



# ***Attachment 1 - Overview of Chapter IX, “Accessible Housing” of SEWRPC Regional Housing Plan***



**Environmental Justice Task Force**

**January 6, 2011**



# ***Introduction***

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- Need for accessible housing stock identified as a component of the regional housing problem
- Federal and State laws requiring accessible housing
- Construction practices
- Estimate of availability of, and demand for, accessible housing units in the Region



# ***Federal and State Laws Requiring Accessible Housing***

- Federal Fair Housing Act
  - Applies to most housing units in multi-family buildings of four or more units ready for occupancy after March 13, 1991
  - Accessibility requirements:
    - Accessible building entrance and routes to units
    - Accessible common use areas
    - Accessible doors inside units
    - Exterior doors with accessible thresholds
    - Reinforced walls in bathrooms for grab bars
    - Wheelchair accessible bathrooms and kitchens
    - Accessible light switches, outlets, and other controls



# ***Federal and State Laws Requiring Accessible Housing***

- Section 504 of the Rehabilitation Act
  - Section 504 regulations adopted by HUD affect the provision of housing for persons with disabilities, and apply to any recipient of HUD funds, which generally include:
    - State and local governments
    - Public or private agencies, institutions, and organizations
  - Recipients of HUD funds must comply with several requirements related to:
    - Paying for reasonable alterations
    - Meeting accessibility standards



# ***Federal and State Laws Requiring Accessible Housing***

- Distribution of accessible units throughout projects
- Comparable ranges of sizes and amenities
- Promote awareness of accessible units and use of units by individuals needing the features
- Minimum of 5 percent of units accessible to persons with mobility impairments and 2 percent to persons with sensory impairments
- Uniform Federal Accessibility Standards (UFAS)
- Americans with Disabilities Act (ADA) and Architectural Barriers Act (ABA)



# ***Federal and State Laws Requiring Accessible Housing***

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- Wisconsin Open Housing Law
  - Applies to most housing units in multi-family buildings of three or more units ready for occupancy on or after October 1, 1993
  - Accessibility requirements similar to those of Federal Fair Housing Act



# ***Construction Practices that Promote Accessible Housing***

- Universal Design
  - Provide housing that is usable to all people, regardless of ability, at little or no extra cost
  - Basic features:
    - Accessible light switches and outlets
    - Wider doors
    - Zero-step entrances
    - Handles that do not require gripping or twisting, such as lever handles
    - Accessible storage spaces



# ***Construction Practices that Promote Accessible Housing***

- Visitability
  - Single-family or owner-occupied housing designed to be lived in or visited by persons with mobility impairments
  - Essential features:
    - One zero-step entrance
    - Wider doors and hallways
    - At least one accessible half bath on first floor





# ***Demand for Accessible Housing Units***

- 11 percent of the Region's population (221,712 people) reported having a disability in 2009
- 13 percent of Milwaukee County residents (118,048 people) reported having a disability
- Between 8 and 11 percent of residents in other Counties of the Region reported having a disability
- 64 and over age group has the highest percentage of persons reporting disabilities
- This age group is projected to increase from 12 percent of the Region's population to 20 percent by 2035

