



Green & Healthy Homes Initiative®

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

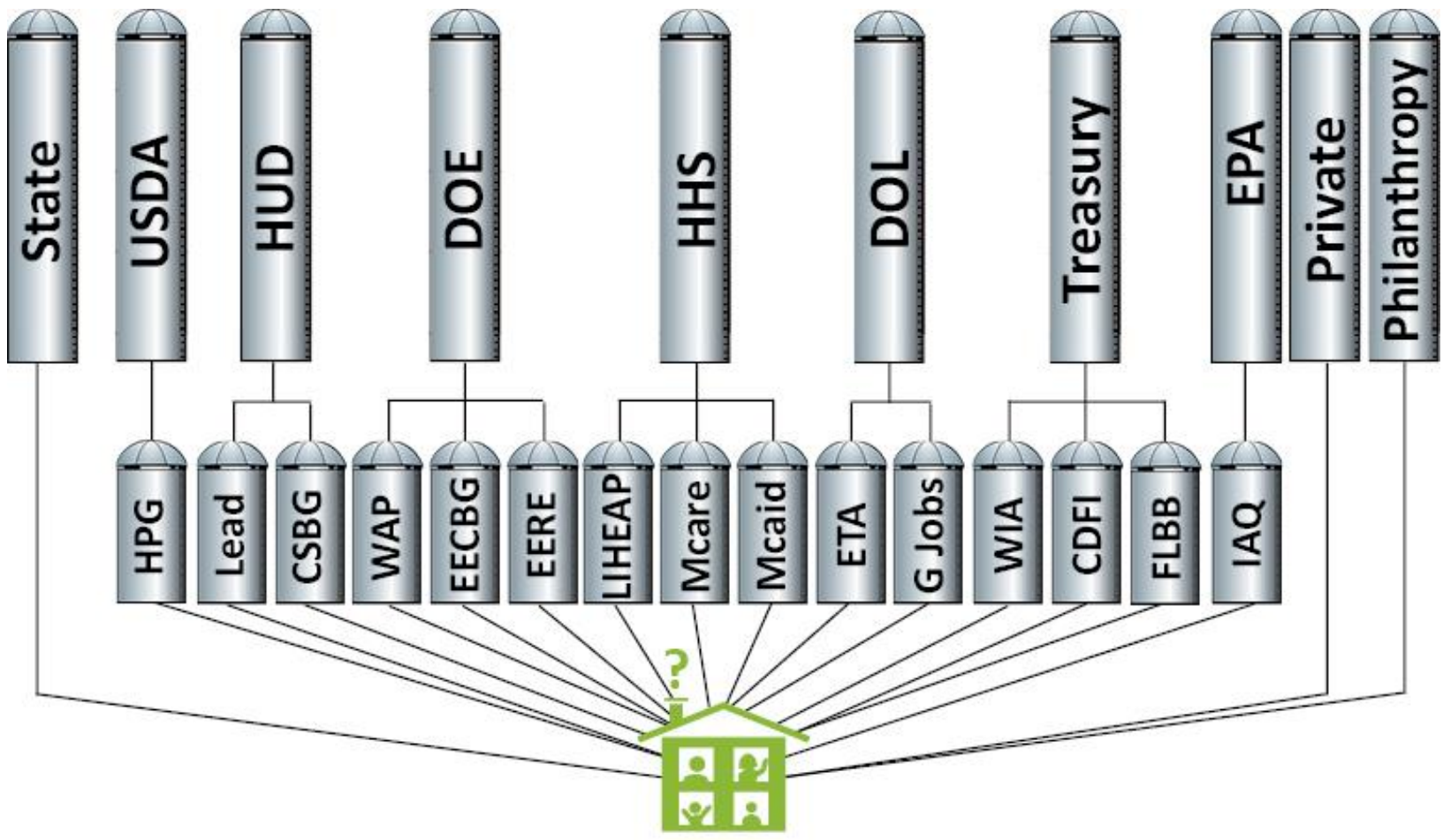
Average older home owner could
afford less than 4 years of nursing home care

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

Siloed Programs: The Need to Align Resources & Eligibility



The GHHI Model



- Holistic assessment
- Home interventions
- Client education
- Legal services

Baltimore “HUBS” & The GHHI Model



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

GHHI Outcomes – Older Adult Services

BEFORE



- Roof leaks
- Pests
- Accessibility constraints
- High energy / water bills
- Mold
- Fall hazards
- Poor weatherization

