

New York Healthy Homes Collaborative

Project Summary

Background and Purpose

The New York Healthy Homes Collaborative is a cross-sector partnership of organizations that launched a comprehensive asthma program in December 2021 to serve at least 850 children and adults enrolled in Medicaid with Affinity by Molina Healthcare (“Affinity”) in New York City. Through the innovative combination of outcomes-based financing with value-based payment (VBP), partners strive to prove at scale the effectiveness of an asthma program that extends beyond traditional medical services to address families’ needs in the home and community. The program’s main goal is to prevent asthma exacerbations, thereby reducing healthcare utilization and costs, increasing school and work attendance, and—most importantly—improving families’ quality of life. The end goal, and broader opportunity this project represents, is to establish **sustainable** Medicaid funding for services that address the social determinants of health through a model that is **scalable** and **replicable**.

As COVID-19 has shed light on unique vulnerabilities experienced by low-income individuals living in unhealthy housing, NYHHC will directly support recovery efforts in NYC. Communities of color already suffer disproportionately from asthma in New York, with Black individuals hospitalized for asthma over six times more frequently than White peers.ⁱ In addition to increased asthma complications, poor housing quality has also been linked to higher incidence and mortality of COVID-19.ⁱⁱ NYHHC will help reduce utilization for the overburdened healthcare systems while improving health equity. Partners have adjusted to be able to provide services virtually or safely in-person. Service providers will connect enrollees to other vital social services the pandemic has increased the need for in low-income communities as well.

The Model: Outcomes-Based Financing + Value-Based Payment

Northern Trust and GHHI will provide \$4.75 million in impact investment capital with the goal of making a lasting impact on families in under-resourced communities as well as on healthcare policy and practice. This funding will cover four years of services, at which point Affinity will transition to a self-funded model. Utilizing value-based payment (VBP) contracts, Affinity will use 100% of the savings resulting from the program to repay funders until the point the investment has been repaid with a modest return, projected to occur 7-9 years after launch. VBP allows Affinity to use Medicaid funds to cover home-based asthma services not traditionally reimbursed by Medicaid. In New York, payments directed toward social determinants of health via VBP

Core Partners and Roles



Back-end payer and referral provider



Lead home visiting service provider



Home remediation service provider



Green & Healthy Homes Initiative®

Project manager and subordinate investor



Senior investor



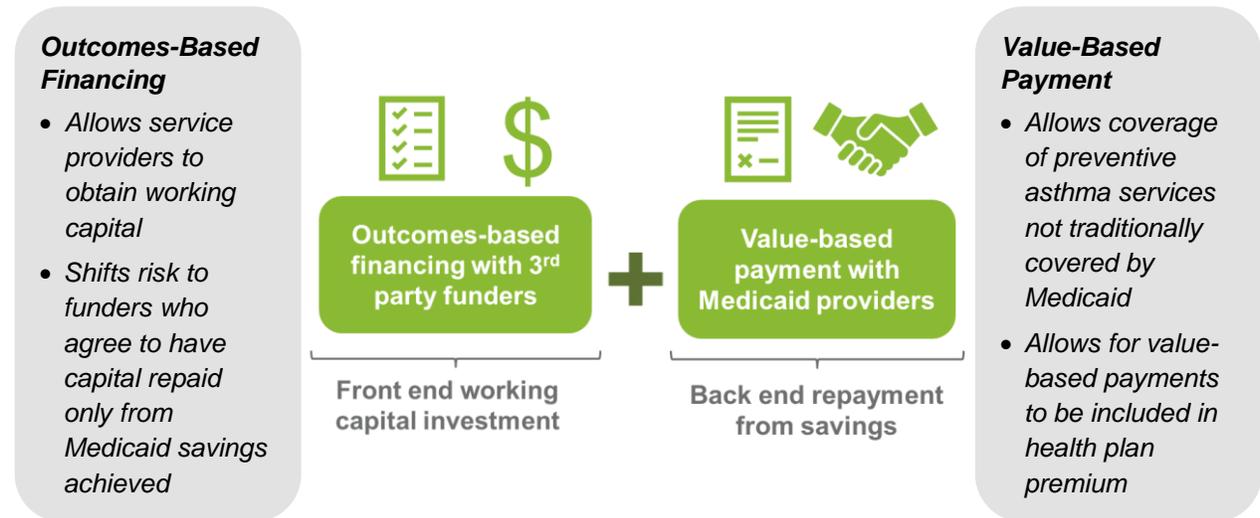
Technical advisor



Financial intermediary

arrangements can be accounted for in the health plan’s premium, which enables a sustainable mechanism for multi-year repayment.

NYHHC demonstrates a novel, replicable model for Medicaid health plans and providers to fund services tackling health-related social needs in a sustainable way.



Comprehensive Asthma Intervention

AI RNyc, with its deep asthma subject matter expertise, and the Association for Energy Affordability (AEA), with a reputation for high-quality environmental remediation services, will implement an evidence-based intervention aligned with national guidelines. In addition to existing clinical care, the service delivery model includes four main steps:



For additional information, please contact Ruth Ann Norton at ranorton@ghhi.org.

ⁱ <https://www.health.ny.gov/statistics/community/minority/county/newyorkstate.htm>

ⁱⁱ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7605696/pdf/pone.0241327.pdf>