

# Home Modifications, Adaptive Technology and Accessible Housing

Presented by Naomi Hubert, M.Ed.



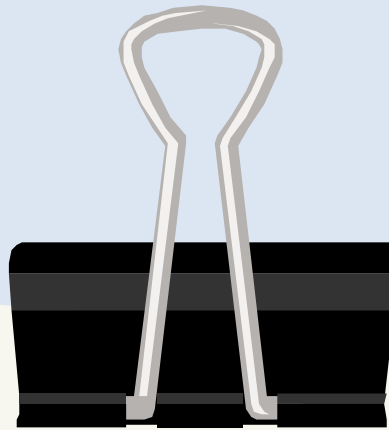
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- NAF encourages all attendees to consult with their primary care provider, neurologist, or other health care provider about any advice, exercise, therapies, medication, treatment, nutritional supplement, or regimen that may have been mentioned as part of any presentation.
- Products or services mentioned during these presentations does not imply endorsement by NAF.



## Presenter Disclosures

- Naomi Hubert
- The following personal financial relationships with commercial interests relevant to this presentation existed during the past 12 months:
- No relationships to disclose or list



**1.How to Complete a Home Assessment**

**2.Simple to Complex Home Mods**

**3.Using Technology to Make Your Home  
More Useable**

**4.Advocating for Home Mods and AT**

# Home Modifications

The term 'home modifications' encompasses a broad range of alterations made to one's home in order to create a more usable and comfortable environment in which to carry out daily activities.



# Home Assessments

Individual needs vary greatly, so it is important to design an assessment process which will result in individualized modifications



# **One Size does not fit all**

Federal accessibility design requirements are meant to meet the needs of the general public and rarely address individual needs

**Checklists can be helpful but only when used in a face-to-face, room-to-room evaluation**

**Long distance evaluations do not work**

Someone completing a needs assessment from his/her office will probably not address individual needs

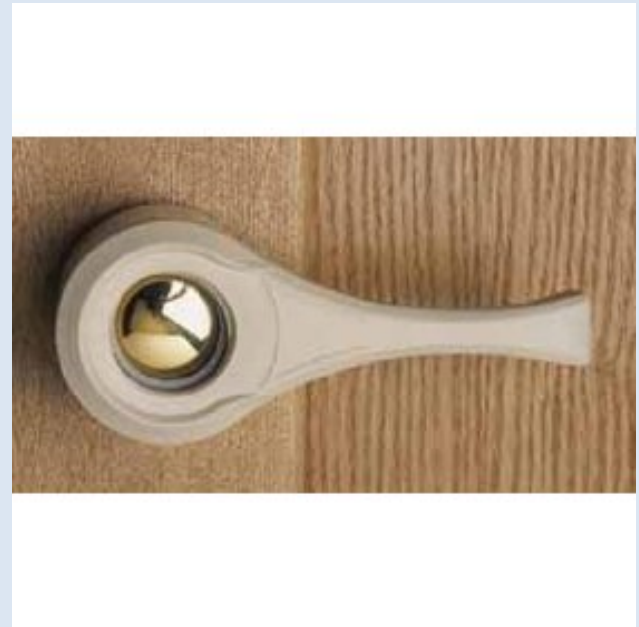
**Solutions will be individual because each person with a disability is an individual**

