

Making Housing More Welcoming

The basic rule of thumb is:
"elbow height makes it right"

- Light switches
- Electrical outlets
- Thermostats

You may also consider:

- Ramps
- Wide door frames
- Levered door handles
- Railings on both sides of stairs
- Flashing lights added to door bells, smoke detectors, and fire alarms
- Cabinets removed from under sinks
- Loop handles on cabinets
- Grab bars for the bathroom

Remove unexpected obstacles:

- Obstacles in the entryway
- Low hanging lights
- Protruding cabinets

Brochure statistics are from:

U.S. Census Bureau, Statistical Abstract of the U.S., 2001; National Apartment Association; American Association of People with Disabilities; and INclusion Network Surveys



For more information:

Miami Valley Fair Housing Center
(937) 223-6035
www.mvfairhousing.com



Access Center for Independent Living
(937) 341-5202
www.acils.com



For ideas about making your apartment units more accessible:

Concrete Change
(404) 378-7455
www.concretechange.org

HomeMods
(213) 740-1364
www.homemods.org

Center for Universal Design
(800) 647-6777
www.centerforuniversaldesign.org

Have accessible housing?
Have it listed in the following databases:

ohiohousing locator.org

Free online listing of affordable and accessible rental housing units available statewide with special features for the elderly and people with disabilities

or call or visit online:

National Accessible Apartment Clearinghouse Database
(800) 421-1221
www.accessibleapartments.org

Accessible Housing!

Accessible Housing

an untapped market!

People with disabilities usually stay in their apartments a minimum of 5 years

Turnover costs average \$497.00 per unit

About 19% of the U.S. population has a disability



Accessible Housing

New markets!
New opportunities!

Would you like a great way to expand your market and create new opportunities for long-term residents?

Have you ever considered what keeps residents in apartments?



No-step entry



Roll-in shower and toilet with grab bars



Wheelchair space under counter and stove with controls in front



Stepped entry with integrated wheelchair ramp

Turnover costs average \$497.00 per unit or \$0.54 per square foot.

Turnovers average over 6% of total expenses.

In the U.S., \$250 billion is spent annually by people with disabilities.

The average cost per year spent on housing is approximately \$7,013.00 per person.

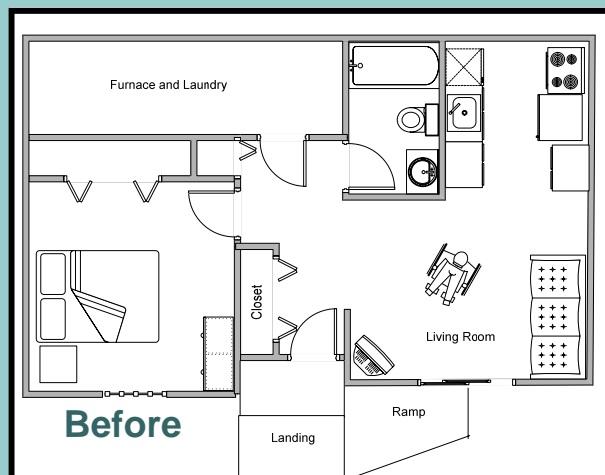
About 29% of the households in most metropolitan areas have a family member who has a disability.

REMEMBER:

You can reduce turnover with modifications that allow people with disabilities to live comfortably.

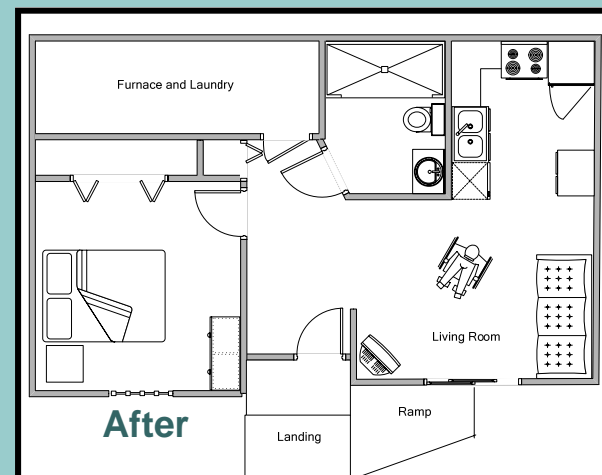
Barriers in Existing Floor Plan (Before)

- Galley design in kitchen limits wheelchair maneuvering space
- Lack of maneuvering space in bathroom
- Counter height 36"
- Lower cupboards interfere with counter access
- Upper cupboards inaccessible
- Bathtub in bathroom



Modifications to Floor Plan (After)

- L-shaped design in kitchen
- Turning area in bathroom and living room 5'
- Counter height 27"- 32"
- Outlets installed on edge of countertops
- Increased maneuvering space at entry
- Roll-in shower installed in bathroom



Additional Tips

Convey notices and information in written and non-written formats.

Remember that all service animals are permitted.

Make sure bushes and trees do not obstruct walkways.

Floor Plans: "News and Views" Spring 1999
Published by The Accessible Housing Society, Calgary, Alberta, Canada
Web Site: <http://www.ahscalgary.ca>

Photos courtesy of: Universal Concepts & Design, Blue Ash, Ohio

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