westminster
HOME
connection

A SAFE HOME FOR EVERYONE

PROBLEM

MARKET GAP

Though much of our community's focus is on building new affordable housing, preserving existing housing is equally, if not more important.

CUSTOMERS

Older adults want to stay in their home and age in place. The median time our clients have lived in their homes is 30 years. As homeowners age, often the house falls into disrepair.

FINANCIALS

In most cases, our clients live on Social Security and have a median monthly income of $1,700, making it nearly impossible to keep up with home repairs.

COSTS

The cost for Westminster Home Connection to make an existing affordable home safe and functional is, on average less that 1% of the cost of building a new affordable housing unit.

USABILITY

When the homeowner can't afford to make repairs, they often resort to selling the property, which is then torn down and lost to the affordable & attainable housing stock.

SOLUTION

CLOSE THE GAP

We give people a path to age in place safely and with dignity. We offer a practical solution to affordable & attainable housing.

TARGET AUDIENCE

Every community has members in need of critical home repairs and mobility modifications.

COST SAVINGS

It only takes an average of $3,000 to preserve a home and dramatically improve our clients' quality of life.

EASY TO REPLICATE

We provide a replicable service model to interested partners.

WHERE CAN YOU FIND REPAIRS?

Make a list…

1.

2.

3.

WHERE CAN YOU FIND REPAIRS?

Coalition for Home Repair members
FAHE members
AAAD programs
Faith based groups (churches, etc.)
Other?

MAKE A LIST OF REPAIR GROUPS

WHO ELSE?

Westminster Home Connection

- 7 counties, will share our model

Habitat for Humanity

- some local affiliates do repairs

Appalachia Service Project

Mountain T.O.P

Widows Harvest Ministries

Reelfoot Rural Ministries

Scott Morgan Community Development Corp

Service Over Self

Tennessee's Community Assistance Corporation

Glenmary Volunteer Department

United Cerebral Palsy

- state-wide ramp

ABOUT US

westminster Home connection

Westminster Home Connection repairs and modifies home to

empower

older adults and persons with disabilities

to

age in place

safely and with dignity

A PATH TO INDIVIDUAL AND COMMUNITY WELLBEING

MAKING REPAIRS

PRESERVING HOMES

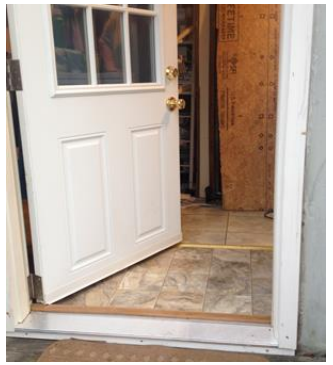
IMPROVING LIVES

SAFE AND FUNCTIONAL

Older adults strongly prefer to age in place, but they face barriers while living on a Fixed Income.

- ❑ Inability to maintain home
- ❑ Limited mobility, fall risk
- ❑ Some must declutter or move

CRITICAL HOME REPAIRS
(Inability to maintain home)



MOBILITY MODIFICATIONS
(Limited mobility, fall risk)

DECLUTTER SERVICES
(Bringing order to belongings by sorting and decluttering)

WHO?

AGE

60 years or older or persons with disabilities.

INCOME

Household income, 80% of median income in their county.

HOMEOWNER

Deed in their name with taxes current or regularly being paid.

RENTER

Renters qualify for mobility and declutter service.

WHY?

AFFORDABILITY

Low-income older adults cannot afford home repairs.

FALL RISK

25% of older adults are at risk for falls or are not entirely mobile.

RETURN HOME

Older adults coming home from hospitals or rehab need home modifications.

