Unlikely Allies for More Livable Communities

New Partners for Smart Growth Conference

Portland, Oregon ~ February 11, 2016
AMERICA IS AGING

Percent of Population Age 65+ 2010

AMERICA IS AGING

Percent of Population Age 65+ 2020

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.

Lifelong Housing Certification Program

Jackson and Josephine Counties, Oregon

Our Answer to this desire
...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.
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.
How to certify a home for lifelong living.

1. 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
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

![Ceiling-Track-Mounted Lift Image]
Dementia Care/ Monitoring
Once the Home is Certified...
Record it in the Data Base

<table>
<thead>
<tr>
<th>Lifelong Housing Database</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address #</td>
</tr>
<tr>
<td>-----------</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Inspected by</th>
<th>Date</th>
<th>Date</th>
<th>Approved?</th>
<th>Cert</th>
<th>Cert Fee</th>
<th>MLS?</th>
<th>pd (amt)</th>
<th>Y/N</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Insp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2nd Insp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Issue a certificate
List Home on Local Multiple Listing Service

Listing Input Form

Rogue Valley Association of REALTORS®
Southern Oregon Multiple Listing Service
629 Perugia St. Medford, OR 97501
11 Homes certified, 2 under construction, 19 planned
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@rv cog.org    541-423-1383

lifelonghousing@rv cog.org

http://lifelonghousing.org/