

Housing and Community Access: Inclusive Planning for Success

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Introductions

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What we'll talk about

- Overview: Fair Housing and Community Access Basics*
- Inclusive Planning: Legal Framework
- Idaho Access Project: Resources and focus
- Visitability
- NW ADA Center-Idaho
- Questions and discussion

**This section is the sole responsibility of IFHA supported by HUD grant funds*



Fair Housing and Community Access Basics *

Creating great communities for all requires a built environment that features:

- Housing types and price points that meet the needs and incomes of all residents and provide housing choice
- Infrastructure that provides access to essential community services, employment, social, cultural and recreational assets

* *This section is the sole responsibility of IFHA supported by HUD grant funds*



Supporting Housing Choice and Diversity

- Demand-side planning; what locals need and want
- Housing types/costs should reflect demographics
- Housing types/costs should be distributed through community
- People have a right to live where they choose and can afford
- Expanding housing choice is everyone's job



Demographics and economic impact

- 204,780 Idahoans live with one or more disabilities
- 13% overall; 11% of adults; 37% of seniors
- Often more subject to housing inflation and discrimination
- Along with friends, family, coworkers, they contribute to Idaho's economy in many ways



Disability defined*

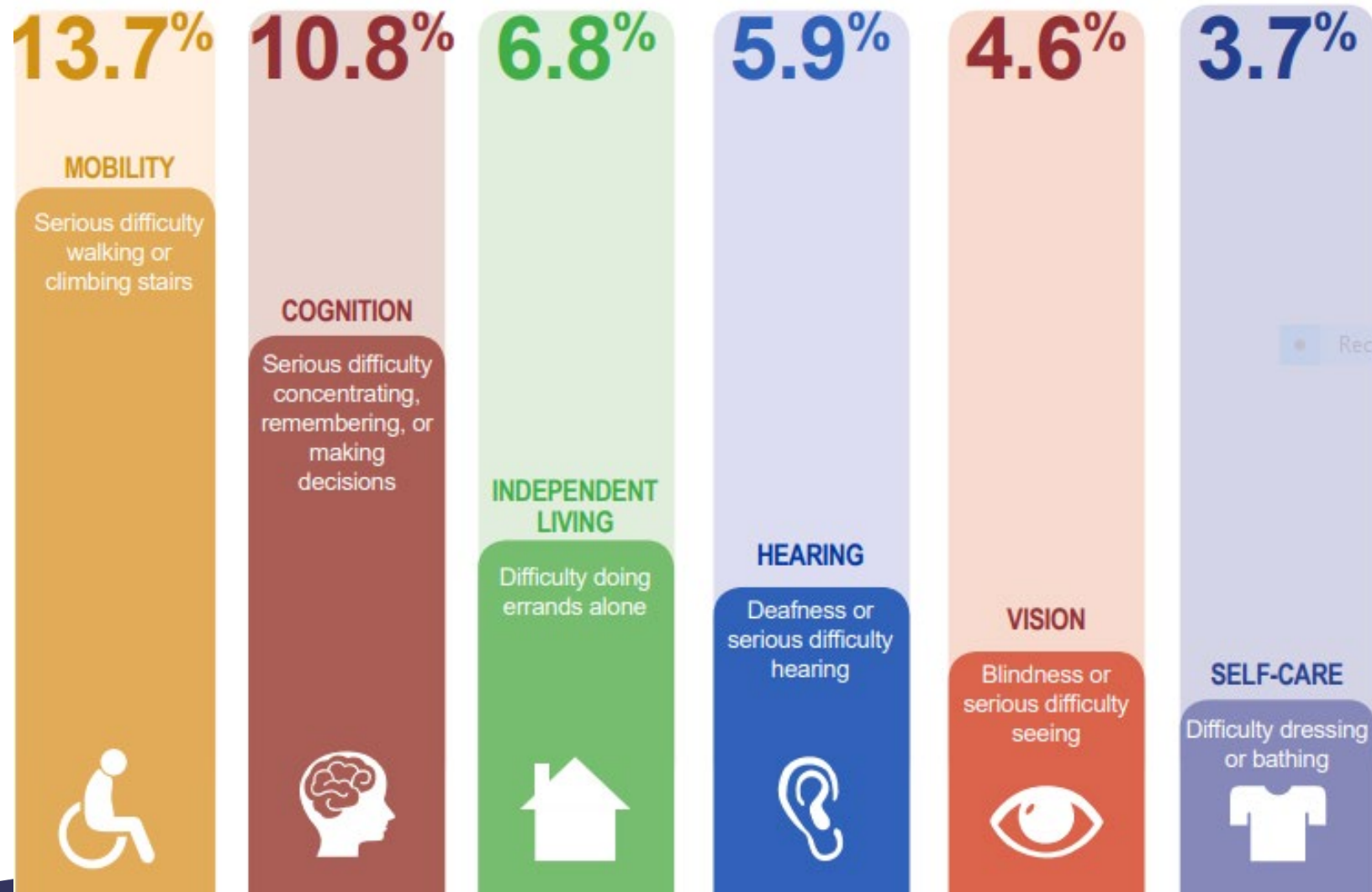
Any person who (a) has a physical or mental impairment which substantially limits one or more of such person's major life activities, (b) has a record of such an impairment, or (c) is regarded as having such an impairment.

