



AGING IN PLACE & UNIVERSAL DESIGN RESOURCES

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AGING IN PLACE & UNIVERSAL DESIGN RESOURCES

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<http://www.hcd.ca.gov/hpd/aginginplace.pdf>

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AGING IN PLACE & UNIVERSAL DESIGN

AGING IN PLACE RESOURCES

2009

AGE IN PLACE / Washington, DC: National Aging in Place Council (NAIPC), 2009. (Web site)

Available via the World Wide Web:

<http://www.ageinplace.org/>

- The National Aging in Place Council is a senior support network...NAIPC was founded on the belief that an overwhelming majority of older Americans want to remain in their homes for as long as possible, but lack awareness of home and community-based services that make independent living possible.
- Most Americans do not make a plan to age in place, although you should start thinking about one before you plan to retire. Creating a plan can prevent unexpected events from turning into crises that compromise one's ability to live independently...Our members are experts in healthcare, financial services, elder law, design and home remodeling. We are dedicated to helping meet the needs of our aging population, and assist you so that you can remain independent in the housing of your choice.

AGING STATISTICS / Washington, DC: Administration on Aging, U.S. Department of Health and Human Services, 2009. (Web site)

Available via the World Wide Web:

http://www.aoa.gov/AoARoot/Aging_Statistics/index.aspx

- The older population--persons 65 years or older--numbered 37.3 million in 2006 (the latest year for which data is available). They represented 12.4% of the U.S. population, about one in every eight Americans. By 2030, there will be about 71.5 million older persons, more than twice their number in 2000. People 65+ represented 12.4% of the population in the year 2000 but are expected to grow to be 20% of the population by 2030. The information in this section of the AoA web site brings together a wide variety of statistical information about this growing population.

AGING IN PLACE INITIATIVE: Developing livable communities for all ages / Washington, DC: Aging in Place Initiative, Partners for Livable Communities, 2009. (Web site)

Available via the World Wide Web:

<http://www.aginginplaceinitiative.org/>

- Aging in Place is an initiative of Partners for Livable Communities (Partners) and the National Association of Area Agencies on Aging (n4a). It was developed to help America's communities prepare for the aging of their population and to become places that are good to grow up, live in and grow old.

HOUSING FOR THE 55+MARKET: Trends and insights on boomers and beyond /

Washington, DC: National Association of Home Builders (NAHB), 2009, 72 p.

Available via the World Wide Web:

<http://www.metlife.com/assets/cao/mmi/publications/studies/housing-for-the-55-plus-market.pdf>

- The report analyzes where older households live, characteristics of communities and the overall satisfaction with them, and the types of communities that the 55+ market prefers.
- The report also looks at recent 55+ movers, finding out why they moved and from where, as well as other key demographic information, such as household size, education, race, and income.
- Also covered is an inventory of new construction, including the dollar value, basic characteristics, motivations of the buyer or renter, comparisons to the previous home, and how new home purchases are financed.
- Finally, the report looks at the market share of 55+ households and forecasts construction in 2009 and 2010.

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AGING IN PLACE RESOURCES – cont'd

55+ HOUSING: Builders, buyers and beyond, What are builders building? What do buyers want? / Washington, DC: National Association of Home Builders (NAHB), 2009, 44 p.

Available via the World Wide Web:

<http://www.metlife.com/assets/cao/mmi/publications/studies/mmi-55+-builderes-buyers-beyond.pdf>

- The second part of the NAHB/MMI study, titled **55+ Housing: Builders, Buyers, and Beyond**, includes two surveys.
- One [survey] analyzed builders creating communities/homes for 55+ home buyers in 2008–2009 and reported on the features, amenities, and services they are including in those homes and communities, and compared selected results to a comparable builder survey...
- The second survey covered the preferences of 55+ households and reported on the features, amenities, and services they would like to have in their homes and communities and how they value them, with some emphasis on “green” building, universal design, and energy-efficiency issues.
- This report provides summary data on both the builder and consumer surveys and focuses on the gap between the built product and consumer preferences. It also provides an extensive data resource of the characteristics of consumers...

2007-2008

AGING AND DISABILITY: Implications for the housing industry and housing policy in the United States / Smith, Stanley K.; Rayer, Stefan; Smith, Eleanor A. -- Chicago, IL: Taylor & Francis Group, 2007, 18 p. (Journal article)

Journal of the American Planning Association – Vol. 74, No. 3 (June 2008) p. 289-306

Available for purchase via the World Wide Web:

<http://www.informaworld.com/smpp/content~content=a794429453~db=all~order=pubdate?bios=true>

- We demonstrate the impact of population growth and aging on the projected number of households with at least one disabled resident and estimate the probability that a newly built single-family detached unit will have at least one disabled resident during its expected lifetime.
- Under our medium assumptions, we project that 21% of households will have at least one disabled resident in 2050 using our first disability measure (physical limitation) and 7% using our second (self-care limitation). We estimate that there is a 60% probability that a newly built single-family detached unit will house at least one disabled resident during its expected lifetime using our first measure....Given the desire of most people to live independently for as long as possible, these numbers reflect a large and growing need for housing units with features that make them accessible to disabled persons.

A BLUEPRINT FOR ACTION: Developing a livable community for all ages / Washington, DC: National Association of Area Agencies on Aging; Partners for Livable Communities, 2007, 80 p.

Available via the World Wide Web:

http://www.aginginplaceinitiative.org/storage/aipi/documents/Blueprint_for_Action_web.pdf

- The purpose of this guide is to provide local leaders with tools to build the collaborations needed to create livable communities for people of all ages....Each day, decisions affecting residents' ability to age successfully in their communities are made by housing officials, transportation planners, planning and zoning specialists, parks and recreation officials, and economic development leaders. Early recognition of the impact that an aging population has on a community will enable these diverse departments to hone their planning and identify new opportunities.
- The guide can be used as a quick-reference kit for practitioners looking for tools, resources, and best practices. It includes information based on community experiences in building local leadership and solving specific challenges relating to aging.

