

Aging in Place Housing+

Holistic Health & Home Repairs for Older Adults

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- Introduction of Aging in Place (AIP) and Housing Plus
- Understanding the Need for AIP
- Housing Plus & The AIP Model
- Assessments & Implementation
- Resources & Becoming Housing Plus-Certified
- An Affiliate Perspective on Aging in Place
- Funding & Partnerships
- Q&A

AGEING and HEALTH



Between 2000 and 2050, the number of people aged 60 and over is expected to double

In 2050, more than 1 in 5 people will be 60 years or older.



By 2050, 80% of older people will be living in low- and middle-income countries.

► EVERY OLDER PERSON IS DIFFERENT



Some have the level of functioning of a 30 year old.

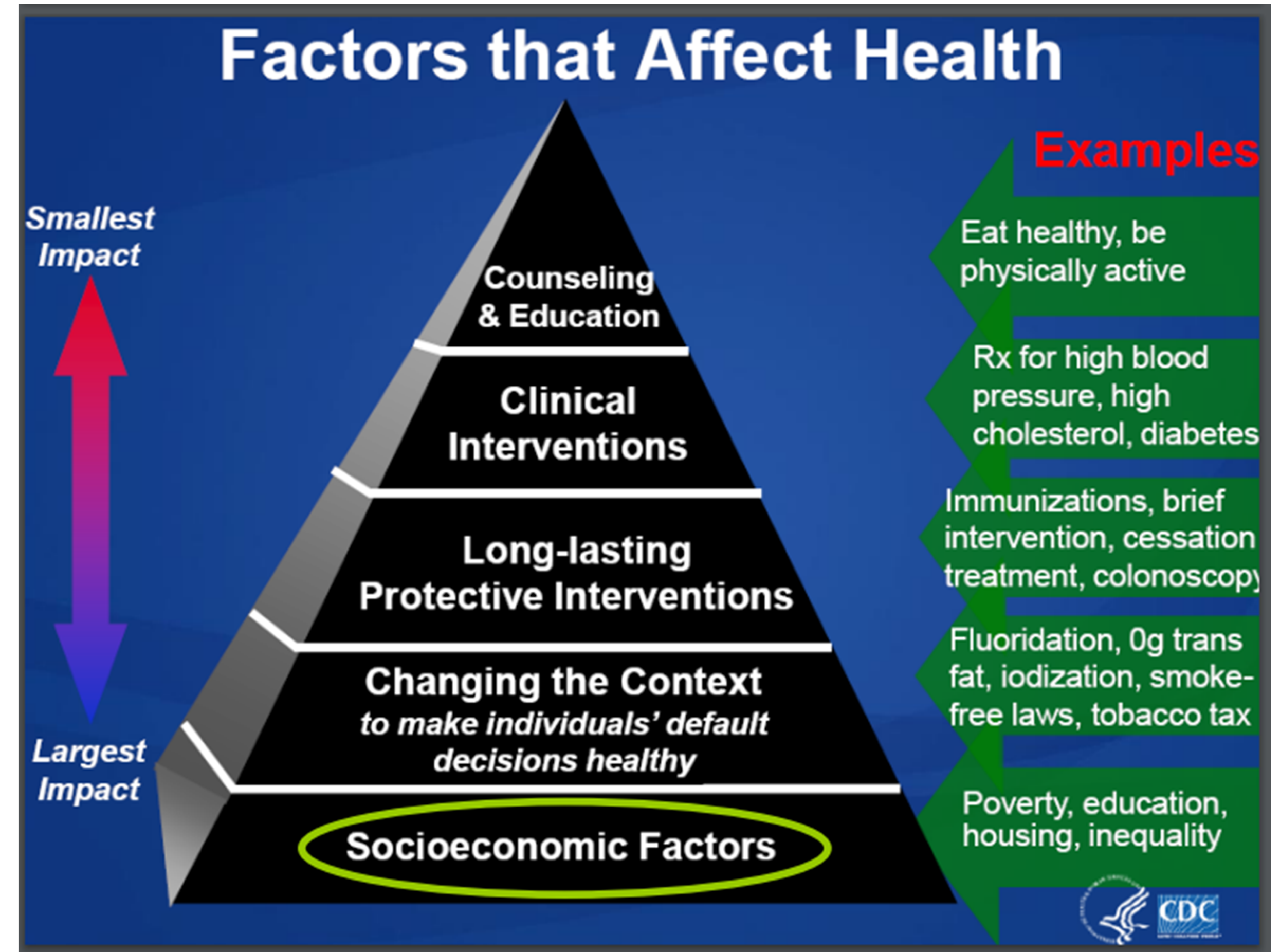


Some require full time assistance for basic everyday tasks.





Social Determinants of Health





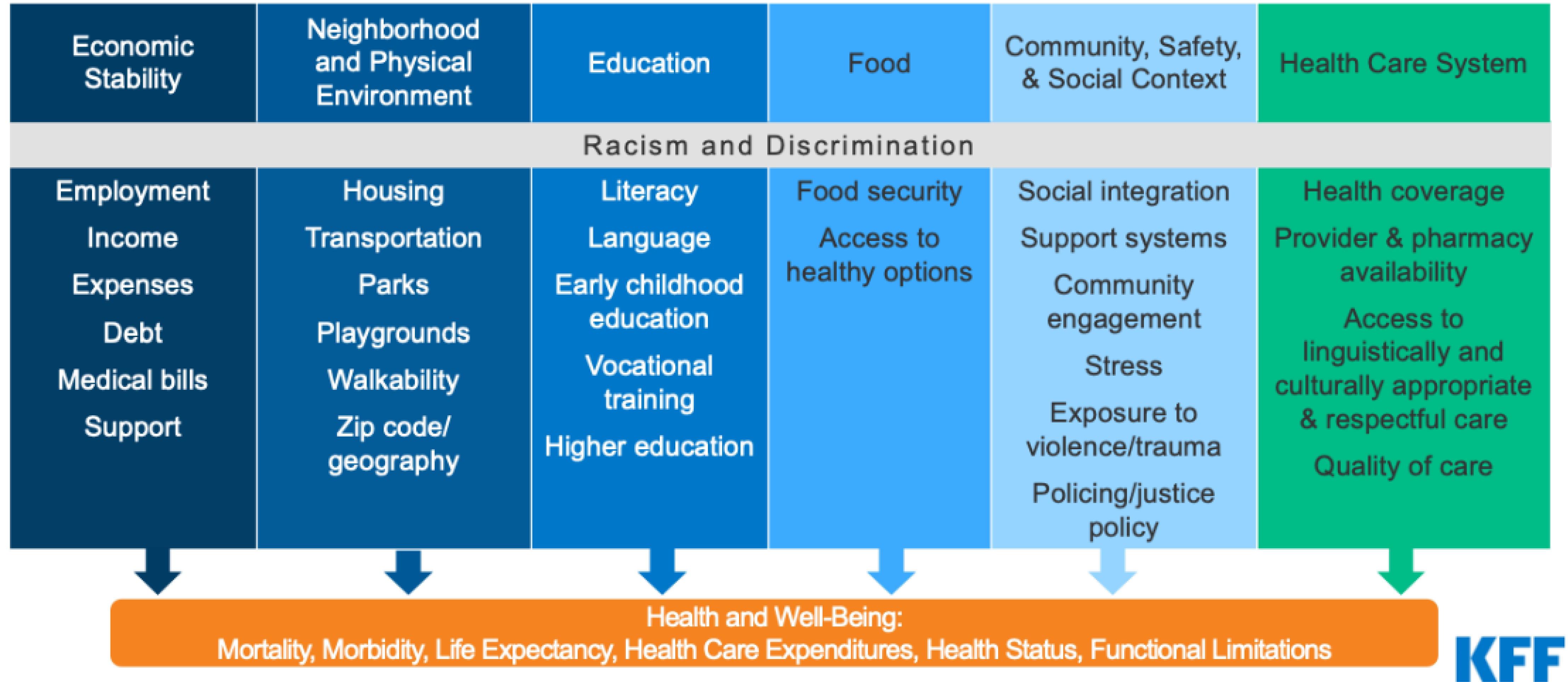
Heightened vulnerability often leads to exclusion

