

## HABITAT FOR HUMANITY OF GREATER MEMPHIS AGING IN PLACE PROGRAM



# Memphis Habitat Overview

Program	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
New Homes	7	44	25	20	14	11	10	30
Aging in Place	0	0	0	0	0	21	119	178
Blight/Beautifications*	0	0	0	0	8	16	6	49
Recycle	0	0	2	1	0	0	0	6
Rehabs	0	2	0	3	0	1	0	0
Repairs	0	0	0	45	34	0	0	0
<b>Total Families Served</b>	<b>7</b>	<b>46</b>	<b>27</b>	<b>69</b>	<b>56</b>	<b>49</b>	<b>135</b>	<b>263</b>

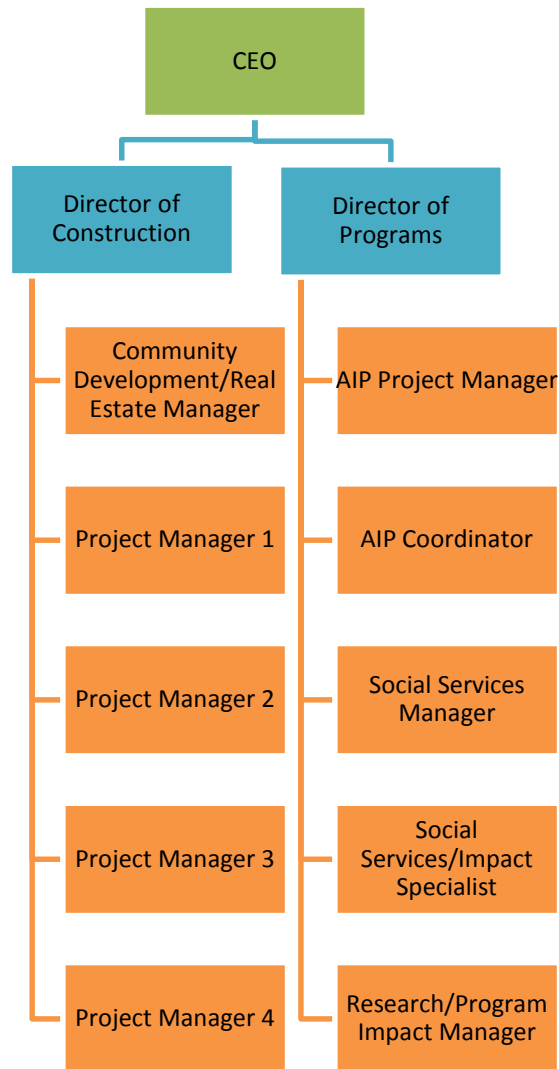
# Memphis Habitat AIP Overview

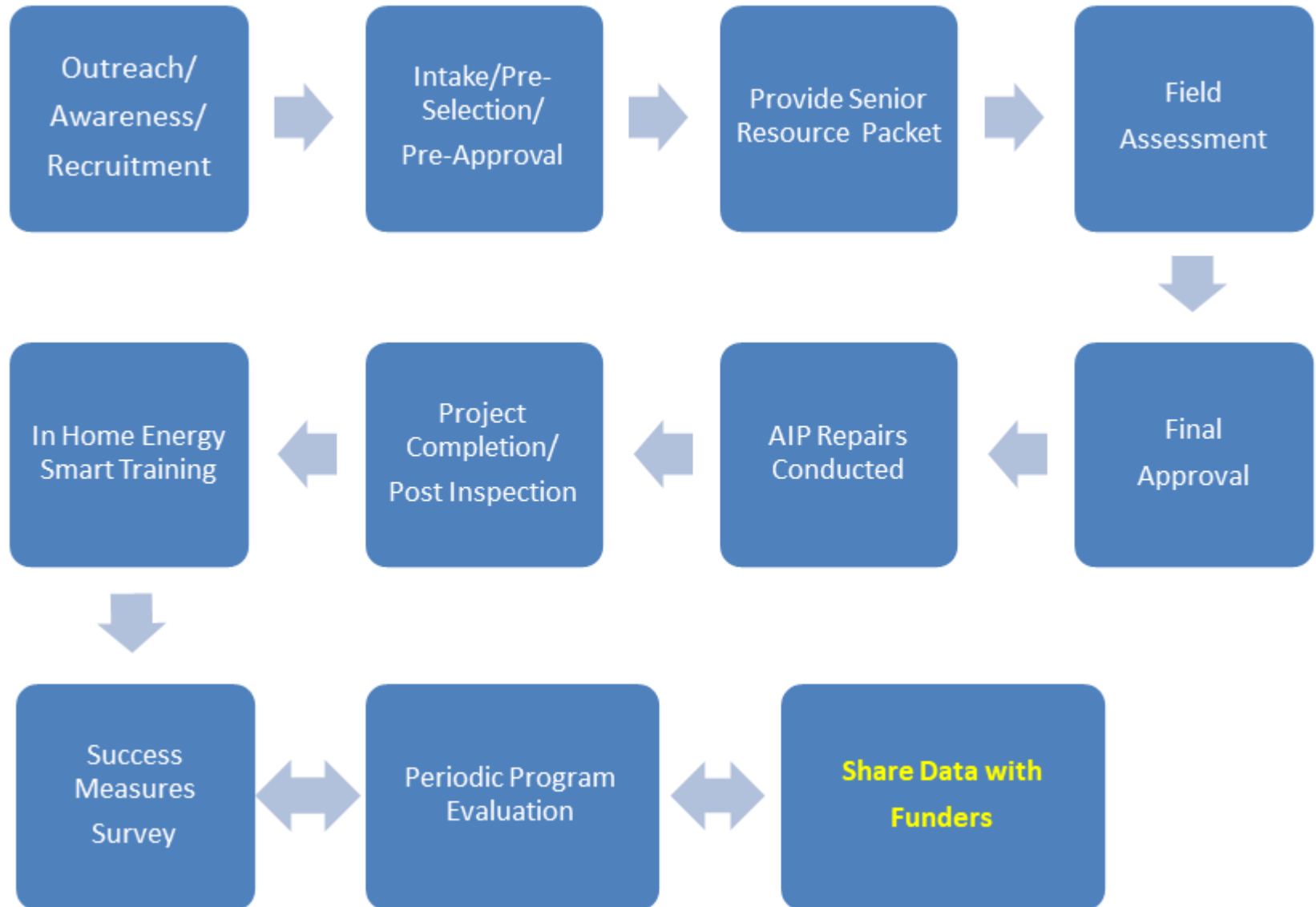


- **Launched March 2015**
- Plough Foundation  
\$3.9 Million Grant
- Public/Private Leveraging  
\$2,007,500
- Partnership with SOS & MLGW
- \$13,500 Average Repair Cost

## 351 Seniors Served by July 2017

## Memphis Habitat AIP Team





# Partnership Model Roles & Workflow

## HABITAT as LEAD AGENCY

- Project/Partnership manager
- Fiscal agent
- Report to Plough Foundation
- Create Procedures /Toolkit /Forms
- Affirmative marketing/Public relations
- Approve work scopes
- Subcontractor procurement
- Ramp drawings/Materials procurement
- Third party inspections
- Social services
- SuccessMeasures Surveys/Evaluations

## Habitat as Service Provider

- Same as SOS

## SOS

- Intake/Application processing
- Home assessments/Work scopes
- Oversee/Inspect construction
- Client close out

## MLGW

- Initial energy assessment/ Recommendations
- Final energy inspections
- In home client energy training
- Energy consumption analysis
- Build ramps with volunteers (Clients identified by Habitat)

# Leveraging Funding Sources

Funding Source	Type of Funding	Amount	Comments
Plough Foundation Aging Initiative	Private	\$3,900,000	Initial funder
FHLBC Emergency Repair	Private	\$225,000	\$75,000 Max/Year
FHLBC AHP # 1	Private	\$997,500	Match required
FHLBC AHP # 2	Private	\$240,000	Match required
THDA/MAAG	State	\$45,000	Match required
City of Memphis/CDBG	Federal	\$250,000	Roof only/ Match required
Community Foundation	Private	\$250,000	Match required

# Measuring Outcomes and Impact

## Social Services Manager

- Logs/resolves complaints
- Conducts close out interviews
- Reviews warranty information, restrictive covenants, resource guide

## Research and Program Impact Manager

- SuccessMeasures surveys at one month, one year, and three years