AGE IN PLACE

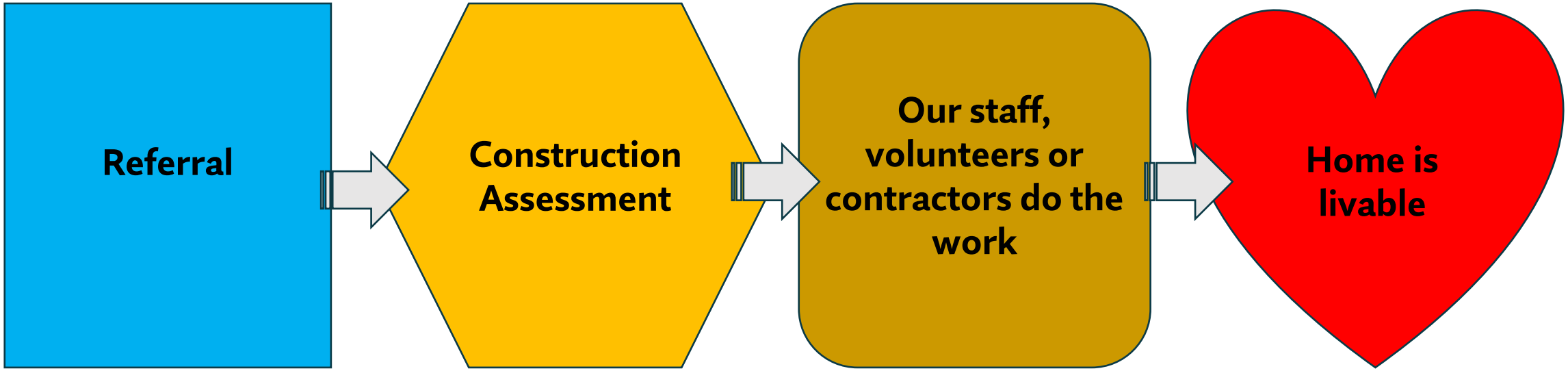
Older adults want to remain in their homes.

OUR FOCUS

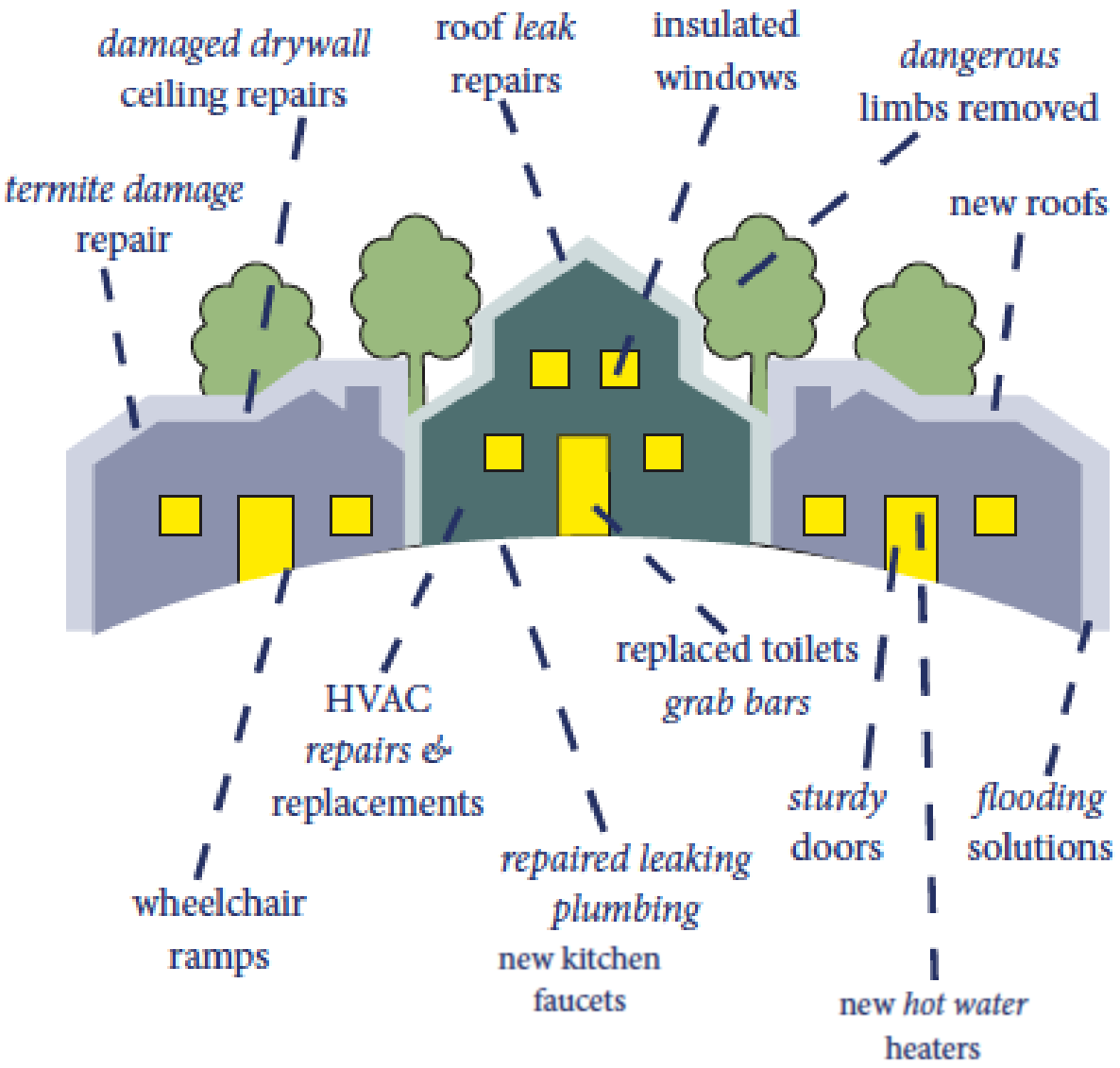
Our focus is the person, not the home.

