

# LINDEN PLAZA

## RESIDENT WORKSHOP

Presentation Regarding:

- Aging in Place
- Hearing & Visually Impaired Fixtures
- Uniform Accessibility Standard Apartments

---

## 760 Eldert Ln & Building 1 Townhouses : Resident Workshop Agenda

- 1) Aging In Place Program
- 2) Walk-In Shower Reasonable Accommodation
- 3) HVI : Hearing & Visual Features
- 4) UFAS : Uniform Accessibility Standard Apartments

## Workshop Objective

This workshop is being offered to residents of 760 Eldert Ln and the adjacent Townhouses, who have expressed an interest in the Aging in Place program during their household assessment with HOU. We will discuss the various programs offered at Linden Plaza that may enhance the safety and comfort of your apartment home.

- **Apartment modification programs**
  - HPD's Aging in Place (AIP) program
  - Walk-In Shower Reasonable Accommodations
  - Hearing and Visually Impaired (HVI) Fixtures
  
- **Forms residents will complete as part of this workshop:**
  - *HPD Aging in Place Resident Survey form*
  - *Linden Plaza Scope Update and Waiver Form (Al a carte selections)*
  - *Hearing and Visual Impairment (HVI) Fixtures Request Form*

\* By the end of this workshop attendees should submit their documented selections for AIP, HVI and/or a Walk-In shower to the workshop facilitator to provide to the construction team.

---

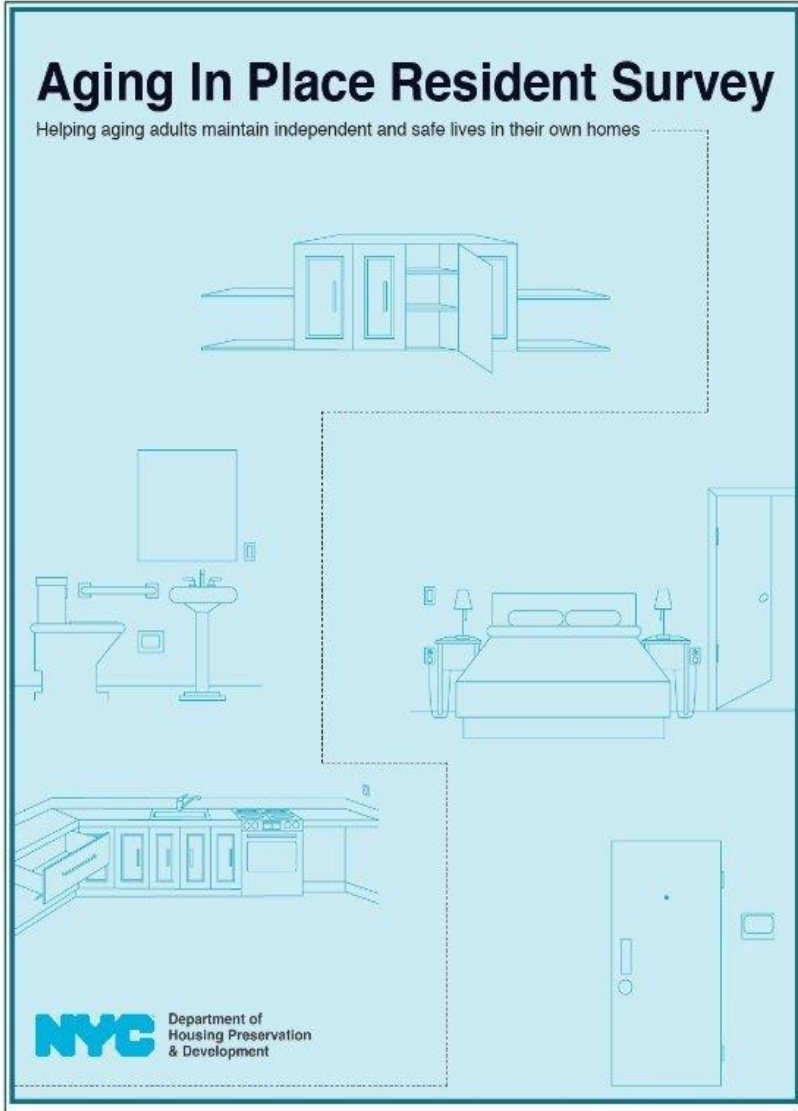
# .01 HPD – Aging In Place

---

## HPD 'S Aging In Place Program

### What Is Aging In Place?

**Aging in Place** is an **HPD** initiative that works with building owners already receiving financing through an HPD Preservation loan program to assess and finance in-unit and building-wide modifications to assist seniors and people with disabilities in those buildings maintain independent, safe, and comfortable living environment.



