

Unlikely Allies for More Livable Communities

New Partners for Smart Growth Conference

Portland, Oregon ~ February 11, 2016



Lifelong Housing Certification Program

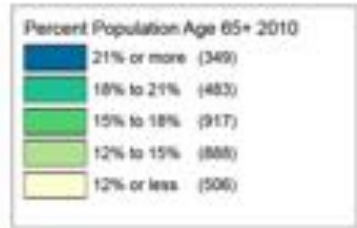
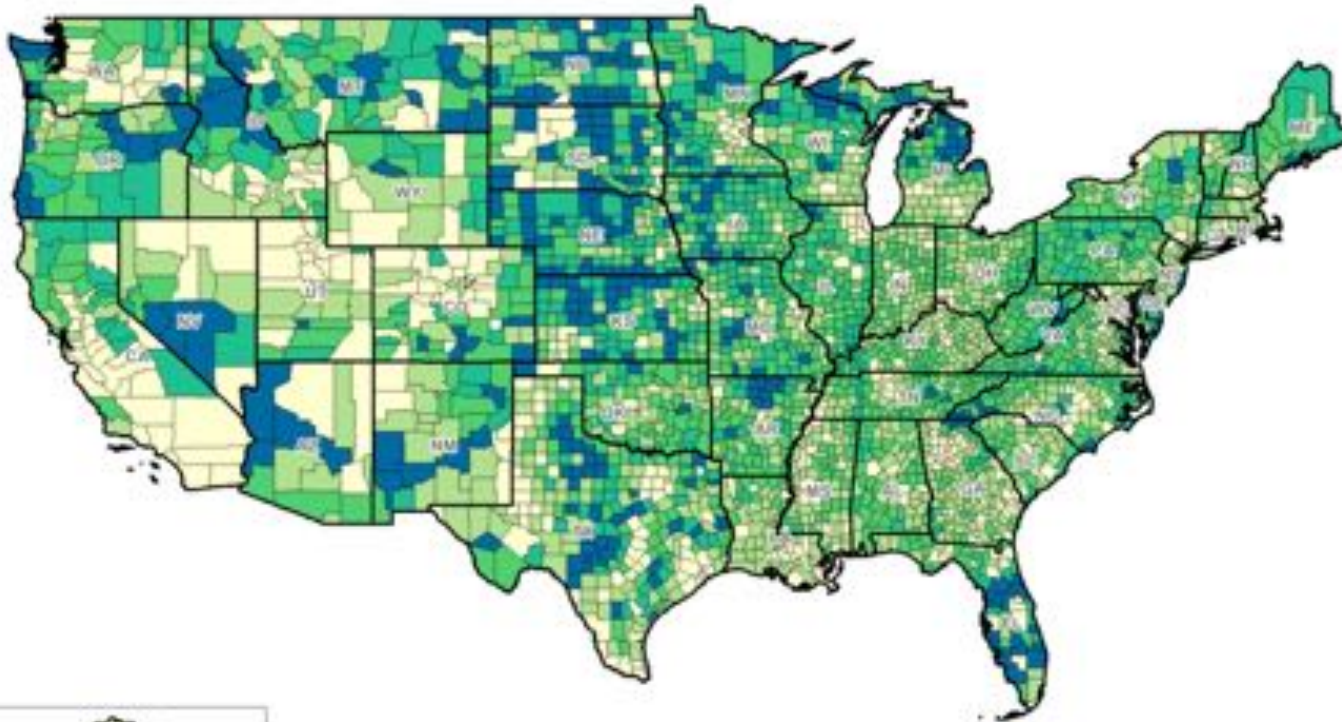