- Black, Indigenous, Person of Color (BIPOC)
- Age
- Gender
- Sexual identity
- History of incarceration
- Veteran status: discharged other than honorably
- History of trauma
- Disability
- Physical or mental health conditions
- Poverty
- Multi-system involvement (foster care, jails/prisons, hospitals, shelters, etc)
- Immigration status

“The data show that racial and ethnic minority groups, throughout the United States, experience higher rates of illness and death across a wide range of health conditions, including diabetes, hypertension, obesity, asthma, and heart disease, compared to their white counterparts.” –CDC 2021



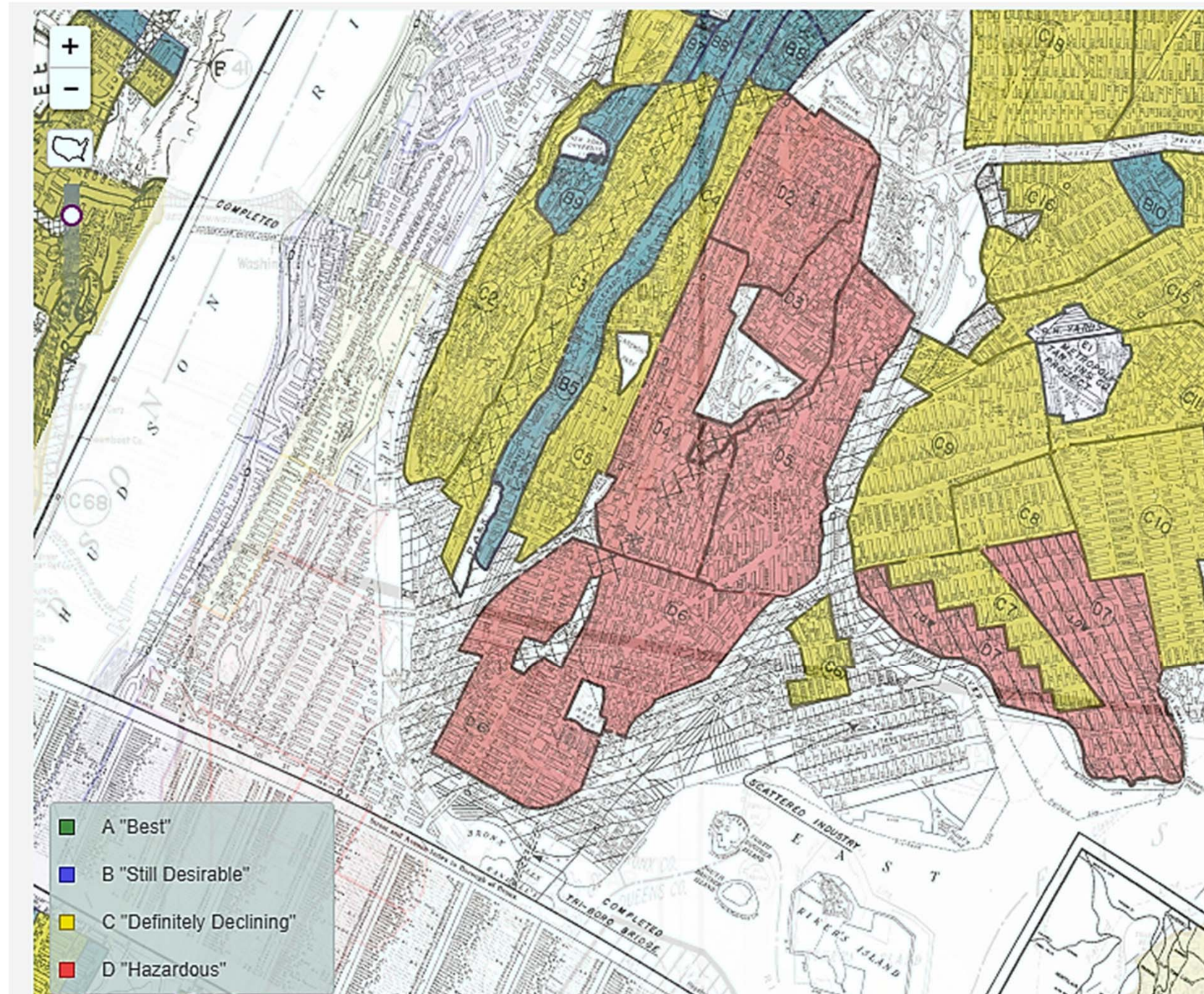
Health and housing inequity often have the same roots