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AGING IN PLACE RESOURCES – cont'd

MAPPING THE GROWTH OF OLDER AMERICA: Seniors and Boomers in the Early 21st Century / Frey, William H. -- Brookings Institution, Metropolitan Policy Program, 2007, 28 p. (Living Cities Census Series)

Available via the World Wide Web:

<http://www.brookings.edu/views/articles/200705frey.pdf>

- Analysis of U.S. Census Bureau data on the changing size, location, and characteristics of America's senior (aged 65 and over) and pre-senior (aged 55 to 64) populations reveals that: the aging of the baby boom generation makes pre-seniors this decade's fastest growing age group....Poised to create a "senior tsunami" beginning in 2011, this group will be more highly educated, have more professional women, and exhibit more household diversity than previous generations entering traditional retirement age.
- Today's seniors and pre-seniors are upending traditional notions of how and where Americans spend their later years. The rise of boomer populations in suburban and Sun Belt locations will create new demand for senior-oriented housing and amenities. As older populations age in place, however—especially in the suburbs of slower-growing metropolitan areas—public policies must respond to the new stresses they will exert...

VISITABILITY: A major "no-step" towards inclusive housing / Maisel, Jordana L. --

Burlington, VT: Planning Commissioners Journal, 2007, 4 p. (Journal article)

Planning Commissioners Journal – No. 66 (Spring 2007) p. 4-6

Available via the World Wide Web:

<http://www.plannersweb.com/visitability.pdf>

- The current housing stock fails to meet the needs and preferences of today's aging population and those with disabilities....Homes that empower the elderly and people with disabilities are all too uncommon, particularly in the single-family housing market. Many homes are still being built with steps at all entrances and hallways, and doorways that are too narrow for wheelchair users.
- The ability to "age in place" also received an important boost from the U.S. Supreme Court. In its 1999 ruling in *Olmstead v. L.C.*, the Court held that "unnecessary segregation of individuals with disabilities in institutions constitutes discrimination based on disability because it perpetuates unwarranted assumptions that people with disabilities are incapable of participating in community life."

2005-2006

THE MATURING OF AMERICA: Getting communities on track for an aging population /

Washington, DC: National Association of Area Agencies on Aging, 2006, 34 p.

Available via the World Wide Web:

<http://www.n4a.org/pdf/MOAFinalReport.pdf>

- America and its communities are aging and aging rapidly. As the Baby Boom generation—born between 1946 and 1964 reaches retirement age, the number of Americans over age 65 is expected to reach 71.5 million by 2030—twice their number in the year 2000.
- The vast majority of older Americans want to age in their homes and communities for as long as possible. However, the aging of the population will pose new challenges for the delivery of local services such as health care, recreation, housing, transportation, public safety, employment and education.
- To help cities and counties better meet the needs of their aging population, and to harness the experience and talent of their older citizens, five national organizations joined forces to identify ways to prepare for the aging of this population. Known as *The Maturing of America — Getting Communities on Track for an Aging Population*, the project is being led by the National Association of Area Agencies on Aging, in partnership with the International City/County Management Association, National Association of Counties, National League of Cities and Partners for Livable Communities.

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AGING IN PLACE RESOURCES – cont'd

AGING IN PLACE: Making communities more livable for older adults / Dalrymple, Elli --

Washington, DC: Partners for Livable Communities, 2005, 164 p. (Book)

Available for purchase via the World Wide Web:

<http://www.livableresource.org/aginginplace.html>

- This guide provides an overview of the key challenges to Aging in Place, including auto-dependent land use patterns and lack of coordination between health and housing policy. The final section summarizes a wide range of best practices for coordinating housing services, offering educational enrichment, and other key priorities.

BEYOND 50.05: A report to the nation on livable communities: Creating environments for successful aging / Kochera, Andrew, et al. -- Washington, DC: American Association of Retired

People (AARP), Public Policy Institute, 2005, 112 p.

Available via the World Wide Web:

http://assets.aarp.org/rgcenter/il/beyond_50_communities.pdf

- "...despite the needs of an aging population, we often limit our view of—and concern about—communities to topics of economic growth, or sprawl, or the allocation of scarce resources....*But there is another way to view how communities should grow and change, and that is from a personal level, how the physical and social environments can promote independence among individuals and strengthen the civic and social ties among them.* It is in this context that we speak of a 'livable community.'"
- This report explores the connections between a livable community and community engagement among its residents and shows how both affect the 'successful aging' of its residents.
- There are many ways to promote livability. For instance, homes that are affordable enable individuals to remain in the communities to which they have long-term attachments. At the same time, good home design, founded on ease of use and accessibility, enhances quality of life by enabling individuals to enjoy the full use of their residence as they age.....

LIVABLE COMMUNITIES & AGING IN PLACE: Developing an elder-friendly community /

Dalrymple, Ellie -- Washington, DC: Partners for Livable Communities, 2005, 23 p.

Available via the World Wide Web:

http://www.nw.org/network/comstrat/agingInPlace/documents/AginginPlaceWhitePaper_000.pdf

- Many older Americans will continue to reside in the home they raised their families...as people age, their activities, family composition and financial resources alter. If the majority of older Americans wish to live in their homes, certain modifications need to be considered as their ability to be independent may diminish. Ideally, they should be able to find housing of the type and location that best suits their particular evolving situation. But too often, many older adults go straight from their home to a nursing home or assisted living care facility, and there appear to be few options in-between.
- There are many reasons for encouraging older persons to remain in their own homes. The strongest argument is that older adults overwhelmingly report that they want to grow old in their homes and communities. Additionally, providing home and community services that enable older adults to age in place has shown to be the most cost-effective model for aging....
- There are several solutions to the rising housing problems. Accessory apartments, more appropriately known as "granny-flats" can be complete apartments within a single-family home or a smaller, more separate structure on the same lot that functions as an apartment. Other solutions include co-housing, home sharing, taxation, and financial tools such as reverse mortgage that can pay for home modifications and health care.

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2003-2004

AGING IN PLACE IN MULTIFAMILY HOUSING / Prosper, Vera -- Washington, DC: U.S.

Department of Housing and Urban Development, 2004, 26 p.