*Jackson and Josephine Counties,
Oregon*



AMERICA IS AGING

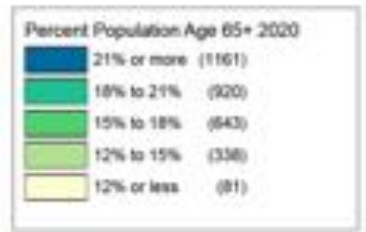
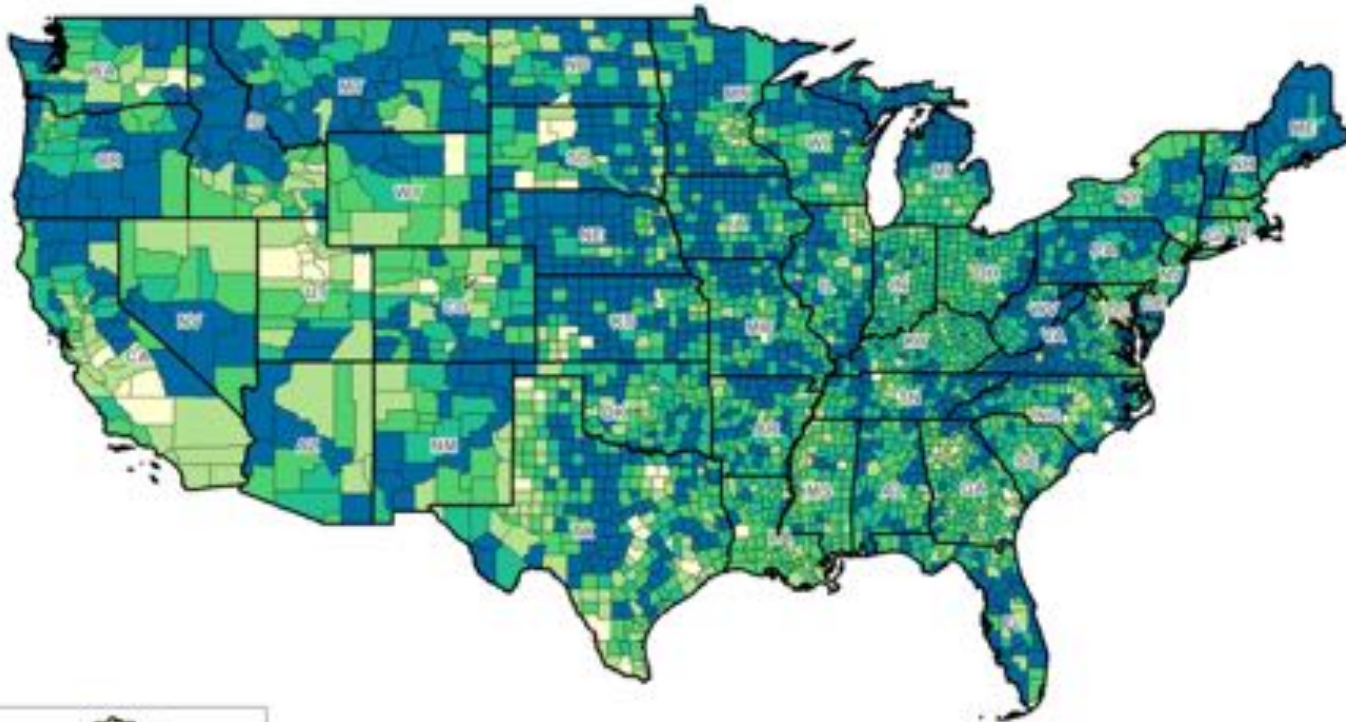
Percent of Population Age 65+ 2010



Source: U.S. Bureau of the Census, 2010 Census

AMERICA IS AGING

Percent of Population Age 65+ 2020



Source: The Nielsen Company, 2015.

Survey after survey finds
that today's older
adults want to remain
in their homes

78
%

of adults ages 45+
agree or strongly
agree with the
statement: "What
I'd really like to do
is stay in my current
residence for as
long as possible."

**But most houses haven't been
designed to adapt. American homes
have traditionally been designed and
built for able-bodied 35 year olds**

Source: AARP Home and Community
Preferences of the 45+ Population, 2014



Survey after survey finds that today's older adults want to stay in their community

80%

of adults ages 45+ agree or strongly agree with the statement: "What I'd really like to do is stay in my current community for as long as possible."

For the past 50 years, communities have developed around cars and other motor vehicles as our **principal form of transportation**

Our Answer to this desire

Lifelong Housing Certification Program



***Jackson and Josephine Counties,
Oregon***

*...began in 2011
with a Partnership*



...and a Team

- Builders
- Realtor
- Rental owner
- Appraiser
- Building inspector
- Wheelchair users
- Seniors
- Certified Aging-In-Place Specialist
- Center for Independent Living
- Senior and Disability Services
- Housing Authority

...and endorsements.



Later the partnership grew.



Age-Friendly
INNOVATORS


Why Develop a Certification Program?

- Connect buyers seeking accessible homes with sellers
- Increase stock of accessible housing available in Southern Oregon and the rest of the State
- Engage the housing market

Also...

- Increase appraised value of homes
- Raise awareness of practicality of Universal Design—for everyone
- Build a movement

The First Step Was to Develop a Checklist of Features.