**Different people facing a similar obstacle may require a different solution due to their specific needs**



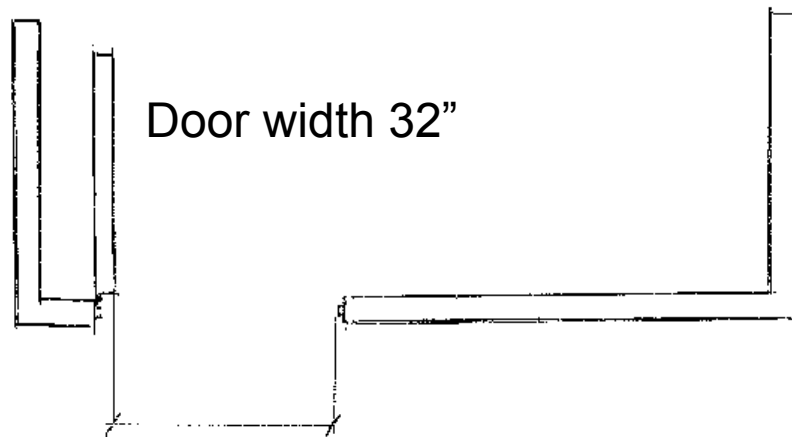


**HOME MODIFICATIONS:  
Simple to Complex**

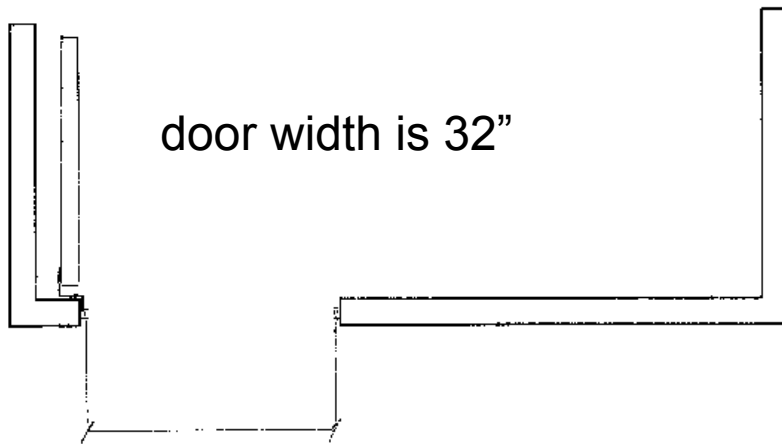


**Single  
Lever  
Door Handle**

# Standard Door Hinge



Actual opening is approx. 30"



door width is 32"

actual opening is approx. 31 1/2"

**Off Set  
Hinge**



Shower Hose



Toilet Seat  
for  
Children  
and Adults



Fold Down Grab Bars

“Designer” Grab Bars





Wall  
Mounted  
Shower  
Seats





Wall Mounted Shower Seat with  
Arms and Legs



Walk-In Tub



Single Lever  
Faucets







'Reacher'



