



COALITION
FOR HOME REPAIR

Welcome to:

**The Bigger Picture:
Advocating for Older Adults**

May 21, 2024

This meeting will be recorded.



Older Adults + Home Repair

Why it matters

- According to an AARP survey, 8 in 10 older adults want to age in their current home or community.
 - Only 3.5 percent of the housing stock provides all three critical accessibility features (no-step entry, single-floor living, and extra-wide doorways and halls).
- Older adults are more likely to own their home than rent.
 - A report by the University of Michigan brings light to the issue of seniors and people living with disabilities who struggle to access home repair resources due to quickly expended funds and long waitlists.
- Older adult homelessness is on the rise.

“More than 19 million older adults are living in homes that are in disrepair or ill-equipped to safely meet their needs.”

Source: Habitat for Humanity

“For aging homeowners, a decline in health is also a decline in home maintenance.”

Source: University of Michigan, Poverty Solutions



COALITION
FOR HOME REPAIR

Our Impact as a Coalition, since 2013

- Coalition members have helped residents with low-income access safer housing through home repair/modifications, they include more than:
 - 79,000 older adults
 - 52,000 people with disabilities
 - 9,000 veterans

In 2023, Coalition members served 17,182 residents.

Falls Prevention Data Demonstration Project

- **Purpose:** to collect data that shows a significant reduction in falls after repairing and modifying homes for older adults and the impact on medical/health outcomes
- 12 participating organizations, 231 completed projects
 - Average age of 75 years old
 - Average cost of ~\$6,000 per home
- **Data collected** (baseline, 6 mos +12 mos post-repair)
 - Falls inside the home
 - Falls outside the home (stepping in/stepping out)
 - ER visits
 - Hospital admissions
 - Unplanned medical visits
- **Preliminary results:**
 - 66% reduction in falls inside
 - ER visits dropped roughly in half after the modification project

“Nationally, there are about **3 million visits to the ED** each year as the result of older adult falls, and **falls continue to be a leading cause of fatal and nonfatal injuries** for older Americans.”

Source: [Centers for Disease Control](#)



Older Adult Home Modification Project (OAHMP)

- A focus on low-cost, high-impact home modifications:
 - installation of grab bars + adaptive equipment, railings, lever-handled doorknobs and faucets, etc.
- Relies on the expertise of a licensed Occupational Therapist to ensure that the home modification addresses the client's specific goals and needs

Our proposal:

- Target areas: 11 counties of eastern Kentucky
 - includes the 4 hardest hit counties of the July 2022 eastern KY Flood
- 5 participating organizations, 150 residents age 62+
- Cap of \$5,000 per resident served

The OAHMP model encourages **a person-centered approach** that motivates and supports older adults as they identify their goals and learn to function safely in their home.