## About You

Your name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Unit Number: \_\_\_\_\_

Are you or any member of your household 62 years of age or older?

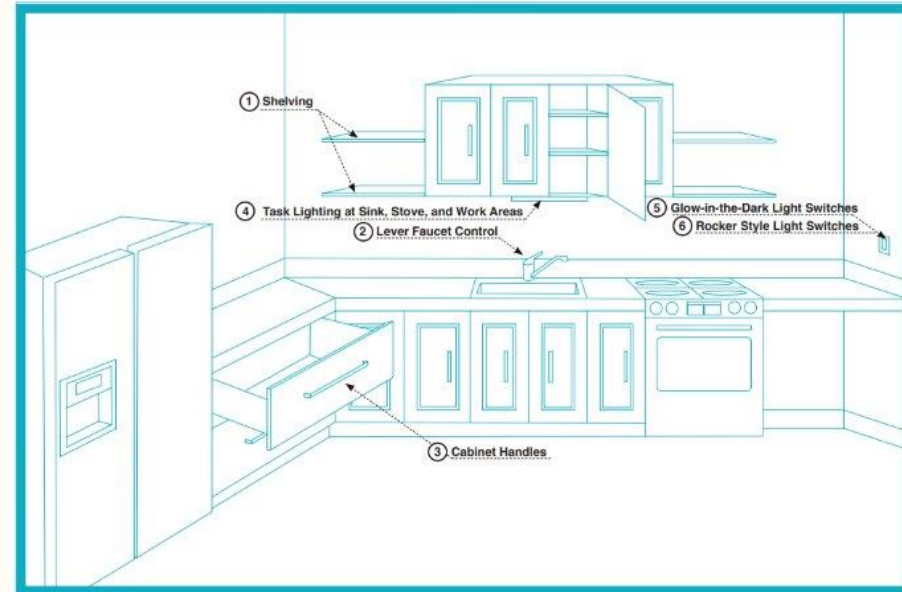
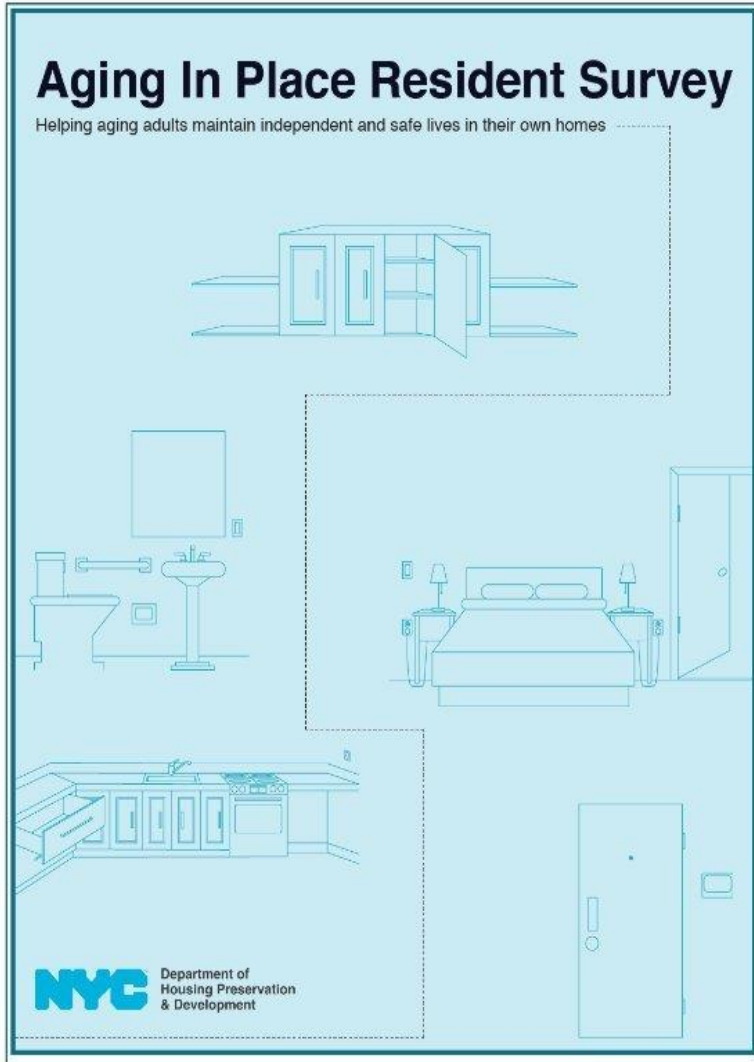
Yes