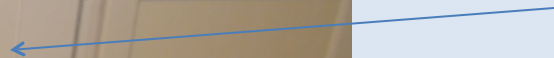
Pull Down  
Shelves



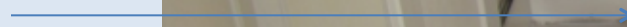
Flipper Doors  
EZ Pocket Doors



Cabinet doors closed



Cabinet doors open









**Don't Forget About Appliances!**



Front Loading Washers and Dryers

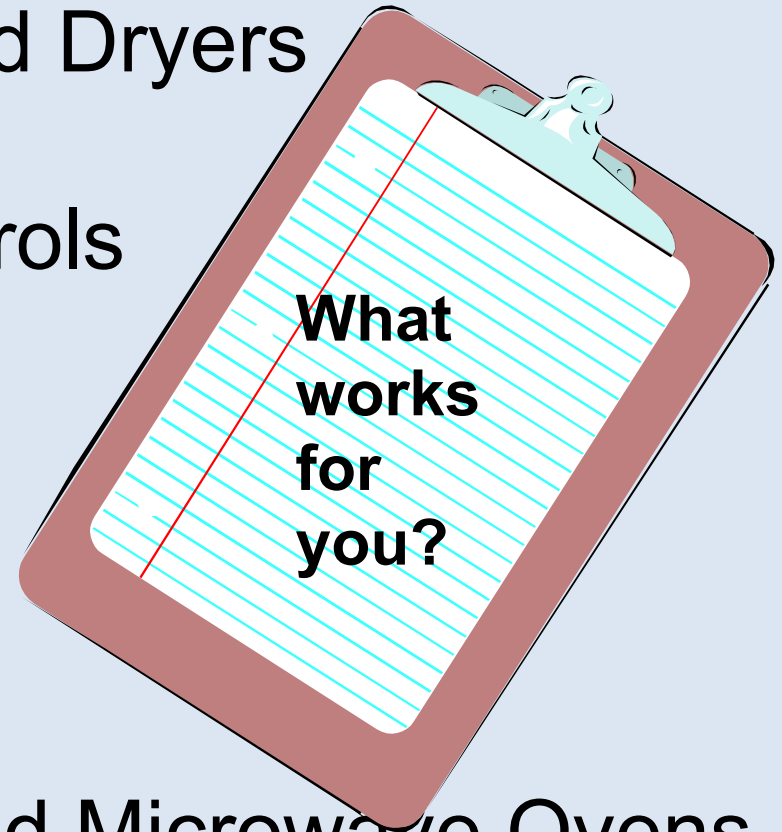
Cook Tops with Front Controls

Refrigerators

Side-by-Side

Freezer on Bottom

Height of Built-In Ovens and Microwave Ovens



# **Other Considerations**

**1.Flooring**

**2.Surface of Walls and Doors**

**3.Lighting**

**4.Furniture Placement**

**5.Height, Location and Type of Outlets, Switches  
& Environmental Controls**

