HOMES WITHIN REACH CONFERENCE
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BEYOND THE ADA

WHAT IS REALLY NEEDED TO MAKE HOUSING ACCESSIBLE

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AGENDA

Introduction – Charles

Pennypack Crossing Case Study
  Overview – Kevin
  Design – Martina

SmartHome Innovation - Michael
PENNYPACK CROSSING

- Adaptive reuse of convent on campus of Nazareth Hospital, NE Philadelphia
- 44 one-bedroom apartments, 55 and over with 12 units reserved for tenants with physical disabilities
- LIHTC funded joint venture between Conifer Realty and Inglis Housing Corporation
Since 1877, Inglis’ mission is to enable people with disabilities — and those who care for them — to achieve their goals and live life to the fullest. For 140 years, Inglis’ goal is to redefine ability and independence.

In 1975, Inglis, recognizing the need to expand beyond skilled nursing care to provide an independent living option, developed its first affordable housing community funded by its endowment.

In 2017, Inglis Housing is the largest non-profit developer/owner/manager of affordable housing for people with physical disabilities in the Philadelphia area.
CONIFER REALTY

• Development, Construction and Management
• 45 years old

• 15,000 apartments in Pennsylvania, Maryland, New Jersey, New York and Ohio

• Over 1,600 apartments in Pennsylvania

• Named in Top 50 Affordable Housing Developers and Managers by Affordable Housing Finance Magazine every year since awards started in 2007
WHY THE JOINT VENTURE?

Inglis partners with other experienced affordable housing developers to enhance development capability or with not-for-profits that have a complimentary mission and commitment to affordable housing.

Conifer Realty has a track record of partnering with not-for-profits. A great partner with a strong development track record. A for profit that behaves like a not-for-profit.
ADA – A GOOD START

• Long before ADA, Inglis recognized the opportunity to develop apartment communities that addressed the needs of tenants with physical disabilities

• “Inglis Assisted Design” has been an evolution over time. As property managers and owners, we continue to learn what true independence means and how to facilitate independence through design

• Inglis collaborates with the architect and contractor to share its standards and develop new design features
So what does “independent” look like?

- Slightly impaired
- Ambulatory/Walker
- Limited Ability To Work
- Paraplegic
- Wheelchair
- Unable to work

Design features are often supplemented by assistance provided by aides and other home based support to achieve full independence.
THE POWER WHEELCHAIR

• Invented by by Canadian George Klein for returning WWII veterans

• Government funding has dramatically increased use of power wheelchairs (a $3.9B industry by 2018)

• Power wheelchairs greatly increase mobility and independence

• Most Inglis Housing residents are power wheelchair users
LOCATION, LOCATION….

The location of a project is also a critical consideration. Pennypack Crossing is an ideal location for residents whose power wheelchairs enable them to “drive” their community and beyond.

- Safe neighborhood
- “Rollable” sidewalks and curb cuts
- Shopping and public transportation in “rolling” distance
- Nazareth Hospital next door
Inglis is dedicated to exploiting technology to provide cost effective solutions that increase the independence of those we serve

- **SmartHome Technology**
- **Adapted Computing** – Custom designed computer modifications to facilitate use by those who would not otherwise be able to use a computer
- **Education** – With grant funding from The Pew Charitable Trust, Inglis has provided computer literacy to over 500 of its consumers
WHAT IS ADA?

- Passed by Congress in 1990, the Americans with Disabilities Act (ADA) is the nation's first comprehensive civil rights law addressing the needs of people with disabilities, prohibiting discrimination in employment, public services and public accommodations.
OTHER CODES

FEDERAL CODES

Section 504 of the Rehabilitation Act of 1973

ABA Accessibility Guidelines and Standards

- The Department of Housing and Urban Development (HUD) still uses the Uniform Federal Accessibility Standards (UFAS), which it adopted in October 1984.

BUILDING CODES

Fair Housing Act Design Manual
A Manual to Assist Designers and Builders in Meeting the Accessibility Requirements of the Fair Housing Act

Guidance on the 2010 ADA Standards for Accessible Design

Department of Justice
September 15, 2010

U.S. Department of Housing and Urban Development

Inglis
Ability & Independence. Redefined.

Kramer Marks

Conifer

International Code Council

2015 International Building Code

ICC A117.1-2009 Turbo Tabs

Accessible and Usable Buildings and Facilities

- Don't let the sections get in your way
- broth and chowder
- Can be used with the 2015 Uniform Code Manual
Case Study: Pennypack Crossing
• Adaptive reuse of the Infant Jesus of Nazareth Convent.

• 12 Accessible apartments designed to incorporate features beyond what is required by code.
• The main entry was infilled and relocated to be adjacent to the new parking lot.

• Parking was provided in the previously open space beside the building.
• A ramp was provided to reach the entry level.

• A 1 inch rise per 16 inches slope was provided. The code allows a 1 inch per 12 inch slope.