Source: Housing and Urban Development

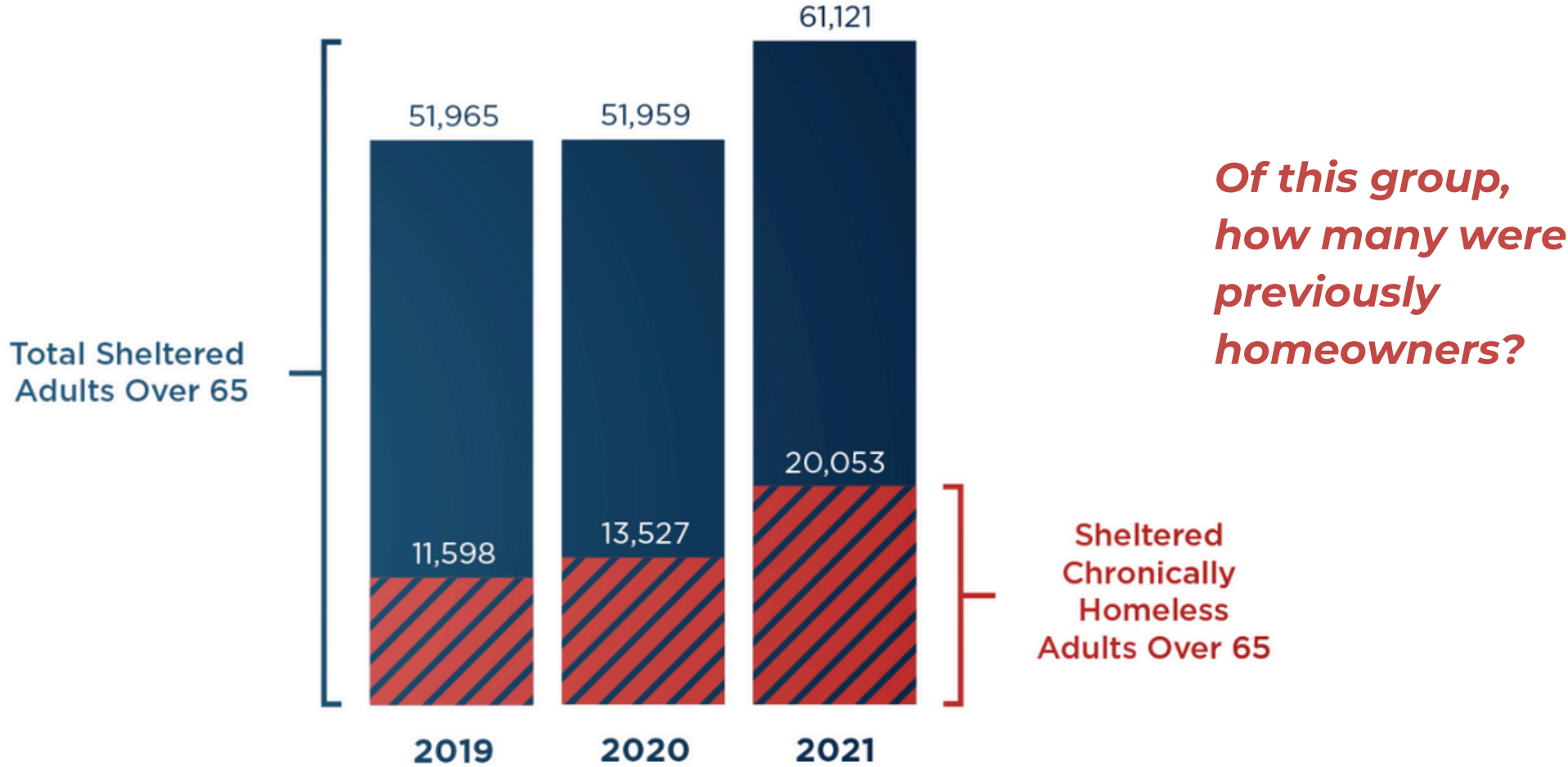


THE UNKNOWN

Sheltered homelessness is rising among older adults, nearly doubling for those who are chronically homelessness.

Every American deserves to age in the safety and dignity of a home, with access to the supportive services they need.

OLDER ADULT HOMELESSNESS ON THE RISE



Source: U.S. Department of Housing and Urban Development, 2021 Annual Homelessness Assessment Report to Congress (Part 2)

On the the role of housing policy:

“What is overlooked in most housing policy discussions today are the new threats to affordable housing preservation: **deteriorating economic and physical conditions** in our communities, the **strain that housing providers work under** to maintain their portfolios, and **systemic failures** that allow those conditions to persist.”

- Priya Jayachandran, CEO of National Housing Trust



Federal Funding Advocacy

- **Older Americans Act (OAA):** the landmark law that created the nationwide network of Area Agencies on Aging (AAAs) and other programs and services to support older adults (and caregivers) in aging well at home.
- AAAs are involved in an array of activities related to home modifications and repairs, providing the services directly or by making referrals to local programs that provide home modifications and repairs.

Advocacy Opportunity - FY 2024 OAA Funding

- Reach out to your local AAA and collaborate on advocating for funding and programs that help older adults live with independence at home.
 - \$820 million for OAA Title III B
 - \$76.5 million for OAA Title VI, Part A

“Enabling aging in place should be a national bipartisan priority.”