Available via the World Wide Web:

<http://www.huduser.org/periodicals/cityscape/vol7num1/ch5.pdf>

- A significant proportion of people age 60 or older are living, and aging in place, in age-integrated multifamily housing developments. Multifamily housing is a major but largely unacknowledged and unexplored retirement housing choice of older people.
- Findings from a descriptive, exploratory study of one segment of multifamily housing are reported on (1) the extent of aging in place in multifamily housing, as measured by the number and proportion of householders age 60 or older, and (2) the level of environmental support for aging in place in these developments, as measured by the presence of 58 indicators of a development's capacity to enable elderly tenants to age in place successfully.

AGING IN PLACE: A toolkit for local governments / Ball, M. Scott -- Atlanta, GA: Atlanta

Regional Commission; Community Housing Resource Center, 2004, 36 p.

Available via the World Wide Web:

http://www.aginginplaceinitiative.org/storage/aipi/documents/Articles%20and%20Reports/A_toolkit_for_local_governments.pdf

- The **Aging in Place** toolkit emphasizes techniques for coordinating housing development regulations and healthcare supports so older adults can stay in their homes. It details examples of coordinated approaches to the provision of neighborhood housing and supportive services that make it not only possible, but cost effective for seniors to stay in their communities.
- To begin, the **Aging in Place** toolkit examines the impact of aging in place strategies on the individual and on the community. The toolkit explores why aging in place is an important and cost-effective strategy...It defines the five guiding principles to aging in place initiatives and offers a set of examples.
- The toolkit then discusses each of the components essential to an aging in place strategy: Healthcare, the Environment, Planning and Zoning and offers recommendations on how a community can address each.
- Finally, the toolkit explores the challenge of coordination and the role visual tools like Geographic Information Systems can play in making aging in place strategies a reality.

STRATEGIC PLAN FOR AN AGING CALIFORNIA POPULATION: Getting California ready for the "baby boomers" / Sacramento, CA: California Health and Human Services Agency

(CHHS), 2003, 258 p.

Available via the World Wide Web:

<http://www.ccoa.ca.gov/pdf/population.pdf>

- Minority populations, persons with low incomes, women, and those living alone warrant special attention because of concerns related to housing affordability. A large number of elderly Californians are burdened with high housing costs and in urgent need of affordable housing, which is in limited supply.
- Many older adults express a strong desire for continuity in their living arrangements, yet often live in physically unsupportive environments that lack the necessary features to ensure safety and accessibility.
- Many older adults reside in substandard dwellings in need of repair or rehabilitation, which endanger their safety. Instead of facilitating older persons' ability to grow old safely, independently, and with dignity, many settings have become a source of the problem itself.
- Finally, despite their preference to remain in their own homes, many older persons have limited options, which may lead to institutionalized settings. (p. 35 – 36)

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2001-2002

AGING IN PLACE: Solutions to a crisis in housing and care / Atlanta, GA: Neighborhood Reinvestment Corporation, Southern District Office, 2002, 23 p.

Available via the World Wide Web:

<http://www.nw.org/network/pubs/studies/documents/agingInPlaceFullReport.pdf>

- Because of the growth of the elderly market and its unique needs, the Southern District office of Neighborhood Reinvestment Corporation convened a forum on Aging in Place on February 18, 2002, at the Training Institute in Atlanta....They detailed some of the obstacles that stand in the way of their services being offered in a cohesive, integrated manner. They also highlighted some of the innovative solutions originating in both the healthcare and housing industries to help seniors age in place.
- It is our hope that this paper helps codify the challenges of facilitating successful aging-in-place strategies, identify some samples of solutions that are working within and outside the NeighborWorks network, and present some of the policy issues that may help relieve these harmful conditions through federal funding and public program design.
- It is clear the NeighborWorks network can build upon its experiences to further reach the elderly community in its service areas. But it is also clear such efforts will require expanded and new relationships, redefining interdisciplinary collaboration. By working with Neighborhood Reinvestment Corporation, the network can further define exactly the kinds of services and products seniors need and want...

AGING AND SMART GROWTH: Building aging-sensitive communities / Howe, Deborah -- Miami, FL: Funders' Network for Smart Growth and Livable Communities, 2001, 16 p.

(Translation Paper No. 7)

Available via the World Wide Web:

http://www.fundersnetwork.org/usr_doc/aging_paper.pdf

- The paper posits that the sprawling, automobile-dominated landscape so prevalent throughout the United States seriously limits the continued mobility and independence of older people, a reality that is of enormous consequence to the aging experience.
- In the years ahead, the growing number of seniors, a result of the aging of baby boomers, stands to overwhelm the system of care relied on by most seniors -- family members, friends, and the social service system.
- The paper underscores the importance of transforming our communities so that they are aging-sensitive, making it possible for people to maintain their health and independence even as needs change. Leadership is needed to support planning processes and implementation efforts that improve the interface between the aging experience and the built environment.

MEETING THE NEEDS OF AN OLDER PERSON TO AGE IN PLACE: Findings and recommendations for action / Pynoos, Jon -- Los Angeles, CA: National Resource Center for Supportive Housing and Home Modification, 2001, 10 p.

Available via the World Wide Web:

<http://infoassist.panpha.org/docushare/dsweb/Get/Document-12020/Meeting%20the%20needs.pdf>

- Currently, over 1 million older persons with physical disabilities live in housing with problems such as inaccessible entrances and stairs as well as unsafe kitchens and bathrooms. Such problems reduce independence, make tasks difficult, hamper caregiving, contribute to accidents, and put the elderly at risk of forced moves to more institutional settings. At the broadest level, such problems impede aging in place.
- To address these problems and increase the environmental supportiveness of housing, the public sector needs to create a 3-pronged Aging in Place Initiative that will: Increase the availability of home modifications; Retrofit existing multi-unit housing; and Facilitate the building of suitable housing in the first place.

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AGING IN PLACE: Coordinating housing and health care provision for America's growing elderly population / Lawler, Kathryn -- Cambridge, MA: Joint Center for Housing Studies of Harvard University, 2001, 64 p.