AFTER



Mobility and socialization



Respiratory issues



Falls



Utility bills

Strengthening the GHHI Impact



Performing holistic home remediation through a single intake system



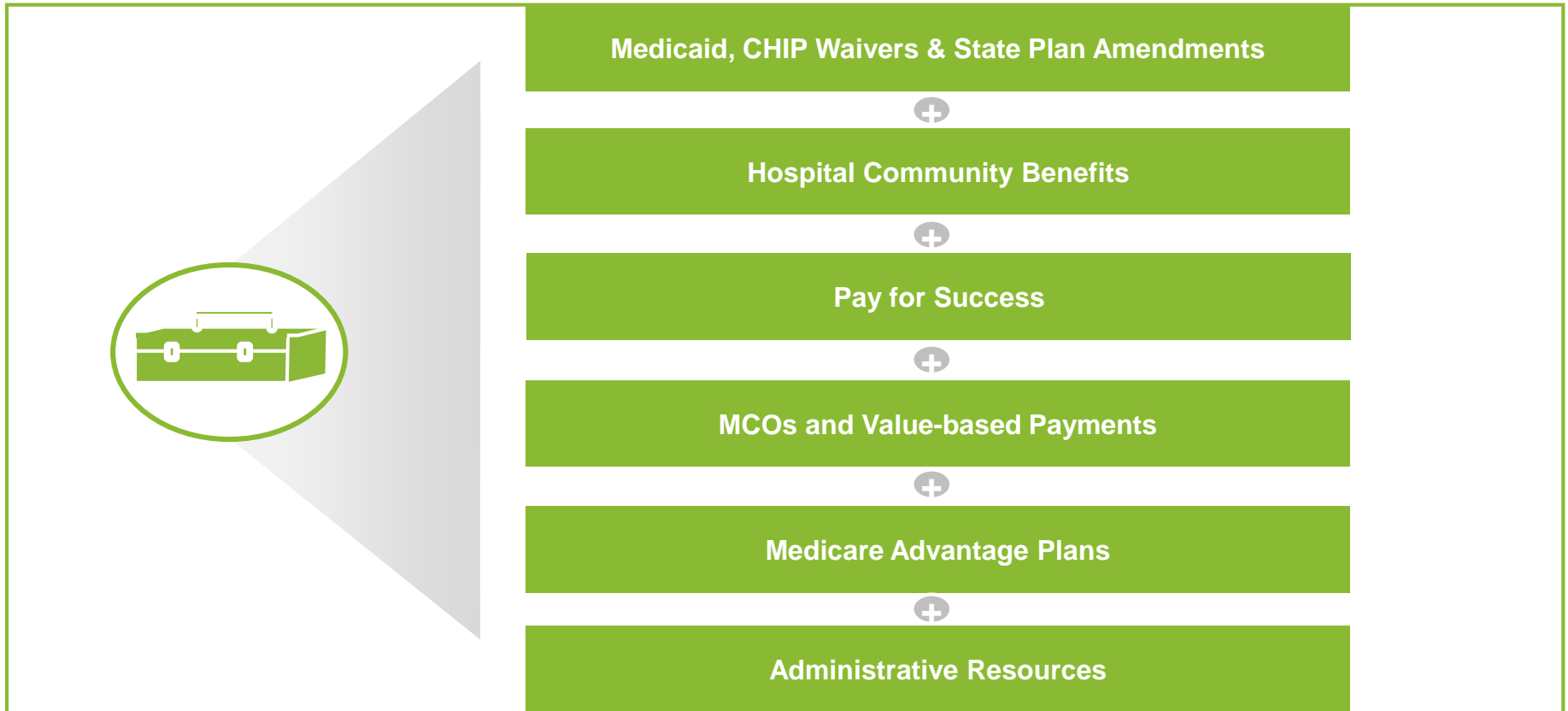
Developing partnerships and providing training to create additional GHHI sites



Generating innovative funding structures such as impact bonds and pay for success

