

The Green House[®] Project

*Redesigning
Nursing Homes &
Long-Term Care
for the 21st Century*

Multigenerational Communities For Healthy Aging
The Federal Reserve Bank of Atlanta
September 30, 2008

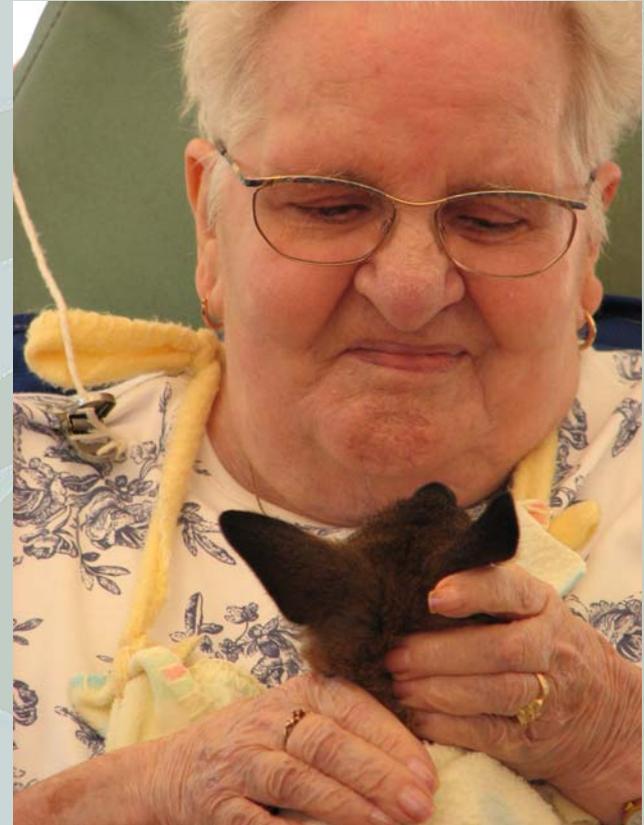
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Agenda

The Green House Project

- Goals of the Green House homes
- Green House concept (17-minute video)
- Research
- Finance
- Pioneers



Introductions

The Green House Project

Robert Jenkins

- Director, The Green House Project
- VP, Community Solutions Group, LLC/NCB Capital Impact

NCB Capital Impact

- Non-profit
- Technical assistance and lending to projects serving persons with low-incomes and low-income communities

Partners in The Green House Project

- Bill Thomas - Founder
- The Robert Wood Johnson Foundation -Funder
- Green House Project adopters
- State and Federal policy makers

Goals of The Green House Project

The Green House Project

- Create real homes for persons who need skilled nursing home care
- Create intentional communities within the homes
- Create multigenerational communities by including Green House homes in master planning and in-fill development
- Allow elders to live close to their adult children and community activities



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Green House Video

The Green House Project



Green House Project Video

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Research [Kane, JAGS 2007]

The Green House Project

Improvements in Elders QOL

- Having choice, control, & dignity
- Good friendship & food
- Having privacy
- Feeling safe

Improvements in Elder's QOC

- Less incontinence
- Less prevalence of depression
- Less ADL decline

Improvements in Staff's QOL

- Felt more empowered to help Elders
- Greater job satisfaction
- More likely to remain
- Knew elders better

More to Come: Time study, role of nurses, major evaluation



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Finance

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Licensed Services

Depending on market, combination of:

- Private pay
- LTC insurance
- Medicare/Medicaid

Housing

- Equity (up to 60% if high Medicaid)
 - sponsor & donations
- HUD 232 guarantee
- Conventional mortgage/bonds
- HOME
- NMTC (in qualified area)
- State appropriations & incentives
- NCB Capital Impact & partners



Thanks

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