

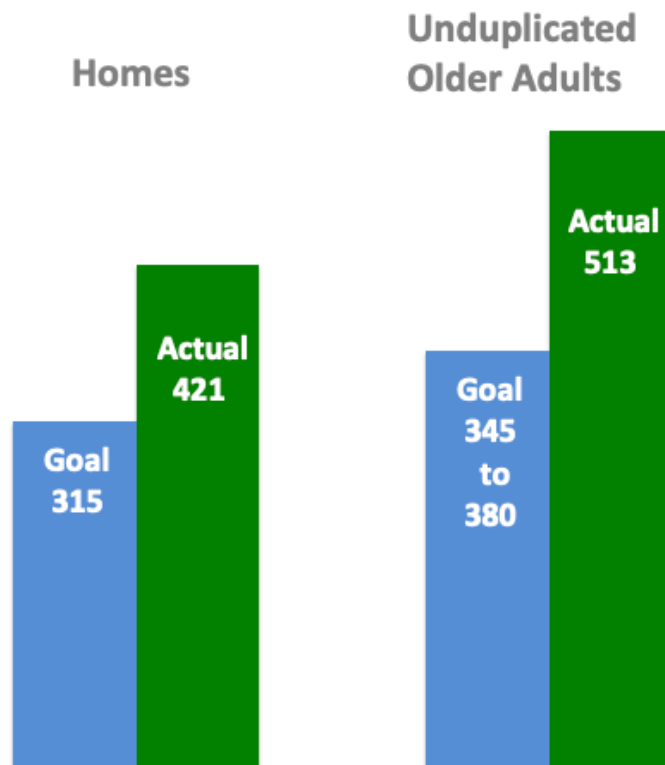
Report to the Court and Assisi Foundation
July 26, 2022
Westminster Home Connection

Summary

Westminster Home Connection (Westminster) and its MOU partners (Reelfoot and Scott Morgan) exceeded the **SeniorTrust** original grant goals in all three sections of the state. The subsequent \$20,000 sustainability grant has also been successfully completed. **SeniorTrust** has empowered 513 older adults to live safely and with dignity in 421 homes. Since March 31, 2022, we have completed 20 homes for 26 older adults. All three agencies are on firm footing to continue to serve older adults in all 14 counties included in the **SeniorTrust** grant. Your impact has been enormous and addresses community-wide housing issues, for this we are grateful to be your partner.

Grant proves to be outstanding ROI

While focusing on high impact repairs and modifications, costs were kept low by using skilled, community minded internal construction staff, talented volunteers, and trusted contractors. We completed 106 more homes than committed in the grant. Because of SeniorTrust, over 500 older adults were empowered to age-in-place in safer and more functional homes, and their homes have been preserved in the affordable housing stock.



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West Tennessee

Reelfoot's long-term focus is on affordable housing for older adults and low-income families. Reelfoot completed 32 homes in West Tennessee, exceeding the grant goal by two homes.

Reelfoot estimates that 40 homeowners will need assistance to be able to recover from the devastating December 10-11, 2021 tornados, which damaged several hundred homes in Reelfoot's community.

Today Reelfoot is fully engaged in tornado recovery repairs and rebuilds in Lake, Obion and Weakley counties. Reelfoot has hosted 48 volunteers this summer. The tornado recovery volunteer teams are scheduled to start in August.

Out of this disaster, Reelfoot has secured funding for a full-time construction supervisor and a part-time volunteer coordinator, which will make the program sustainable. **SeniorTrust's** sustainability grant was used for a video and a development consultant. Over the spring and summer of 2022, the consultant searched and applied for funding from philanthropic groups, foundations, and individual funders for Reelfoot's on-going construction programs. Those funding requests have been submitted and Reelfoot is currently awaiting favorable responses.