**LIFELONG HOUSING CERTIFICATION
CHECKLIST**

Each certification Level has categories that relate to various areas or features in the home. Within each section there are items that are **REQUIRED** and most sections have a list of **OPTIONAL** items from which you must chose a required **MINIMUM** number of items. The number of Required and Optional items is noted at the top of each section. Level certification will be granted if all required items and the minimum number of optional items in each section of that Level are present in the home.

Items **REQUIRED** for certification are indicated by **OPTIONAL** items are indicated by

To have your home certified, contact Rego Valley Council of Governments Lifelong Housing Certification program at 541-607-6674, www.rego.org or lifelonghousing@rcvo.org.

LEVEL 1 - VISITABLE

The home is "visitabile" for all guests: a person in a wheel chair can easily access the main entertainment area, a full bathroom at minimum, and the full leading to and from that bathroom. **[All required]**

- Clear passage to front door from parking area or street.
- A minimum of one entrance to the structure with: no steps or alternative, ramped, if required; level flooring; 32 inch clearance doors; and, adequate lighting.
- Entry has a maximum 1/2 inch threshold, but when over 1/4-inch, is beveled on both sides. The entry door has lever handles.
- Entertainment area is level, with 36 inch passage through and around the space.
- Pathway to bathroom is minimum 36 inches wide.
- Bathroom door has minimum 32 inch clearance with lever handles.
- All rooms has minimum 60 inch horizontal or other approved turnaround configuration (36" x 40" clear space if door doesn't swing in)

Level 2 - Fully Accessible

The central living area is accessible for lifelong living. A person in a wheel chair can perform all personal and housekeeping functions in this area.

Environmental controls [2 required; minimum 1 optional]

- Thermostats and security system controls located on floor with central living area.
- Control devices for light switches and thermostats at 42-48 inches height off floor and side-to-side.
- Electrical plugs 28" or above.
- Rocker-style light switches
- Lighted switches
- Automatic/waste control

How to certify a home for lifelong living.

- I. The home is voluntarily inspected by a trained inspector**



- 2. Home is certified at one of three levels**
- 3. Certificate is issued**
- 4. Recorded in database**
- 5. Entered in Multiple Listing Service**



Level 1~*Visitor Accessible*

- A guest in a wheelchair can move around comfortably in the main entertainment area and easily get to a bathroom.





No-Step Entry

Levered Handles



Open Entertainment Area

Home & Gardens Volume 100, Issue 4

Designed for life

Secretly simple. It's an open area to live in, rather than vice versa — 140 ideas that make your people's lives or rooms that help life with yours. Page 16

INSIDE

Protect your flock
Some simple steps can help safeguard your backyard chickens from disease
Page 2



It's bare root season
Now's the time to consider planting bare-root plants; read up on their advantages
Page 3

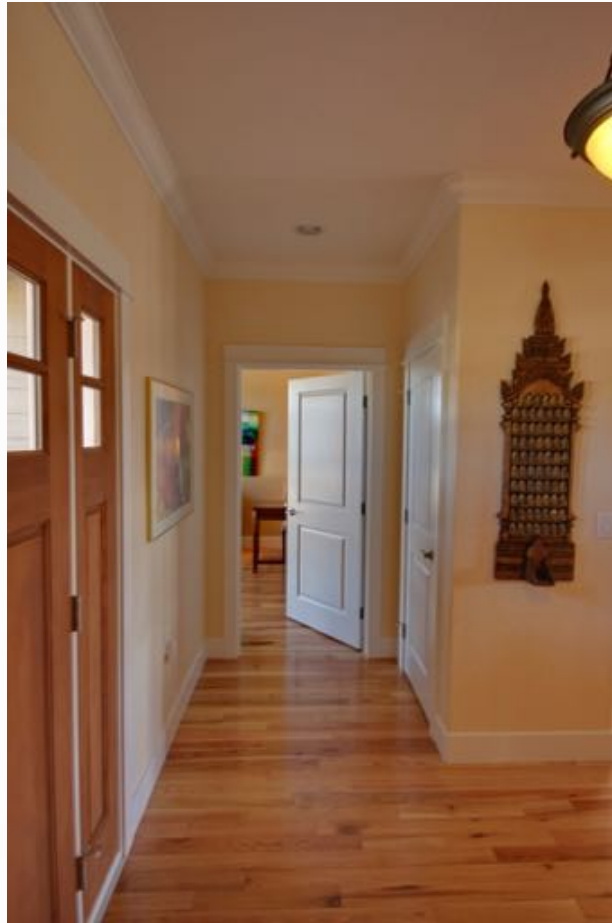
Perennial punch
Make sure not to overlook perennials as you peruse these seed catalogs this winter
Page 7



Tip of the Week [Page 8](#)
Calendar [Page 8](#)



Hallway



Accessible bathroom for guests



Level 2 ~

Enhanced Accessible

- The entire primary living area is accessible for lifelong living.