For every home, we ask, “What does it take for the older adult to live safely and with dignity at home?”

HOW?


Referral
Construction Assessment
Our staff, volunteers or contractors do the work
Home is livable

CRITICAL REPAIRS AND MOBILITY



HOW MUCH

COST RANGE

$1,000 - $10,000 cost per home

AVERAGE COST

$3,000+

**** Work is provided at no cost to clients**

SAFE & FUNCTIONAL

Home made livable with a focus on safety and function.

CLIENT SUBMISSION FORM

Client Submission Form

Westminster Home Connection (615) 693-2153
Email referral to 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

EXAMPLES

Let's look at examples of people we have served...

For each of them we asked, "What does it take for this person to live safely and with dignity at home?"

Then we did it.

REPAIRS & MOBILITY
MS. A (71)

Scope of Work	
Replace bathtub and tile surround with a fiberglass, walk-in shower unit (30"x60").	Replace lavatory faucet and install shutoffs
Replace light fixture over kitchen sink	Replace ceiling heater in bathroom with a vent fan
Install GFCI's in kitchen and bathroom	Reinforce floor structure and subfloor in bathroom where necessary
Construct railings at front steps	Construct railing at rear steps
Install smoke detectors in required locations	Clean mildew/surface mold from kitchen ceiling
Clean mildew/surface mold from bathroom ceiling and Kilz if necessary	HVAC system is not functioning
Clean and reset gutters	