Available via the World Wide Web:

http://www.jchs.harvard.edu/publications/seniors/lawler_w01-13.pdf

- To develop an efficient method of service delivery, the long-term care system must reflect this interrelationship between health and housing....A customized model of care avoids the inefficiencies of overcare and undercare by matching services and facilities to an individual's need rather than matching an individual to an existing service or facility.
- Aging in place with supportive services is not only the most desirable way of aging, but can achieve the efficiencies of the customized care model. Successful aging-in-place strategies minimize the provision of inappropriate care, and therefore the overall costs, by offering a range of flexible services and calibrating those services to fit the needs of the individual.
- Moving forward, in pursuit of a more efficient use of limited resources to meet the growing demand, we can continue to seek out and increase the connections between health and housing services. Congress can alter eligibility criteria and the Departments of Housing and Urban Development and Health and Human Services can examine their various standards and regulations to iron out conflicts.

1999-2000

HOUSING AMERICA'S SENIORS / Schafer, Robert -- Cambridge, MA: Joint Center for Housing Studies of Harvard University, 2000, 27 p.

Available via the World Wide Web:

http://www.jchs.harvard.edu/publications/seniors/housing_americas_seniors.pdf

- Breakthroughs in medicine and improved lifelong health are changing the way people in their 60s and 70s look at their housing choices, while greater financial resources and access to information are enabling many of them to choose the living arrangement that suits them best....
- Given that nine out of ten seniors prefer to remain in their homes, the housing choices the baby boomers make over the next ten years will determine where and how they will live well into this century. As a result, developers and homebuilders are already testing out new housing alternatives. For example, they are experimenting with designs for healthy seniors facing the prospects of semiretirement and longer full retirement....

BEYOND SOCIAL SECURITY: The local aspects of an aging America / Frey, William H. --

Brookings Institution, Center on Urban and Metropolitan Policy, 1999, 50 p.

Available via the World Wide Web:

http://www.brookings.edu/reports/1999/06demographics_frey.aspx

- This paper is intended to call attention to these neglected demographic divisions that exist within today's elderly population and examine how they are impacting the nation's regions, metropolitan areas, cities, and suburbs. It also points out the likely demographic divisions that will exist among baby boomers as they age into old age....
- Concentrations of older, economically vulnerable, and disability-prone populations pose special challenges for local institutions as well as city and county governments that are often the most financially strapped. Yet, the fact that these spatial divisions within the elderly population will become perpetuated as a result of "aging-in-place" is generally unrecognized in discussions of national aging policies.
- The remainder of this paper argues that: (1) today's elderly population is already demographically divided in ways that have important implications for the nation's regions, cities and suburbs; and (2) that a focus on the local impacts of aging on America's communities is just as compelling as the impending national "crisis" aging baby boomers will create in federal programs.

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HOUSING AMERICA'S ELDERLY POPULATION / Schafer, Robert -- Cambridge, MA: Joint Center for Housing Studies of Harvard University, 1999, 60 p.

Available via the World Wide Web:

http://www.jchs.harvard.edu/publications/seniors/schafer_W99-4.pdf

- This paper explores the housing choices of America's elderly households drawing on data from the recently available Assets and Health Dynamics Among the Oldest-Old survey.
- About ten percent live in shared housing (units where a move has occurred so that an elderly person can live with a non-elderly person and receive help), with about seven percent in 60 plus communities without assistance, and five percent in supported housing (units where the elderly household is receiving support services from outside the household). Three-quarters of the elderly live in conventional housing, which is consistent with surveys showing that the elderly strongly desire to age in their own homes.
- The relationship between the choice of living arrangements and various demographic, socio-economic and structure characteristics is summarized. There is little regional variation in the type of housing selected by the elderly and income appears to have less of an effect than one might expect. However, educational achievement and net worth influence the choice of living arrangement. Specific medical ailments have little effect on housing choice, but the need for assistance with activities of daily living has a meaningful relationship with that decision....

DETERMINANTS OF THE LIVING ARRANGEMENTS OF THE ELDERLY / Schafer, Robert -- Cambridge, MA: Joint Center for Housing Studies of Harvard University, 1999, 37 p.

Available via the World Wide Web:

http://www.jchs.harvard.edu/publications/seniors/schafer_W99-6.pdf

- The housing choices of the elderly are classified into five types: assisted communities, unassisted 60 plus communities, shared housing, supported housing and conventional housing. The selection of each of the first four is studied relative to the selection of conventional housing.
- Assisted communities are favored by older households (especially those with the oldest person over 85) and when there are no children living within ten miles, but, somewhat surprisingly, are unaffected by the presence of difficulties with activities of daily living or instrumental activities of daily living.
- Shared housing is favored by households who have difficulties with instrumental activities of daily living or with activities of daily living and by households without any nonresident children.
- Supported housing is favored by households having difficulties with activities of daily living or with instrumental activities of daily living.

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2009

HOMEMODS.ORG / Los Angeles, CA: National Resource Center on Supportive Housing and Home Modification, University of Southern California, 2009. (Web site)

Available via the World Wide Web:

<http://www.homemods.org/>

- This web site...is dedicated to promoting aging in place and independent living for persons of all ages and abilities. It offers training and education opportunities for professionals who wish to respond to the increasing demand for home modification services. It also serves as an information clearinghouse on home modification to equip professionals and consumers with a comprehensive inventory of resources such as a National Directory of Home Modification and Repair Resources.

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IDeA CENTER / Buffalo, NY: Center for Inclusive Design and Environmental Access, University at Buffalo, 2009. (Web site)

Available via the World Wide Web:

<http://www.ap.buffalo.edu/idea/Home/index.asp>

- The IDeA Center is dedicated to making environments and products more usable, safer and healthier in response to the needs of an increasingly diverse population. The IDeA Center's activities are based on the philosophy of Inclusive Design, often called "Universal Design" or "Design for All." It is a way of thinking that can be applied in any design activity, business practice, program or service involving interaction of people....

