



# 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



## 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:

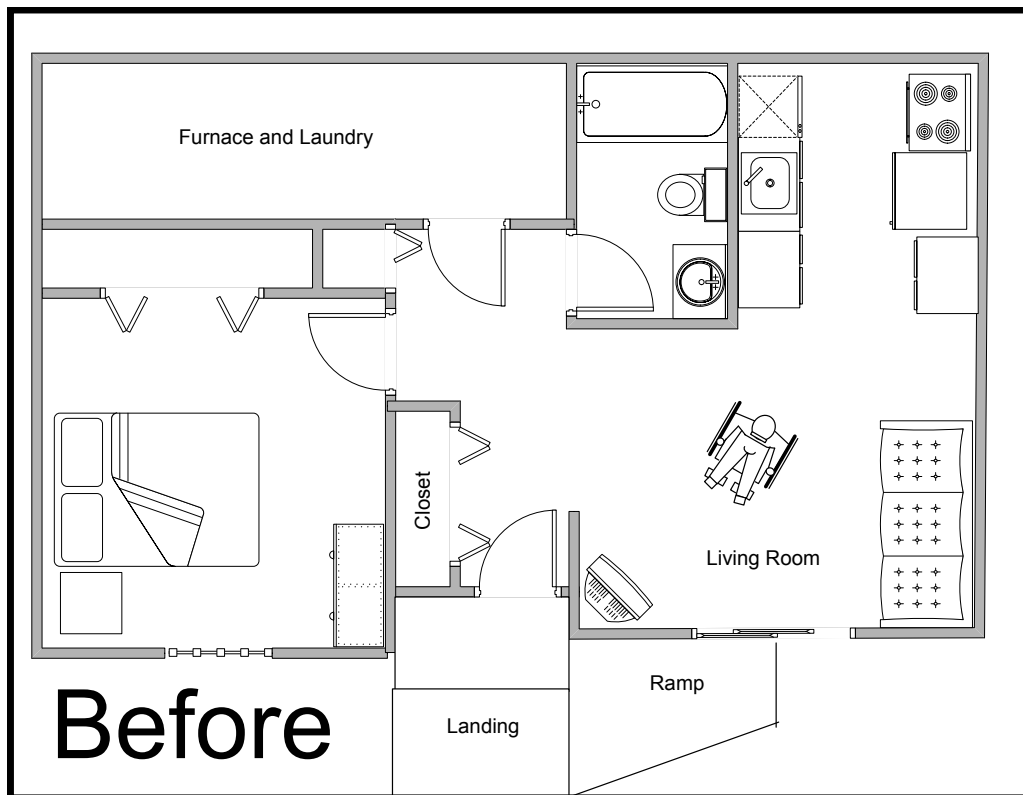
- Obstacles in the entryway
- Low hanging lights
- Protruding cabinets

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

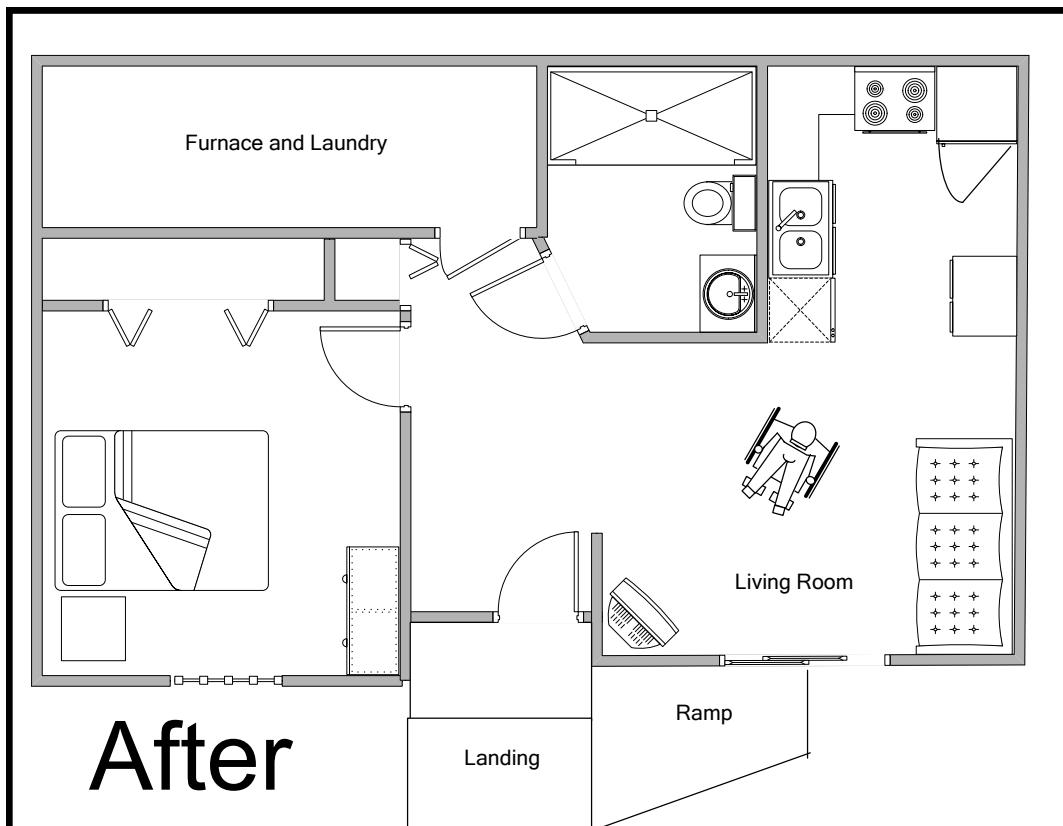
## Barriers in Existing Floor Plan (Before)

- 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 countertop
- Increased maneuvering space at entry
- Roll-in shower installed in bathroom





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



# 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?

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.

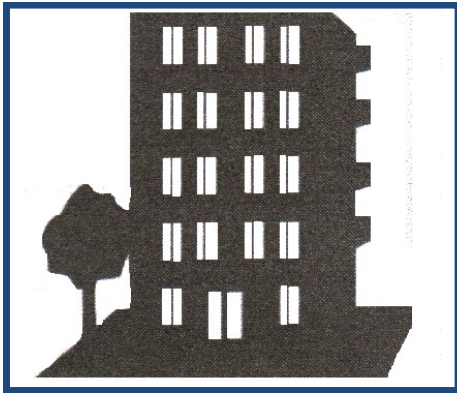
The average cost per year spent on housing is approximately \$7,013.00 per person.



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.



## 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

Special thanks to: Community Design &  
Development Center and the late Marcia Cassidy  
for technical assistance with this brochure.

Original design funded by the Ohio Developmental  
Disabilities Council under the Developmental  
Disabilities Assistance and Bill of Rights Act

For more information:

Miami Valley Fair Housing Center



(937) 223-6035

[www.mvfairhousing.com](http://www.mvfairhousing.com)

Access Center for Independent Living

(937) 341-5202

[www.acils.com](http://www.acils.com)



For ideas about making your apartment units more  
accessible:

Concrete Change

(404) 378-7455

[www.concretechange.org](http://www.concretechange.org)

HomeMods

(213) 740-1364

[www.homemods.org](http://www.homemods.org)

Center for Universal Design

(800) 647-6777

[www.centerforuniversaldesign.org](http://www.centerforuniversaldesign.org)

Have accessible housing?

Have it listed in the following databases:

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](http://www.accessibleapartments.org)