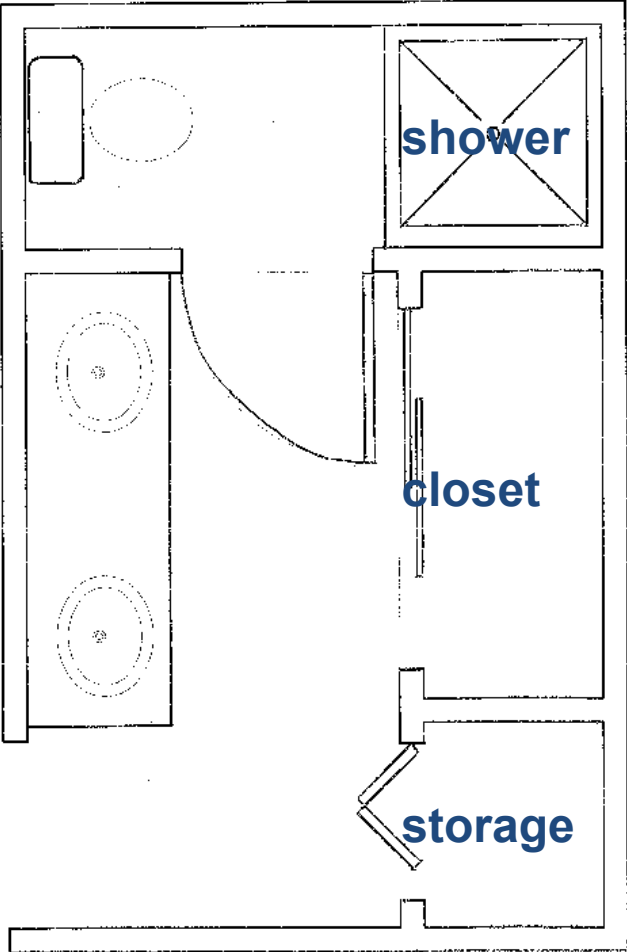
**6.Exterior Spaces**



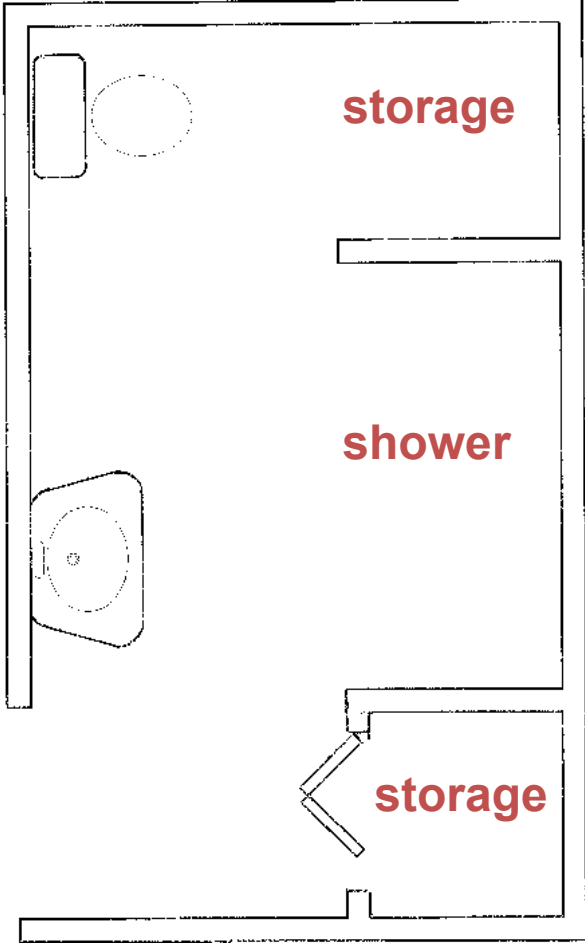




# BATHROOM MODIFICATIONS



**BEFORE**



**AFTER**















# Assistive Technology

A person wearing a dark pinstriped suit is seated in a wheelchair. They are using a silver laptop computer. The background is a blurred cityscape with buildings and windows. The text is overlaid on the image.

A term used to describe all of the tools, products, and devices, from the simplest to the most complex, that can make a particular function easier or possible to perform.