## Memphis Light, Gas & Water

- Energy consumption analysis after one year

## Methodist Health Care Foundation

- Number of health care facility encounters
- Medical cost savings



# Vision for Long-Term Sustainability

## City Partnership

- Official senior home repair/modifications partner
- CDBG, Green & Healthy Homes, Lead, Weatherization Grants

## CAPABLE® Model

- Based on Johns Hopkins program – Training, licensing
- Methodist Health Care Foundation – Client Navigator, Nurse, Occupational Therapist
- Habitat for Humanity – Home Repairs/Modifications, Social Worker

## Pay for Success Transaction

- TennCare, MCOs, Investors – Initial Funding, Payers
- Methodist Health Care Foundation – Client Navigator, Nurse, Occupational Therapist
- Habitat for Humanity – Home Repairs/Modifications, Social Worker

# What Could Go Wrong?



When your electrical and plumbing subs don't get along....

- Communicating effectively with seniors
- Complex social services needs of seniors
- Do a test run from intake to close out
- Not all partnerships are created equal
- Compliance can get complicated
- Don't over estimate your capacity
- Managing funding sources/finances
- Pandora's Box

## What Could Go Right?



Carrie is raising her granddaughter & great-grandson. They all suffer from respiratory illness.

She needed a new roof, water heater, HVAC, sheetrock, and a wheelchair-accessible front doorway.

Once the repairs were made, their health improved dramatically and the children rarely have to use their inhalers.

*“When they put that roof on, my great-grandson said, ‘We don’t need the pots and pans in my room anymore.’ He is so excited,” Carrie says. “We all are.”*

## What Could Go Right?



Ernest and Shirley have been in their home for 30 years, but the past five years have been hard. The roof leaked; rodents got in around rotten siding; and it was hard for Shirley to move around the house. They haven't used their kitchen in three months.

Now, with a new roof and siding, they're dry. And with a working kitchen, they can have family over again. ***Click photo for their story.***

***“It kept us from having to move out and find another place, which we couldn't do that.” - Shirley “It's like a worry's not there anymore.” - Ernest***