• The less steep slope is easier for individual’s in non-powered wheel chairs.
• Main entry is equipped with an automatic sliding door.

• The sliding door is activated by a proximity card and automatic sensors from the outside.

• This requires little or no hand dexterity.
Surprise accessibility challenge!
• Hard surface flooring was provided throughout for easier wheelchair maneuverability.

• Carpet can be used by code if the pile height is a ½” or less.
• A luxury vinyl plank and tile were used throughout which had a recycled rubber underlayment.

• Reduced sound transmission between the floors and added comfort with a slight ‘give’ to the floor.
• Common area doors to rooms such as the trash room and the laundry room are equipped with a wave to open device.

• Apartment entry doors were equipped with power openers that can be opened using a push button device that can be attached to a key chain.

• Unit entry doors are 42 inches wide larger than the code minimum of 32” clear.
- The inside of the apartments were designed to accommodate a 6’-0” turning space due to the larger turning radius of the power wheel chairs.
• Sliding windows were selected since they do not require as much hand dexterity.

• Since the top lock is not accessible to someone in a wheelchair, an alternative lock with a pull string provided to be in reach range.
Kitchens

- A double door refrigerator is provided for equal amounts of access to refrigerated and frozen food.
- Sinks were installed with the faucet and controls on the side of the sink to reduce reach distances.
- Strip outlets were provided on the side of cabinets for ease of use.
- Range-hood controls were located on the face of the apron instead the back wall.
Bathrooms

- A larger shower was provided 36”x60”. The code allows smaller transfer showers that are 36”x 36”.

- The mirror over the sink is a tilt mirror for better visibility. A medicine cabinet was mounted on the side wall to reduce the reach range.

- A floor drain was provided outside of the shower.
Additional Features

- Light switches, thermostats and intercoms are placed at 42” above the floor. Code maximum is 48”.

- Outlets were located at 24” above finish floor instead of the code minimum of 15”. This reduces bending over.

- Coat and clothing closet shelves and rods are mounted at 44” max above the floor instead of the code maximum 48”.

- 3”x3” corner guards on all corners.
Features that are also great solutions but not part of the case study:

• Special lever-type operators on windows.
• Drop in cooktop.
• Adjustable mirror on the back wall of the cooktop.
• Side opening wall oven so it does not impede the work space.
• Dishwasher mounted on a 6” platform allowing easier access to lower shelf items.
Features that are also great solutions but not part of the case study:

- A vertical grab bar on the outside wall beside the shower seat for easier transfer.

- Recessed toilet paper holders so it does not impede the toilet clear space.

- Power operated windows and window treatments.

- Remote control fans.

- Automatic flush toilets.

- Smart home technology.
What is Smart Home Technology?

- “Smart Home” is the term commonly used to define a residence that has appliances, lighting, heating, air conditioning, TV’s, computers and security cameras that are capable of communicating with one another and can be controlled remotely by a time schedule, from any room, as well as remotely through a smart device.”

- Smart Home Technology can be a great addition to anyone’s home but to the differently-abled, it can mean so much more
  - Independence, Security, Confidence, Comfort
Smart Home at Inglis

- Partnered with Kirby Smith of SunKirb Ideas, LLC
- Inglis donors gifted $75,000 at the “Inglis Bash” fundraiser
- Money raised to be allocated to install 20 apartments, starting with Inglis Gardens at Belmont (pictured here)
Smart Home Process

- Identify interest/is consumer qualified?
  - Personal Wi-Fi connection
  - Independent use of a smart device (phone or tablet)

- Assessment/individualized goals

- Education requirements identified

- Apartment assessment

- Installation

- Education

- Data Collection

- Ongoing support
Our Smart Home Package

- Amazon Echo/Dot/Show
- Nest Thermostat
- Ring Doorbell
- Schlage Smart Lock
- Wink Hub
- Combination of Switches/Smart Bulbs/etc.
Data Collection

- 3/6/9/12 month intervals
- Focused interview and observations around the following:
  - how often are you using the specific features?
  - what features are you using?
  - ease of use?
  - ease of troubleshooting?
  - increasing independence?
  - reduce need of attendant?
Challenges To-Date

- The level of technology skills/competencies of the consumer
- Changes in the consumers health status
- Changing batteries
- Loss of power
- Software updates
- Mastering the key way/regulations
- Username and password management
Benefits of Smart Home Implementation

- Additional Security/Knowledge of who is entering the home
- Comfort/Ability to change the thermostat to desired temperature
- Increased mood - from the ability to play music, interact with Alexa, answer questions etc.
- Overall independence through environmental control
What Smart Home Means to Me…

- “My grandkids get excited to use ‘Alexa’ and they come over to visit me more often.”

- “I moved over here last June, but it wasn’t until I got my Alexa, that I felt independent.”

- “I feel more secure now that I can see who I am letting in to my apartment.”