Major life activities include caring for one's self, walking, seeing, hearing, speaking, breathing, working, performing manual tasks, and learning.

Source. 29 U.S.C. 794



% of adults with functional disability types*



*Source: [cdc.gov/disabilities](https://www.cdc.gov/disabilities)

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Fair Housing and Community Access Basics

Persons with Disabilities (PWD) are affected by

- Availability of affordable and inclusive housing
- Programs/policies to ensure housing integration in a variety of settings
- Access to economic opportunity

Source. 2017 Assessment of Fair Housing | State Independent Living Council



Fair Housing – Design and Construction

1. An accessible building entrance on an accessible route
2. Accessible public and common use areas
3. Usable doors (usable by a person in a wheelchair)
4. Accessible route into and through the dwelling unit
5. Light switches, electrical outlets, thermostats and other environmental controls in accessible locations
6. Reinforced walls in bathrooms to support grab bars
7. Usable kitchens and bathrooms

Section 504 of the Rehabilitation Act

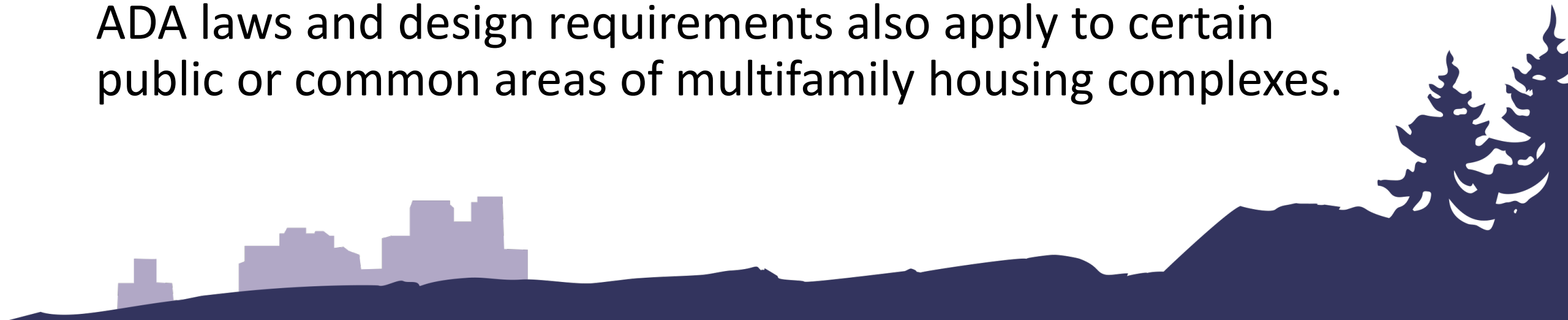
- *“no otherwise qualified individual shall, solely by reason of a disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.”*
- *Section 504 design and construction requirements apply to **housing developments constructed with or receiving federal funding**, and are generally **more rigorous** than those required by the Fair Housing Act.*

Americans with Disabilities Act

The ADA primarily covers access to public spaces, programs and events.

The Act covers employment, state and local government, public accommodations, telecommunications and transportation.

ADA laws and design requirements also apply to certain public or common areas of multifamily housing complexes.



“Most integrated setting”

“The most integrated setting is one that enables individuals with disabilities to interact with nondisabled persons to the fullest extent possible, consistent with the requirements of the Americans with Disabilities Act.”*

*42 USC. 12101, et seq., and Section 504 of the Rehabilitation Act of 1973, 29 USC 794. See 28 CFR. part. 35, App. A (2010) (addressing 25 CFR 35.130).



Fair Housing and Community Access Basics

Highest concentration of seniors and PWD live in rural and northern Idaho counties with:

- Greater access challenges
- Older housing stock, less accessible/visitable
- Transit, sidewalks and services are scarce

Source. 2017 Assessment of Fair Housing | State Independent Living Council



2017 Assessment of Fair Housing: Key findings

- Housing choice for PWDs due to the lack of available, affordable, accessible housing, esp. single family.
- Lack of public transportation limits the communities in which PWDs can live independently
- Inaccessible public buildings and commercial establishments and infrastructure (e.g., lack of or non-compliant sidewalks) persist in many, particularly older and rural, communities.

Source. 2017 Assessment of Fair Housing



Single-Family vs Multifamily Considerations



Visitability.org



avaloncommunities.com

Resources for local government

fairhousingforum.org

- [2017 Assessment of Fair Housing](#)
- [What Every County and City Needs to Know](#)
- [Inclusive Communities Project and Home Decisions](#)
- [Land-Use Regulations and County Summaries](#)

[How people with disabilities are shaping urban design](#)

mixdesign.online



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“The most beautiful things we design are often the ones whose formal innovation is the product of a social or cultural need.” —Joel Sanders, MIXdesign