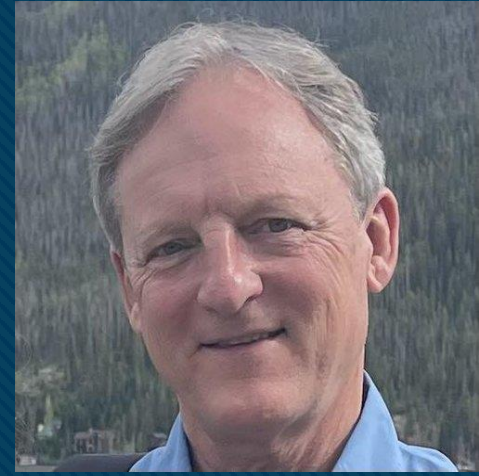


# Home Modifications and Repairs in Your Community

2023 TFA Annual Conference  
Taking Aging to Higher Elevations

- ❑ Home repairs and mobility modifications are needed in every community across the United States and can be done by neighbor-helping-neighbor initiatives of any size.
- ❑ Learn how families can preserve affordable housing and allow aging-in-place by making repairs and maintaining the home.

# Presenter



Keith Branson  
Executive Director

- Keith Branson has led as Executive Director since 2014 with responsibility for programs, expansion, and execution of Westminster Home Connection's mission.
- Experience as a nonprofit director, a minister, and a director for Habitat for Humanity.
- A graduate of Murray State University with a BS in Industrial Arts Education and Lipscomb University with a MA in Conflict Management.

# Home Modifications and Repairs in Your Community

*“A safe home for everyone”*

The logo for Westminster Home Connection is located in the bottom right corner. It features the word "westminster" in a blue, lowercase sans-serif font. Below it, the word "Home" is written in a green, lowercase sans-serif font, flanked by two blue wavy lines. At the bottom, the word "connection" is written in a green, lowercase sans-serif font.

westminster  
Home  
connection

# Affordable Housing?

What is it exactly?

# Why are Repairs/Modifications important to preserving Affordable Housing?

Repairs and mobility modifications can:

- proactively reduce homelessness
- protect generational wealth
- stabilize neighborhoods and communities at large
- prevent illness and injury

We must invest sufficient resources into keeping affordable homes in conditions that are livable, safe, and healthy.

# Affordable Repairs?

What are they?

