

# Housing + Community Development Committee Updates

May 16<sup>th</sup>, 2024



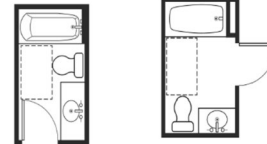
# Guidebook on Accessible and Universal Home Remodels

## ACCESSIBLE AND UNIVERSAL HOME REMODELING

A guide to home improvements with a big impact



## Funding and Financing for Home Accessibility Modifications



RI Mace Universal Design Institute  
October 2023  
Richard Duncan, MPP  
Linda Gertz, AICP

## REMODELING FOR ACCESSIBLE AND UNIVERSAL HOMES

May 8, 2024

Sponsors:



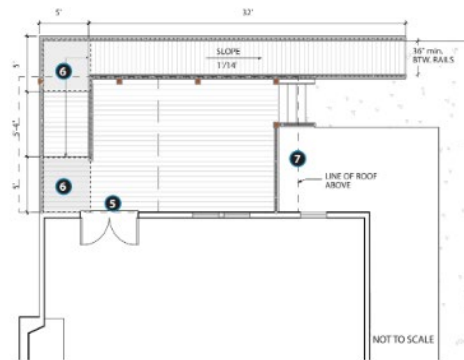
Richard Duncan

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## Ramp with Covered Porch Option

On small lots, ramp placement faces the challenge of potential setback violations, particularly if they extend into designated buffer zones where building is generally prohibited. Fortunately, some jurisdictions offer waivers to address this specific issue, and some even grant ramps "by-right" status, exempting them from these limitations.

The 1:14 slope is less steep than typical ramps, which makes it an easier route of travel for most people. Adding the necessary level landings at the top, middle, and bottom make it easier and safer to use.



- 5 Level entry from porch into house.
- 6 Level landings at top, midway, and bottom of ramp.
- 7 To limit water and ice accumulations on a ramp or lift, gutters should be used on a porch roof. Some people in northern areas decide to roof over an entire ramp to avoid ice and snow build up in the winter.

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- 1 Add plantings or shrubbery to enhance appearance.
- 2 Consider adding a raised edge, guard rail or handrail if someone needs extra safety features or support.

#### COST

Graded entry, including a retaining wall and fill, with a 1:20 minimum slope.

\$3,700 – \$6,300

*Note: Where minimal earth moving is necessary, costs can be much less, approaching the cost of laying down a sidewalk.*

*Any graded entrance must maintain positive drainage away from the house, even under a porch with a porch roof.*



- 1 The retaining wall shown here allows water to maintain a positive flow away from the house, minimizing the potential for leakage into the basement or crawl space.
- 2 Graded entrances also must have soil separation, away from wood elements such as sill plates, walls, joists or siding.

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## Accessible Kitchen Option #2



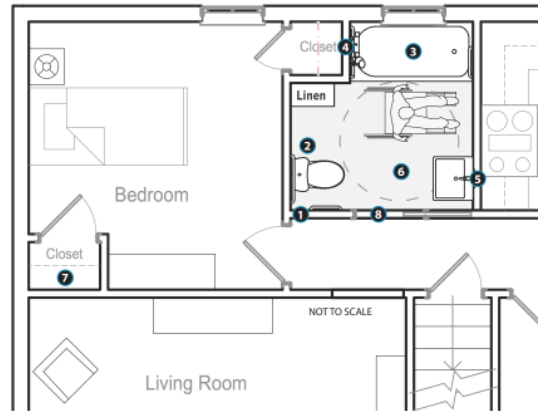
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## Bath Option #3

This option stays within the footprint of the bathroom while removing the flue, like Option #1.

- 1 Flue and adjacent closet are removed.
- 2 Move the toilet to the alcove where the closet and flue space were located.
- 3 Tub.
- 4 The mix valve is easier to access at this end of tub because there is more maneuvering room.
- 5 Wall-hung sink.
- 6 Five-foot turning space diameter.
- 7 Change the closet to face into the bedroom.
- 8 Change the narrow, hinged door to a wider pocket door, with at least 32" of clear opening.

