

Senior Task Force Seal of Approval Criteria for a Lifetime Home

Universal Design is the new buzzword to describe a development that takes into consideration a “lifetime design” home. This gives the home a chance to be a “forever home,” rather than just a first or family home.

These requirements are not noticeable as a special home for seniors. They are amenities that seldom cost more than any other amenities. It is just nice to know that the builder has made an effort to make a home for “comfortable” long term living.

In order to be endorsed by the Naperville Senior Task Force, a proposed housing development should:

1. Set aside at least 10% of its units for seniors with incomes of less than \$36,000 per year.

Apartments:

Rent for these age restricted units should not exceed \$1,000 per month.

How many total units are planned? _____

How many units will be for seniors of rents no more than \$1,000 per month? _____

For Sale

Set aside 10% for seniors with incomes of less than \$36,000 per year.

How many total units are planned? _____

How many units will be for seniors with mortgage payments no more than \$1,000 per month. _____

2. Other ages would also like to rent or purchase lower cost units that would have less square footage. These would not just be only for seniors. How many units will be available with 450 sq. ft? _____ How many with 700 sq. ft? _____
3. What will be the sq. ft. of larger units? _____
4. What will be the rental range? _____
5. What will be the purchase price range? _____

(2)

Design all of the housing units to comply with the Universal Design guidelines of the National Association of Home Builders listed below.

Following is a check list to give to the developer. He in turn will check the amenities he will include and return his list to the Sr. Task Force. Items omitted can be discussed with the Task Force. The Task Force can then sign the list as approved or disapproved.

The design guidelines include:

- No-step entry from outside to inside.** This would allow for wheelchairs if needed in the future. At least have one step-free entry.
- Entrance Door from a Hallway or Outside** - Have a built-in shelf for placing packages while unlocking the door.
- One-floor living.** The kitchen, bathroom, and bedroom should be all on one floor.
- Wide doorways.** Doorways that are 32-36 inches wide allow wheelchairs to pass through. They also make it easy to move big items in and out of the house.
- Also** the builder could use the swing-away hinges for the doors.
- Wide hallways.** Hallways should be 36-42 inches wide. That way, everyone and everything moves more easily from room to room.
- Extra floor space** - so that people in wheelchairs have more space to turn.
- Thresholds that are flush with the floor** - makes it easy for a wheelchair to get through a doorway.
- Good lighting** - for people with poor vision.
- Light switches** - rocker style or slider style and 42" up from the floor. Also that glow in the dark.
- Lever door handles** - not knobs, for people with poor hand strength.
- Showers** - step-free entry.
- Shower nozzle** should be hand held so it can be held or placed at varying heights.

(3)

- Showers** – Have a sit-down seat built in.
- Grab bars** – beside toilet and in the shower and anchored well to the wall.
- Toilets** – Should be of comfort height.
- Floors and bathtubs with non-slip surfaces** – helps to prevent everyone from falling.
- Laundry** – Front loading washer and dryer mounted on short platforms.
- Closets** – Walk-in closets wide enough to accommodate a wheel chair.
- Closets** – with adjustable hanging rods and adjustable shelves. Also ample lighting.
- Kitchen** – Have at least one workplace you can use while seated.
- Kitchen** – Have dishwasher elevated so you don't have to do a lot of bending over.
- Kitchen drawers** – Pull out drawers beneath the counters. Perhaps some that close automatically.
- Kitchen cabinet corners** - Lazy Susans in corner cabinets.
- Kitchen handles** - should be D-shaped, not round knobs.
- Kitchen stoves** – Controls should be on the front of the stove. Make sure they can be temporarily locked in case of small children.
- Kitchen** – microwave at countertop level, not overhead.
- Faucets** – kitchen and bath have lever touch faucets.
- Stairways** – If there are stairs, have handrails on both sides of the steps.
- Door Locks** – Make the exterior door locks so that you can't be accidentally locked in or out of your home.
- Peephole** – Have a peephole at the height you can use.
- Light Outlets** – Placed near the floor for automatic plug-in night-lights.
- Motion Sensor Lights** – Placed at outside entries.

(4)

TOTAL CRITERIA Listed - 33

_____ Total that will be done by the contractor

Approved or Disapproved by Senior Task Force

Date: _____

Signature of Sr. Task Force

Signature of Developer