2 jobs requested + 11 more jobs required = $3,688 total cost

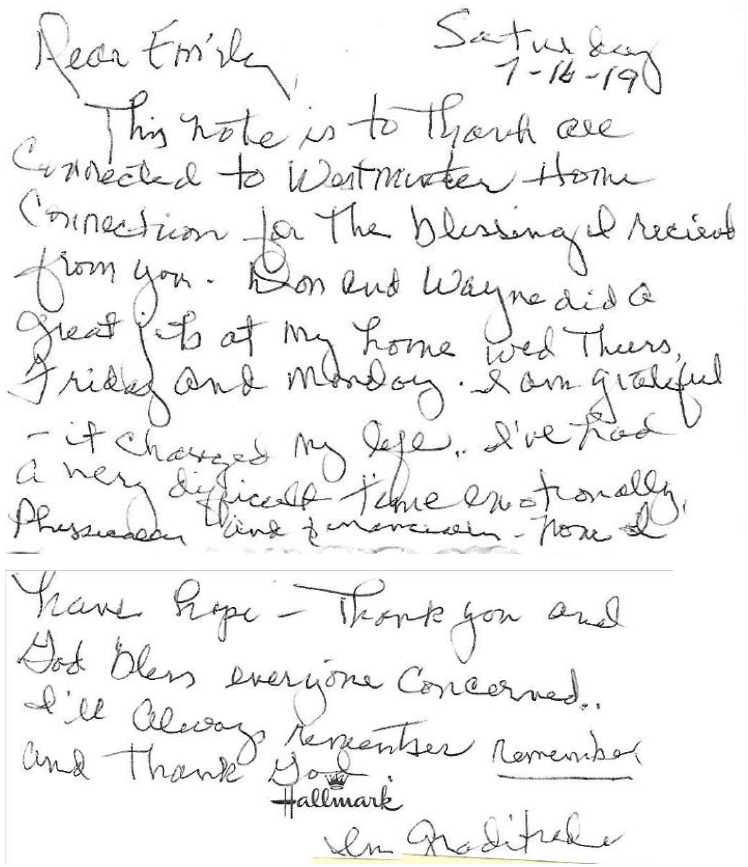
MS. A: BATHROOM
(BEFORE AND AFTER)

MS. A: VENT
(BEFORE AND AFTER)

MS. A: SMOKE DETECTOR AND NEW LIGHT

MS. A: RAILING
(BEFORE AND AFTER)

MS. A – THANK YOU!



Dear Emily,

This note is to thank all connected to Westminster Home Connection for the blessing I received from you. Don and Wayne did a great job at my home Wed, Thur, Friday and Monday.

I am grateful – it changed my life. I've had a very difficult time emotionally, physically and emotionally – Now I have hope – Thank you and God bless everyone concerned.

I'll always remember r<u>emember</u> and Thank God.

In Gratitude,

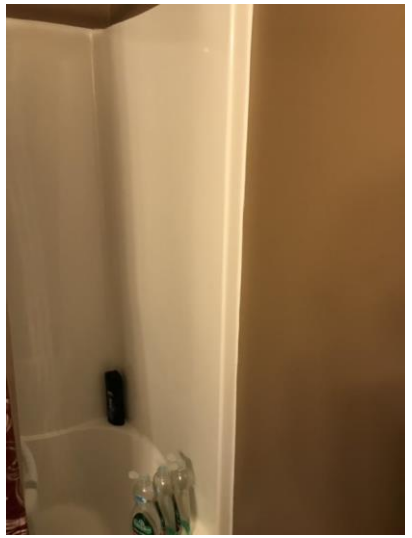
REPAIRS & MOBILITY+ DECLUTTER MS. W (65)

• Unclog sink in master bathroom	• Build small handrail w/graspable at step into front entrance
• Replace sink fixture and pop-up drain in master bath (sink drain leaking)	• Build small handrail w/graspable at step up to front stoop
• Replace flood light bulbs on front of home (x4)	• Build small handrail w/graspable at transition from sidewalk to driveway
• Mortar pavers in place at front door and at step up to front stoop	• 24” grab bar at edge of tub in hall bath
• Level pavers at transition from sidewalk to driveway	• Clean gutters
• Reattach gutter on back corner of house	• Install gutter guards (120’)
• Declutter	