**COST** With items above.  
**\$33,000 – \$50,000**



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## Universal Bathroom



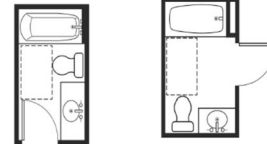
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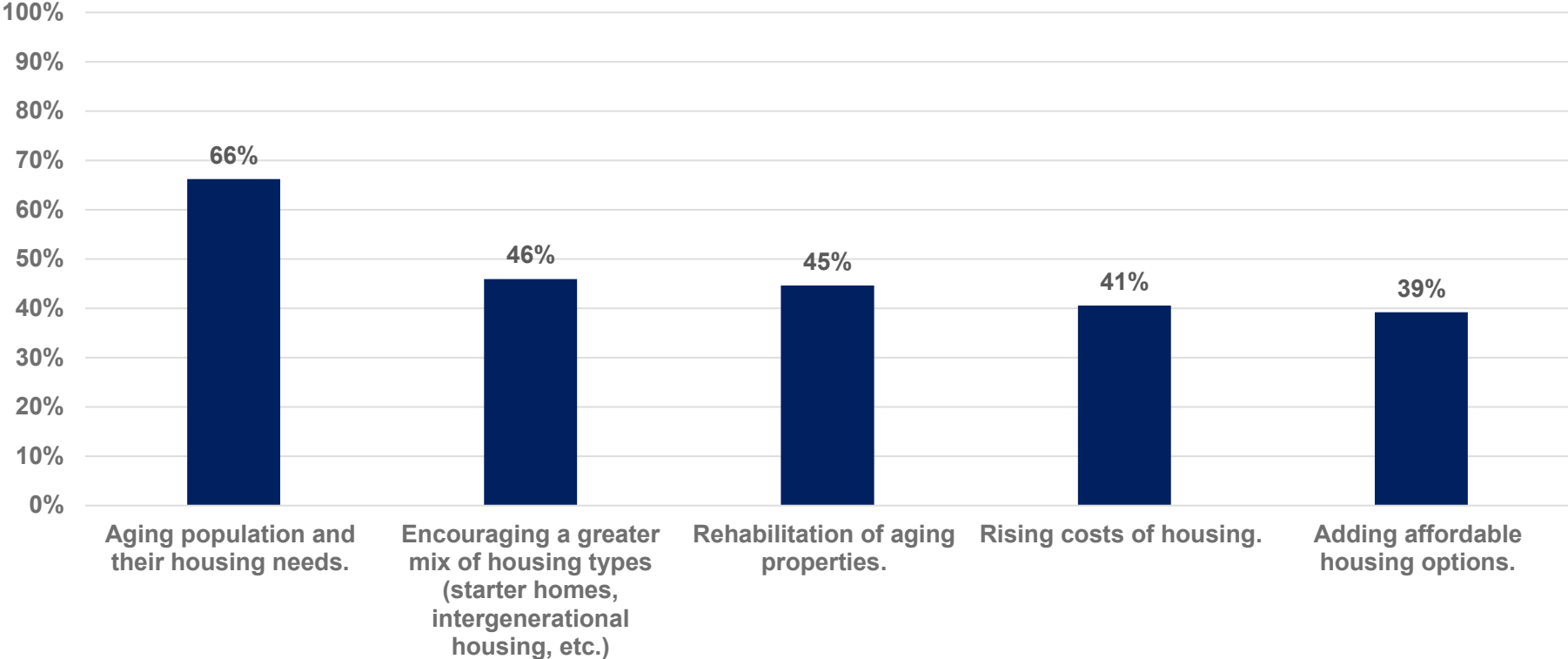
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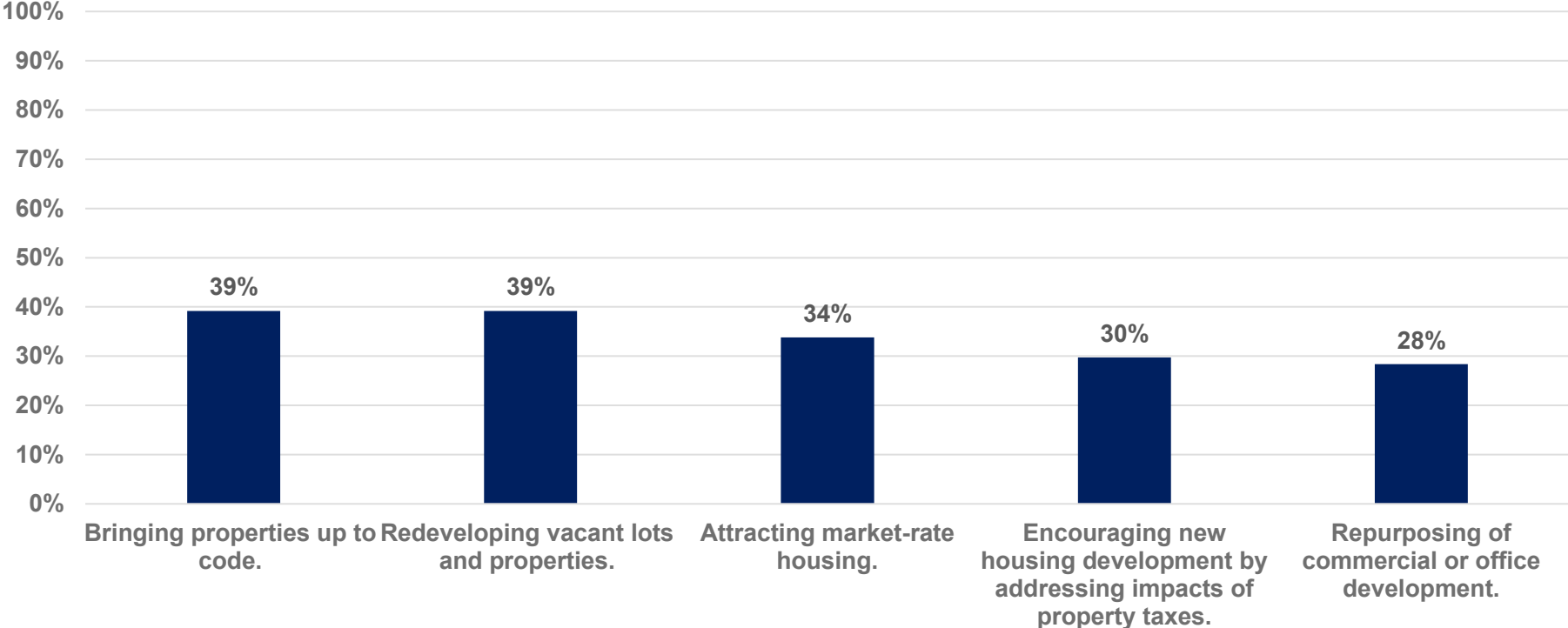
# Housing Interests Survey