“The Fair Housing Act (1968) prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability.”

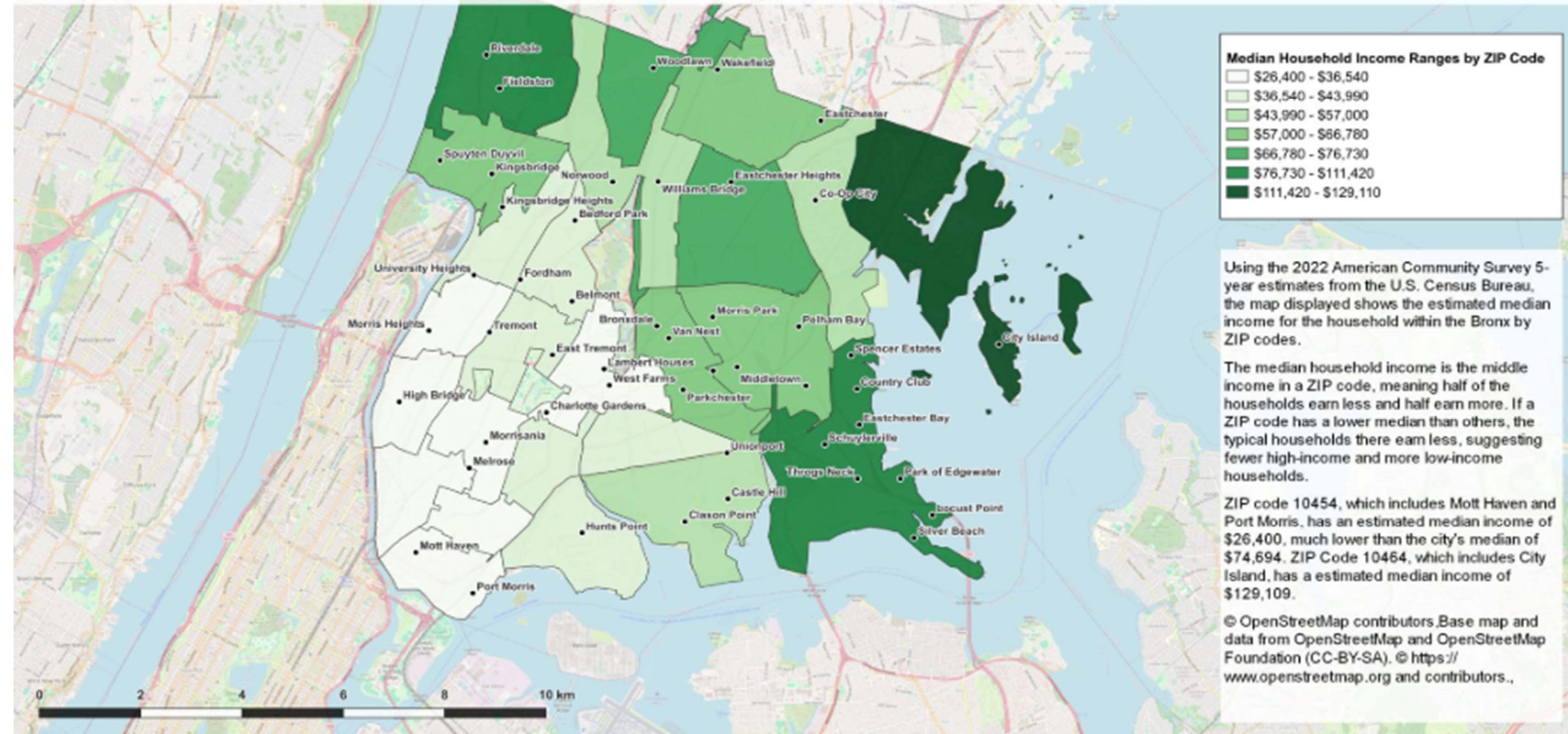
-National Low Income Housing Coalition

Redlining map from Bronx 1930



1930