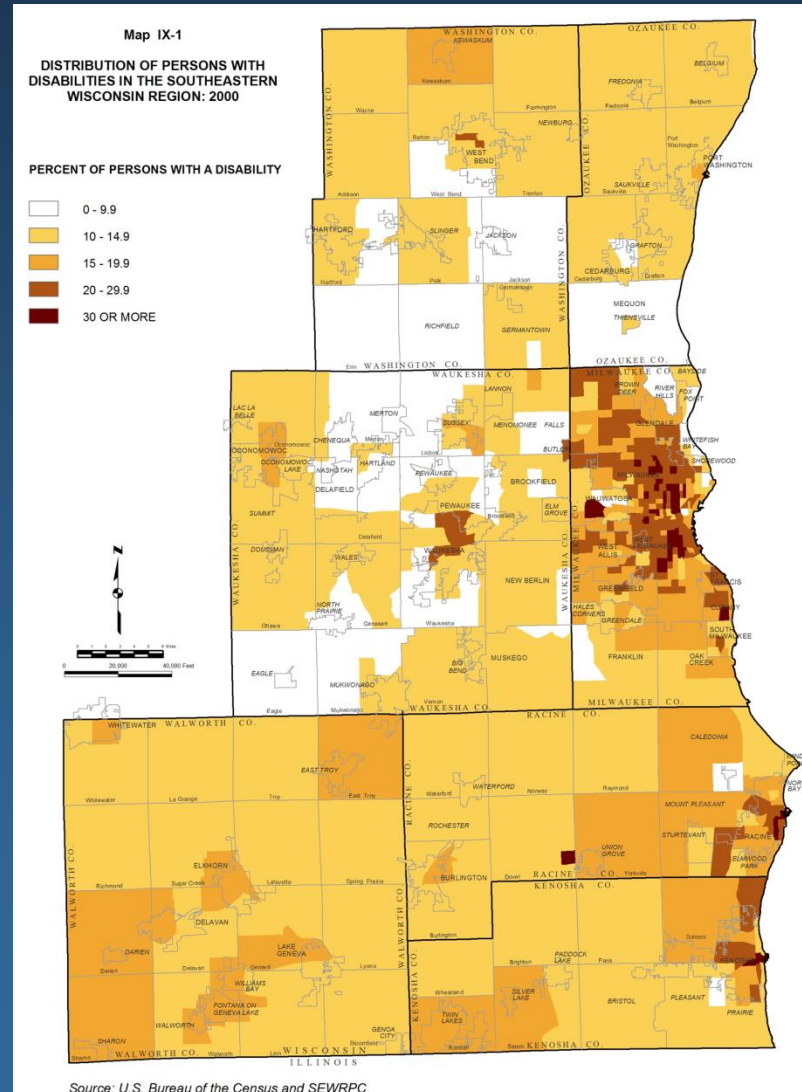


# ***Demand for Accessible Housing Units***

- American Community Survey (ACS) identifies difficulty with six areas of functioning to identify populations with specific types of disabilities including:
  - Hearing
  - Vision
  - Cognitive
  - Ambulatory
  - Self-care
  - Independent living
- Ambulatory disabilities were most frequently reported disability in 2009; however, there were a significant number of residents reporting each type of disability in each County



# Demand for Accessible Housing Units





# ***Supply of Accessible Housing Stock***

- Multi-Family Housing Units
  - 50,165 multi-family housing units constructed in the Region between 1990 and 2009
    - Kenosha County: 5,056 (10 percent)
    - Milwaukee County: 17,368 (35 percent)
    - Ozaukee County: 2,310 (5 percent)
    - Racine County: 3,330 (7 percent)
    - Walworth County: 5,641 (11 percent)
    - Washington County: 2,981 (6 percent)
    - Waukesha County: 13,479 (27 percent)
  - Not all units required to meet Federal and State accessibility standards, which mostly address mobility impairment
  - Convenient access to employment, transit, other amenities 12

