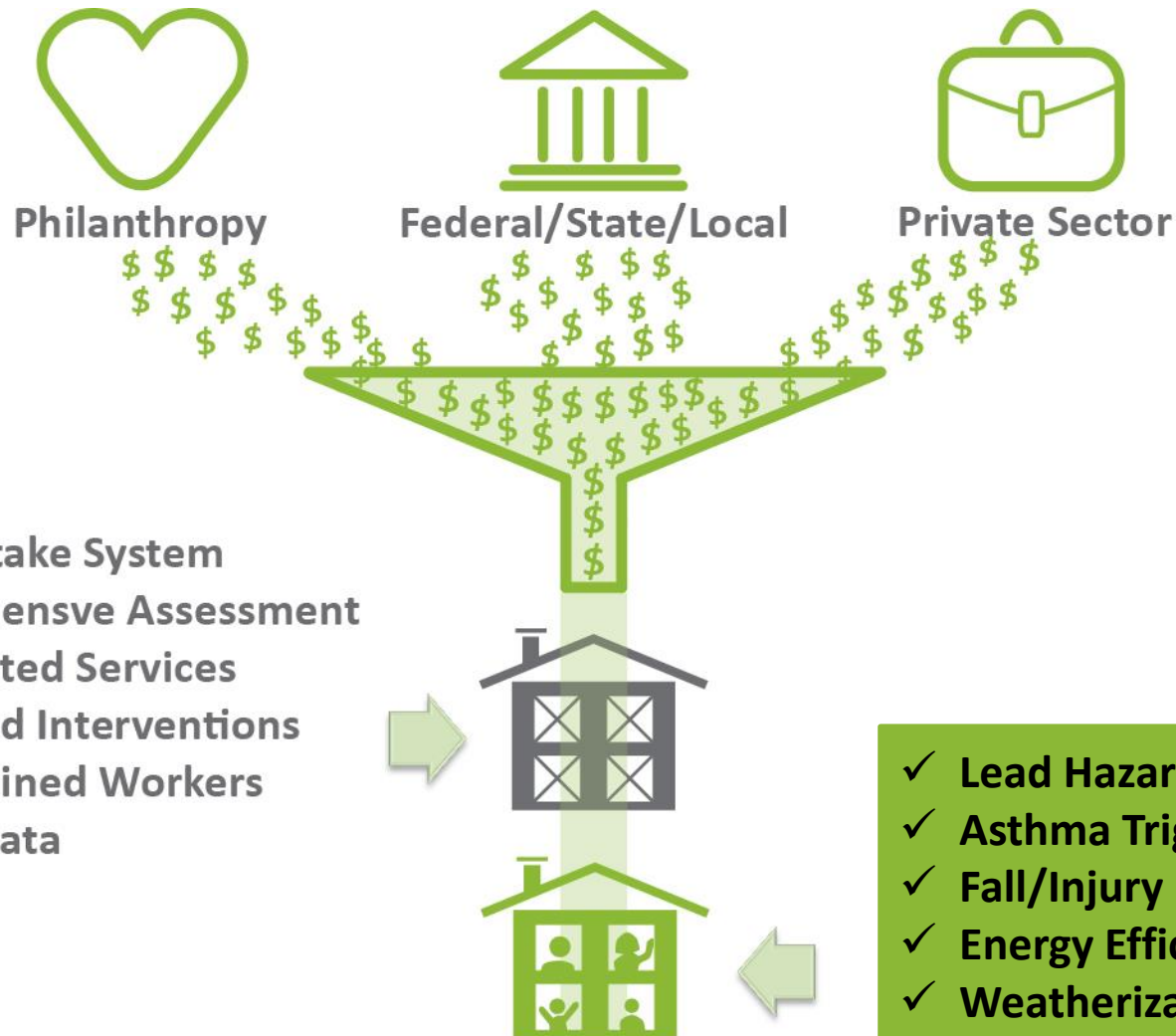


2016 National Symposium on Market Transformation

Unlocking the Value of Non-Energy Benefits in Low-Income Multi-Family Housing

Ruth Ann Norton
President & CEO
Green & Healthy Homes Initiative
March 21, 2016

The GHHI “No Wrong Door” Model



Integrated Interventions and Non Energy Benefits

Leverage funding; Contractors are cross trained to be able to address environmental health hazards and energy loss leading to greater Non-Energy Benefits:

- Fire and Carbon Monoxide Safety
- Reduced Environmental Toxins
- Reduced Thermal Stress
- Better Indoor Air Quality
- Improved Health Outcomes
- Economic Stability



Veal Family – 612 N. Curley Street

- Allergens (mold, mice, VOCs, poor IAQ)
- Significant lead hazards in the home
- Poorly weatherized but deferred by WAP Program
- Malfunctioning furnace – Heating with kitchen stove
- 2 children w/ asthma – Hospitalizations/missed school days



Interventions: New furnace (Constellation Energy); Weatherization (City WAP); Lead Hazard Control (GHHI HUD); Moisture Control/Mold (GHHI HUD, Foundations); Healthy Homes (GHHI HUD/CDBG); Client Pre-Post Education (GHHI, Johns Hopkins)

Intervention Cost: \$18,780 **Integrated Approach Savings:** \$2,958

Results:

- ✓ No repeat hospitalizations or missed school days due to asthma episodes
- ✓ Lower energy and maintenance costs
- ✓ Youngest child's school performance has improved from being a "C" student to an "A" student post intervention

Impact: Building the Business Case

GHHI Baltimore: Improving Health, Economic and Social Outcomes Through Integrated Housing and Health Interventions