Median Household Income (Adjusted to 2022 Inflation Dollars)



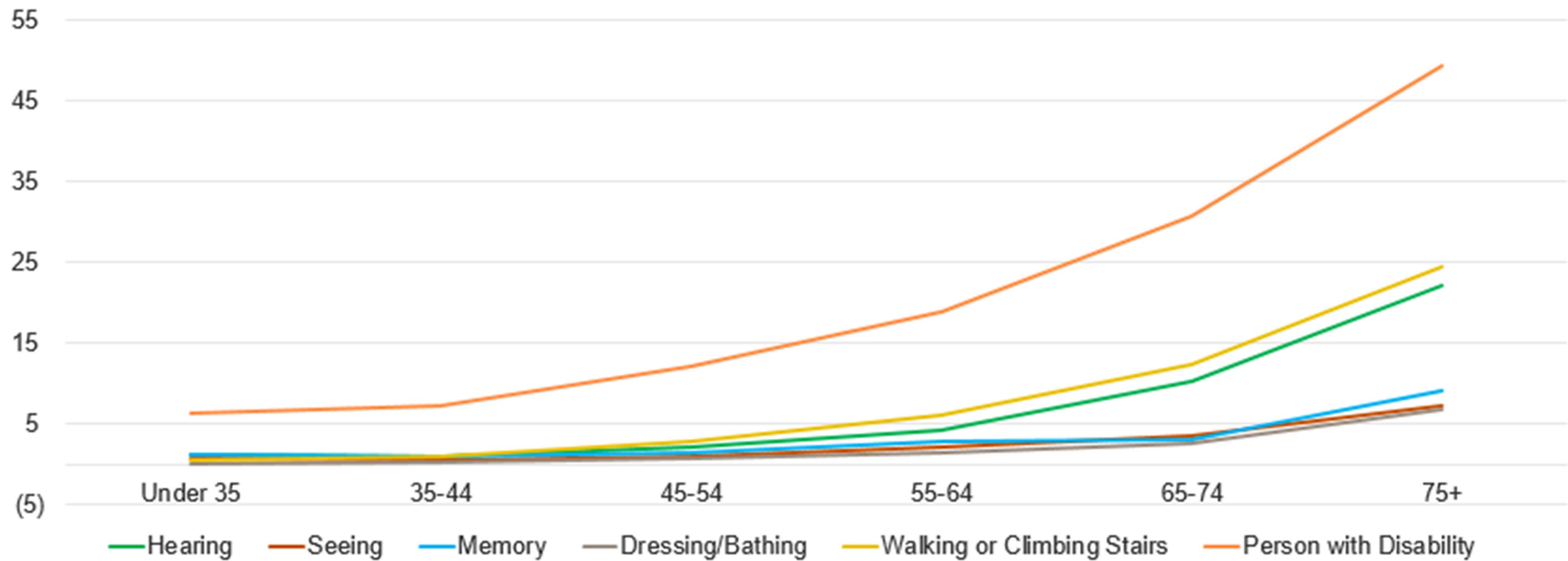
2022

The older adult population is one of the fastest-growing age groups in the U.S., with more than 10,000 Americans turning 65 every day.