MS. W: SINK FUNCTION & TUB SAFETY

Sink leak and clog repaired

Grab bar at edge of tub



MS. W: OUTDOOR LIGHTING SAFETY

Old outdoor lights

New, bright flood lights

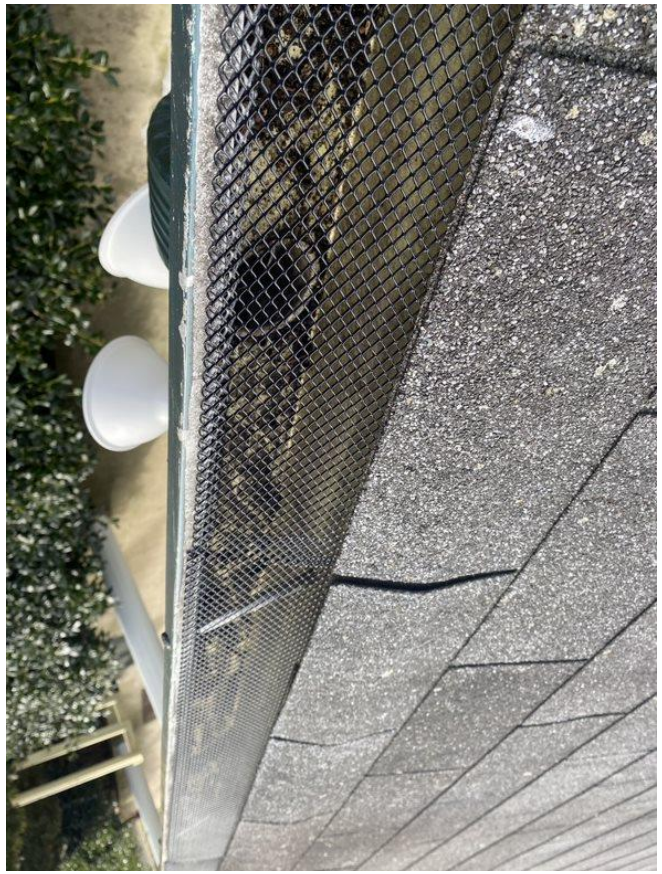
MS. W: MOBILITY ASSISTANCE

Handrail w/graspable at transition from sidewalk to driveway

Handrail w/graspable at step into front entrance

MS. W: GUTTER REPAIR

Reattached gutter



Gutter guard

MS. W: DECLUTTER - HALLWAY
(BEFORE AND AFTER)

MS. W: DECLUTTER - MEDICINE
(BEFORE AND AFTER)

WHO DO WE IMPACT?

1. **Clients** – Their lives, changes they experience after our service.
2. **Volunteers** – Involvement, what the ministry means to them.
3. **Case Managers** – Referral Process, how we are helping the clients, full coverage offered by CMs.
4. **Funders** – Hearing compelling stories, letting them what difference their $ make.
5. **Staff** – What this work means to us.

HOUSING IN NASHVILLE

*700,000 housing in Greater Nashville.

50% OF HOUSING UNITS ARE SINGLE UNIT DETACHED HOMES.

WE CANNOT BUILD OUR WAY OUT OF THE AFFORDABLE HOUSING CRISIS.

AFFORDABLE REPAIRS

Preservation of existing units is key

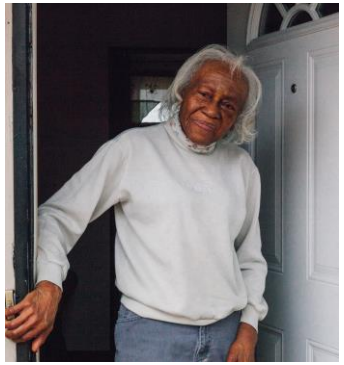
Source: U.S. Census Bureau, Davidson and surrounding counties. 62% of housing units are one-unit detached housing and 86% are owner-occupied.

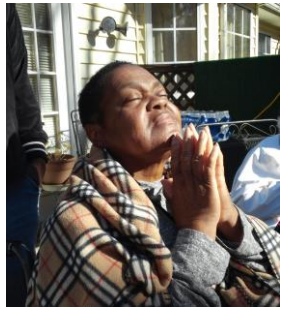
EQUITY FOR THE FUTURE

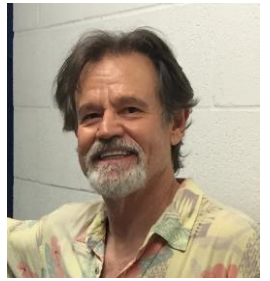
In summary

https://www.pbs.org/video/westminster-home-connection-aging-matters-npt-whtfxx/

A SAFE HOME FOR EVERYONE







THANK YOU!

3900 West End Ave | Nashville, TN 37025
615-693-2153 | WestminsterHomeConnection.org