- ❑ Sent in March 2024
- ❑ Responses from 73 municipalities
- ❑ Responses from all 7 counties

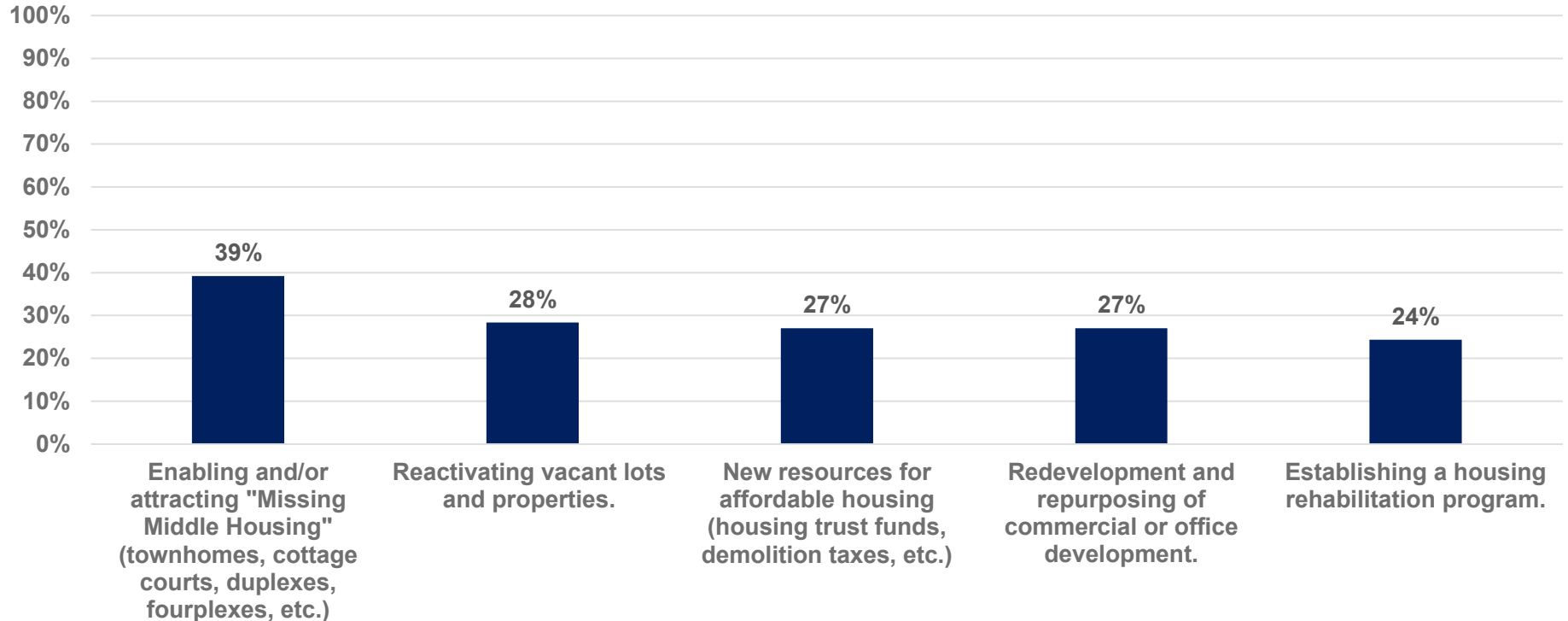
# Q1: What are the most prominent housing or community development issues facing your community?