Disability Prevalence Increases with Age

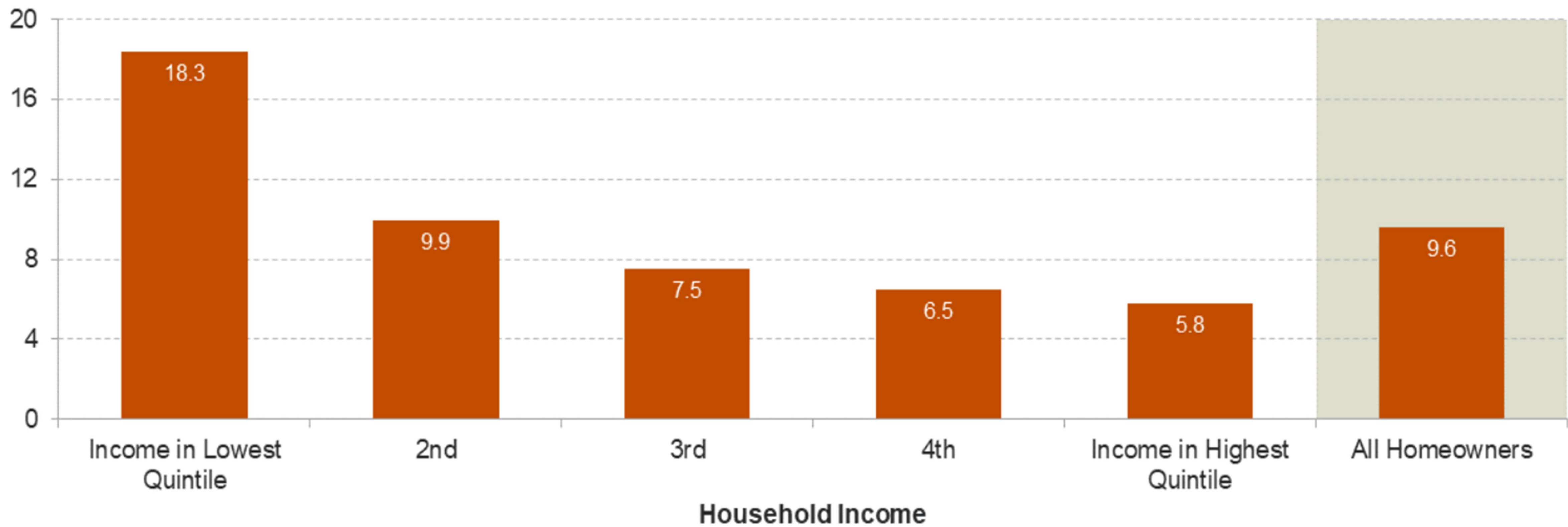
Share of Households Reporting at Least One Member with Difficulty (Percent)



Source: JCHS tabulations of 2019 American Housing Survey.



Average Share of Income Spent on Home Improvements and Maintenance (Percent)



Notes: The lowest income quintile includes homeowners with incomes of less than \$32,000. The highest income quintile includes homeowners with incomes of more than \$144,000. Homeowners with zero or negative income are assumed to spend 0% of income for improvements and repairs, while those spending over 100% are top-coded at 100%. Average share of income spent on home improvements and maintenance includes households with no spending.
Source: JCHS tabulations of HUD, 2019 American Housing Survey.

Many residents don't have a choice. Health care and nursing homes are expensive.

- 76% of Americans age 50 and older say they prefer to remain in their current residence, and 77% would like to live in their community as long as possible.
– AARP Foundation
- Non-fatal falls are a huge expense to the overall health care system, about \$50 billion a year, and often result in earlier placement into long-term care.
– CDC
- The average older adult homeowner will fully exhaust all of their wealth after 40 months of paying for nursing home care.
– Harvard's Joint Center for Housing Studies

**Older adults
deserve better.
Habitat partners
with them to
achieve their goals.**

The Aging in Place program:

- Helps older adults age safely and independently in their homes.
- Recognizes that older adults are vital pillars of their communities.
- Empowers older adults to have a say in where and how they age.