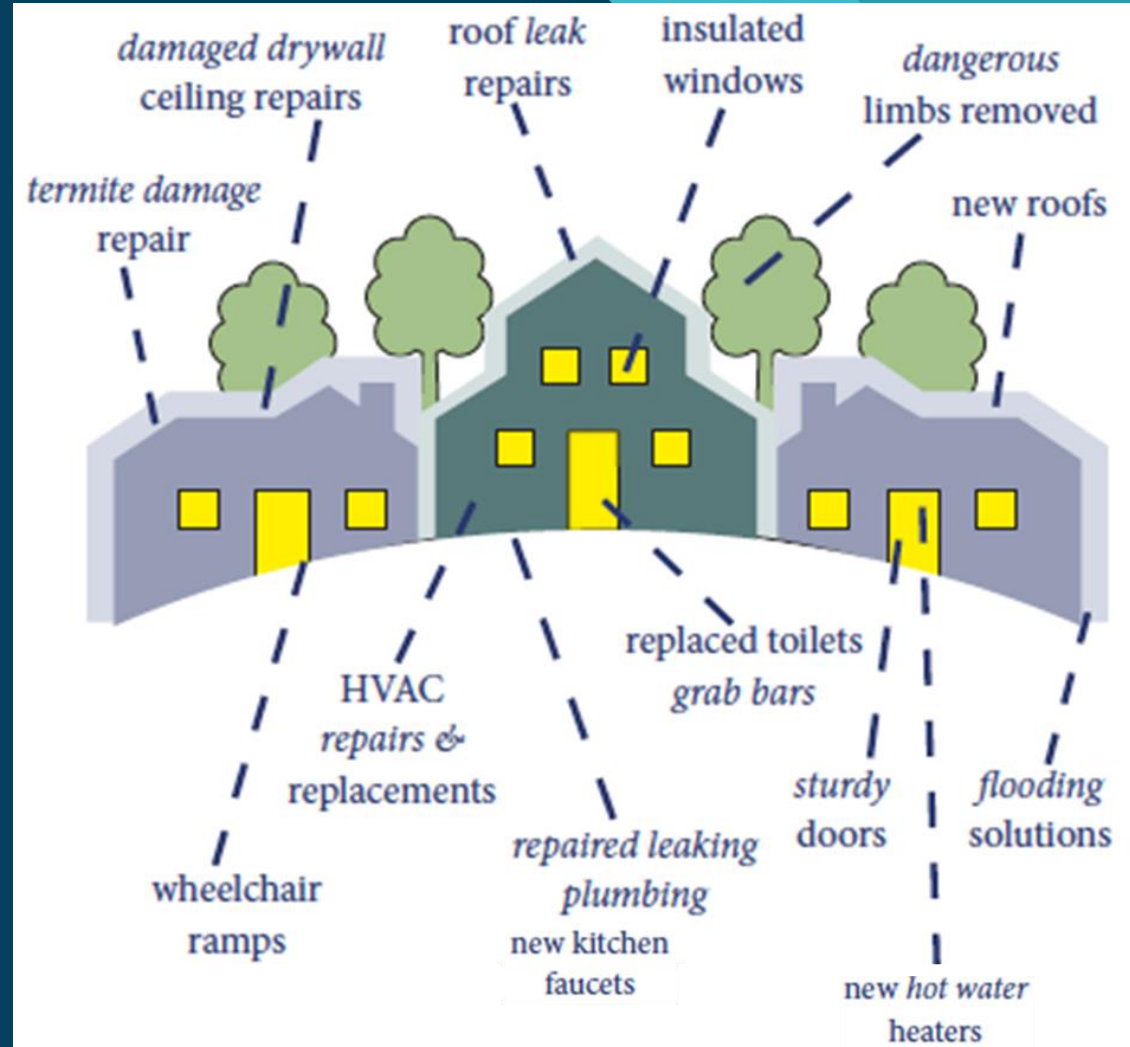
# Maintaining Affordable Housing Stock is a Crucial Need!

Housing deterioration is a serious problem, especially for older homeowners.

It can damage their:

- Physical and mental health
- Financial well-being
- Social connections
- Ability to age in place

# What Does A Home Need to be maintained?





# Ways to maintain a house for safety and functionality:

## Regular Inspections

Conduct routine checks of your home's structure, roof, water drainage from down spouts, run off from the house foundation, electrical systems, plumbing (**checking for leaks**), and appliances to catch potential issues early.

## Smoke and Carbon Monoxide Detectors:

Ensure they're installed, working, and replace batteries as needed.

## Security Measures

Install proper locks, security cameras, and motion-sensor lights for safety.

## Regular Cleaning

Keep your house clean to prevent pests and maintain a healthy environment.

## Maintenance of HVAC systems

Change air filters regularly, and schedule professional maintenance for heating and cooling systems.

# More ways to maintain a house for safety and functionality:

## Gutter Maintenance

---

Clean gutters to prevent water damage and ensure proper drainage.

## Proper Ventilation

---

Ensure good airflow in your home to prevent mold and improve air quality.

## Regular Pest Control

---

Implement measures to prevent infestations and address any issues promptly.

## Fire Safety

---

Have fire extinguishers, an escape plan, and ensure that all family members understand fire safety procedures.

## Landscaping Maintenance

---

Trim trees and bushes and maintain outdoor areas to prevent accidents and damage to the property.

# Home Modifications and Repairs in **Our** Community

How we Do it



Westminster Home Connection repairs and modifies homes to **empower** older adults and people with disabilities to **age in place** safely and with dignity, while preserving affordable housing.