Many of Reelfoot's tornado survivors are older adults, so the ongoing tornado repairs will promote aging-in-place while also preserving affordable housing. Reelfoot's vision is for the skill acquired, and relationships built or rekindled with volunteers to transition back into to Reelfoot's construction program. Reelfoot envisions the tornado construction supervisor and volunteer coordinator roles will transition into a Reelfoot affordable housing program.

East Tennessee

Scott Morgan completed 65 homes in East Tennessee, exceeding the grant goal by five homes.

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Scott Morgan owns 25 low-income rental units. Although those units provide financial stability for Scott Morgan as an agency, they do not provide income for the repair program.

Scott Morgan used its sustainability grant to fund staff costs searching for funds and holding fundraisers. Below are sources of funding.

- Scott Morgan has several fundraisers each year. Most recently, a successful craft fair was held May 13-14.
- Morgan County recently awarded Scott Morgan \$15,000 from its American Rescue Plan funds. These funds will be split between construction and non-construction programs.
- Scott Morgan has an agreement with Scott County's technical school to provide volunteer labor and an agreement with United Cerebral Palsy to fund materials for ramps.

Middle Tennessee

Westminster is enormously grateful for your partnership – with your funding we have completed 324 homes in Middle Tennessee, exceeding the grant goal by 99 homes.

Westminster used **SeniorTrust's** sustainability grant to develop a more effective communications framework. The attached one-page messaging framework is the cornerstone of Westminster's communications. The Frist Foundation awarded a grant to Westminster to complete a comprehensive communications plan, including supplemental materials. Westminster has formed a Marketing and Communications committee to oversee communications. Marketing and Communications will work closely with the Development committee. *Our central message is that making critical repairs and mobility modifications preserves affordable homes for our community and improves the lives of our most vulnerable neighbors.*

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Westminster's 2022 budget is fully funded, and our board has committed to raise an additional \$125,000 from individuals in 2023. Westminster is exploring future funding with government officials for grant funding to make critical repairs and mobility modifications for older adults. Westminster has been successful in funding its construction program and expects to continue to be able to do so.

Construction Funding Status

Below you will find a summary of the original budget, number of homes completed exceeding the grant commitment, and final SeniorTrust dollars by category.

	<u>Original Budget</u>	<u>Actual</u>
Westminster Oversight	\$ 76,772	\$ 59,491
Middle <i>99 homes over grant goal</i>	633,797	696,212
East <i>5 homes over grant goal</i>	198,975	199,800
West <i>2 homes over grant goal</i>	<u>110,456</u>	<u>64,497</u>
Total	<u>\$1,020,000</u>	<u>\$1,020,000</u>

Westminster used \$17,281 of its oversight budget to complete more homes in Middle Tennessee. The \$45,959 funds that Reelfoot didn't use were spent in Middle and East Tennessee as Westminster and Scott Morgan had capacity to complete more homes.

SeniorTrust Impact

SeniorTrust has had a tremendous return on investment and can best be described by the stories that follow. First, we will tell the stories of Mr. and Mrs. B, and Mr. S, three older adults living in two recently completed homes. We also checked on two older adults who were featured in our January 2020 and July 2021 **SeniorTrust** quarterly reports.

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2022

Mr. and Mrs. B. Driving up to the B's ranch-style home, you see a well-kept yard with flowers and bird houses. Mr. B, age 83, is a soft-spoken veteran with 20 years of service. Mrs. B, age 81, has limited mobility and sits in a lounge chair in a living room which is filled with mementos from 30 years of selling Avon products to friends and neighbors.

Mr. B's home health nurse recognized that the couple needed mobility modifications in the bathroom and a ramp to safely enter and leave the home. With **SeniorTrust** funding, Westminster installed a walk-in shower, built a ramp outside, and made several other home repairs.

Mrs. B is overjoyed with their new walk-in shower. "I wasn't able to get in our old bathtub for the past three or four years. It's only a small step to get in this shower. Now I feel safe and comfortable getting in the shower." She's also thankful for new grab bars inside and outside the shower. Mr. B really likes the new hand-held shower head and the water control valve. "Before then, we never knew if the water would be scalding hot or freezing cold."