VISITABILITY: An inclusive design approach for housing / Buffalo, NY: Center for Inclusive Design and Environmental Access, University at Buffalo, 2009, 10 p. (Booklet)

Available via the World Wide Web:

<http://www.udeworld.com/visbooklet/visibilitybooklet.pdf>

- The goal of inclusive design is to make buildings and communities more livable for all types of people. Inclusive design should embrace other good design goals and reinforce them, not work against them. Five of the most important are sustainability, marketability, affordability, security, and social interaction. In this booklet, we demonstrate how accessible design can be compatible with these goals and, in fact, is an essential aspect of neighborliness

WHAT IS UNIVERSAL DESIGN? / Washington, DC: American Association of Retired Persons (AARP), 2009. (Web page)

Available via the World Wide Web:

http://www.aarp.org/family/housing/articles/what_is_universal_design.html

- Universal Design is about creating an attractive, stylish space that everyone, regardless of age, size, or ability, can live in or visit. A home with Universal Design makes it easier for residents to live in, and for guests to visit....
- The parts of a home that work well for everyone are Universal Design features....Essential Universal Design features include: No-step entry; Single-floor living; Wide doorways and hallways; Reachable controls and switches; and Easy-to-use handles and switches....

HOME MODIFICATION / Washington, DC: Administration on Aging, U.S. Department of Health and Human Services, [2009?]. (Fact sheet)

Available via the World Wide Web:

http://www.aoa.gov/AoAroot/Press_Room/Products_Materials/fact/pdf/Home_Modification.pdf

- Home modifications are changes made to adapt living spaces to meet the needs of people with physical limitations so that they can continue to live independently and safely. These modifications may include adding assistive technology or making structural changes to a home. Modifications can range from something as simple as replacing cabinet doorknobs with pull handles to full-scale construction projects that require installing wheelchair ramps and widening doorways.

2008

THE CENTER FOR UNIVERSAL DESIGN: Environments and products for all people /

Raleigh, NC: Center for Universal Design, North Carolina State University, 2008. (Web site)

Available via the World Wide Web:

<http://www.design.ncsu.edu/cud/>

- The Center for Universal Design is a national information, technical assistance, and research center that evaluates, develops, and promotes accessible and universal design in housing, commercial and public facilities, outdoor environments, and products. Our mission is to improve environments and products through design innovation, research, education and design assistance.

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AGING-IN-PLACE DESIGN CHECKLISTS / Upper Marlboro, MD: NAHB Research Center, 2008, 1 p.

Available via the World Wide Web:

<http://www.toolbase.org/Home-Building-Topics/Universal-Design/aging-in-place-checklists>

- Are you a builder or remodeling contractor with older adult clients? Are you a consumer seeking to modify an existing home for aging in place or build a new home to meet your needs over the long term? If so, check out our Aging-In-Place Design Checklists. They contain features you may want to consider for your next new construction or renovation project.

CONCRETE CHANGE: Every new home visitable / Decatur, GA: Concrete Change, 2008.

(Web site)

Available via the World Wide Web:

<http://www.concretechange.org/>

- Our goal is to make ALL homes visitable, not just “special” homes — to be at the party, meeting, and family reunion . . . not isolated. We narrow the emphasis from a long list of access features to the most essential: entering a home and fitting through the interior doors.
- Universal, basic access goes beyond visiting. It's also about the home of a person who develops a disability, whether child, middle-aged or older. Without basic access in place, architecture forces severe choices: Expensive renovations — if a home is even amenable to renovation. Or existing as a virtual prisoner in an unsafe, unhealthy house — unable to exit independently or enter one's own bathroom. Or the disruption, grief and high financial cost of moving out of one's community into a nursing home.

INSTITUTE FOR HUMAN CENTERED DESIGN (IHD) / Boston, MA: IHD, 2008. (Web site)

Available via the World Wide Web:

<http://www.adaptenv.org/>

- The Institute for Human Centered Design (IHCD)....is an international non-governmental educational organization (NGO) committed to advancing the role of design in expanding opportunity and enhancing experience for people of all ages and abilities through excellence in design. IHCD's work balances expertise in legally required accessibility with promotion of best practices in human-centered or universal design. IHCD has been the lead organization in the international Universal Design movement....

INCREASING HOME ACCESS: Designing for visitability / Maisel, Jordana L.; Smith, Eleanor; Steinfeld, Edward -- Washington, DC: American Association of Retired People (AARP), Public Policy Institute, 2008, 117 p.

Available via the World Wide Web:

http://assets.aarp.org/rgcenter/il/2008_14_access.pdf

- Examines visitability initiatives that support aging independently in one's home and community, focusing on barriers to visitability implementation and opportunities for further acceptance of these design parameters in the construction of new homes.
- Visitability....seeks to increase the supply of accessible housing through the inclusion of 3 basic structural features at the time of home construction: a zero-step entrance, wide doorways, and at least a half bath on the main floor of the home.
- Visitability differs from both full accessibility and universal design. The goal of visitability is to provide a few basic accessibility features, thereby ensuring that, over the short term, a person with mobility limitations can use and visit the homes of friends and family and that, over the long term, few barriers interfere with adapting the home for long-term use by a person with such limitations.

AGING IN PLACE & UNIVERSAL DESIGN

UNIVERSAL DESIGN RESOURCES – cont'd

2007

DIRECTORY OF ACCESSIBLE BUILDING PRODUCTS / Upper Marlboro, MD: NAHB Research Center, 2007, 81 p.

Available via the World Wide Web:

http://www.toolbase.org/PDF/DesignGuides/2007_DABP_complete.pdf

- "...aging in place plays an important role in creating a market for homes with features of Universal Design that will support the desire of aging individuals to maintain independent living. It also creates a need for accessible building products such as those included in this Directory. Manufacturers hold the key to the successful incorporation of Universal Design or the provision of accessible features in a home through product development and distribution."
- In recent years, the home building products market has seen a groundswell of products that meet the special needs of aging and disabled consumers. These products, once thought to be only for people with disabilities, are being accepted by the general public as well because they no longer carry the stigma of a tell-tale institutional look.
- By following Americans with Disabilities Act (ADA) Accessibility Guidelines that specify the placement and design of controls, appliances such as refrigerators and stoves can be used by both ambulatory and wheelchair-bound people....Cabinets come in different heights or with open spaces underneath that are suitable for users who must be seated....Bathrooms can now have toilets which aid with personal hygiene—hand-held showers, non-glare lighting, prefabricated tubs, and step-free showers with built-in grab bars and shower seats.

