

Creating Green and Healthy Housing:  
*The Triple Net Benefit*



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### Green and Healthy Housing Initiative

Initiative is designed to establish national housing standards and programs that implement a holistic housing approach that combines comprehensive environmental assessments and single stream interventions in the areas of: lead hazard reduction, Healthy Homes, weatherization, and energy efficiency.

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### Healthy Homes

What does "Healthy Homes" really mean?

"A healthy home is one that is marked not only by the absence of health and safety threats (lead, indoor allergens, radon, carbon monoxide) in the built environment, but also one that nourishes physical, mental, social and environmental well-being."

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### Healthy Homes - 7 Elements

1. Keep It Clean
2. Keep It Dry
3. Keep It Safe
4. Keep It Well-Ventilated
5. Keep It Pest-Free
6. Keep It Contaminant-Free
7. Keep It Well-Maintained



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### What does Green Mean?

- LEED Certified?
- Energy Efficient?
- Sustainable?
- Carbon Neutral?
- Organic?
- Recyclable?
- Renewable Energy?
- Eco-Friendly?

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### How Did the Initiative Develop - The Opportunity

The Problem

Identifying Barriers

Making Recommendations

Developing Integrated National Models

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### The Problem

- Chronic disinvestment in low-income, minority communities
- Over **six million** families trapped in unhealthy and inefficient housing
- Americans spend approximately **90%** of their time indoors and an estimated **2/3 of time spent in the home**. Very young children and pregnant women spend even more time in the home.

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### The Problem

Every year, there are:

- **250,000** new cases of childhood lead poisoning
- **800,000** asthma related ER visits
- **20,000** carbon monoxide poisonings
- **13 million** preventable home-related injuries

...as a result of unsafe housing

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### Results

- Unsafe housing stock leads to:
  - Wealth depletion
  - Abandoned properties
  - Housing instability
  - Potential homelessness
  - Housing-based illness

*The Nation is undermining the long-term health, development, and productivity of millions of American children.*

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**Barriers**

1. Energy efficiency intervention cost standards do not account for health benefits of certain measures (window replacement) when determining whether to fund a project and programs do not allow enough flexibility to address other identified health hazards
2. Weatherization activities may be done using unsafe work practices that generate lead hazards
3. Federal government fails to support local Green and Healthy Housing efforts through arbitrary reimbursement guidelines for Medicaid and WIC

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**Barriers**

4. Inconsistent housing standards among governmental housing programs causing duplication of efforts, disregarding of needed repairs, or rejection of houses with excessive needs for one program
5. Inconsistency of federal, state, and local regulations of environmental hazards in rental housing

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**The Opportunity - Recommendations**

1. Allow flexibility for up to 15% of weatherization and energy efficiency program dollars to be spent to address home-based health hazards
2. Require that weatherization contractors become trained and follow lead safe work practices in properties constructed prior to 1978
3. Permit Medicaid programs to pay for environmental investigations and prescriptive environmental health-based housing interventions

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## Recommendations

4. Establish coordinated Administration strategy to incorporate environmental health-based principles into federal housing intervention programs
5. Administration should develop and mandate a national healthy housing standard and leverage broader ARRA activities

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## The Opportunity - Funding

- **The American Recovery and Reinvestment Act (ARRA)** provides a historic opportunity to address housing disparities and transform low-income communities
  - ✓ Federal leadership
  - ✓ Effective leveraging initiatives
  - ✓ Integration and coordination of inter-related programs

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Potential Programs to be Leveraged by Green and Healthy Housing Stimulus Program			
Agency	Program	Funding	Potential Use
DOE	Energy Assistance and Conservation Block Grant Program	\$1.2 billion	Provide grants to State and Local Governments to increase energy efficiency and reduce energy consumption including window replacement in residential, could leverage with local code roof programs, lead hazard control programs, home rehab programs
DOE	State Energy Program	\$1.1 billion	(Need to assure all funds are used in a lead safe and healthy manner) Provide grants to state energy offices. States can use grants to address their energy priorities including the use of energy efficiency technologies
DOE	Weatherization Assistance Program	\$8 billion	(Need to assure all funds are used in a lead safe and healthy manner) Window replacement, sealing of cracks, lighting retrofits, new furnace, HVAC system upgrades, moisture control
DOE	Job Employment and Training Activities Program	\$100 million	Healthy Workers - Can be used to train health workers in how to identify needs for green and healthy housing interventions, train residents on sustainable healthy home behaviors and addressing related health issues for residents with disabilities, social and public assistance
DOE / HUD / CDC	Health Worker Training Program	\$200 million	Healthy Workers - Can be used to train health workers in how to identify needs for green and healthy housing interventions, train residents on sustainable healthy home behaviors and addressing related health issues for residents with disabilities, social and public assistance
HHSV / CDC	Prevention Workforce Grant Program	\$1 billion	Healthy Workers - Can be used to train health workers in how to identify needs for green and healthy housing interventions, train residents on sustainable healthy home behaviors and addressing related health issues for residents with disabilities, social and public assistance
HRSD	Green Neighborhood Program	\$200 million	Replacement for vacant or near-vacant opportunity to launch a comprehensive Green and Healthy Housing Strategy in Older, Distressed Urban Communities that includes Housing and Job Development
HRSD	Community Development Block Grant Program (CDBG-R)	\$1 billion	Use as supportive funds for identified projects for "existing stock" to provide personnel, address structural defect repair (roofs) and other operational support, energy efficiency is a priority objective for CDBG-R energy
HRSD	Green Retrofit Program for Section 8 Individual Housing Program	\$100 million	Energy efficiency projects for the green retrofitting of 10,000 multifamily units
HRSD	HOME Program	\$1.22 billion	Use as supportive funds for identified projects
HRSD	Neighborhood Transformation Program	\$2 billion	Can be used to address green and healthy housing by local agencies; integrating energy efficiency in a priority program objective
HRSD	Office of Healthy Homes and Lead Hazard Control Healthy Homes	\$55.4 million	Interventions, research, studies, testing, and demonstration efforts, including education and outreach concerning lead-based paint poisoning and other housing-related diseases and hazards
HRSD	Office of Healthy Homes and Lead Hazard Control Lead Grant Program	\$198.1 million	To specifically address identified lead hazards in the home (windows) - Need to allow for broader code enforcement related repair / like dollars to cross reference with weatherization and energy efficiency
HRSD	Public Housing Capital Fund Program	\$600 million	Energy efficiency improvement projects