# Intercom Systems



Hard-wired

Battery operated

Linked with other systems

# Keyless Entry



# Automatic Door Openers



# Hearing Aids for people who are deaf or hard of hearing



# Vision Aids



**Magnifiers**

# Personal Digital Assistant/PDA



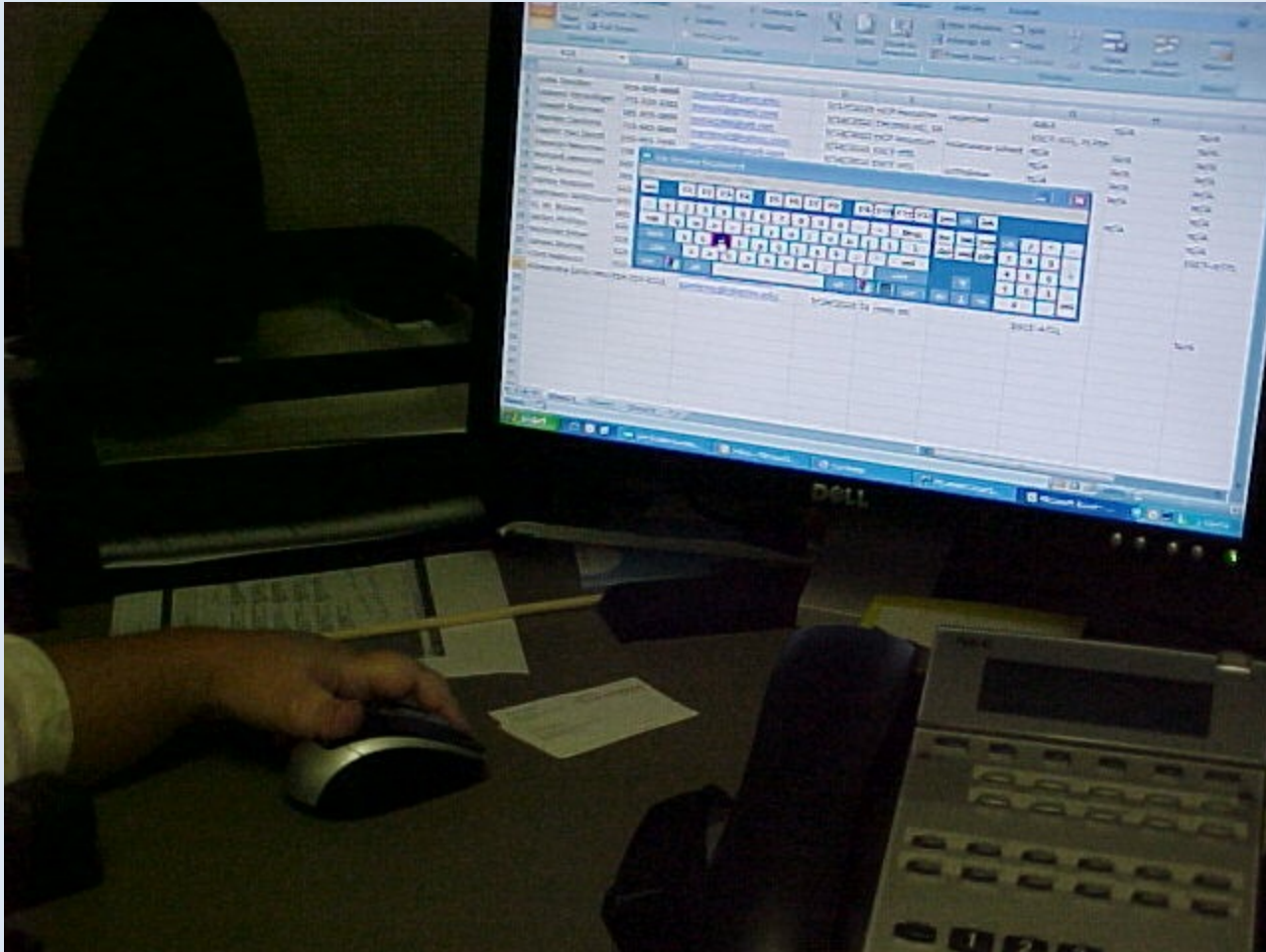
**Scanner/Reader**

# Communication Boards

## Augmentative & Alternative Communication

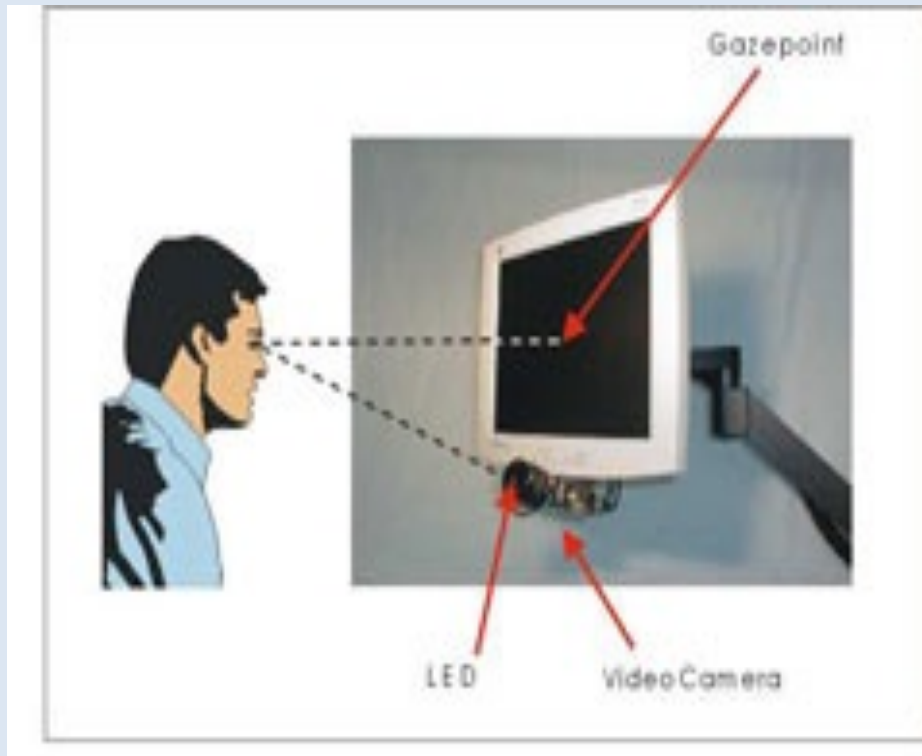