No

I prefer not to answer (this will not impact your eligibility to receive alterations)

- Page 3 of the handout
- Please fill out the section titled **About You**
- **Address and Unit Number : VERY IMPORTANT!!!!**

# Standard HPD Aging In Place Kitchen Package : All or Nothing



**Kitchen Package**

\*Drawing is for illustrative purposes only.

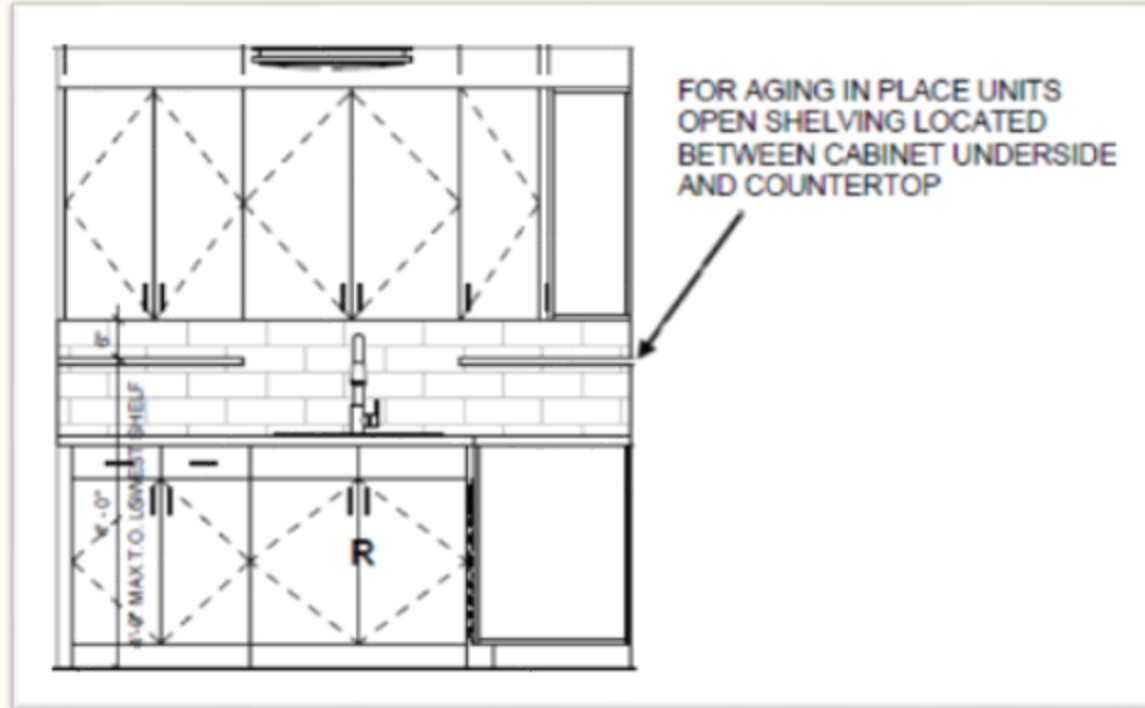
- ① **Shelving** - Place shelving where it is accessible and easy to reach
- ② **Lever Faucet Control** - Install level faucet control that is easy to operate with one hand
- ③ **Cabinet Handles** - Install hardware that is easy to operate with one hand
- ④ **Task Lighting at Sink, Stove, and Work Areas** - Install lighting to increase overall visibility
- ⑤ **Glow-in-the-Dark Light Switches** - Install switches to help with visibility and prevent falls
- ⑥ **Rocker Style Light Switches** - Install switches to decrease strain on hands and wrists

Are you in need of the Kitchen Package to use your kitchen comfortably and safely?