- **66%** reduction in asthma-related client hospitalizations
- **28%** reduction in asthma-related client ED visits
- **50%** increase in participants never having to visit the doctor's office due to asthma episodes
- **62%** increase in asthma-related perfect school attendance
- **88%** increase in participants reporting never having to miss a day of work due to their child's asthma episode

GHHI Philadelphia's asthma impact:

- **70%** fewer asthma-related client hospitalizations
- **76%** fewer asthma-related client ED visits
- **62%** fewer asthma-related client doctor's office visits

GHHI Cleveland's asthma impact:

- **58%** reduction in asthma-related client hospitalizations
- **63%** reduction in asthma-related client ED visits

Policy Recommendations

Clean Power Plan

- Target Energy Efficiency Investments to Low-Income and Multi-family housing
- Include Affordable Housing in the Federal Implementation Plan
- Incentivize Utilities to invest in integrated energy and healthy homes programs
- Energy Efficiency Resource Standard Guidance from EPA for States

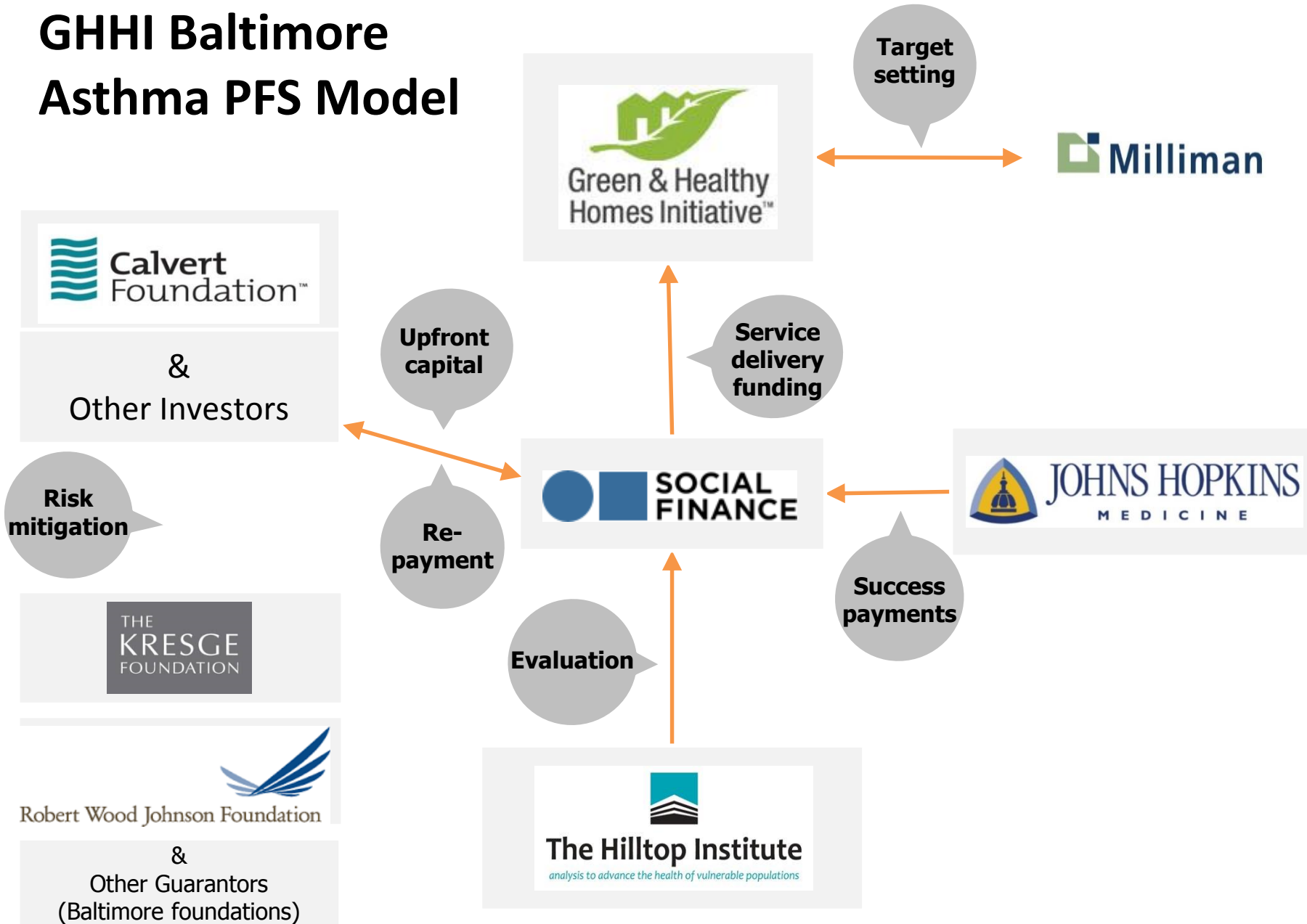
Intersection of Energy, Health and Impact Investing

- Incorporate Healthcare Financing as Multi-Sector Funding Source by developing Medicaid/Insurance Payment Models to reimburse environmental interventions
- Incorporate Social Impact Financing as a Program Funding Source ie 11 Social Impact Bonds/Asthma Pay for Success Projects

GHHI's Future

- 60 GHHI program sites by 2017 and increased linkage with LIHEAP Programs
- BPI Healthy Homes Evaluator (HHE) Credential

GHHI Baltimore Asthma PFS Model



Ruth Ann Norton
President and CEO

ranorton@ghhi.org

Twitter: @RuthAnnNorton, @HealthyHousing

www.facebook.com/GHHInational

www.ghhi.org