Westminster makes **repairs**, **preserves homes** and **improves lives**.

# Our Focus



- Our focus is the **person**, not the home.
- For every home, we ask, “What does it take for the older adult to live safely and with dignity at home?”



# Steps of Success

Intake

Assessment


Construction

Home  
Livable

# Client Submission Form

**Client Submission Form**

Westminster Home Connection (615) 693-2153  
 Email referral to [info@westminsterhomeconnection.org](mailto:info@westminsterhomeconnection.org)  
 Date Submitted: \_\_\_\_\_



**Contact Information**

Client name	
Address, City, Zip Code	
County	
Contact number	
Care Manager name, Agency, e-mail, phone no.	

**People in Home** - Describe each by age, income, and relationship to client, (e.g. client, spouse, adult child, grandchild, friend, caregiver, etc.)

**Ethnicity:** American Indian/Alaska Native, Asian, Black/African American, Hispanic/Latino, Middle Eastern, Native Hawaiian/Other Pacific Islander, White, Other

Name	#Age	#Income	Male	Female	Ethnicity	Veteran	Relationship
							Client

**Total Household Income** \$\_\_\_\_\_ per month (total from chart - includes all incomes from people living in home)

**Home owner** \_\_\_ or Renter \_\_\_ If homeowner, are taxes current or being paid? Yes \_\_\_ No \_\_\_

* Names on Deed		

**Smoker(s) in the home?** No \_\_\_ Yes \_\_\_ If yes, describe the situation \_\_\_\_\_

**Pets in the home?** No \_\_\_ Yes \_\_\_ If yes, describe the situation \_\_\_\_\_

**Need:** \_\_\_ Critical \_\_\_ Home Modification \_\_\_ General Home Repair/ Maintenance \_\_\_ Other

**Has received assistance for any Home repair, Modification, or Sort-Pack-Move within the last three years:**  
 No \_\_\_ Yes \_\_\_ If yes, describe. \_\_\_\_\_

**Has applied for any assistance for Home repair, Modification, or Sort-Pack-Move within the last three years:**  
 No \_\_\_ Yes \_\_\_ If yes, describe. \_\_\_\_\_

**\* SUPPORTING DOCUMENTS REQUIRED: Age, Income, Home Ownership & taxes current or being paid**

**Client Submission Form**

**Description of Need (Be as detailed as possible)**

**If Special Consideration is needed, list reasons**



# Bathroom

(Before and After)





# Tub to shower



Before Tub



Shower Replacement

# Tub to Shower



What factors decide which we do?

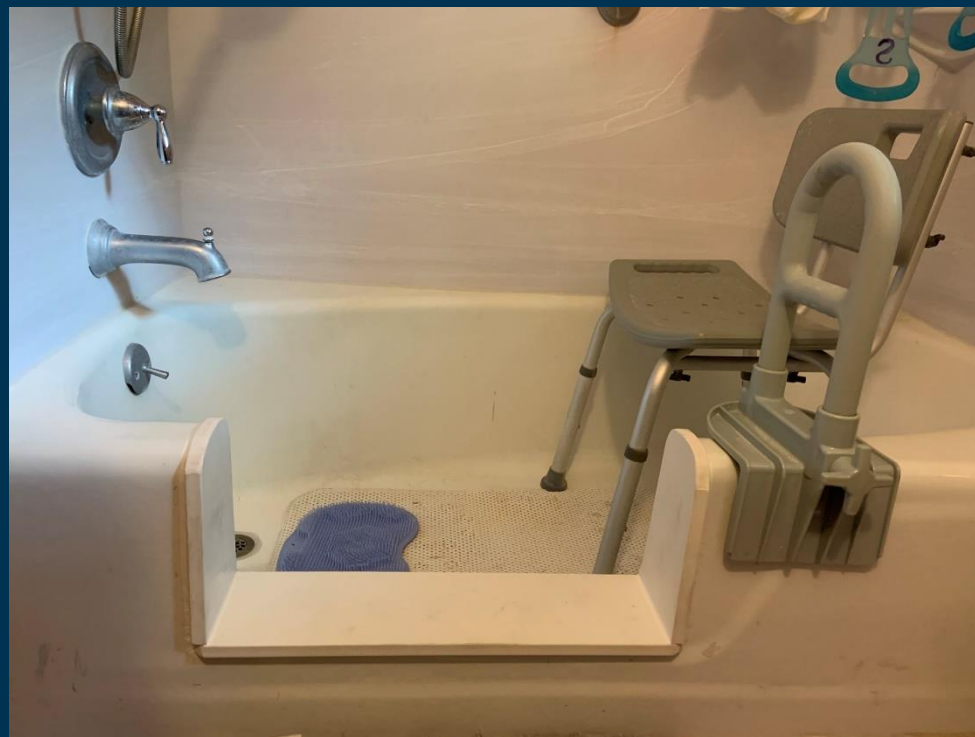
- Subfloor
- Tub Material
- Client's Needs



