

# Universal Design Ordinance

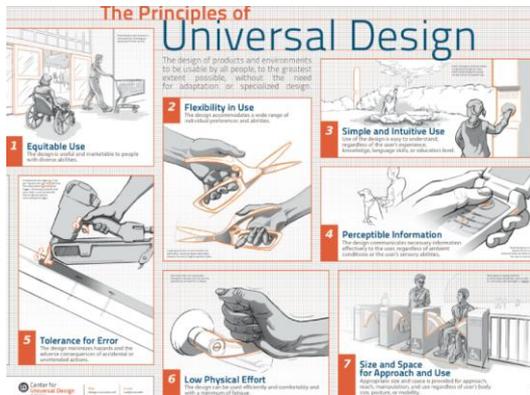
City of Alameda  
Commission on Disability Issues  
Social Services and Human Relations Board  
September 24, 2015

## Proposed Timeline

1. Initial Public Review and Comment
  - 9/24      CDI/SSHRB
  - 9/28      Planning Board
  
2. Recommendation
  - 10/26     CDI
  - 11/9      Planning Board
  
3. City Council Consideration
  - December /Early 2016

## What is Universal Design (UD)?

A concept originally developed in the 1970s by industrial designers to create products that are easy to use for people with a broad range of physical and cognitive capabilities.



The main principle is that buildings and objects should be equally functional for people with and without disabilities.

### Why a UD Ordinance?

### Policies

Housing Element Goal #2: “Provide housing that meets the City’s diverse housing needs, specifically including affordable housing, special needs housing, and senior housing.”

Policy HE-4 “Encourage and support residential opportunities for senior citizens, including senior housing projects, multifamily housing projects with accessible and small housing units, assisted living projects, and in-law projects.”

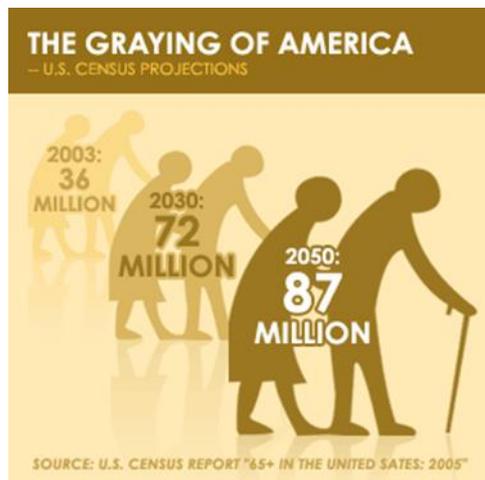
Program 4.1 “Continue to support the addition of secondary “In-law” units for small households or seniors.....”

Program 4.2 “Consider amendments to the Zoning Ordinance to require universal design elements in all new housing projects of five or more units.”



# Why a UD Ordinance?

## Stats and Facts



- 54 million Americans have at least one disability
- 17% percent of Alameda’s present population are seniors
- 11.4% are persons with disabilities.
- 16% of respondents to the City Needs Assessment of 2012 identified themselves or a family member as a person with a disability.
- 32% of respondents believe that services for people with disabilities are the highest need.
- The population of seniors is growing at an unprecedented rate locally as well as nationally, and is expected to double within Alameda County between 1990 and 2020.
- Persons over 65 years old comprise 11 percent of the county’s population and represent its fastest growing segment.
- As of 2015, an estimated 15% of the U.S. population is 65 years or older. By 2060, 24% of the population will be 65 or older.
- Due to longer life spans, approximately 2% of the current US population is 85 or older. This percentage is anticipated to increase to 5% of the population by 2060.

## UD Ordinance Goals



- Attractive to all populations
- Seniors, aging in place, disability
- Adaptable, Easy, and Inexpensive
- Clear, easily understood
- Easily enforced and implemented

## UD Ordinance Requirements



Ordinance applies to:

- 1) New residential development with five units or more
- 2) 15% of the units be “universally designed”

## UD Ordinance Requirements



- 1) No-step path to the front door
- 2) No-step path to interior living areas (bathroom, bedroom, living room, and kitchen)
- 3) Accessible bathroom design
- 4) Accessible kitchen design
- 5) Accessible parking space

## Second Units

## Accessory Bldgs



- Second unit ordinance has produced less than one (1) unit per year
- Lower eligibility requirements
- Eliminate conflicts the preclude second units in accessory structures

