



Rutgers Center for
State Health Policy

NATIONAL ACADEMY
for STATE HEALTH POLICY

October 2003

Fact Sheet

Community Living Exchange

Funded by Centers for Medicare & Medicaid Services (CMS)

Housing Information Update #1:
Chicago City Council Approves
Ordinance To Increase Housing
Options for Persons with Disabilities
and the Elderly

Michael Morris
Candace Baldwin



This document was prepared by Michael Morris and Candace Baldwin of the NCB Development Corporation.

Prepared for:



Rutgers Center for
State Health Policy

Susan C. Reinhard & Marlene A. Walsh



Robert Mollica

The Community Living Exchange at Rutgers/NASHP provides technical assistance to the Real Choice Systems Change grantees funded by the Centers for Medicare & Medicaid Services.

We collaborate with multiple technical assistance partners, including ILRU, Muskie School of Public Service, National Disability Institute, Auerbach Consulting Inc., and many others around the nation.

This document was developed under Grant No. P-91512/2 from the U.S. Department of Health and Human Services, Centers for Medicare & Medicaid Services. However, these contents do not necessarily represent the policy of the U.S. Department of Health and Human Services, and you should not assume endorsement by the Federal government. Please include this disclaimer whenever copying or using all or any of this document in dissemination activities.

This Information Update is the first in a series to be made available to improve awareness and understanding of alternative approaches to expand affordable and accessible housing choices for Americans with disabilities. These updates will feature new publications, policy developments at a federal, state, and local levels, and other strategies being pursued by grantees, community and faith-based organizations, and housing agencies to respond to the Olmstead "Community Inclusion" mandate. These Information Updates are being prepared by Michael Morris, Director of the National Disability Institute at the NCB Development Corporation on behalf of the Community Living Exchange at the Rutgers University Center for State Health Policy. To contact Michael Morris directly, his email address and phone number are mmorris@ncbdc.org, (202) 521-2930.

HOUSING INFORMATION UPDATE NUMBER 1

Chicago City Council Approves Ordinance To Increase Housing Options for Persons with Disabilities and the Elderly

On October 1, 2003, the Chicago City Council passed an ordinance to add a chapter to the city's building code devoted exclusively to accessibility. The legislation places the City at the forefront of the national housing movement and will increase housing options for persons with disabilities and the elderly.

Chapter 18-11 requires 20 percent of the total number of homes or townhomes in a development to be adaptable and visitable. Adaptability allows a residential unit to be modified for accessibility without requiring major structural modifications. Visitability provides minimal accessibility housing features allowing a person who uses a wheelchair or has other mobility impairments to visit the home of a friend or neighbor. These requirements extend to privately and governmentally owned and financed planned developments with single-family homes, two bedroom apartments, and three bedroom apartments.

All federal and state accessibility codes, standards and guidelines are incorporated by 18-11 into a single comprehensive and technically coordinated set of requirements. The new chapter also includes recently proposed federal Americans with Disabilities act Accessibility Guidelines.

The chapter, for example, covers increasing accessibility of routes through buildings (18-11-1104), accessibility of entrances to these buildings (18-11-1105), the accessibility of dwelling units & sleeping units (18-11-1106), and the accessibility of public rights of way (18-11-1112). Section 1107.2 of Chapter 18-11 covers the design of dwelling and sleeping units to ensure they are accessibility to those with mobility impairments. Among the requirements under 18-11 for a unit to be considered visitable there must be an accessible route to an entrance (18-11-1107.2.4.1), each unit must contain at least one habitable room that is not a kitchen (18-11-1107.2.4.3), and at least one room with a water closet and lavatory must be provided on the entrance level (18-11-1107.2.4.6). Accessible routes to the entrance (18-11-1107.2.5.1), an accessible entrance

(18-11-1107.2.5.2), a habitable space on the entrance level (18-11-1107.2.5.3), and a path of travel with a width of not less than 36 inches on each level through all corridors and passageways to all habitable rooms (18-11-1107.2.5.4) are among the requirements for a townhouse to be considered accessible under the chapter.

The new guidelines will not only increase housing options in Chicago for disabilities and seniors but they will also generate revenue for the city. When reviewing building plans for accessibility, the city charges \$2 per 1,000 of cubic feet or a minimum charge of \$85. To alter and repair existing structures, the fee is \$1 for each \$1,000 of estimated costs, or a minimum charge of \$85. In 2002, \$500,000 was generated for the city in 2002 from reviewing building plans for accessibility.

For more information contact the Mayor's Office for People with Disabilities at (312) 744-4496 or visit <http://www.cityofchicago.org/Disabilities>. Chapter 18-11 can be found by visiting <http://www.cityofchicago.org/Disabilities/Architecture/Chapter11proposed.pdf>.