# Tub Cutout



# Prefab verses Custom

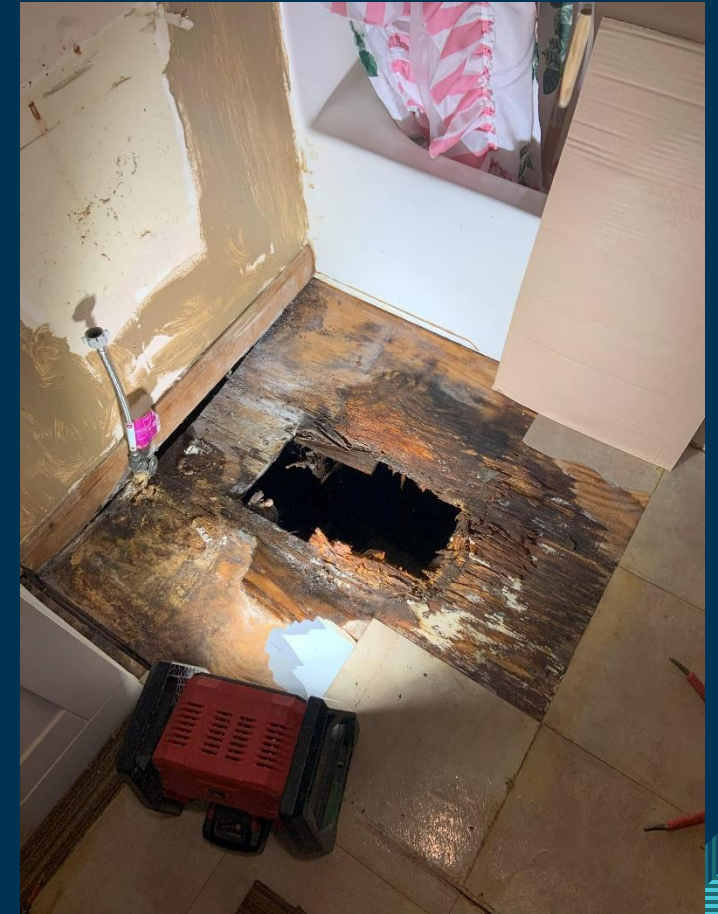




# Sink for Wheelchair Accessibility



# Flooring Caving In





# Flooring



Before



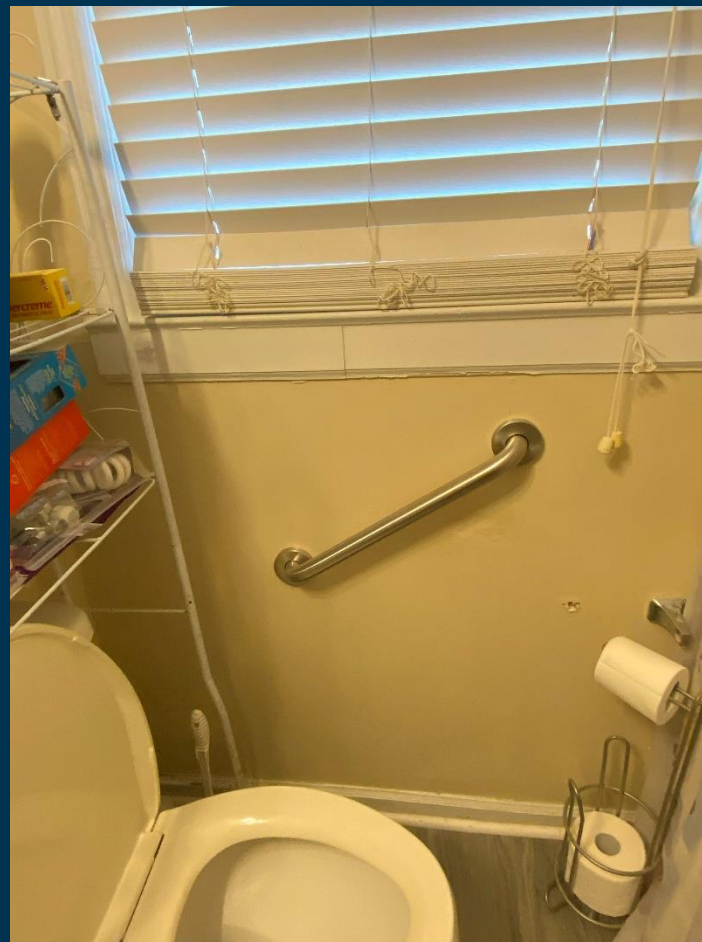
After

# Faucet leaks





# Grab Bars





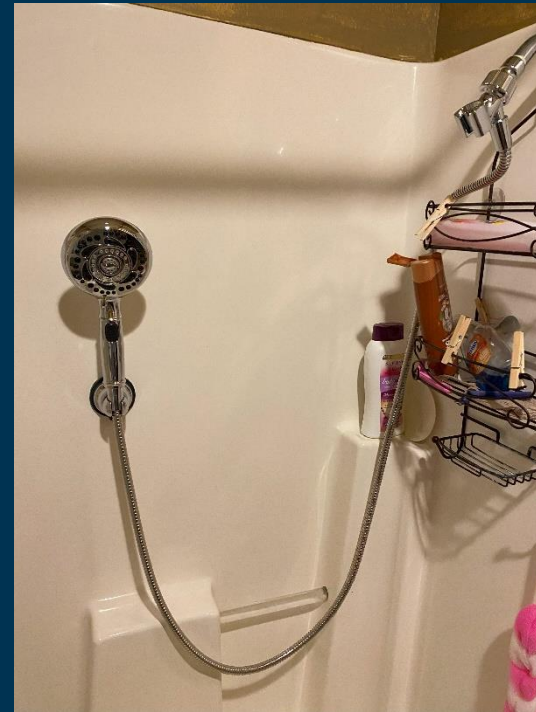
# Shower Chair



# ADA Toilet



# Handheld shower head (with a lower mount)





# Widen Doors





# Roof



Leaks finally collapsed the roof and ceiling



New decking and shingles

# Size It Up

Is it Hoarding, Clutter, Collecting or Squalor?

Types of Items	Method of Acquiring	Appearance of Home	Life Impact	
<b>Hoarding</b>	Items do not have a specific theme, usually many different types of items.	Items are not acquired in a planned fashion. Acquisition is often excessive. Items may be free (e.g., from the side of the road, giveaways, etc.) and/or purchased.	Disorganized clutter, taking over living spaces (bedroom, living room, kitchen, etc.) and preventing them from being used as intended.	Trying to scale down items causes distress. Excessive spending. conflict in social/family relationships, - general withdrawal from society. – home may have sanitation concerns, structural issues, etc.).
<b>Normal Clutter</b>	Items may or may not have a specific theme.	Items are not acquired in a planned fashion; acquisition is not excessive.	Disorganized clutter, generally located in storage spaces (e.g. attic, basement, etc.). May also occur in living spaces, but does not prevent them from being used as intended.	Generally do not have broad or lasting impact on finances, work, social life, etc. no stress when scaling down.

