MaineHousing’s Home Modification Pilot Program
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/](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

Year Prior | 6-month Post
---|---
<65 | 1.8 | 0.5
65-79 | 1.4 | 0.7
80+ | 1.7 | 0.5

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

Year Prior | 6-month Post
---|---
59% | 33%
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
<table>
<thead>
<tr>
<th></th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Home Assessment</td>
<td>78</td>
</tr>
<tr>
<td>Work Completed</td>
<td>60</td>
</tr>
<tr>
<td>Average Age</td>
<td>71</td>
</tr>
<tr>
<td>$0 - $19,999</td>
<td>45</td>
</tr>
<tr>
<td>$20,000 - $39,999</td>
<td>40</td>
</tr>
<tr>
<td>$40,000 - $59,999</td>
<td>11</td>
</tr>
<tr>
<td>Total Hours</td>
<td>384.9</td>
</tr>
<tr>
<td>Hours per Project</td>
<td>6.4</td>
</tr>
<tr>
<td>Total Materials Cost</td>
<td>$23,981.21</td>
</tr>
<tr>
<td>Average Materials Cost</td>
<td>$399.69</td>
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</tbody>
</table>
# Early Outcomes

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