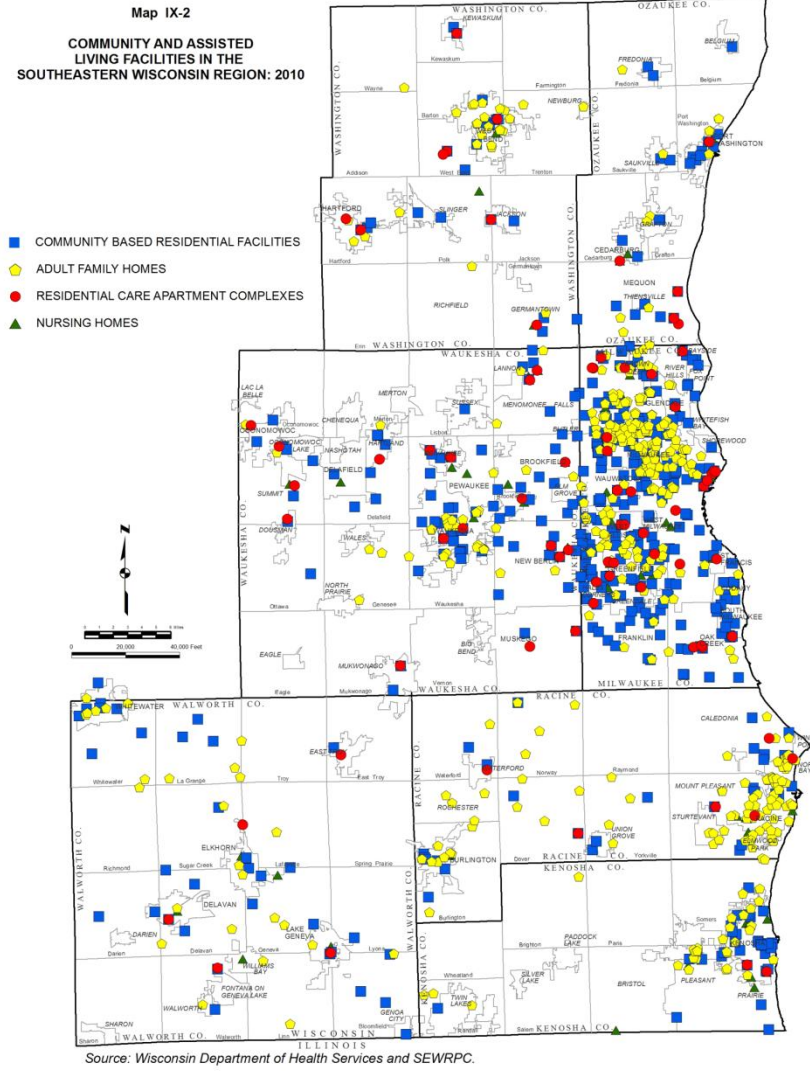


# ***Supply of Accessible Housing Stock***

- Government Assisted housing
  - Some additional accessible housing units in public housing constructed prior to 1991 (inventory data will be added upon completion of the Subsidized Housing Chapter)
- Housing Alternatives for Persons with Special Needs and Older Persons
  - Provide housing for a range of disabilities beyond mobility impairment
  - Community based residential facilities (CBRF), adult family homes, residential care apartment complexes (RCAC), and nursing homes (combined capacity is about 25,000)
  - Senior oriented developments and home health care (age-in-place)
  - Need may increase as elderly population increases



# Supply of Accessible Housing Stock





# ***Affordability and Service Coordination***

- Persons with disabilities tend to have lower incomes than those without disabilities
  - \$16,562 was the regional median annual income of persons with disabilities in 2009, which was about 54 percent of the median annual income of persons without disabilities
  - Inventory of housing provided by Section 811, Supportive Housing for Persons with Disabilities, and Section 802, Supportive Housing for the Elderly, will be included upon the completion of the Subsidized Housing Chapter
- Wisconsin's Family Care Program, now available in all Southeastern Wisconsin Counties



## ***Findings***

- A comparison of the number of persons reporting a disability and the amount of accessible housing indicates a need for additional accessible housing:
  - About 222,0000 persons reporting a disability
  - About 50,000 multi-family housing units constructed since 1990
  - Community living arrangement capacity is about 25,000
  - Some additional subsidized units to be added to the inventory
- Not all multi-family units are required to be accessible and generally mobility impairment is the only type of disability addressed by Federal and State accessibility standards
- No requirements for accessible design in privately-funded one- and two- family dwellings; no data source about number of accessible homes
- Housing affordability is a concern
- Accessibility can also be provided by universal design and visitability and somewhat mitigated by home health care





# ***Advisory Committee Comments***

- Add text to Table IX-4 that notes not all of the 50,000 multi-family housing units constructed in the Region since 1990 are required to be accessible
- Create maps regarding communities that are not “friendly” to persons with disabilities, such as sewerred communities that do not offer enough multi-family housing or transit service
- Add discussion regarding regulations governing the location of community living arrangements (CLA) in residential areas set forth in the *Wisconsin Statutes* and the related 1998 Federal District Court decision
- Minor corrections to the County CLA maps
- Add a column for the number of CLAs per 1,000 County residents to Table IX-6



# ***Advisory Committee Comments***

- Add a reference to monthly Supplemental Security Income (SSI) payments to the Affordability and Service Coordination section
- It was noted that the Inclusive Home Design Act of 2009 is not likely to be enacted and the reference should be removed from the visitability section
- Investigate the possibility of adding maps regarding where people receiving home health care services reside
- Investigate adding information regarding accessible non-subsidized single-family and two-family housing units



## ***Next Steps***

- The next meeting of the Regional Housing Plan Advisory Committee is scheduled for Wednesday, January 26, 2011, from 1:30 p.m. to 3:30 p.m. in Banquet Room 2 of the Tommy G. Thompson Youth Center located at State Fair Park
- Expected agenda items include discussion of:
  - The revised version of Chapter VI, *Housing Discrimination and Fair Housing Practices*
  - The preliminary draft of the Housing Foreclosure Activity section of Chapter IV, *Existing Housing*