



HOPE helps older adults live with dignity and independence in the housing most appropriate to their circumstances.

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**HOUSING OPTIONS PROVIDED FOR THE ELDERLY
(HOPE)
ANNUAL REPORT
April 1, 2015 - March 31, 2016**

Housing Options Provided for the Elderly (HOPE), Inc. is a not-for-profit corporation registered in the State of Missouri. Its members are public and private sector representatives, brought together by common concern and community need. Services are provided without regard to race, creed, ethnic origin, sex, gender preference or disability status.

HOPE services are described below:

HOUSING OPTIONS COUNSELING

Reverse Mortgage Counseling is provided by HOPE counselors locally in persons' homes and throughout the country by telephone. The Department of Housing and Urban Development and the National Council on Aging are the primary funders of this service; funding is also provided by client fees and local grants. Up-front Reverse Mortgage Counseling helps individuals decide whether or not a Reverse Mortgage is right for them. Reverse Mortgage Counseling is also provided for clients who have a Reverse Mortgage but have failed to pay taxes or Insurance. A total of 1980 clients were helped with Reverse Mortgage Counseling, averaging 4 hours of service.

In-person Case Management Counseling is provided in clients' homes in St. Louis City and County. A thorough assessment results in an individualized plan to help address all difficulties the client faces. The most common form of assistance is helping the client improve their housing situation, including moving to subsidized senior housing or connecting with home repair services. Other common agenda included help in connecting with financial assistance programs and health services. Service was provided to 549 clients in St. Louis City and County, averaging 9.3 hours of service.

An additional 980 callers were provided Information and Referral services by telephone.

The Money Follows the Person Program helps seniors and disabled persons move out of nursing homes. This program provides counseling support as well as up to \$2400 to help with the transition. We helped 77 persons explore eligibility for the program; 47 persons were accepted into the program (many of whom we are still assisting); 8 were successful this year in moving out of the nursing home. The low placement number illustrates the difficulty of successfully transitioning persons. The greatest difficulty is finding affordable housing for individuals with limited income and many who have bad credit history or felony convictions.

Medicaid Reassessments. Persons who receive in-home Chore and Person Care Services through the state are interviewed at least yearly to determine need. Services may be reduced or increased based on the assessment. 311 Reassessments were completed during the year.

HOUSING DATABASE

HOPE maintains a database of senior housing. 193 senior housing facilities are currently being tracked. HOPE provides housing lists free of charge to those who request them. The list is also available on HOPE's website.

AGENCY FINANCES (Unaudited)

Grant income was received from: The Daughters of Charity \$50,000. The Department of Housing and Urban Development (HUD) \$29,322; St. Louis Area Agency on Aging \$87,812; National Council on Aging \$326,191.08; Reverse Mortgage Counseling Fees \$21,566.20; National Center for Home Equity Conversion (donation in recognition of quality HECM Counseling \$27,134). Miscellaneous Income: \$1,103.73.

Total income for the year \$543,129.01 / Total expenditures \$535,318.52

STAFFING

Buz Zeman, MSW/LCSW is HOPE's Director and is employed full-time. Part time employees: Mary Farmer, MSW; Jane Lyss, MSW; Warren Lind, MSW/LCSW; Jeanette Langton, MAGern; Sara Coble, MSW, Deborah Ellis MaGern; Christina Jones; Stacy Stuber; Brenda Grauer, JD; Chaz Brown, Robert Brown, MBA/CPA; Connie Cline, Sarah Coble, MSW. Volunteer support, which includes HOPE's Board of Directors, practicum students and other volunteers, averaged 39 hours per month.

BOARD OF DIRECTORS 3/31/16

HOPE's Board of Directors: Jeanie Kraus-Taylor (President), Steve Woodruff, (President-Elect), Pam Merkle (Treasurer), Dianne Marshak (Secretary), Michael Ferris, Karen Hausfeld, James Hespen, Karen Hausfeld, Karen Miller, Steve Miskovic, Tracy Fantini Spies, Kayla Vaughan, Chris Wyrick,