# Size It Up (continued)

<b>Collecting</b>	Items center around a specific theme, e.g. stamps, models, figurines, etc.	Items are acquired through planned searches. Items are mainly purchased and are limited in number.	Items are arranged, stored, and/or displayed in an organized fashion. Items do not take over living spaces.	Items usually have a positive or pleasurable impact. Collecting usually does not cause financial distress, nor impairment in work, social life, etc.
<b>Squalor</b>	No intentional saving of items.	No intentional saving or acquiring of items. Build-up is instead due to neglect or inability to remove them.	Home is generally in a state of disrepair, may look unclean or unkempt.	State of home may or may not cause distress, depending on the individual's mental status. State of home has a negative impact on the health and wellbeing of all inhabitants.





## Hoarding, Normal Clutter, Collecting, Squalor



# Clutter Image Rating Scale: Bedroom

Please select the photo below that most accurately reflects the amount of clutter in your room



1



2



3



4



5



6



7



8



9

We would assist most clients within the 1-5 range.

Above that is above our Scope of Work and would require a full team.

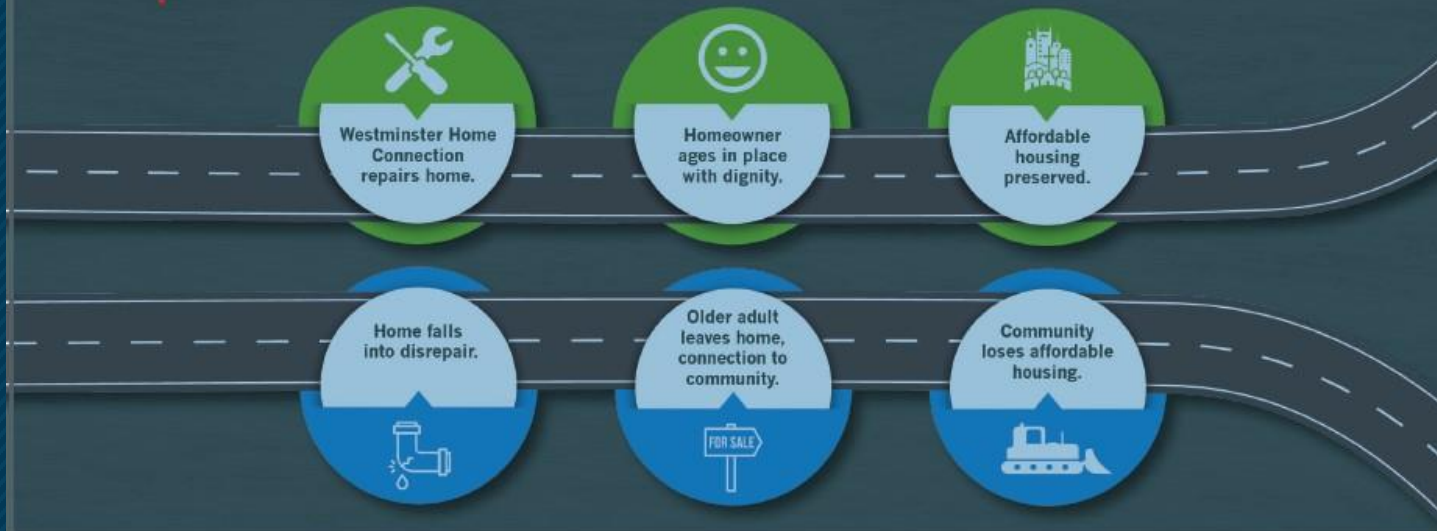


# Westminster Home Connection Jobs Done

# 2022	# 2021	Category	Description
267	206	Plumbing	Repair or replace bathroom and kitchen sinks, faucets, toilets, tubs or showers, water heaters, shut-off valves, and supply lines. In 2021 we replaced 5 tubs with showers due to deterioration, versus none in 2022. We replaced 4 water heaters in 2022, versus 7 in 2021.
139	164	Electrical	Add or replace GFCIs, receptacles, switches, light fixtures, ceiling fans, bathroom vents, and other
159	217	Carpentry	Repair or replace doors, windows, decks, cabinets and locks
52	61	HVAC	Install window units and combination heat/air units, repair HVACs, replace 3 HVACs in 2022 and 4 in 2021. 4 HVAC repairs > \$500 in 2022 vs 2 in 2021.
132	126	Roofs, Gutters, Soffit & Facia	Replace 12 roofs in 2022 and 11 in 2021, repair 9 roofs in 2022 and 8 in 2021, repair or replace multiple soffits, fascia, vents, flashings, boots, gutters, downspouts