Source: USAging

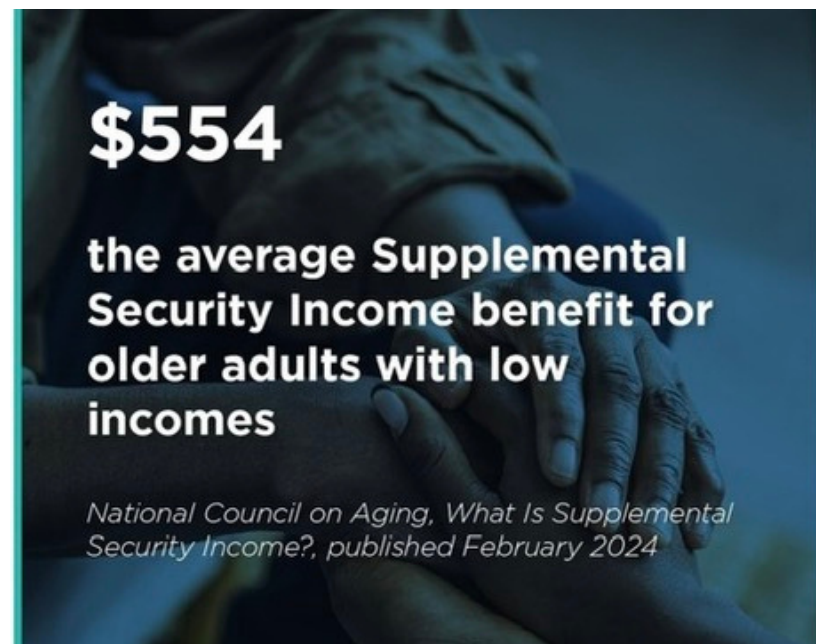


What is the true cost of growing older in America?

- Elder Index, Gerontology Institute at the University of Massachusetts Boston

The case of a single older adult (65+) homeowner in “good health,” who resides in Detroit and **has paid off their mortgage:**

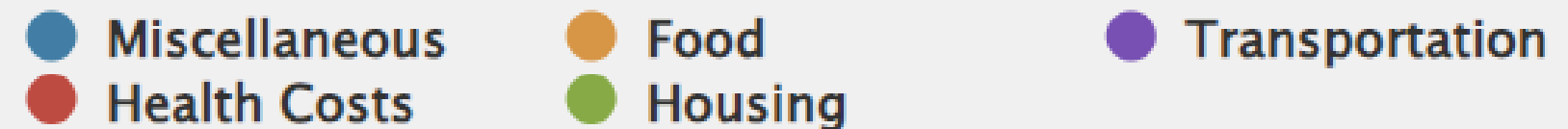
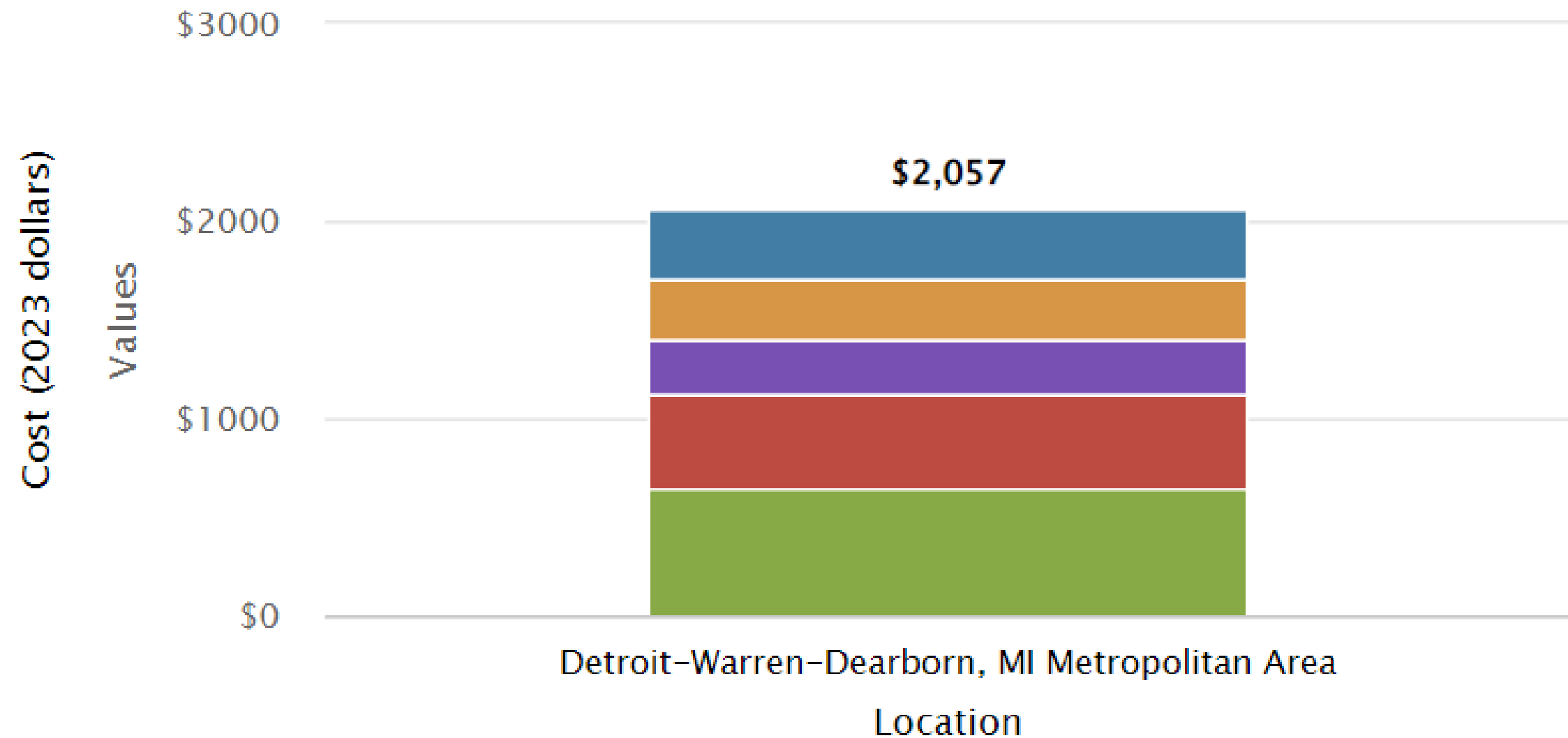
- The Elder Index is \$24,684 / year -- the income needed to live independently