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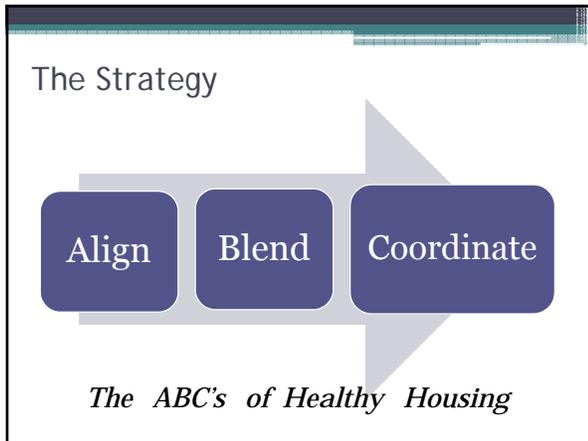
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### ALIGN

- Facilitate partnering of foundations, agencies, programs, and the federal government to ensure triple-bottom-line benefits to the hardest to reach populations in the nation
- Develop comprehensive networking strategies between key agencies and respective programs

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## BLEND

- Efficiently utilize ARRA funding to maximize benefits for vulnerable populations in unhealthy housing
- Integrate federally funded programs with local funding consortia in order to deliver immediate and localized results

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## COORDINATE

- Establish and sustain open dialogue between federal and local programs
- Eliminate duplicative ventures to maximize efficiency
- Develop comprehensive technical assistance capacity for local delivery systems

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## Underlying Principles of a Green and Healthy Housing Approach

- Reduce the cost of being poor.
- Break the link between unhealthy housing and sick children.
- Replace stand-alone programs (weatherization, lead hazard control, fire safety, etc.) with a comprehensive strategy (Healthy Housing) to enable/ensure a national healthy housing standard.

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### Underlying Principles of a Green and Healthy Housing Approach

Reduce inefficiencies under current system 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

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### Example: Weatherization

- Not just insulation and weather stripping
- Use as effective strategy to reach families in  
disinvested neighborhoods
  - Reduce energy costs
  - Educate/empower residents
  - Create jobs and entrepreneurial opportunities
  - Ensure all work is performed safely so that  
children are not exposed to greater risk

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### Green and Healthy Housing Model

Integration of:

- Lead Hazard Reduction
- Healthy Homes
- Weatherization
- Energy Efficiency

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**Green and Healthy Housing Model**

1. Comprehensive Assessment Form
2. Cross Trained Inspectors and Contractors
3. Integrated, Holistic Interventions
  - Lead Hazard Reduction
  - Healthy Homes (IPM, Indoor Allergens, Safety)
  - Weatherization
  - Energy Efficiency

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**Green and Healthy Housing Model**

Cross Training of Contractors From Multiple Fields

Development of Green Trades Accreditation

Increased Contractor Capacity

Job Training and Economic Opportunity

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**Green and Healthy Housing Pilot Project**

Coalition to End Childhood Lead Poisoning  
Annie E. Casey Foundation  
National Council of Foundations

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### Green and Healthy Housing Pilot Project 10 Project Sites

1. Baltimore
2. Atlanta
3. Louisville
4. New Haven
5. Providence
6. Chicago
7. Detroit
8. Flint
9. Philadelphia
10. Cleveland

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### Benefits

- Creation of thousands of green and healthy housing units in low-incomes neighborhoods
- Development of sustainable “green collar” jobs for community members
- Measurable improvements in childhood health and development.
  - Reduction of elevated blood lead levels
  - Decreased asthma prevalence
  - Improved school attendance rates



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### Benefits

- Reduced Energy Costs for families
  - Save up to 20% of heating/cooling costs
- Reduced Healthcare Costs for society
  - \$5 billion savings in asthma per year
  - \$67 billion in lead

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## Benefits

Over a 10 year period, savings from avoided lost lifetime earnings due to lead, reduced home utility bills, and increased property value due to new windows is conservatively estimated to be **\$67 billion.**



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## Benefits

- Diminished Racial & Economic Health Disparities
- Safer Housing/Neighborhood Stabilization
- Workforce Development/Job Creation
- Sustainable Employment/Fair Pay
- Consolidated program interventions, staffing, and paperwork → more effective and efficient

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