Aging in Place Through Home-Based Interventions

Grantmakers in Aging Conference

October 18, 2018

Ruth Ann Norton, President and CEO

Green & Healthy Homes Initiative
Developing a Holistic Model

1986  1999  2009  2017
The Burden of Unhealthy Homes & Aging

49.3M people age 65+ live below 100% poverty level

High housing costs force low-income older people to skimp on food and medical necessities

Average older home owner could afford less than 4 years of nursing home care

More than 1 in 4 older adults falls each year; average falls related hospitalization costs $30K

Falls account for $50B in healthcare spending each year, with Medicare and Medicaid paying 75% of those expenses

*Extensive home renovations to improve accessibility are generally less expensive than nursing home care. However, Medicaid covers long-term nursing home care but does not typically cover home renovations.*
Silcoed Programs: The Need to Align Resources & Eligibility
The GHHI Model

- Philanthropy
- Government
- Private-sector

- Non-profit
- Healthcare

- Holistic assessment
- Home interventions
- Client education
- Legal services
Baltimore “HUBS” & The GHHI Model

- Philanthropy
  - The Harry and Jeanette Weinberg Foundation
- Government
  - City of Baltimore
- Non-profit
  - Civic Works
  - Elder Services
- Healthcare
  - Sinai Hospital
- Community
  - Meals on Wheels
- $ (symbol)

- Holistic assessment
- Home interventions
- Client education
- Case management

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GHHI Outcomes – Older Adult Services

BEFORE

- Roof leaks
- Pests
- Accessibility constraints
- High energy / water bills

AFTER

- Mold
- Fall hazards
- Poor weatherization

- Mobility and socialization
- Respiratory issues
- Falls
- Utility bills
Strengthening the GHHI Impact

Direct services
Performing holistic home remediation through a single intake system

Client Services
Developing partnerships and providing training to create additional GHHI sites

Financing support
Generating innovative funding structures such as impact bonds and pay for success
Health-Related Sources of Funding to Scale Healthy Housing

Developing an innovative health sector and private investment toolbox for healthy homes...

- Medicaid, CHIP Waivers & State Plan Amendments
- Hospital Community Benefits
- Pay for Success
- MCOs and Value-based Payments
- Medicare Advantage Plans
- Administrative Resources
Developing Health Care Financing to Support Healthy Homes

20 Projects with Healthcare, Energy and Housing Partners

Feasibility Ongoing
- Chattanooga - green|spaces and Erlanger Children’s Hospital
- Philadelphia - Energy Coordinating Agency & St. Christopher’s Hospital
- Worcester - UMass Memorial Hospital
- Oregon - Community Services Consortium
- Indiana - Indiana Joint Asthma Coalition
- Chicago - Presence Health and Elevate Energy
- Houston - Community Health Choice
- Minneapolis - MMAHEN
- New York State Energy Research and Development Authority and New York State Department of Health
- CT - Connecticut Green Bank

Post-Feasibility Development
- Baltimore – Priority Partners MCO
- Buffalo - YourCare Health Plan, Independent, Millenium, Oishei Children’s Hospital
- Grand Rapids – Priority Health
- Houston - UnitedHealthcare
- Memphis - Le Bonheur Children’s Hospital
- New York City - Affinity Health Plan
- Philadelphia - Affinity Partners Plans
- Rhode Island - State Medicaid and Integra ACO
- Springfield - Baystate Health and Health New England

Funders
Breaking the link between unhealthy homes and unhealthy families to improve health, economic, and social outcomes.
HUBS History
Baltimore City’s Aging in Place Housing Dilemma

2010: 121K
2040: 150K

Baltimore City’s 60+ population will increase by 24% in 30 years

¼ of owner-occupied homes are owned by older adults

17% of all older adults in Baltimore City live below the poverty level

fixed income + limited mobility → housing deterioration

Source: U.S. Census, Maryland Department of Aging
Creation of HUBS in 2015

Leonard & Helen R Stulman
CHARITABLE FOUNDATION

Hoffberger
Family Philanthropies

Civic Works
Elder Services

1. STRONG CITY BALTIMORE
2. Banner Neighborhoods Community Corporation
3. KESWICK
   Right Care. Right Time. Right Place.
4. GEDCO
5. CHAI
   Comprehensive Housing Assistance, Inc.
   STRONG COMMUNITIES FOR LIFE

MEALS on WHEELS
   More than a meal

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HUBS Sites 2015-2018

1. Strong City Baltimore
2. Banner Neighborhoods Community Corporation
3. Keswick, GEDCO, AIM
4. Sinai Hospital
5. Meals on Wheels of Central Maryland

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Capital Expansion Program

$12 Million Invested

The Harry and Jeanette Weinberg Foundation

CITY OF BALTIMORE

Rebuilding Together
Baltimore

Civic Works
Cities for All Ages

NHS
Baltimore
HUBS Model Summary

1. Founding Organization
   Organizes referral process, develops trainings for partners, and hosts leadership meetings

   Civic Works

2. Leadership Team
   Performs home remediation and installs fall prevention measures

   Rebuilding Together, Baltimore
   NHS Baltimore
   Civic Works Cities for All Ages

3. HUBS
   Provides referrals into HUBS, conducts individualized needs assessment and assists with service referral process

   AIM
   Meals on Wheels More than a Meal
   GEDCO
   Sinai Hospital a Lifetrace Health center
   Strong City Baltimore
   Banner Neighborhood Community Corporation
   Keswick Right Care, Right Time, Right Place.
   CHAI Comprehensive Housing Assistance, Inc.

4. Evaluator
   Currently evaluating cost savings and impact of program

   IMPAQ International LLC
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Up:
- Mobility and socialization

Down:
- Respiratory issues
- Falls
- Utility bills
Services Provided by HUBS Funded Housing Organizations

**Home Safety Improvements**
- Grab bars
- Handrails
- Stair Treads
- Ramps/Stairlifts

**Energy Efficiency & Water Conservation**
- LED and CFL light bulb installation
- Clean and tune on heating systems
- Aerotor Installation
- Programmable Thermostat

**Home Rehab Services**
- Roof repair
- Plumbing repair
- Mold remediation
- Exhaust fan installation

**Weatherization Services**
- Insulation
- Weather stripping
- Furnace replacement
- Boiler replacement
2017-2018 GHHI Outcomes to Date*

126 Age 55+ Residences Served

30% roofing
29% furnace
12% water/sewer
36% structural

% of Intervention Categories Serviced in Heavier Lift Homes

17% electrical
41% plumbing
96% accessibility

$7,549 Avg. Spend on lighter lift homes

$16,425 Avg. Spend on heavier lift homes

*GHHI Data as of 9/15/18