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.

Centers for Disease Control and Prevention (2017).
Siloed Programs: The Need to Align Resources & Eligibility
The GHHI Model

- Philanthropy
- Non-profit
- Government
- Healthcare
- Private-sector

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

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

Philanthropy

- The Harry and Jeanette Weinberg Foundation

Government

- Civic Works
  - Elder Services
  - Non-profit

Healthcare

- Sinai Hospital
  - a Lifebridge Health center

Community

- MEALS on WHEELS
  - of Central Maryland
  - "More than a meal"
### 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
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

© www.ghhi.org
Breaking the link between unhealthy homes and unhealthy families to improve health, economic, and social outcomes.
Appendix – 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
4. Sinai Hospital
5. Meals on Wheels of Central Maryland

© www.ghhi.org
Capital Expansion Program

The Harry and Jeanette Weinberg Foundation

$12 Million Invested
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
   - GEDCO
   - Sinai Hospital
   - Strong City Baltimore
   - Banner Neighborhood Community Corporation
   - Keswick
   - CHAI

4. Evaluator
   - Currently evaluating cost savings and impact of program
   - IMPAQ International LLC
Baltimore “HUBS” & The GHHI Model

Philanthropy

The Harry and Jeanette Weinberg Foundation

Non-profit

Government

Civic Works Elder Services

Healthcare

Community

MEALS ON WHEELS

More than a meal

$  

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

© www.ghhi.org
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
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
- Aerator 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

Age 55+ Residences Being Served 117

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

Avg. Spend on heavier lift homes $16,425

*GHHI Data as of 9/15/18