The Broader Impact:

Not only helps the aging homeowners but also lessens the impact on our broader health care, congregate care and financial systems.

How it works

Our research-driven method ensures wraparound support.

APPLY.

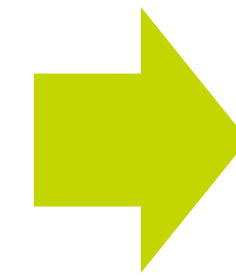
Older homeowners in need of home repairs apply through their local Habitat affiliate.

All older homeowners are eligible.



HOME WALK-THROUGH.

Together with a local health services partner and a Habitat construction expert, we meet with the homeowner and conduct a holistic survey to assess the need and devise a plan.



REPAIRS AND RESOURCES.

Habitat completes the person-specific home repairs and modifications.

We connect residents to local community organizations that provide social services to address age-related issues, including health, isolation, hunger and lack of transportation.

Research and funding partners



When homeowners can stay safely at home, we:

- ✓ **Reduce** the number of older adults entering nursing homes.
- ✓ Keep older adults in the **community of their choice**.
- ✓ Mitigate factors such as **isolation** and loneliness that affect **mental health**.
- ✓ Decrease the number of fall-related **ER visits**.
- ✓ **Lessen the burden** on emergency health systems and social services.
- ✓ Support **intergenerational transfer** of wealth.

It's not just one home.

Our Aging in Place model offers a turnkey approach that prompts **broader financial, health and social benefits** for the entire community.

- ✓ Visit our [Aging in Place site](#)
- ✓ Become [AIP Certified](#)
- ✓ Resource guide: **Bridging the Gap between Health and Housing for Older Adults** [Bridging the Gap between Health and Housing \(sharepoint.com\)](#)
- ✓ Connect with your **Area Agency on Aging** for possibilities for collaboration, partnership and referrals for services for older adults
- ✓ Reach out to the **HFHI Health & Housing/Aging in Place/Housing Plus team** anytime for questions, comments, thoughts
- ✓ Join the Aging in Place/Housing Plus **Yammer** community to stay up to date on what's happening at HFHI AIP
- ✓ Connect with your local healthcare provider and public health department to develop a partnership

What to Consider When Doing Repairs for Older Adults

An Affiliate Perspective on
Aging in Place



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- Every senior's needs are unique – listen first!
- Assess mobility, vision, and cognitive challenges.
- Consider emotional ties to their home – change can be overwhelming.
- Build trust and communicate with patience and clarity.