94	86	Hazard	Repair or replace smoke and CO detectors and replace batteries as needed
91	73	Structural	Repair or replace joists, subfloors, floor coverings
15	19	SAO	Site assessment only
232	208	Other	Replace or patch drywall, paint, clean gutters, cut tree limbs, treat for bugs, repair masonry and other
1,181	1,086	TOTAL REPAIRS	
513	378	MOBILITY	Build ramps and thresholds, install or replace railings and grab bars, replace, repair, build or stabilize steps, modify bathrooms for step-in tubs/showers, install handheld shower heads, and adjust or replace toilets
22	40	DECLUTTER-	Declutter for safe and sanitary living conditions
1,716	1,504	TOTAL JOBS	

## PRESERVATION: AN UNDERUTILIZED SOLUTION TO AFFORDABLE HOUSING

*As home prices and construction costs continue to soar, Middle Tennessee will never be able to solely build its way out of the affordable housing crisis. We need a transformative shift in the way we talk about and prioritize housing needs.*



### A COST-EFFECTIVE APPROACH THAT WORKS FOR MIDDLE TENNESSEANS.

The Westminster Home Connection model introduces a fresh perspective to Nashville's long-standing affordable housing conversation. Rather than focusing exclusively on costly new construction homes that are often financially out-of-reach for average Nashvillians, Westminster preserves *existing* homes owned by older adults, ensuring they remain livable. In doing so, we are sustaining affordable housing in the truest sense.

**WE SAVE HOMES FOR AN AVERAGE OF \$3,000.** As a nonprofit construction company, Westminster provides low-cost, critical home repairs and mobility modifications for older adults and those with disabilities, including plumbing, electrical, carpentry, and much more. Maintaining these homes secures vital affordable housing for a fraction of the cost of new developments.

**WE PRESERVE NEARLY 250 HOMES EVERY YEAR** that otherwise might be torn down, improving the overall health and wellbeing of our city, our communities, and our neighbors.

# Ways You Can Help



1. See the Need up Close.



2. Spark the Conversation:

Preservation Matters!

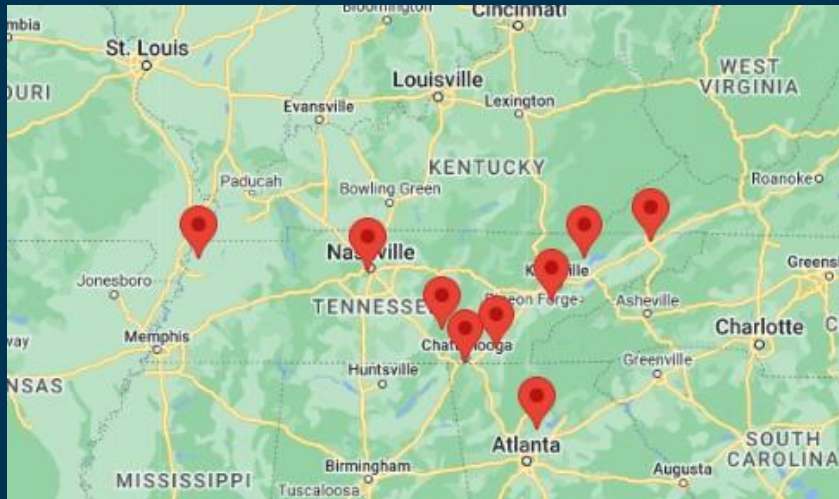


3. Empower your community:

Consider our model.