HCD NEW HOME UNIVERSAL DESIGN CHECKLIST (AB 1400) / Sacramento, CA: California Department of Housing and Community Development, Division of Codes and Standards, 2007. (Web page)

Available via the World Wide Web:

<http://www.hcd.ca.gov/codes/shl/AB1400.html>

Web page from the Department of Housing and Community Development includes links for the following:

- Certification of HCD Universal Design Checklist (Revised 2007)
- HCD New Home Universal Design Checklist (Revised 2007)
- Certification of HCD Universal Design Checklist
- Summary of HCD Universal Design Checklist
- HCD New Home Universal Design Checklist

UNIVERSAL DESIGN AND VISITABILITY: From accessibility to zoning / Nasar, Jack; Evans-Cowley, Jennifer, eds. / The John Glenn School of Public Affairs -- Boston, MA: Institute for Human Centered Design, 2007, 180 p.

Available via the World Wide Web:

http://www.adaptenv.org/documents/Universal_Design_and_Visitability_2007.pdf

- Integrating the core principles of universal design—equitable use, flexibility in use, simple and intuitive, perceptible information, tolerance for error, low physical efforts, and size and shape for approach and use—can improve livability and quality of life for everyone.
- The book introduces the concepts of universal design and visitability. It presents:
 - a paradigm for the future
 - rationale for studying it
 - design examples
 - a discussion of design for individuals with vision loss,
 - planning barrier free transportation facilities
 - successful county-wide and national policy initiatives
 - the importance of education, and
 - considerations of certain cultural barriers to adoption of policies.

AGING IN PLACE & UNIVERSAL DESIGN

UNIVERSAL DESIGN RESOURCES – cont'd

2006

THE BASIC ACCESS TOOLBOX: Residential design criteria for builders and home buyers /

St. Marys, PA: VisitAbility in Pennsylvania, 2006, 30 p. (Booklet)

Available via the World Wide Web:

http://www.visitabilitypa.com/pdf/visit_book_final1106.pdf

- The primary goal of this booklet is twofold: to further develop awareness of the advantages of making all homes as user-friendly as possible, and to provide general and technical details regarding construction of the features that raise the most questions. By removing obstacles to access through design excellence, all people are better served, and enormous amounts of time, energy and money can be saved.
- There is an increasing need for homes with features that provide the flexibility to safely serve multiple generations....Every day thousands of people with disabilities are confined to nursing homes, rehabilitation units and personal care homes because they cannot return to their own homes due to stairs or lack of an adequate bathroom on the first floor.

EASY LIVING WITH UNIVERSAL DESIGN / Manassas, VA: Prince William Area Agency on

Agency, [2006], 24 p.

Available via the World Wide Web:

<http://www.pwcgov.org/docLibrary/PDF/003462.pdf>

- In universally designed homes shelving, appliances, closets and fixtures are designed to accommodate persons of varying heights, ages and abilities to include individuals in wheelchairs. Doors, doorways and halls are widened to accommodate wheelchairs. Walls in hallways are equipped with railings to facilitate walking. Bathtubs and commodes have grab bars attached for ease of use. Yet, as you will see from examples in this packet, universal design is both practical and beautiful.
- This packet is a preliminary educational tool. It will educate the consumer on how to begin modifying their existing home into a design that fits every lifestyle, or provide Internet resources to contact, should the consumer wish to build a new home.

HOUSING FOR ALL / Holtzman, David -- Montclair, NJ: National Housing Institute (NHI), 2006, 9 p. (Newsletter article)

Shelterforce Online – No. 148 (Winter 2006)

Available via the World Wide Web:

<http://www.nhi.org/online/issues/148/housingforall.html>

- With simple design changes and a few added features, an attractive and functional home can be built for people both with or without disabilities.
- Includes list of 7 Basic Principles of Universal Design

UNIVERSAL DESIGN IDENTITY PROJECT: Final report / Washington, DC: National

Endowment for the Arts, 2006, 171 p.

http://www.udeworld.com/udid/NEA_UDid_Final_Report.pdf

Available via the World Wide Web:

- The Universal Design Identity Program project...was initiated to promote increased understanding, acceptance, and use of universal design by a broader audience of consumers, design professionals, industry and government leaders, and academics.
- The Universal Design Identity Program originated as a result of the National Endowment for the Arts' October 2003 meeting....Findings from this meeting substantiated the critical need for a clearer understanding of the universal design concept, and stressed the importance of supporting projects that work to overcome common misperceptions associated with universal design. The 2003 meeting report identified these misperceptions as the top challenge of public acceptance of universal design.

AGING IN PLACE & UNIVERSAL DESIGN

UNIVERSAL DESIGN RESOURCES - cont'd

2005

HCD MODEL UNIVERSAL DESIGN LOCAL ORDINANCE (AB 2787) / Sacramento, CA:

California Department of Housing and Community Development, 2005. (Web page)

Available via the World Wide Web:

<http://www.hcd.ca.gov/codes/shl/AB2787.html>

Web page includes links for the following:

- Certification of HCD Model Universal Design Local Ordinance
- Summary of Voluntary HCD Universal Design Model Ordinance
- HCD Model Universal Design Local Ordinance

THE ASSIST GUIDEBOOK TO THE ACCESSIBLE HOME: Practical designs for home modifications and new construction / Salt Lake City, UT: ASSIST, Inc., 2005, 97 p.

Available via the World Wide Web:

http://www.assistutah.org/docs/guidebook_v6.pdf

- Surprisingly, our homes are still places where accessibility may be the most difficult. If a person becomes disabled in any capacity, whether temporary or permanent, mobility in their home may be significantly impaired.
- This book addresses these issues and provides planning and construction guidance for modifying existing homes and also how to include a range of accessibility features into new homes.
- When designing for a person with a disability, it is important to know their capabilities and strength....There are various code requirements and guidelines related to accessibility design and are a necessary tool in planning. However, guidelines cannot take the place of designing for an individual's specific needs and desires.