Safety & Fall Prevention

- Grab bars in bathrooms
- Non-slip flooring
- Stair railings & ramps

Accessibility

- Wider doorways
- Lowered countertops
- Walk-in tubs/showers

Home Maintenance & Energy Efficiency

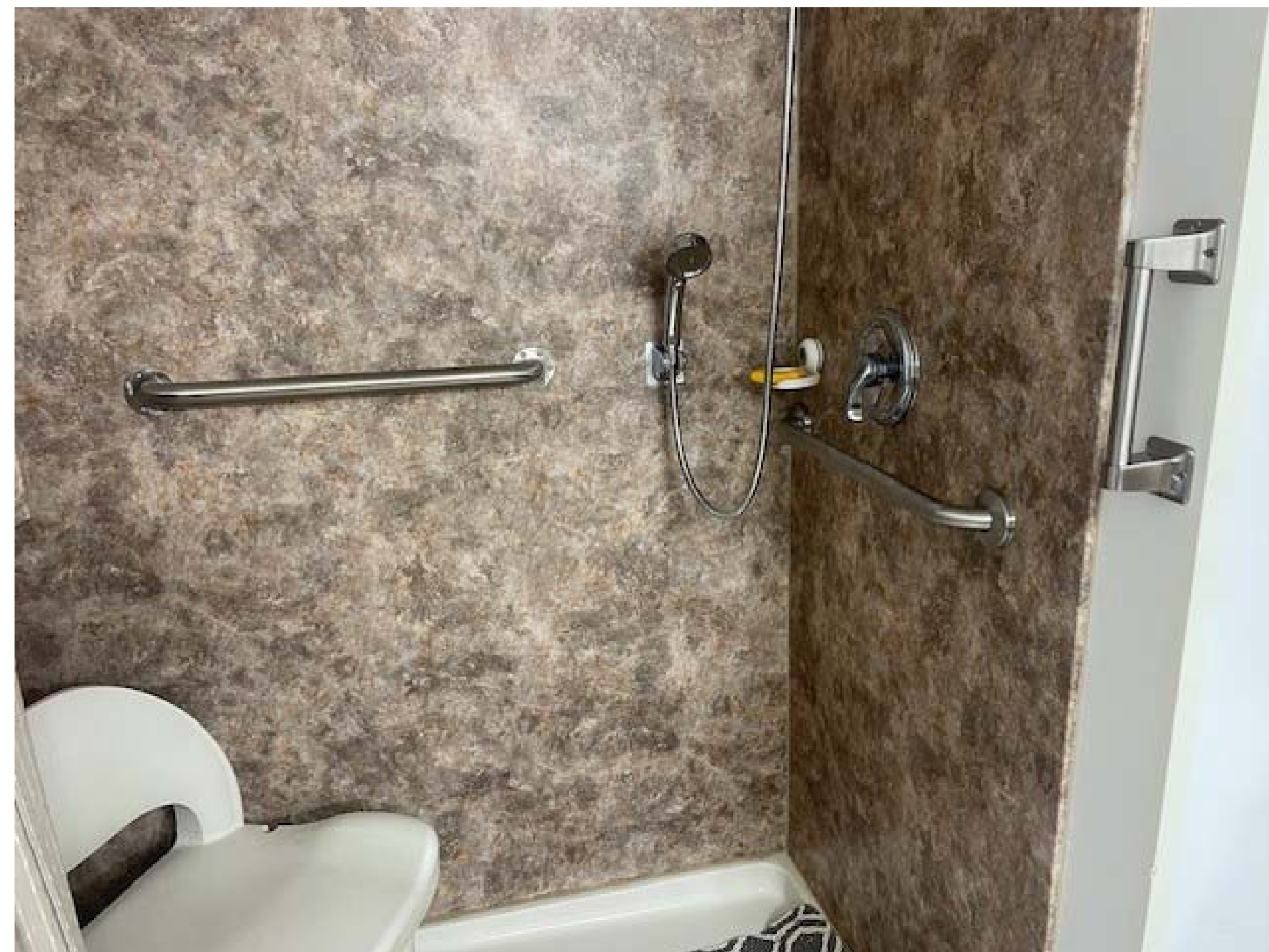
- Fixing leaks & insulation
- Improved lighting
- Easy-to-use door handles & faucets



- Be patient and clear – avoid technical jargon.
- In-person/phone options will be needed.
- Ask about daily routines to prioritize key areas.
- Involve family/caregivers in decision-making.
- Be respectful of memories and belongings – downsizing may be emotional.



- Qualified Contractors:
 - Experience with Aging in Place modifications?
 - Is the homeowner comfortable? Do you need to be there?
- Timelines & Disruptions: How will repairs impact daily life?
- Follow-Up Support: Does the homeowner need help adjusting to modifications?



Local Affiliate Funding Partners

- Universities
- Hospitals
- Local Nonprofits
- Check your Area Agency on Aging
- Other State and County sources

HFHI Research & Funding Partners



The Harry and Jeanette
Weinberg Foundation

RITA&ALEX
HILLMAN
FOUNDATION

Q & A



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Thank you!

Contact us

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