Kitchen



Lower counters, Range with knobs in front, enough room to turn around.



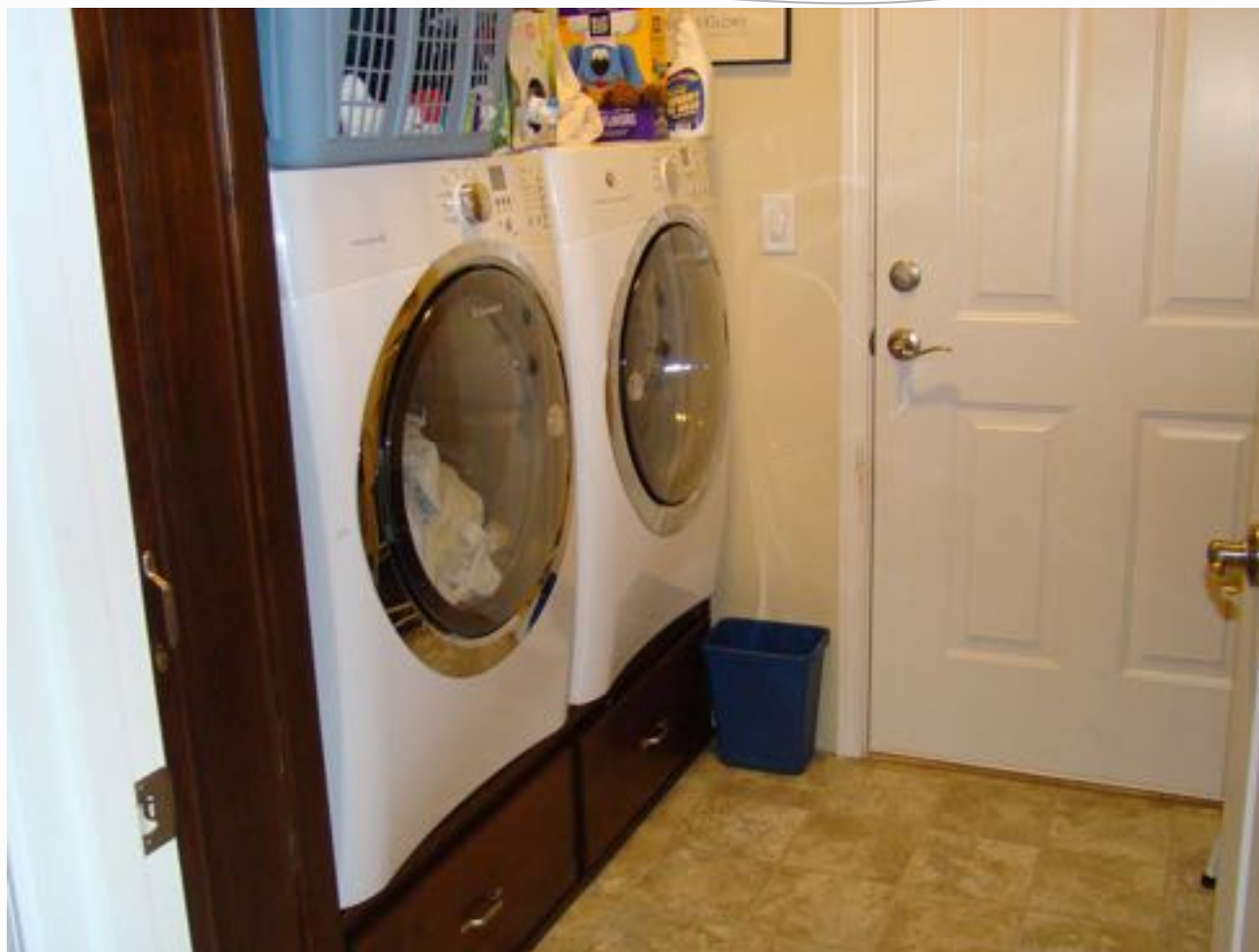
Adapt drawer for dish storage



Pulls that don't require grasping



Easy-to-reach storage at lower level.
Items can't fall off back.