Both Mr. and Mrs. B. couldn't say enough about the team. "Every day they worked on the bathroom, they placed a tarp from the front door to the bathroom to protect our carpet. They were so nice, I baked them a cake."



*"We're staying in our home. We bought it in 1975. It's convenient to a **grocery store**, **schools** and the **hospital**, and we have such **good neighbors**. The repairs and modifications are a lifesaver!"*

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Mr. S. Mr. S had already purchased the grab bars he knew he needed installed in his bathroom when Westminster arrived to assess his home. What Mr. didn't know was that the shut-off valve at his bathroom toilet was ready to fail. The assessment "blew me away," Mr. S. said. "It's a 50-year-old house, and I've lived here since 1999." Not only did Westminster replace the shut-off valve, but also installed an ADA toilet and GFCIs in the kitchen and bathroom and made other repairs as well. Mr. S had been at risk of a serious fall when he stepped down from the kitchen to the garage on a couple of loose concrete blocks. Westminster made the transition safe by building wooden steps and handrails.



"I live in my garage," Mr. S said, and his neatly laid out gardening tools and workbenches attest to that. "I'm looking forward to getting back outside and taking better care of my yard. I'm planning on living here as long as I can."

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Follow Up

Mr. T

Mr. T is another success story, He is a former nurse who we helped pack, move and unpack in 2019. His move was successful, and he told us he is doing well and doesn't need anything right now – just the way we like it to be!



Mr. and Mrs. M

Mrs. M could no longer live with her husband in their split-level home due to amputations. Mr. M had started converting the garage into living space but was financially unable to complete such a large-scale mobility modification. Using **SeniorTrust** funds and matching contributions, in 2021 we hired a contractor to build an accessible bathroom, and suitable walls and doors in the garage. Mrs. M was able to move home. Mrs. M passed away in February 2022. Mr. M told us that it was impossible to describe how meaningful it was to both of them to be together for the last seven months of her life. “We enjoyed it for quite a while, and I am very happy for that.”

* * * * *

The number of older adults served tells a success story, but the real and lasting impact of **SeniorTrust** is on the improved lives of our neighbors throughout the state. Westminster, Reelfoot and Scott Morgan are committed to be shining examples in our communities in providing affordable housing solutions for older adults to age-in-place now and in the future.



westminster Home connection

**MAKING
REPAIRS**

**PRESERVING
HOMES**

**IMPROVING
LIVES**

*A Path to Individual and
Community Wellbeing*

Living in a safe and affordable home should be accessible to everyone.

Our older adult neighbors deserve to stay where they've built their lives, and age in a comfortable and functional space.

Westminster Home Connection provides low-cost, critical home repairs and mobility modifications for older adults and those with disabilities, improving the overall health and wellbeing of our city, our communities, and our neighbors.



Westminster Home
Connection
repairs home.



Homeowner
ages in place
with dignity.



Affordable
housing
preserved.



Home falls
into disrepair.



Older adult
leaves home,
connection to
community.



Community
loses affordable
housing.

A practical solution to affordable housing.

As home prices and construction costs continue to soar, Middle Tennessee will never be able to build its way out of the affordable housing crisis. Our model preserves the affordability of existing homes by ensuring they're livable for the current homeowners.

A path to age in place safely and with dignity.

Our construction teams resolve safety, mobility, and functionality issues, including step-in bathtubs, wheelchair ramps, electrical issues, roofs, and leaky pipes, that might otherwise cause homeowners to be forced to leave their homes.

A replicable service model for interested partners.

Every community has members in need of critical home repairs and mobility modifications. We can help you help them. Our model allows for service offerings to be expanded over time as the capacity and skill of your team increases, eventually including a comprehensive home assessment process to prioritize repair needs.

Learn more about who qualifies for our services, or sign up to volunteer or donate at
westminsterhomeconnection.org