Yes     No

- Page 4 of the handout
- Select **YES** if you **WANT** your apartment renovation to include the AIP Kitchen Package features
- Select **NO** if you **DO NOT WANT** your apartment renovation to include the AIP Kitchen Package features

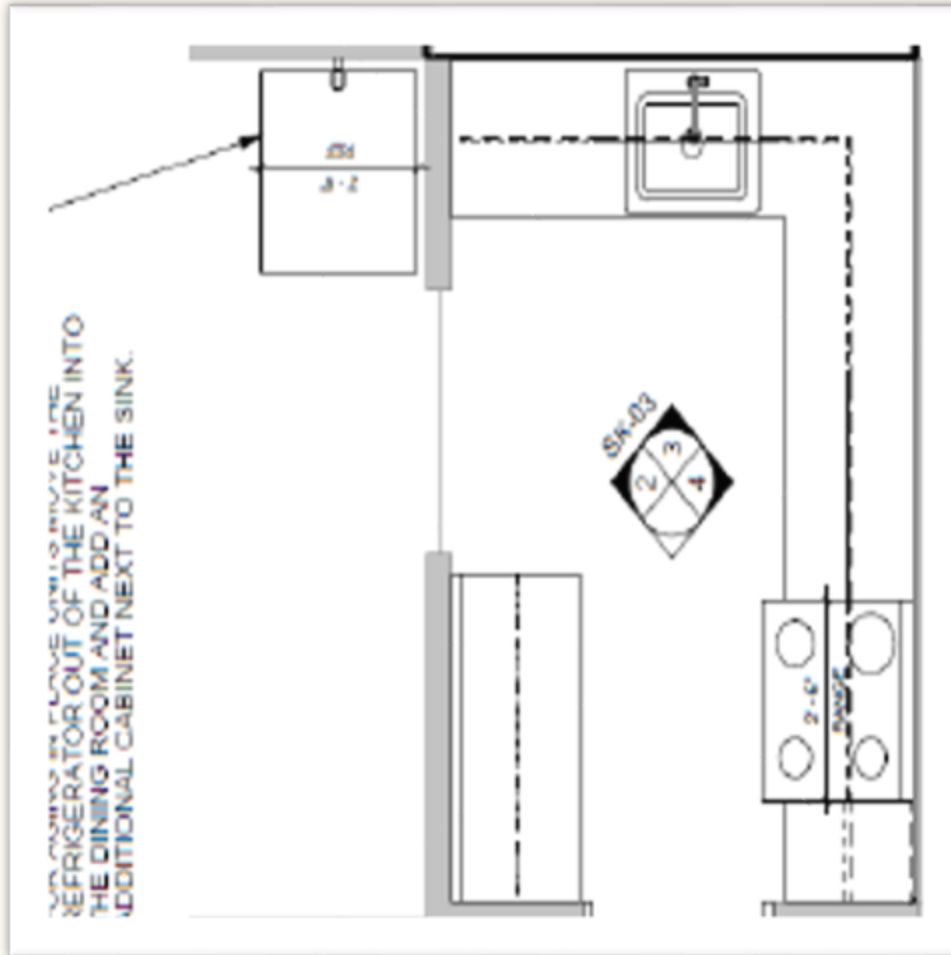
## AIP Kitchen Package Modified Features For all Participants



- The Aging-in-Place scope calls for open, accessible shelving.
- To conserve storage space, the new open shelving location will hang from the bottom of the cabinets in instances where there is not enough room to provide accessible shelving elsewhere in the kitchen.
- This shelving would reduce the height available for appliances above the countertop.



# AIP Kitchen Package Modified Features for B-Line Residents ONLY



- The layout of the B-line kitchens cannot accommodate both a wide accessible sink with removable cabinets below and refrigerator within the existing kitchen layout.
- The refrigerator will be on the non-kitchen side of the small partial wall to maintain the Aging-in-Place sink features. The wall does not protrude past the refrigerator, and the space will feel like one continuous kitchen.
- See page 11 of your handout to accept or reject this modification