Laundry Room

Bathroom



Attractive roll-in shower



Low step, transfer/shower bench can be added





Grab bar serves as caddy in bathing area

Bedroom



Closet with reachable rack and shelving



Window can be opened with closed fist.
Mechanism and lock at bottom—reachable.



For low vision—
stairs painted in contrasting colors



Sloping driveway allows no-step entrance into house from garage





Or have long sloping ramp inside garage.



**Adaptations for
hearing-
impaired**



Level 3 ~ *Custom Accessible*

**Home has been customized
for personalized accessibility**



Electric Stair Lift




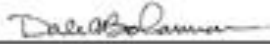
Ceiling-Track-Mounted Lift



Dementia Care/ Monitoring



Issue a certificate

Rogue Valley Council of Governments		
Lifelong Housing Certification		
This is to certify that the home at <u>1528 N. Haskell Street, Central Point</u> ,		
Owned by <u>W. L. Moore Construction</u> ,		
has been certified as accessible at Lifelong Housing Certification Level <u>2</u> .		
The home was evaluated by <u>Dale Bohannon, Building Department Services, LLC</u> , Program Inspector, on		
<u>October 15, 2014</u> The inspection report is filed on site at Rogue Valley Council of Governments at		
155 N. 1 st St, Central Point, Oregon.		
The Lifelong Housing Certification project consists of the voluntary inspection and registration of a home as being accessible/adaptable for the use by occupants with a range of disabilities. A description of the features for this residence relative to the Lifelong Housing Certification levels is attached to this certificate.		
	_____	Number 0005
Inspector	Executive Director, KVCOG	Date
Sponsored by Rogue Valley Council of Governments, in partnership with AARP Oregon.		
Endorsed by the Home Builders Association of Jackson County.		
541-664-6674 www.kvco.org		
		

List Home on Local Multiple Listing Service

Listing Input Form

Property Certified

Cert Advantage JAFED

Listing Housing Energy Star

Other Certification

*Certificate # or ID (optional, alphanumeric)

General Information



Rogue Valley Association of REALTORS®
Southern Oregon Multiple Listing Service
629 Fitzgore St. Medford, OR 97501



Southern Oregon MLS

11 Homes certified, 2 under construction, 19 planned

AGE-FRIENDLY HOMES

BROUGHT TO YOU BY W.L. MOORE CONSTRUCTION, INC.

Single story, level entry, spacious and open floor plans
Earth Advantage certified PLATINUM
Accessible, Adaptable, Affordable

W.L. MOORE
CONSTRUCTION
INC.
SINCE 1958
CEM 87701



THE BOLD LOOK
OF KOHLER



FOR MORE INFO. CONTACT Amy Moore 541-210-2184

www.TwinCreeksinCentralPoint.com





Lifelong Housing **CERTIFIED HOME**

Where Design Meets Lifestyle

- ✓ Single story
- ✓ No step entry
- ✓ Spacious open floor plans
- ✓ Accessible, adaptable, affordable



www.LifelongHousing.org

Other aspects of the project

- Outreach and Education

Other Aspects of the Program

- Work with Housing Authority to encourage accessible subsidized housing.

Other Aspects of the Program

- Encourage jurisdictions to promote accessible housing in planning policies.

COMPREHENSIVE PLAN

GOAL ~ Sample

- In recognition of the City's aging population the City shall prioritize funding to projects and activities that provide and/or incentivize remodeling and rehabilitation, to new and existing owner and rental properties that promote ADA accessibility, architectural barrier removal and other modification and improvements that increase the supply of housing suitable for all ages and abilities.

Statewide LLH Committee

- Standardize process and Checklist
- Develop toolkit to help communities create their own certification and education projects
- Centralize training, data maintenance and website functions with RVCOG
- Maintain website

What's Next?

- Encourage communities around the state to promote Lifelong Housing.
- Develop package of potential incentives, including putting forth legislation, if necessary.
- Incentivize remodeling of homes.
- Convene organizations that remodel/repair homes for low-income people in Jackson Co.



Lifelong Housing Website

www.lifelonghousing.org



AARP Website and More!

Please bookmark and promote

AARP.org/Livable

And keep these URLs handy, too

aarp.org/agefriendly *

aarp.org/livabilityindex



Thank You!

Connie Saldaña

Rogue Valley Council of Governments

Central Point, OR 97502

csaldana@rvcog.org 541-423-1383

lifelonghousing@rvcog.org

<http://lifelonghousing.org/>