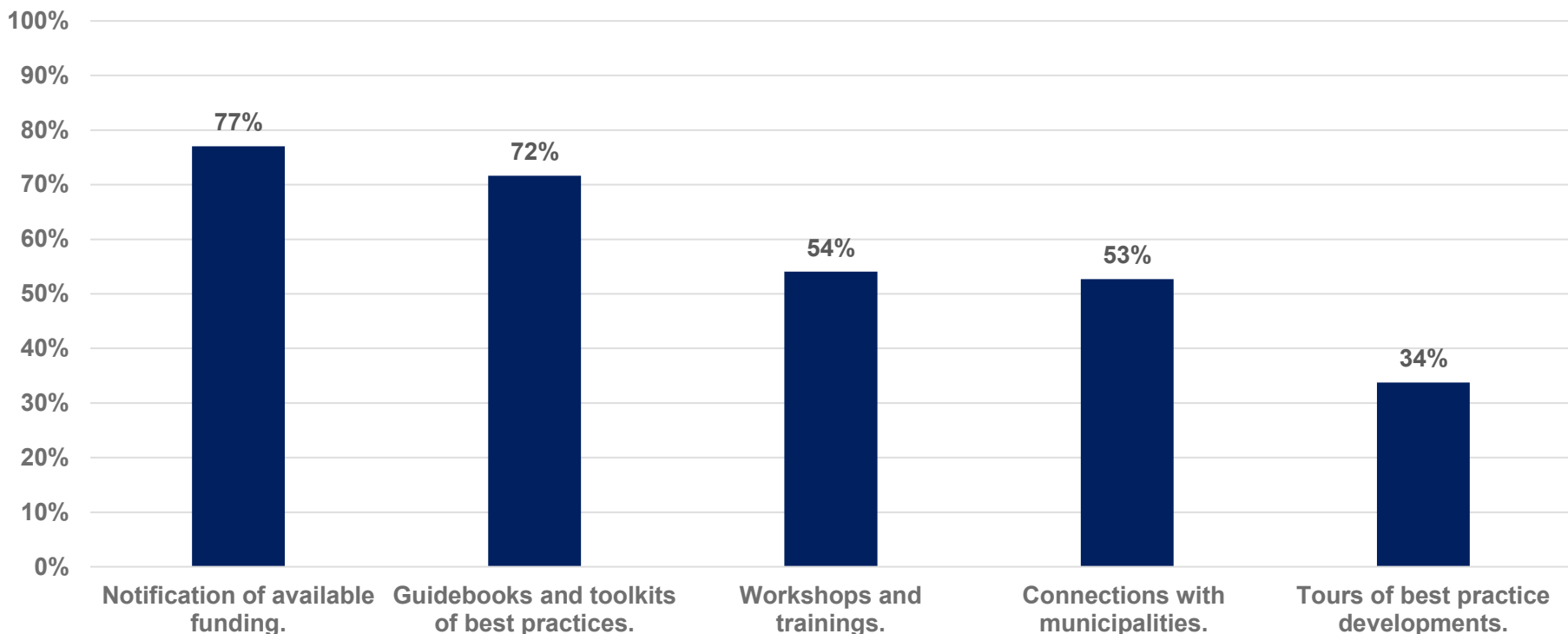
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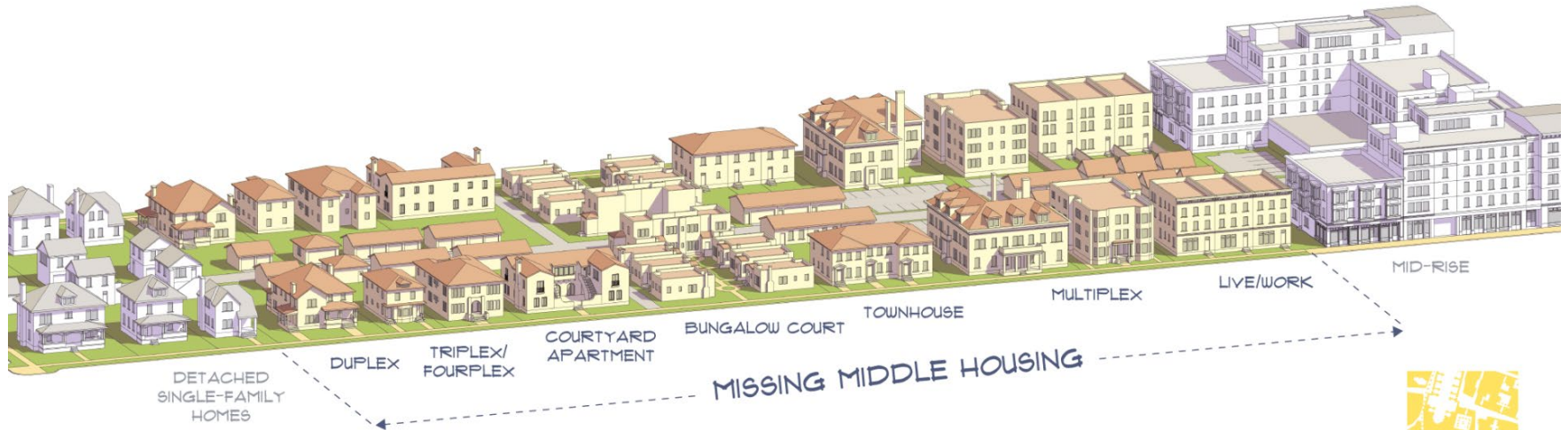
## Q2: Do you believe that you or your community needs technical assistance with any of the following strategies?



### Q3: What forms of assistance would be most useful to you to address the issues mentioned above?



# Missing Middle Housing Technical Assistance



# Missing Middle Housing Technical Assistance

- ❑ One year project
  - ❑ Peer Network of municipalities
  - ❑ Test fits on example sites
  - ❑ Hands on training workshop
  - ❑ Toolkit
- ❑ Applications open in late May



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