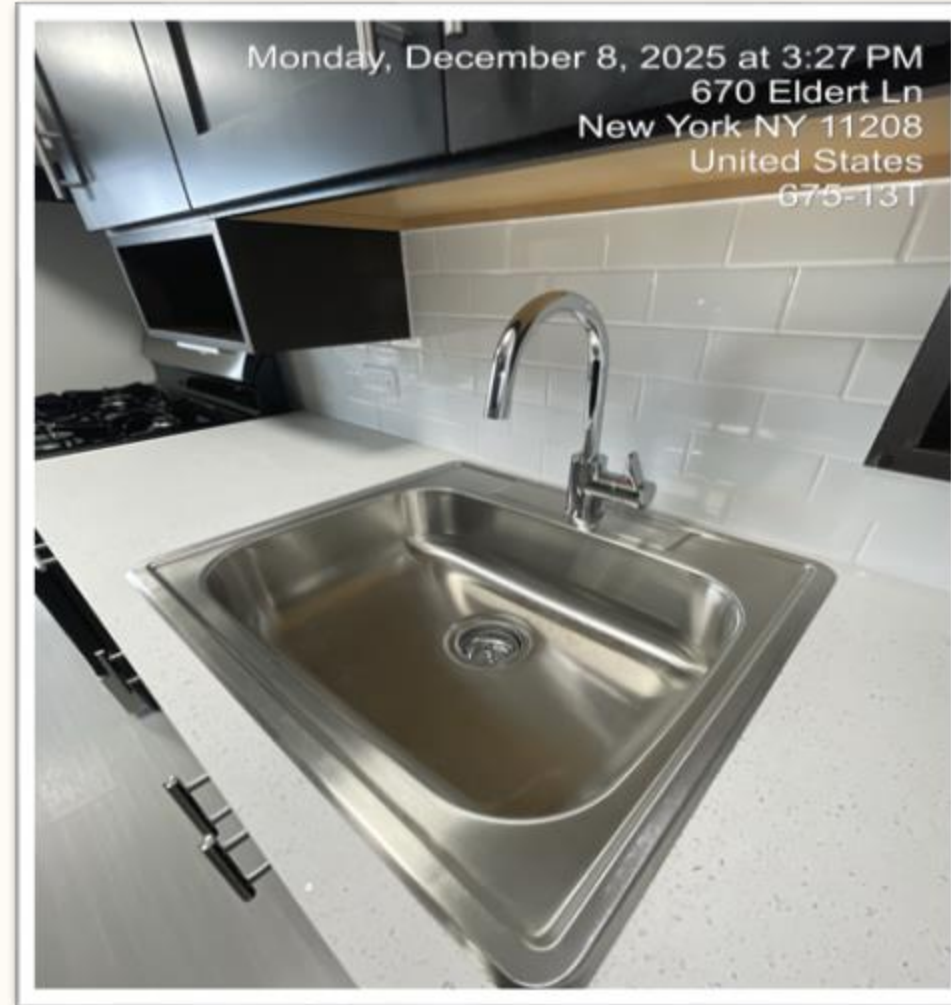
## Kitchen Package Features

1. Open Shelving
2. Lever Faucets Controls
3. Cabinet Handles
4. Undercabinet Task Lighting



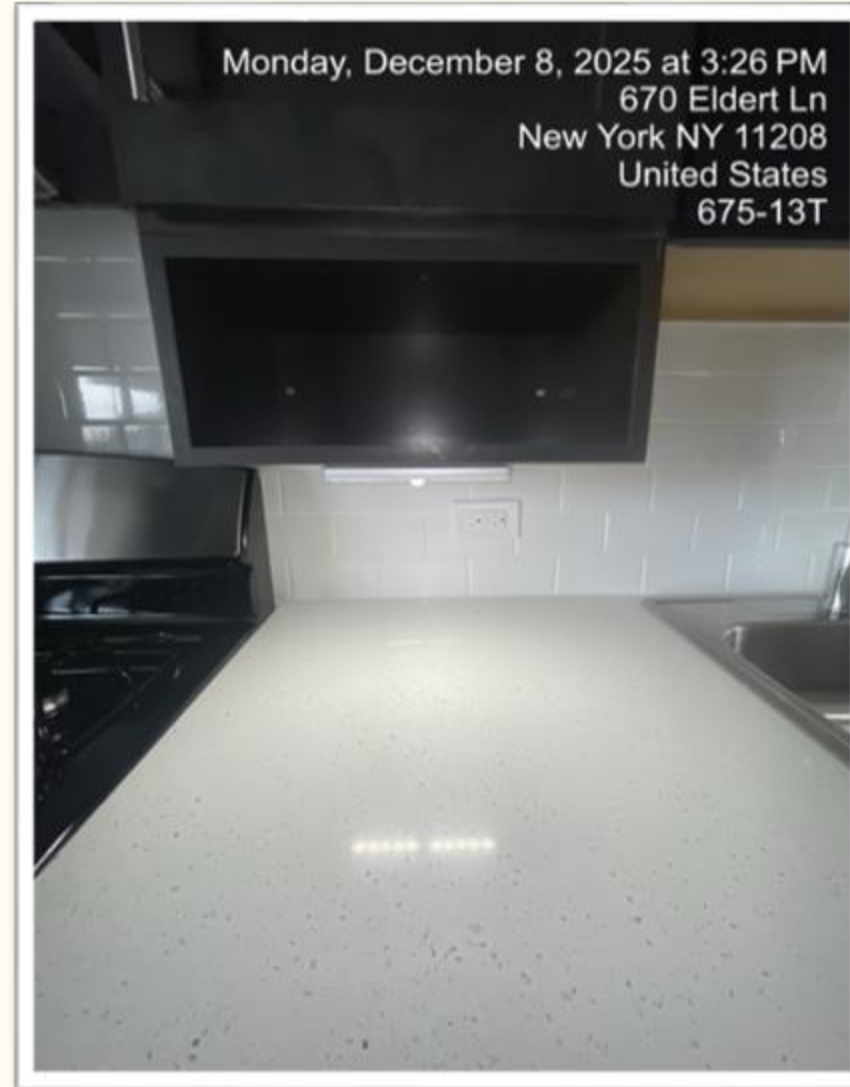
## Kitchen Package Features

### 2. Lever Faucet Control



## Kitchen Package Features

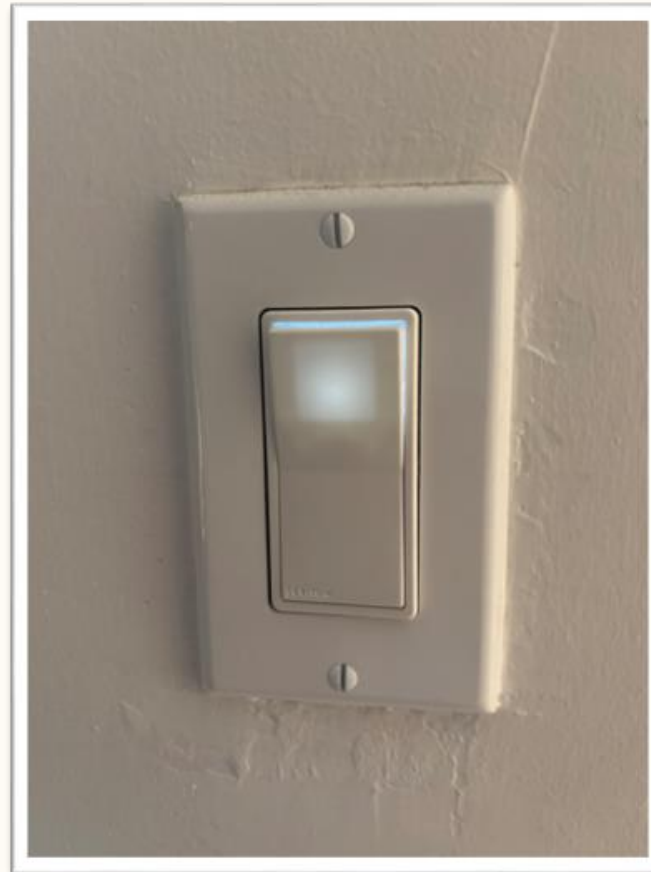
### 4. Undercabinet Task Lighting



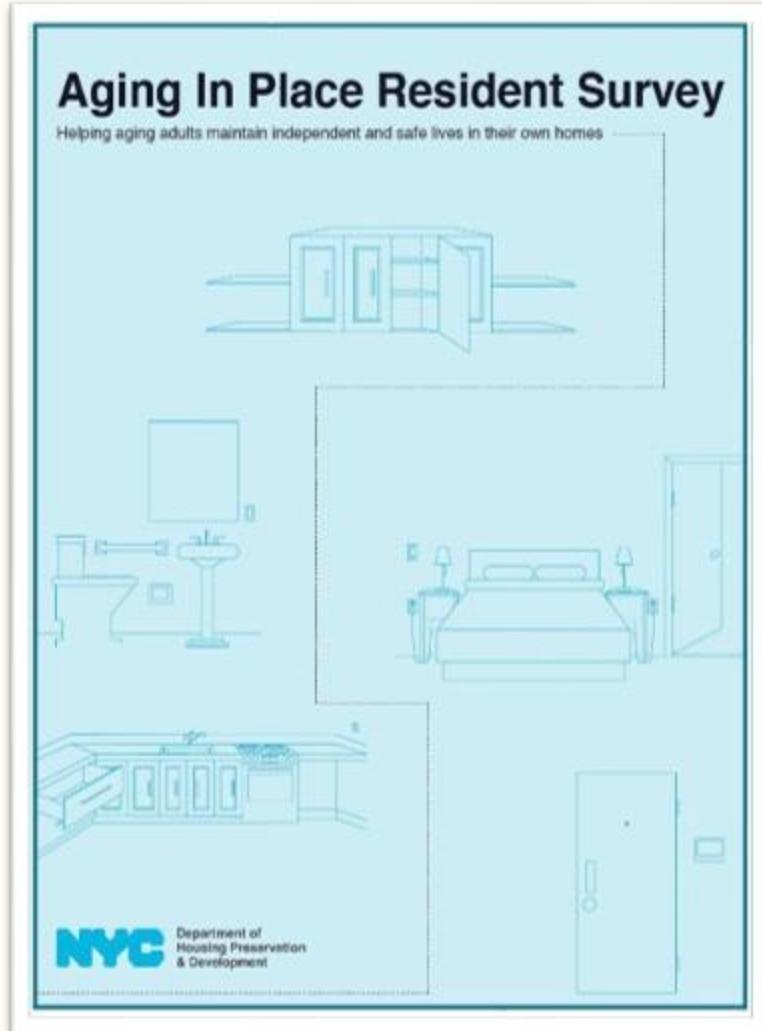
## Kitchen Package Features

5. Glow-in-the-Dark Light Switches

6. Rocker Style Light Switches



# Standard HPD Aging In Place Bathroom Package : All or Nothing



**Bathroom Package**

- 1 Grab Bars in the Shower/Bathtub and Toilet Area - Install grab bars to help with stability
- 2 Slip Resistant Flooring - Install slip resistant flooring to prevent falls
- 3 Accessible Toilet - Install accessible toilet to reduce joint stress while getting up and down
- 4 Toilet Paper Holder - Place holder where it is accessible and easy to reach
- 5 Glow-in-the-Dark Light Switches - Install switches to help with visibility and prevent falls
- 6 Rocker Style Light Switches - Install switches to decrease strain on hands and wrists
- 7 Cabinets and Mirrors - Place cabinets and mirrors where they are accessible
- 8 Hand-held Adjustable Shower Head - Install accessible shower head
- 9 Shower or Bathtub Seat - Install seat to help with balance and prevent slips
- 10 Lever Handles-Install handles to assist with grip

Are you in need of the Bathroom Package to use your bathroom comfortably and safely?