*Monthly owner housing costs include property taxes, insurance, fuels and utilities, condo fees and mortgage payments (if any).

Monthly Expense Breakdown

HOMEOWNER WITHOUT MORTGAGE (SINGLE – GOOD HEALTH) IN 2023

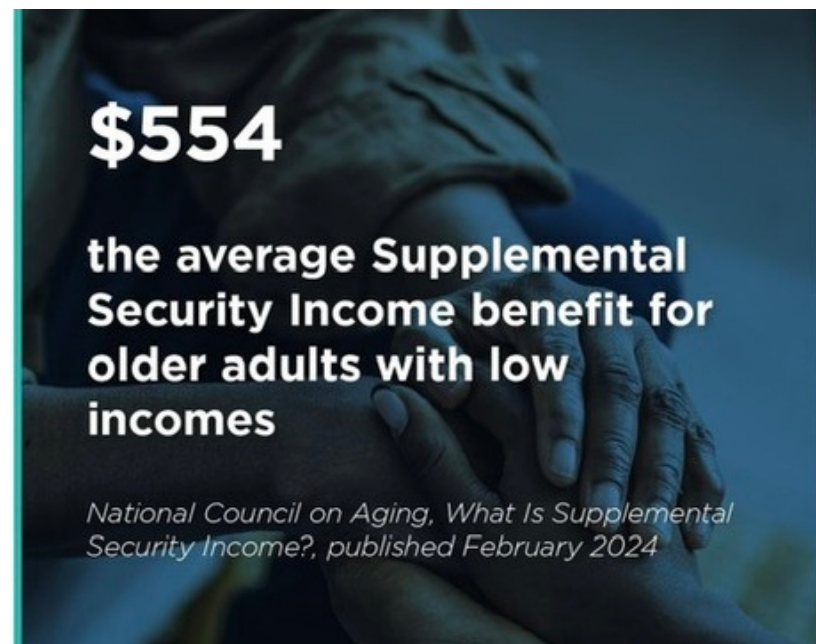


What is the true cost of growing older in America?

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The case of a single older adult (65+) homeowner in “good health,” who resides in Detroit and **owes a mortgage:**