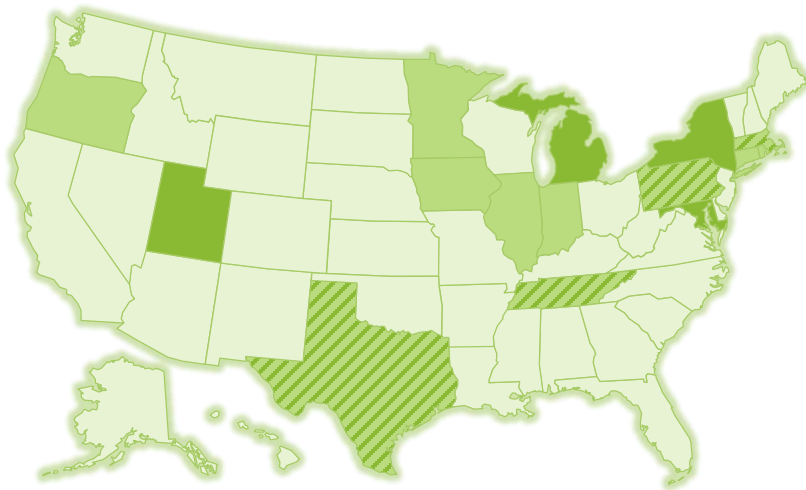
Health-Related Sources of Funding to Scale Healthy Housing

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



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 - Health 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



Creation of HUBS in 2015

Leonard & Helen R. Stulman
CHARITABLE FOUNDATION

Hoffberger
Family Philanthropies



Civic Works
Elder Services

1



2



3



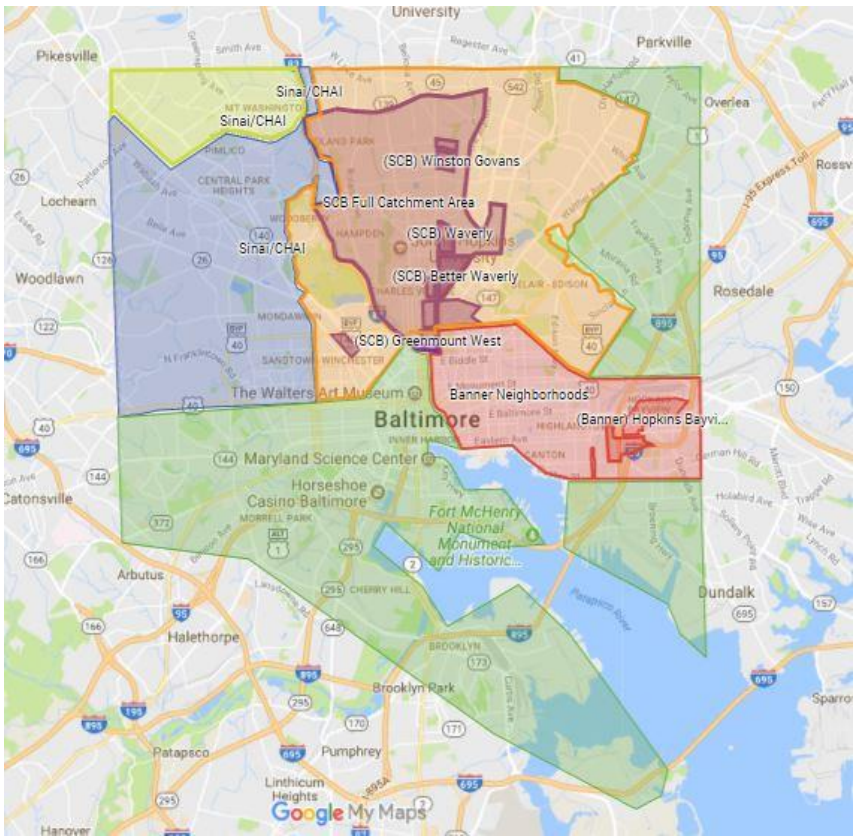
4



5



HUBS Sites 2015-2018



1



STRONG CITY
BALTIMORE

2



Banner
Neighborhoods
Community Corporation

3



KESWICK
Right Care. Right Time. Right Place

GEDCO

AIM

4



SINAI HOSPITAL
a LifeBridge Health center

CHAI
Comprehensive Housing Assistance, Inc.
STRONG COMMUNITIES FOR LIFE

5



MEALS
on WHEELS
OF CENTRAL MARYLAND
More than a meal™

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



2

Leadership Team

Performs home remediation and installs fall prevention measures



3

HUBS

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



4

Evaluator

Currently evaluating cost savings and impact of program



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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**