2003-2004

PRACTICAL GUIDE TO UNIVERSAL DESIGN: Convenience, ease, and livability / Iowa City,

IA: Iowa Program for Assistive Technology, 2004, 20 p. (Booklet)

Available via the World Wide Web:

<http://www.uiowa.edu/infotech/universalhomedesign.pdf>

- These common-sense features can make your home a more pleasant place to live right now, and avoid unnecessary hassles and expensive changes in the future. Room by room, this checklist can help you consider your options and increase the ease and flexibility of your home. Many of the guidelines may seem like obvious, common-sense ideas. In fact, they are likely to become standard in the future, just as we now take for granted the basic safety and energy efficiency features that were forward-thinking in their time.

HOME MODIFICATION RESOURCE GUIDE / Pynoos, Jon, et al. -- Los Angeles, CA: National

Resource Center on Supportive Housing and Home Modification, 2003, 96 p.

Available via the World Wide Web:

http://www.homemods.org/resources/PDF/hm_res_gd_03.pdf

- Home modification has emerged as a policy and program issue because housing units that met the needs of persons when they moved in at a younger age were not designed to meet their physical, social and service needs with age and increased frailty.
- Unfortunately, a number of obstacles stand in the way of securing modifications for those who need them such as: 1) unclear policy responsibilities, 2) inadequate and medically based reimbursement programs, 3) a lack of adequate environmental assessments, 4) a reluctance by older adults themselves to change their environment, and 5) an undeveloped service delivery system. This Guide has been developed to assist individuals in understanding the nature of these impediments and creating strategies that result in effective home modification programs.

AGING IN PLACE & UNIVERSAL DESIGN

UNIVERSAL DESIGN RESOURCES - cont'd

VISIT-ABILITY: An approach to universal design in housing / Buffalo, NY: Rehabilitation Engineering Research Center on Universal Design at Buffalo, 2003, 50 p. (Booklet)
Available via the World Wide Web:

<http://www.ap.buffalo.edu/idea/Visitability/Booklet/VisBk%20Ver3-7-03.pdf>

- The purpose of this booklet is to promote and inform community action projects that support the development of Visit-able housing. Universal design on the community level permits full access to social participation in community affairs and interaction with neighbors.
- This booklet provides a basic understanding of the concept of Visit-ability, including good practice examples and cost estimates for Visit-able features.

2000-2001

THE PRINCIPLES OF UNIVERSAL DESIGN / Raleigh, NC: Center for Universal Design, North Carolina State University, 2001, 2 p.

Available via the World Wide Web:

http://www.design.ncsu.edu/cud/pubs_p/docs/poster.pdf

- This educational tool provides guidelines, written examples, and a photograph or drawing example for each of the 7 Principles of Universal Design.

FIXING TO STAY: A national survey of housing and home modification issues / Bayer, Ada-Helen, et al. -- Washington, DC: American Association of Retired Persons (AARP), 2000, 82 p.

Available via the World Wide Web:

http://assets.aarp.org/rgcenter/il/home_mod.pdf

- This report presents the results of a national telephone survey of Americans age 45 and over.....The study examines the opinions and behavior of older Americans regarding their current and future housing situations, with an emphasis on home modifications that enable people to remain independent and that increase the safety and convenience of their home.

STRATEGIES FOR PROVIDING ACCESSIBILITY AND VISITABILITY FOR HOPE VI AND MIXED FINANCE HOMEOWNERSHIP / Washington, DC: U.S. Department of Housing and Urban Development, 2000, 20 p.

Available via the World Wide Web:

<http://www.huduser.org/Publications/pdf/strategies.pdf>

- Today, many for-sale and rental units that are fully accessible to people with mobility disabilities or sight or hearing impairments are being built by public housing authorities and their development partners. But for communities to be truly inclusive, we must also work toward a modest--but universal--standard of access. To help reach that goal, HUD encourages HOPE VI grantees to ensure that as many units as possible have doorways and bathrooms which are "visitible" for people with disabilities.
- HUD has worked with architects and advocates to develop design strategies that are both attractive and functional for families at any stage or condition of life. In this publication, you will see design features that are inexpensive and unobtrusive....

UNIVERSAL DESIGN: Housing for the lifespan of all people / Raleigh, NC: Center for Universal Design, North Carolina State University, 2000 (reprint), 16 p. (Booklet)

Available via the World Wide Web:

http://www.design.ncsu.edu/cud/pubs_p/docs/housing%20for%20lifespan.pdf

- Universal design is an approach to design that incorporates products as well as building features and elements which, to the greatest extent possible, can be used by everyone. While accessible or adaptable design requirements are specified by codes or standards for only *some* buildings and are aimed at benefiting only *some* people (those with mobility limitations), the universal design concept targets *all* people of *all* ages, sizes, and abilities and is applied to *all* buildings.

AGING IN PLACE & UNIVERSAL DESIGN

UNIVERSAL DESIGN RESOURCES – cont'd

1998-1999

THE HOUSING MODIFICATIONS FOR DISABLED ELDERLY HOUSEHOLDS / Louie, Josephine -- Cambridge, MA: Joint Center for Housing Studies of Harvard University, 1999, 67 p. Available via the World Wide Web:

http://www.jchs.harvard.edu/publications/seniors/louie_W98-8.pdf

- Based on data from the 1995 American Housing Survey (AHS), this study explores the types and prevalence of home modifications for U.S. households with disabled elderly individuals.
- Among disabled elderly households who express a need for an accessibility feature in their homes, about three out of four have at least one home modification. Typically, however, only half of disabled elderly households have the modification that they explicitly state they need.

