

Accessible Housing In Rhode Island

COMMUNITY PROVIDER NETWORK OF RHODE ISLAND AND KMACCESS



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ACCESS IS BROKEN

Lengthy wait times for services including the ER, primary care and dental care.

Behavioral health services are full

People with disabilities can't access buildings to live everyday life

Older adults waiting on home care for months without support



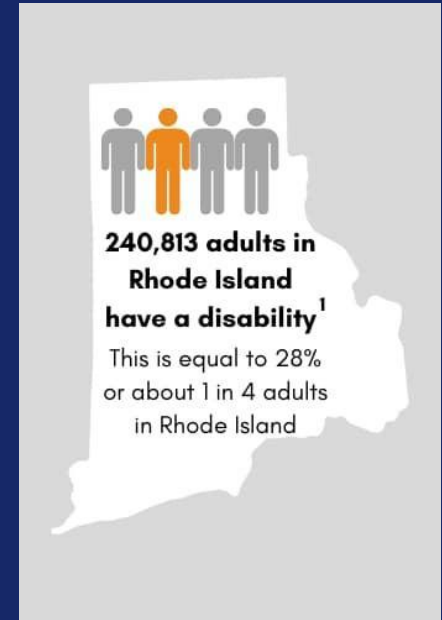
Lack of accessible transportation for children, families and so many more

Access to services, transportation and housing is struggling in our state. This means some of Rhode Island's most vulnerable populations are suffering. People with disabilities, older adults, children, families and those facing mental health and substance use disorders can not get access to basic support.

IT'S TIME TO HEAL RI

Accessible Housing Today

- AARP ranked Rhode Island 51st in the nation when it comes to housing availability for older adults
- More than 25% of adults in Rhode Island have a disability
- Rhode Island does NOT keep track of the number or type of accessible units
- RI LTCCC: Develop supportive housing that fits the needs of aging adults



<https://www.cdc.gov/ncbddd/disabilityandhealth/impacts/rhode-island.html>

Accessibility Requirements RI Building Code

- New construction (4+ units) must provide Type B units
 - Type B units have features that can be modified to meet the needs of an occupant with a disability.
- New construction or alterations (20+ units) must also provide 5% Type A units
 - Type A units have additional features such as door maneuvering clearances, turning space in all rooms, and accessible bathroom fixtures to accommodate the needs of an occupant with a disability, specifically mobility impairments

Accessibility Requirements: Federal

- Design and Construction Requirements of the Fair Housing Act:
 - Similar to RI Building Code
 - Applies to new construction
- Americans with Disabilities Act Title II
 - Applies affordable projects part of a state/ local government program
 - Applies to new construction (1+ units) and alterations (1+ units)
 - Technical Standard is 2010 ADA Standards, which is similar to RI Building Code
- Section 504 of the Rehabilitation Act of 1973 (504):
 - Applies to affordable projects receiving federal financial assistance
 - Applies to new construction (5+ units) and alterations (15+ units)
 - Technical Standard is either UFAS or 2010 ADA Standards
- ADA Self Evaluation and Transition Plan

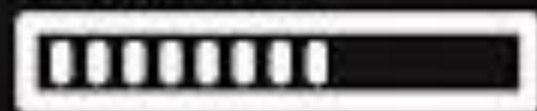
Neighboring States

- **Massachusetts**
 - 521 CMR: a specialized section of the Massachusetts State Building Code, which is enforced by the Massachusetts Architectural Access Board (MAAB).
 - MAAB – enforcement agency
 - MassAccess – accessible housing registry
- **Connecticut**
 - Requires 10% of units to be Type A
 - Adopted A117.1-2017, which has larger clearance requirements
- **New York**
 - NYC Building Code requires all units to be Type B+
 - NYC Housing Preservation and Development Design Standards – Accessibility guide
- **Vermont**
 - 2012 Vermont Access Rules visitability requirements

THE FUTURE



LOADING ...



Last Year: HB 7063 & SB 2186

- Aimed to implement Universal Design standards in future affordable housing developments
- Held for further study in both the House and Senate



Looking Ahead: 2025 Legislation

- Require all new construction of houses or multi-family homes that receive state funding to be visitable by the following standards:
 - At least one zero-step entrance
 - Doors with 32 inches of clear passage space
 - One bathroom on the main floor that is wheelchair accessible
 - One room on the main floor that can serve as a bedroom
- Precedent:
 - 2012 Vermont Access Rules visitability requirements
 - A117.1 Type C unit requirements
- RIHousing Accessibility Resource Manual
- 10% of units Type A, with all other units made to be Type B
 - Modeling CT and NY

Rise to the Occasion

HOMES FOR ALL



zero-step entry

accessible bathroom

32in wide doorways

Reporting Requirements

- Mandate reporting for developers and property owners on accessible units in their buildings
 - Total number accessible units
 - Accessibility features/unit types
 - Number of available accessible units
 - Percentage of accessible units with tenants with disabilities/without
- Create a statewide database that tracks above statistics
- Can be informed ADA Self Evaluation Transition Plan