# Assistance Using Computers



**On Screen Key Board**

# Eye Tracker Systems

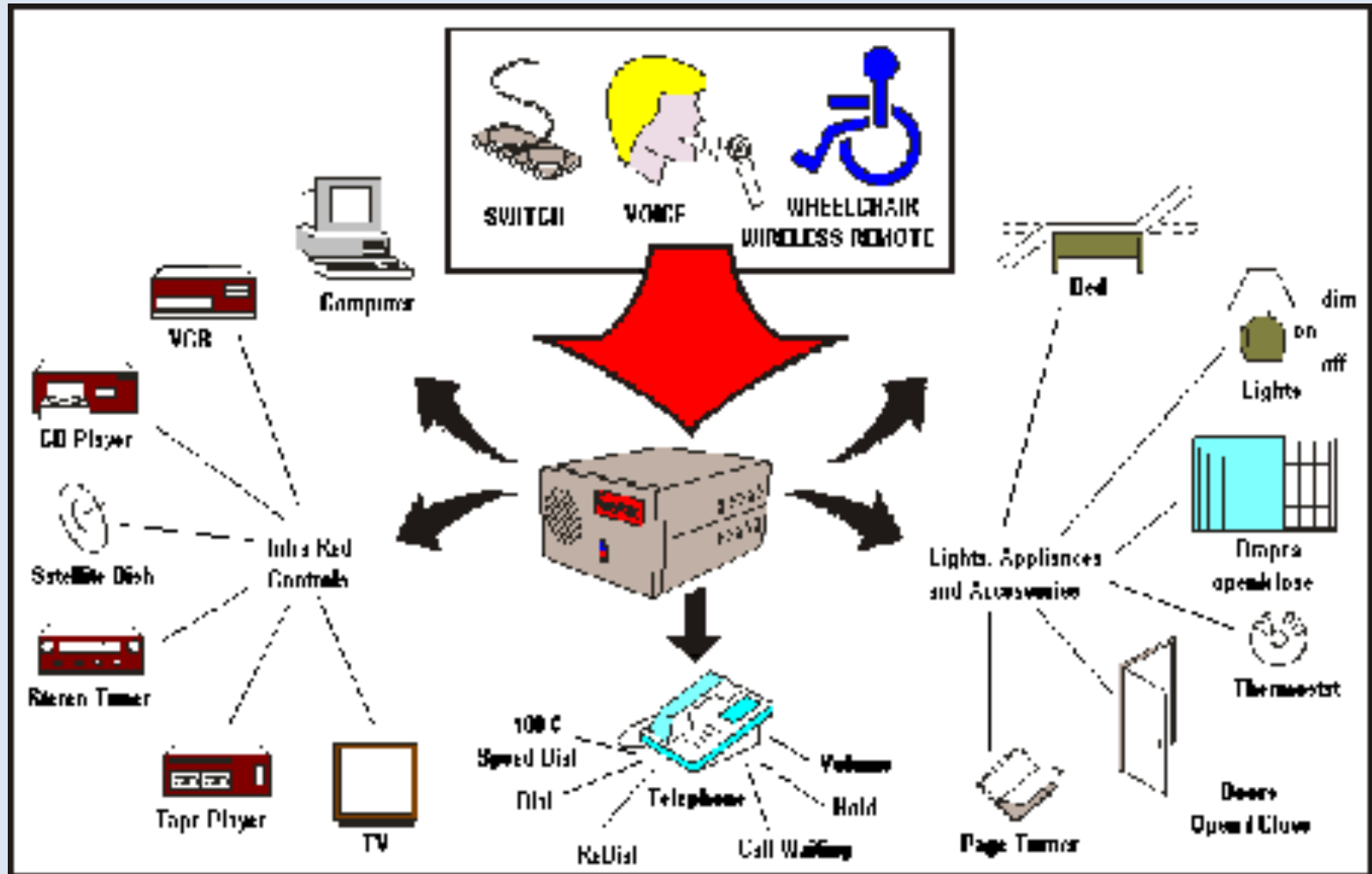


Mouse replacement device that allows the user to place the mouse pointer anywhere on the screen by simply looking at the desired location.

# E C U

*Environmental Control Units:* enable people with disabilities to control their personal environment including telephones, televisions and other infrared devices, lights, appliances, electric beds and personal computers.