HOME MODIFICATIONS AND PRODUCTS FOR SAFETY AND EASE OF USE / Johnson, Margo, et al. -- Raleigh, NC: Center for Universal Design, North Carolina State University, 1999, 21 p. (Booklet)

Available via the World Wide Web:

http://www.design.ncsu.edu/cud/pubs_p/docs/Home%20Modifications%20and%20Products.pdf

- Disabilities come in a wide variety of forms and often in combinations.....Such problems can have significant implications for carrying out routine activities around the home. The problems and their implications need not prevent people from enjoying life and independent living, however. Basic home modifications and well-designed products can facilitate independent living and privacy. They can save time, promote ease of use...
- This booklet suggests numerous modifications and products that can help when one's abilities or physical conditions change. Most of the suggestions address mild- to moderate level problems, which are more typical than severe ones.

THE UNIVERSAL DESIGN FILE: Designing for people of all ages and abilities / Story, Molly; Mueller, James L.; Mace, Ronald L. -- Raleigh, NC: Center for Universal Design, North Carolina State University, 1998.

Available via the World Wide Web:

http://www.design.ncsu.edu/cud/pubs_p/pudfiletoc.htm

- This book presents an in-depth introduction to the concept of universal design and serves as a guide for persons studying the field and for individuals evaluating current designs or creating new ones.
- Chapter 1 offers a brief history of universal design and Chapter 2, an overview of the diversity in human abilities. Chapter 3 introduces The Principles of Universal Design (The Center for Universal Design, 1997) and offers examples of each Principle in practice. Chapter 4 presents case studies of successful universal design application.

UNIVERSAL DESIGN IN HOUSING / Mace, Ronald L. -- Boston, MA: Institute for Human Centered Design, 1998, 15 p. (Journal article)

Assistive Technology – Vol. 10, No. 1 (1998) p. 21-28

Available via the World Wide Web:

<http://www.adaptenv.org/index.php?articleid=152&option=Resource>

- Universal design exceeds their minimum specifications for accessible design and results in homes that are usable by and marketable to almost everyone. Universal homes avoid use of special assistive technology devices and, instead, incorporate consumer products and design features that are easily usable and commonly available.
- The Center for Universal Design has followed its development of the seven Principles of Universal Design with a draft list of characteristic features of universal design in housing. This list is intended to serve as a guide for designers, builders, and buyers today and in the future as universal design in the housing industry evolves.

AGING IN PLACE & UNIVERSAL DESIGN

UNIVERSAL DESIGN RESOURCES – cont'd

1996-1997

A BLUEPRINT FOR ACTION: A resource for promoting home modifications / Center for Universal Design, North Carolina State University -- Washington, DC: U.S. Department of Housing and Urban Development, 1997, 56 p.

Available for purchase via the World Wide Web:

<http://www.huduser.org/publications/destech/blueprin.html>

- This 60-page report provides information about universal design principles by guiding readers through a discussion of the importance of home modifications and the key issues that impede their adoption. It provides strategies for planning and constructing home modifications, presents an action plan for systemic change...
- Universal design modifications, which are often relegated to the "special populations" housing market, include on-grade entrances, wider doorways and hallways, and support for railings. But they are not commonly found in existing homes or in most of today's new home designs because local building codes do not require them and the existing market for these modifications is small.
- Lack of knowledge among consumers, homebuilders, and advocates for the elderly and people with disabilities continues to inhibit the supply and demand for home modifications....**A Blueprint for Action** offers a number of strategies designed to spread information about universal design and promote its feasibility nationwide...

HOMES FOR EVERYONE: Universal design principles in practice / Washington, DC: U.S. Department of Housing and Urban Development, 1996, 84 p.

Available for purchase via the World Wide Web:

<http://www.huduser.org/publications/destech/unidesig.html>

- This report showcases 16 single-family dwellings that exemplify the principles of "universal" design. The universal design approach recognizes the need for living spaces to be barrier-free and provide easy mobility and independence for people with a broad variety of physical needs.
- The projects highlighted in this well-illustrated book were selected to show how the universal design approach accommodates a wide variety of design and user requirements. Some projects pictured are built into new housing, while others integrated universal design features through remodeling.
- Color photographs, drawings, and floor plans illustrate the successful -- and often seamless -- incorporation of universal design features into large and small housing across the country.

RESIDENTIAL REMODELING AND UNIVERSAL DESIGN: Making homes more comfortable and accessible / NAHB National Research Center, Inc. -- Washington, DC: U.S. Department of Housing and Urban Development, 1996, 125 p.

Available via the World Wide Web:

<http://www.huduser.org/Publications/PDF/remodel.pdf>

- This resource guide...provides technical guidance on selecting and installing universal features during home remodeling or renovation. Modifications can range from selecting different faucet handles or doorway dimensions to replacing kitchen appliances and bathroom fixtures.
- The most common barriers include narrow doorways, lack of adequate lighting, fixtures and controls placed too low or too high, lack of handrails, and steps at entrances. Universal design increases accessibility for persons with physical limitations and provides flexibility necessary to add features such as lifts, ramps, and handrails if desired at a later date.
- **Residential Remodeling and Universal Design** describes potential benefits of design features, suggests alternative solutions, and provides installation suggestions. It is a handy resource for the housing professional and the do-it-yourselfer alike. Its clear descriptions and abundant graphics can help homeowners plan remodeling or rehabilitation projects.



Selected California Libraries Contact List

*California Department of Housing and Community Development
Housing Resource Center - HCD/HRC
1800 Third Street, Rm. 430, Sacramento, CA 95814
(916) 322-9648; jtocherman@hcd.ca.gov*

*California State Library - General Collection
Library and Courts Building, 914 Capital Mall, Rm. 300
Sacramento, CA 95814 - (916) 654-0261
<http://www.library.ca.gov/>*

*California State Library - Government Documents
Library and Courts Building, 914 Capital Mall, Rm. 304
Sacramento, CA 95814 - (916) 654-0069
<http://www.library.ca.gov/>*

*UC Berkeley - Environmental Design Library
Moffitt Library, 5th floor, UC Berkeley, 94720
(510) 642-4818; envi@library.berkeley.edu*

*UC Berkeley - Institute of Government Studies
Library, 109 Moses, UC Berkeley, 94720
(510) 642-1472; <http://www.lib.berkeley.edu/>*

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