Do this work  
where you are!

# Home Repair non-profits in Tennessee



- **Blount County Habitat for Humanity** – 1017 Hampshire Drive, Maryville, TN 37801
- **Glenmary Volunteer Department** – P.O. Box 69, Rutledge, TN 37861
- **Holston Habitat for Humanity** – 100 Greenwood Lane, P.O. Box 5265, Kingsport, TN 37663
- **Mission Serve** – 370 Winkler Dr., Suite B, Alpharetta, GA 30004
- **Mountain T.O.P.**, 480 Old Hwy 56, Coalmont, TN 37313
- **Ocoee Outreach**, 2707 N. Ocoee St., Cleveland, TN 37312
- **Reelfoot Rural Ministries**, 6923 Minnick Elbridge Road, Obion, Tn 38240
- **Westminster Home Connection**, 3900 West End Ave, Nashville, TN 37205
- **Widows Harvest Ministries**, P.O. Box 2307, Chattanooga, TN 37409

# COALITION for Home Repair

107 E. Courthouse Square #51423-6  
Jonesborough, Tennessee 37659

423-225-1814

[Coalitionforhomerepair.org](http://Coalitionforhomerepair.org)



“You know people want to stay in a house, but when you have it falling down and you don’t have the money to fix it up, [and] you on a fixed income, [it] is very, very hard.”



# Questions or Ideas





So what?

*So, what* does this mean for me?

- \_\_\_\_\_

My neighbors?

- \_\_\_\_\_
- \_\_\_\_\_

My community?

- \_\_\_\_\_

My town?

- \_\_\_\_\_



Now what?

*Now, what* do I do?

- \_\_\_\_\_
- \_\_\_\_\_

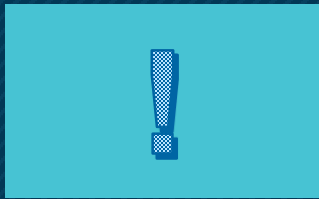
Do we do?

- \_\_\_\_\_

Do they do?

- \_\_\_\_\_

I know!



I could...

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

We could...

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

They could...

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Thank you!

A SAFE HOME FOR EVERYONE



westminster  
HOME  
connection

- [Info@Westminsterhomeconnection.org](mailto:Info@Westminsterhomeconnection.org)
- 615-693-2153
- 3900 West End Ave, Nashville, TN 37205



# Resources for Declutter

- [www.TheClutterMovement.com](http://www.TheClutterMovement.com)
- [www.facebook.com/groups/HoardingTaskForceNetwork](https://www.facebook.com/groups/HoardingTaskForceNetwork)
- [www.facebook.com/groups/TheClutterMovementGroup](https://www.facebook.com/groups/TheClutterMovementGroup)
- [www.facebook.com/groups/TheClutterMovementFamilySupport](https://www.facebook.com/groups/TheClutterMovementFamilySupport)
- [www.thehoardingproject.org](http://www.thehoardingproject.org)
- [www.nselder.org/north-shore-center-for-hoarding-decluttering](http://www.nselder.org/north-shore-center-for-hoarding-decluttering)
- [www.masshousing.com/hoarding](http://www.masshousing.com/hoarding)
- [www.ocdfoundation.org](http://www.ocdfoundation.org)
- [www.alessclutteredlife.com](http://www.alessclutteredlife.com)
- [www.mayoclinic.org](http://www.mayoclinic.org)