



2017 DENVER ANNUAL CONFERENCE
& SHOWPLACE

MaineHousing's Home Modification Pilot Program



FORGING AHEAD
TOGETHER

Comfortably Home
making home a safer place to stay

A Home Modification Program for Senior Homeowners

Goal

- To extend the time that low income seniors can stay safely in their homes while improving health and safety outcomes
- Core services include safety checks, repairs, and accessibility modifications

Background

- Based on Best Practice: Capable Program, Baltimore, MD

<https://www.ncoa.org/resources/capable-program-summary/>

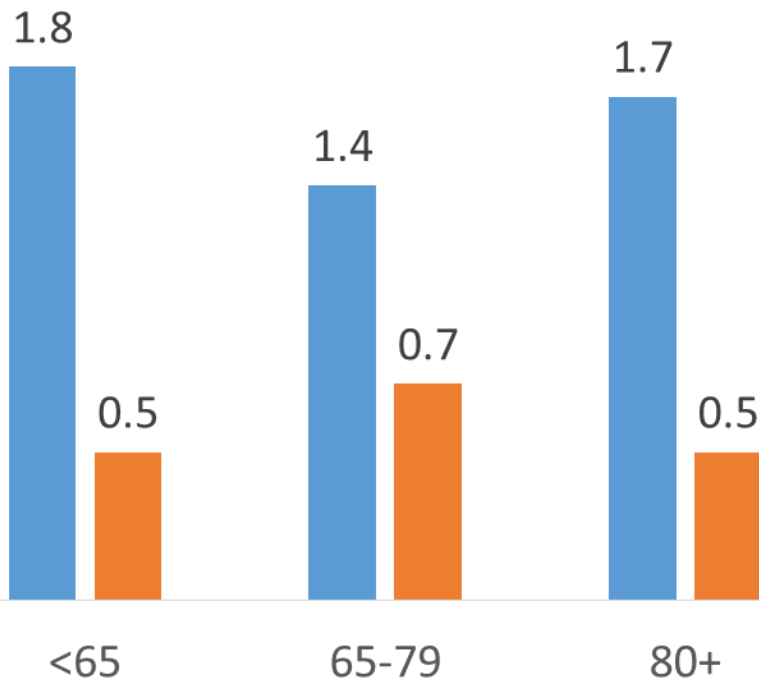
- Adapted and tested by a local Public Housing Authority: Bath Housing Authority
- Funded by John T. Gorman Foundation

Why

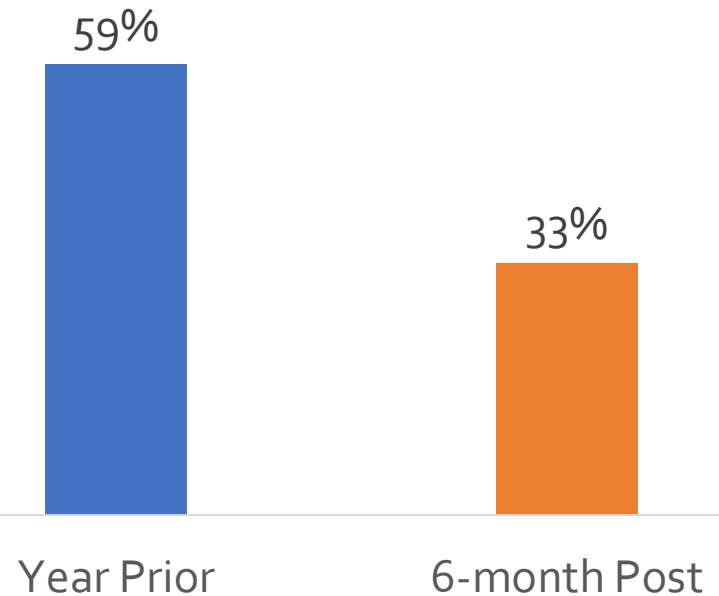
- Maine's aging population
 - The oldest state
- High rate of homeownership
 - 79% of Maine's senior households are homeowners
- Desire to age at home
 - 97% of Maine seniors live independently
- Continuum of MaineHousing's services
 - MaineHousing has allocated its resources to multifamily housing development; this program expanded our program offerings to senior homeowners
 - Opportunity to link housing with improved health outcomes
- Partnership with local public housing authorities
- Leverage existing community resources
- Initial outcomes of the Bath Housing Authority program

Bath Housing Pilot Year Results

Average Falls Pre and Post Participation by Age Group



Percentage of Participants that had Hospital Stays or ER Visits Pre and Post Participation



■ Year Prior ■ 6-month Post

Program Design

- Allocated \$300,000
- Invited Maine's local public housing authorities to participate;
 - Designed an easy application process
 - Simple administration
- John T Gorman Foundation funded Bath Housing Authority to be the technical advisor
- Bath Housing Authority developed a training manual, conducted training, and serves as a resource to the other participants
- MaineHousing is the data repository and evaluates the programs

Core Values

- Respectful: We treat every homeowner and their home with sensitivity and individualized care
- Responsive: We approach each homeowner's needs and preferences with customized solutions
- Resourceful: We invest professional skills, superior customer service and high quality materials into every home

Program Elements

- Program Planning
- Marketing
- Home Assessment
- Evaluation
- Training

Program Planning

- Establishing Need
- Due Diligence
- Pay Models
- Staffing
- Tools and Materials

Types of Modifications

- Fire safety
- Lighting
- Grab bars, handrails
- Weatherizing
- Referrals

Leveraged Community Resources

- Smoke/CO detectors
- LEED lights
- Rural Development
- Habitat for Humanity
- Weatherization
- Community Action Home Repairs

Evaluation

- Data Collection
 - Standardized Assessment Tools
 - Common Data collection tool
 - Central data repository
- Site Visit
 - Financial review
 - In Home Assessment

Initial Data

Through September 5, 2017

	Total
Initial Home Assessment	78
Work Completed	60
Average Age	71
\$0 - \$19,999	45
\$20,000 - \$39,999	40
\$40,000 - \$59,999	11
Total Hours	384.9
Hours per Project	6.4
Total Materials Cost	\$23,981.21
Average Materials Cost	\$399.69

Early Outcomes

		6 Months Before	6 Months After
Have you had a fall?	YES:	29 (39%)	3 (13%)
	NO:	45 (61%)	16 (70%)
	Unknown:		4 (17%)
Have you been hospitalized?	YES:	25 (33%)	2 (9%)
	NO:	51 (67%)	18 (78%)
	Unknown:		3 (13%)
Calls to 911 for Medical, Fire, or other Emergencies	Medical:	15 (21%)	1 (4%)
	Fire:	0	0
	None:	3 (4%)	19 (83%)

From Participants

"Everything that was added or repaired will help me continue to age in my home."

"I'm very glad I participated. I'm grateful for all of the work provided, as well as the referral to Habitat."

"I returned to work, after being retired for many years because I can't afford to live on just Social Security. This house will need a walk-in shower and ramp eventually."

Conclusion and Next Steps

- Early results are good
- Challenges
 - Balance fidelity to the model with local circumstances
 - Community commitment
- Next steps
 - Knowledge transfer
 - Sustain and expand
 - Independent evaluation

For More Information

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