

# HOUSING ACCESS

---

THE NEED, THE IMPACT, AND WAYS TO GET THERE

ALLEN HINES

COMMUNITY VISION



---

# HEALTH AND SOCIAL IMPACTS OF ACCESSIBLE HOUSING

## Decreased support needs

- Enhances capacity to care for oneself
- Allows people greater privacy when doing personal care

## Greater social participation

- Easier entry and navigation of one's home means they expend less energy and can leave home and participate in the community

## Better health and safety

- Fewer injuries and falls
- Improved mental health, including lessened fear of injury, reduced depression

# WAYS TO INCREASE HOUSING ACCESS

## Long-term rent assistance for people with disabilities and older adults

- Rent assistance can ease pressure on people who live on fixed incomes
- Greater discretionary income has positive impacts across life domains

## Grants to fund enhanced accessibility in new affordable housing developments

- Planning with accessibility in mind is much more budget-friendly and has greater impact than renovation

## Increased access to funding for home modification, including for rentals

- People have diverse access needs and modifications will be necessary

# WHAT DOES ENHANCED ACCESSIBILITY LOOK LIKE?

---

Universal design is creating an environment that can be accessed by everyone without encountering barriers and is designed to meet the needs of all the people who wish to use it. We have created a basic framework that highlights multiple levels in universal design, allowing for different options based on needs and resources:

Level 0: Legally required

Level I: Visitable

Level II: Accessible

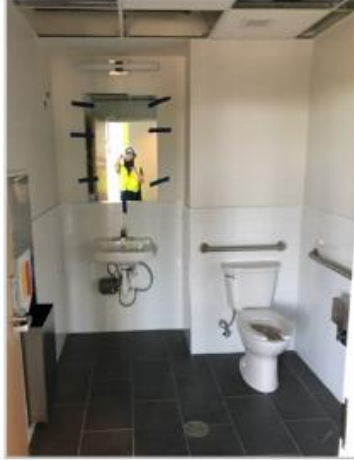
Level III: Smart home





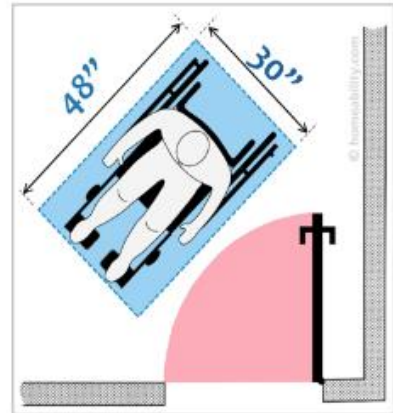
**No-step Entry:**  
Traditionally, crawl spaces are used for plumbing and heating. New materials enable builders to create zero-step entrance home at no additional cost.

**Cost:** No-cost design adaptation



**1<sup>st</sup> floor Bathroom:**  
Traditional building design is for no bathrooms or a half bath on the first floor. Newer open designs allow for an accessible turning radius in the bathroom.

**Cost:** No-cost design adaptation



**Wider Doors:**  
Allow wheelchairs to pass through more easily. As wheelchairs are continuing to evolve, 36" interior doors are ideal.

**Cost:** Up to \$40 per door, depending on materials



**Reinforced Bathroom Walls:**  
Adding scrap lumber into the walls will allow for easier installation of grab bars, if greater accessibility is needed in the future.

**Cost:** Additional labor of \$25-\$60/unit

## LEVEL I: VISITABLE

---

Visitability has three primary components:

- A zero-step entrance
- Wider doors with clear passage space
- A bathroom on the main floor you can get into in a wheelchair

Find more information at  
**[visitability.org](http://visitability.org)**



**Grab Bars:**

Allow a person support when moving to the toilet.

**Cost:** \$40 for materials plus labor (labor costs depend on if walls are already reinforced)



**Roll-in Shower:**

A shower that has no tub and a moveable bench. When constructing, slope the floor for drainage.

**Cost:** \$1,000 new construction, \$2,500 rehab

## LEVEL II: ACCESSIBLE

---

There are two places in a home that have the most barriers: restrooms and kitchens.

Making modifications in these living spaces allows for greater independence in the home, enabling the home to feel like a comfortable space that is truly supportive of an individual's mobility needs.



**Smart Toilet:**

Performs wiping and flushing functions with the touch of a button.

**Cost:** Average of \$750



**Zero Barrier Sink or Countertop:**

Allows clearance underneath sinks and countertops for wheelchairs.

**Cost:** No-cost design adaptation



**Pull-out Countertop:**

A place to put hot containers and allow the user more flexibility.

**Cost:** No-cost design adaptation



**Open Area for Large Turning Radius:**

Gives plenty of space for someone in a wheelchair to turn around.

**Cost:** No-cost design adaptation



**Wainscoting:**

To protect walls from wheelchairs. This can be installed by adding plywood to the bottom 4 feet, and crowning to finish it off.

**Cost:** \$3-5 per foot plus labor



**Kick-plate Elevator Buttons:**

Near the floor for individuals using wheelchairs or without use of their arms or hands.

**Cost:** \$2,000-\$2,500 per floor



**Movable Cabinet:**

Using an accessible switch, the cabinet comes all the way down to the counter.

**Cost:** \$1,000 to \$1,500



**Pull-out Range:**

Allows wheelchair users to roll under. This model uses induction heat for additional safety.

**Cost:** Unit pictured is \$1,253



**Automatic Doors:**

That open at the push of a button or when sensing motion.

**Cost:** \$500-\$1,500 per unit

# LEVEL II: ACCESSIBLE

## Additional No-Cost Ideas:

**Lower Light Switches:** Light switches placed at 46" rather than the standard 48" above the ground.

**Higher Power Outlets:** Power outlets placed at 18" rather than the standard 16" above the ground.

**Lower Bar in Closets** which allows for easier access to clothes

**Easy Grab Hardware and Door Handles**



Smart appliances, such as **Smart Ovens**, that can be controlled by voice or phone.

**Cost:** \$1,000-\$3,000



Smart appliances, such as **Smart Fridges**, that can keep track of products inside and expiration dates.

**Cost:** \$3,000-\$4,000



**Smart Locks:**

Can be programmed to automatically lock and respond to voice activation.

**Cost:** \$150-\$250



**Video Doorbell System:**

Senses when someone is at your door and records automatically.

**Cost:** \$100-\$250

## LEVEL III: SMART HOME

---

Smart Home devices are appliances and tools for the home that function through WiFi or Bluetooth connection and allow a user to engage with the device remotely.

Although many smart devices are purchased for the home after construction and installation of utilities is complete, it may be useful to consider some of these devices and systems at the planning and construction phase