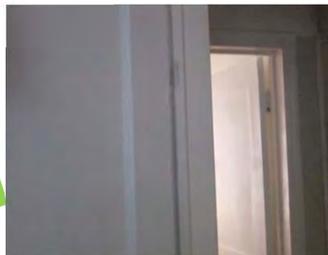
New furnace and hot water heater installed



Private Leverage Partner

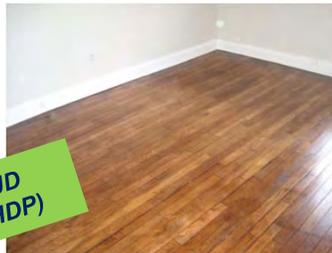


Paint stabilized



HUD (HHDP)

Tripping hazards repaired and floors resurfaced



HUD (HHDP)

Blown insulation installed; air sealing performed



DOE (WAP)

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



Partnerships

- Barriers are low once perceived fears are addressed
- Learning Networks create key drivers for success and collaboration
- Data and resource identification key to sustainability
- Mutual benefit identification – Shared pain and shared gain



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Key Points for GHHI Partnership Development

- Overcome entrenched bureaucracies and turf battles to raise vision
- Break down siloed programs
- Develop a single portal and shared assessment protocol/triage
- Engage philanthropic investment
- Do the work – document barriers, resolutions, outcomes
- Focus on root problem resolution – Lean Management
- Document the primary, secondary and tertiary outcomes

Share and Communicate Outcomes



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