# Environmental Control Units/EUCU



# ADVOCATING FOR HOME MODIFICATIONS

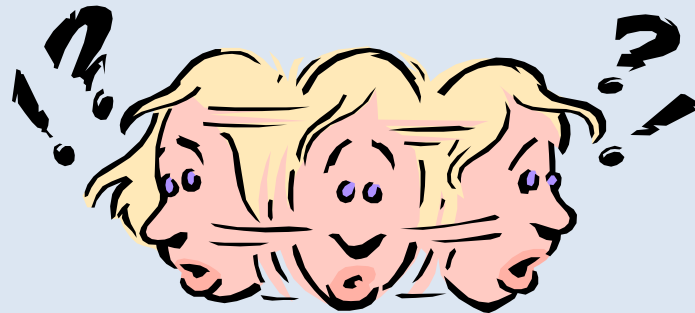


**Can I get a grab bar installed in my bathroom?**

# Accessibility Requirements

ADA...Fair Housing...Section 504...

*What do they mean???*





# The Fair Housing Act



**Establishes design and construction requirements for multifamily housing of four or more units built for first occupancy after March 13, 1991 (privately funded)**

**Landlords/Owners cannot refuse to make reasonable accommodations when such accommodations may be necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling**

**Landlords/Owners are not required to pay for the modifications but can request that the tenant restore the unit to its original condition**

# **Section 504 of the Rehabilitation Act of 1973**

Access requirements apply to new construction of federally subsidized multi-family housing having 5 or more units constructed after July 11, 1988

A percentage of units must be made readily accessible and not merely adaptable for people with disabilities

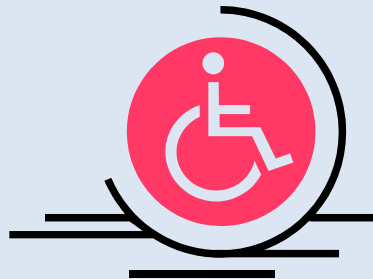
Request for reasonable accommodations cannot be refused and are completed at the owner's/landlord's expense



# Americans with Disabilities Act

Civil right law guaranteeing equal opportunity for individuals with disabilities in employment, state and local government services, public accommodations, transportation and telecommunications

People with disabilities must have equal opportunity in places of public accommodation, both in terms of physical access and in the enjoyment of services



# Funding for Home Modifications

**Brothers Redevelopment, Inc.**

2250 Eaton St. Garden Level, Suite B  
Denver, CO 80214

**303-202-6340** 303-274-1314 (fax)

[info@brothersredevelopment.org](mailto:info@brothersredevelopment.org)

Arapahoe County

Brighton (call for income qualifications)

Centennial

Douglas County

Jefferson County

(Edgewater, Evergreen, Golden, Lakeside, Mountain View and Wheat Ridge)

Sheridan

Thornton

# Other Resources

## City of Littleton

### Community Development

2255 W. Berry Ave., Littleton, CO 80120

Phone: 303-795-3748

Fax: 303-795-3856

Clean-up projects and minor home repair assistance available, based on volunteer availability

## City of Aurora

### Accessibility Program

15151 E. Alameda Pkwy, Aurora, CO 80012

303-739-7903; 303-739-7924

Designed to provide accessible, single-family home repairs  
in the form of grants up to \$10,000

**Colorado Department of Health Care & Financing**

Colorado Choice Transitions (CCT)

Chris Roe, Colorado Division of Housing

Contact Chris for housing related questions

[Christopher.Roe@state.co.us](mailto:Christopher.Roe@state.co.us)

303-864-7831

City of Denver

Denver Urban Renewal Authority

303.534.3872

Home rehabilitation and emergency home repairs

## **Colorado Housing Connects**

toll-free at 1-844-926-6632

Landlord/Tenant problems

## **Colorado Civil Rights Division**

1560 Broadway, Suite 1050, Denver, CO 80202

(303) 894-2997 Phone

(800) 262-4845 Toll Free

(303) 894-7830 Fax

Atlantis Community, Inc.

201 South Cherokee Street,

Denver, CO 80223

Phone Number: 303-733-9324

Fax Number: 303-733-6211

[info@atlantiscommunity.org](mailto:info@atlantiscommunity.org)

Naomi Hubert has 15 years experience with organizations providing housing services to people with disabilities. She has experience providing training and technical assistance to housing and disability service providers, consumers, multi-family developers and home builders on the topic of accessible, affordable and integrated housing for people with disabilities.

Ms. Hubert has a M.Ed. in Special Education from Texas State University and a BFA in Interior Design from Texas Tech University.

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