

## It's About FAMILY



Mr. and Mrs. G's home has been the center of their lives for over 30 years. It's where they raised their children and welcomed family and friends. "We are grateful, thankful and blessed to have the family here with us over these years," Ms. G said.

However, as the years passed, and despite their best efforts, necessary home repairs began to pile up, and the G's safe haven was becoming a dangerous place for them to live. The kitchen sink was leaking so badly that it had rotted, and moisture had badly

damaged the countertops. Navigating the front steps of their home, as well as the bathroom had become challenging for Ms. B, whose health issues impacted her mobility. Additionally, they were constantly dealing with pests that came into their home through their crawl space.

Fortunately, they heard about Westminster from a friend, and so soon after they reached out, a case manager was in their home, assessing the necessary repairs. With a list of repairs in hand, the Westminster team was able to make the needed repairs in three days.

For Mr. and Mrs. G, the repairs were significant and life-changing. They are comforted knowing their kitchen is no longer filled with moisture, and they won't have to deal with animals and other pests, now that their crawl space has a new door. But the best outcome is that the couple can now safely navigate around their own home, thanks to grab bars throughout the bathroom, and handrails on their front porch.

Owning their own home has always been a big part of the G's identity. They each were the first ones in their families to be homeowners, so having the ability to continue living there has been especially meaningful. They can now continue building their lives in the home and neighborhood they love, knowing they are safe and secure.

"Not everyone is blessed to be able to make improvements to their homes," Ms. G said. "Westminster changes lives and gives families with limited income an opportunity to make improvements that might otherwise be a struggle to come up with the money to pay for."

## What's Coming NEXT

Over the past couple of years, Westminster Home Connection has solidified its service model, and we are grateful to be living out our mission on a daily basis. But now, the time has come to spread the word and get more communities involved in helping their neighbors.

As we step beyond the continuing work of preserving homes, our staff has been tirelessly working to spread the word among community leaders and interested partners. A few projects we have started this year and will continue throughout this year:

- 1. We dedicated resources to create a strategic communications plan.** We're not always good at sharing our story proactively, so we are now working with a local communications firm that specializes in nonprofits, to help us professionalize our communications and think about how to proactively tell our story with our audiences.
- 2. We are actively engaging with community leaders and local elected officials.** Through the years, we have established organic relationships, but we are now being strategic and intentional about introducing ourselves to our city's leaders and sharing information with them about the value we bring to our neighbors and their constituents.
- 3. We are expanding our network of partners.** We have been invited to present information about Westminster's model with several professional organizations this year and we look forward to leading more conversations like this in the future.



*Westminster Home Connection repairs and modifies homes to empower older adults and persons with disabilities to age in place safely and with dignity.*

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westminster  
Home  
connection

2022 ANNUAL REPORT

*a message from the*  
**EXECUTIVE DIRECTOR**



A little more than 10 years ago, in the wake of the devastating Nashville flood, a group of people in a faith community saw a need for home improvements among older adults... so they rolled up their sleeves and got to work. As that initial group fixed and modified more and more homes, they realized this need went far beyond a handful of individuals. Safely aging in place and remaining in the home and community where you've built your

life is a near universal desire, but for many, it can be financially out of reach.


If you have followed the story of Westminster Home Connection, you know that a decade into this work, we now serve an average of 350 people per year, and the waitlist to receive our services never dries up. We provide a practical and cost-effective solution to a problem that most people have either helped a friend or relative through, or faced themselves.

As we have honed our model and seen the need for home preservation for older adults and persons with disabilities continue to grow, as an organization, we have moved into the next phase of our mission, which is to spread the word and help other community leaders launch similar efforts in their own neighborhoods.


If you are reading this, you likely already have an interest in our work and believe in the value it brings to communities across middle Tennessee. I want to challenge you to take the next step and help us grow our model to serve families throughout Tennessee and beyond.

*Here are some specific ideas on how to help:*

Does your company encourage employees to **donate their time to a local nonprofit**? Consider coming out to help us build a wheelchair ramp. You can sign up right here.




**SCAN TO GET STARTED**




Are you a member of a civic or faith community that might be interested in **starting a similar home preservation** effort in your own community? We can help you get started.

Or perhaps you're an individual who wants to **join with others to volunteer** your time helping with construction and decluttering, or even operational support. We can always use an extra set of hands. Learn more about how to share your talents here.



**SCAN TO DONATE**



And of course, Westminster Home Connection would not exist without the **generous support of our donors**. Any amount helps, and you can give here.

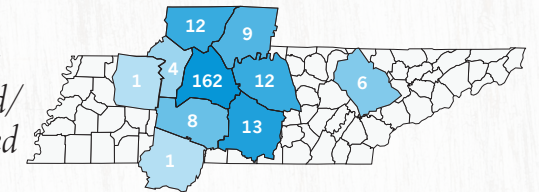
As home prices and construction costs continue to soar, Middle Tennessee will never be able to build its way out of the affordable housing crisis. The Westminster Home Connection model preserves the affordability of existing homes owned by older adults and persons with disabilities by ensuring they remain livable. Maintaining these homes preserves valuable affordable housing for less money than building entirely new homes.

We believe in this work, and we want to play a role in solving this affordable housing crisis for our neighbors.

Gratefully,  
**Keith**

*By the* **NUMBERS**

**228** houses repaired/modified



**359** people served

**92%** of homes worked on in middle Tennessee were owned by homeowner

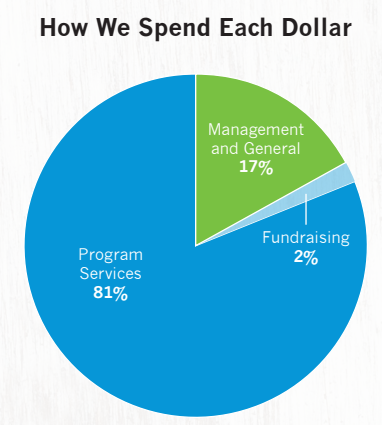
**160** volunteers engaged

**1,716** jobs completed

**Did You KNOW?** Cost to preserve an existing affordable home = about \$3,000

*This is less than 1% of cost to build a new home in Middle Tennessee.*

**2022 FINANCIAL HIGHLIGHTS**



<b>Assets</b>	
Cash, cash equivalents, & CDs	\$733,000
Other current assets	543,000
Property & equipment, net	10,000
<b>Total</b>	<b>\$1,286,000</b>
<b>Liabilities &amp; Net Assets</b>	
Current liabilities	\$63,000
Net assets without donor restrictions	748,000
Net assets with donor restrictions	475,000
<b>Total</b>	<b>\$1,286,000</b>