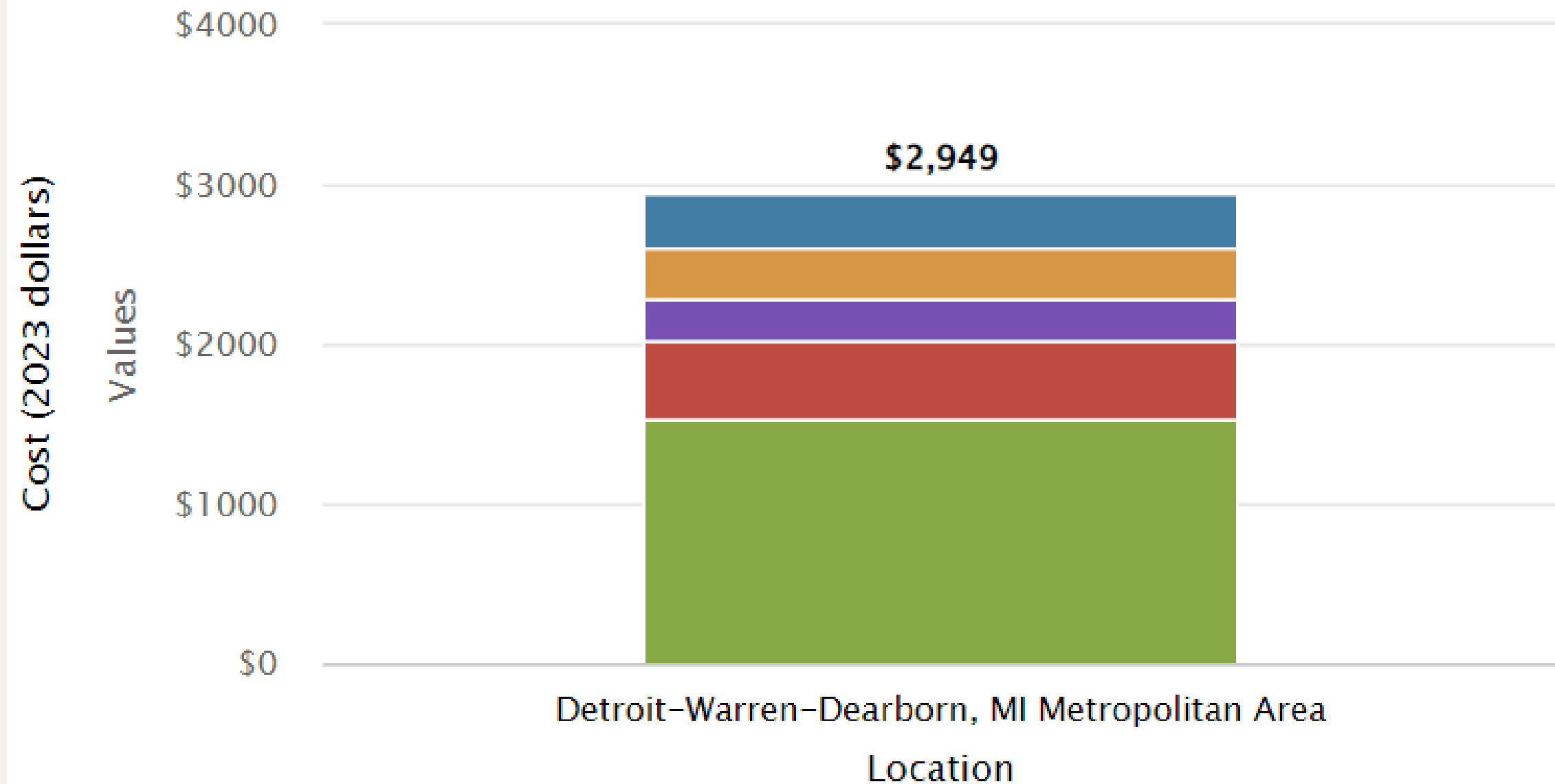
- The Elder Index is \$35,388 / year -- the income needed to live independently



*Monthly owner housing costs include property taxes, insurance, fuels and utilities, condo fees and mortgage payments (if any).

Monthly Expense Breakdown

HOMEOWNER WITH MORTGAGE (SINGLE - GOOD HEALTH) IN 2023



● Miscellaneous ● Food ● Transportation
● Health Costs ● Housing

S. 3871 Whole Home Repairs Act

The Whole Home Repairs Act of 2024 would:

- Ensure resources reach homeowners and small landlords with the most need, providing grants to low- and moderate-income homeowners.
- Create one-stop shops to coordinate existing federal, State, and local home repair programs and assist applicants with navigating and leveraging these funding opportunities more effectively.
- Prioritize applicants with plans to implement the program across entire states, as well as applicants that ensure equal resources go to rural areas.
- Permit implementing organizations to incorporate workforce training and other related programs.
- Create reporting mechanisms to ensure that resources are used effectively and fairly, and that coordinating activities reduce redundancies.

“A small investment compared to the cost for new housing”

“A one stop shop [that] would allow clients to sequence repairs and coordinate between programs”

“[This bill would benefit] older citizens who want to age in place, new or first-time homeowners who have not yet established equity or exhausted their savings to buy the home, and low-income individuals”



2024 Advocacy Task Force

Through CHR's advocacy platform, we strive to ensure that homeowners with low-income are mobilized alongside national and regional organizations committed to increasing access to resources and assistance for home repairs and modifications that enable them to safely and comfortably age in place.

- **Priorities**

- Increased Support for Home Repair Programs
 - Comprehensive Understanding of Available Resources
 - Enhanced Outreach and Communication
- Next meeting: Thursday, June 20th at 11am EDT
 - Guest Speakers: GoodWorks and Good Neighbors
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*Funding, Connection, and Education
for Home Repair Nonprofits.*

Advocacy Platform Vision

*Fixing the Leak in
Homeownership Sustainability*



Speakers

Lauren Averella

Senior Program Director of Elder Services,
Civic Works



Noreen Beatley

VP/Senior Project Manager,
Healthy Housing Solutions