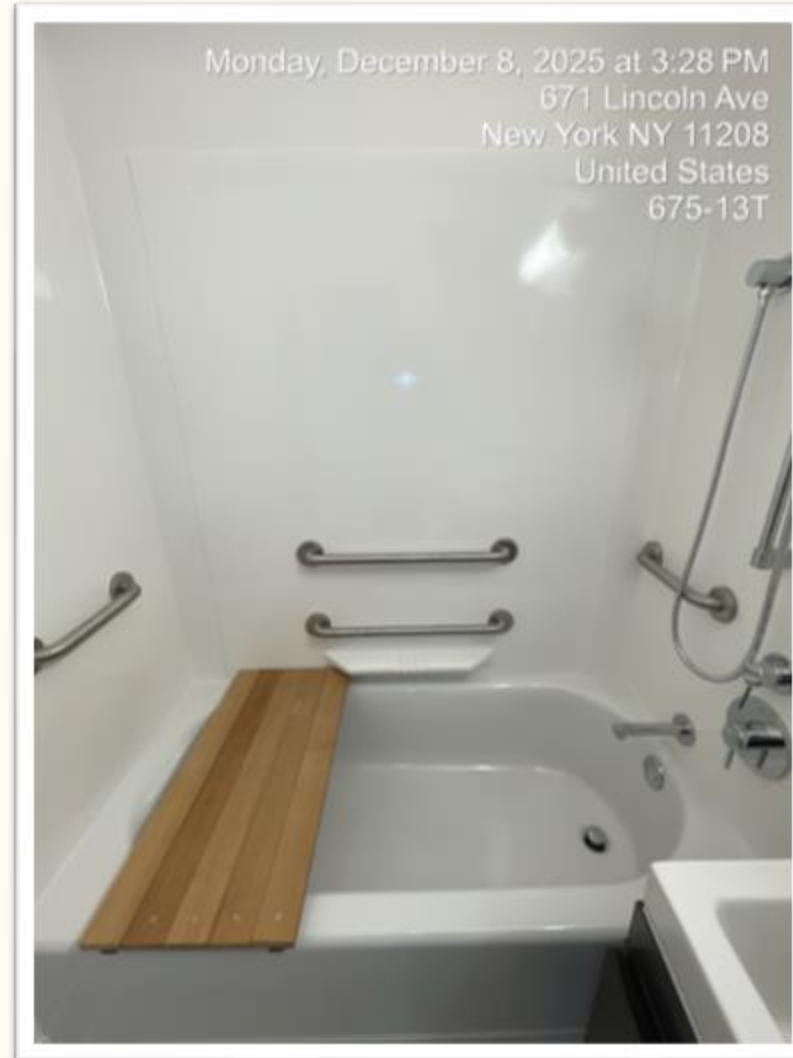
Yes  No

- Page 5 of the handout
- Select **YES** if you **WANT** your apartment renovation to include the AIP Bathroom Package features
- Select **NO** if you **DO NOT WANT** your apartment renovation to include the AIP Bathroom Package features

## Bathroom Package Features

1. Grab bars in the Shower/Bathtub area and Toilet

9. Shower or Bathtub Seat

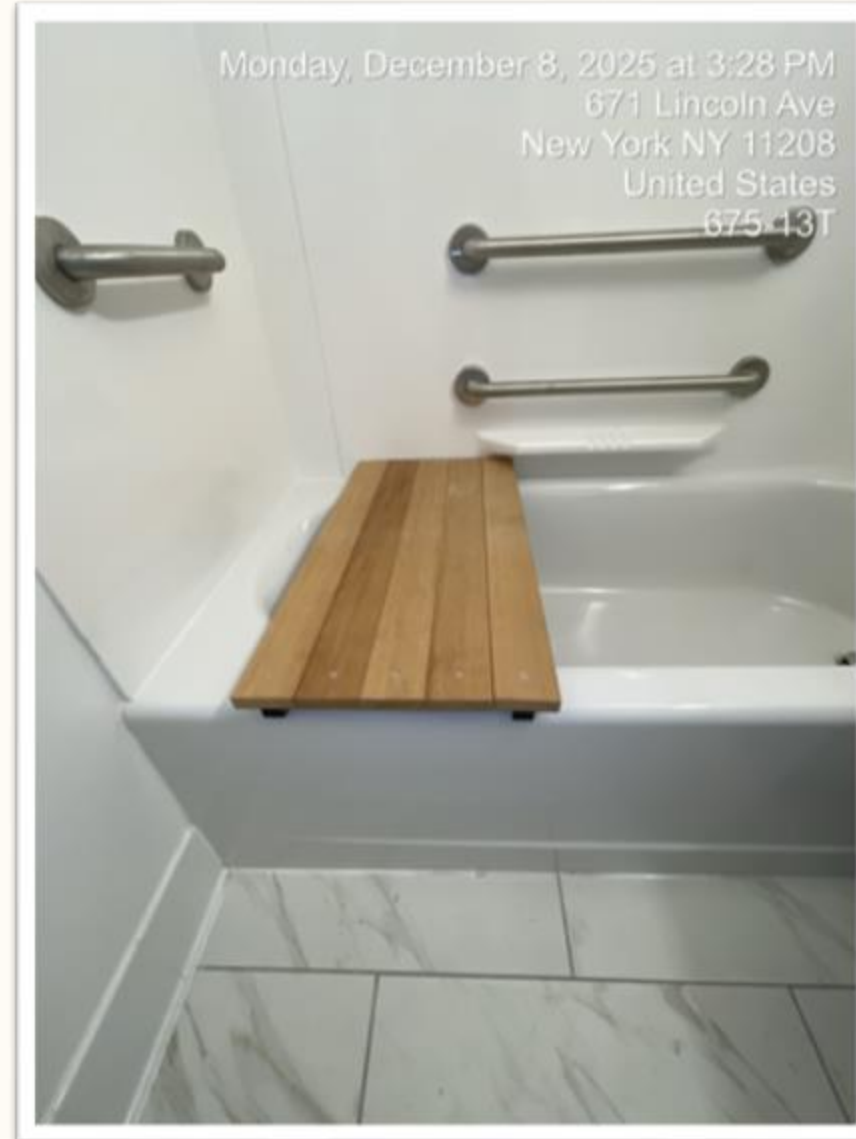


## Bathroom Package Features

1. Grab bars in the Shower/Bathtub area and Toilet
9. Shower or Bathtub Seat

### Worth Noting:

- *New bathtubs are 5" higher than existing tubs*



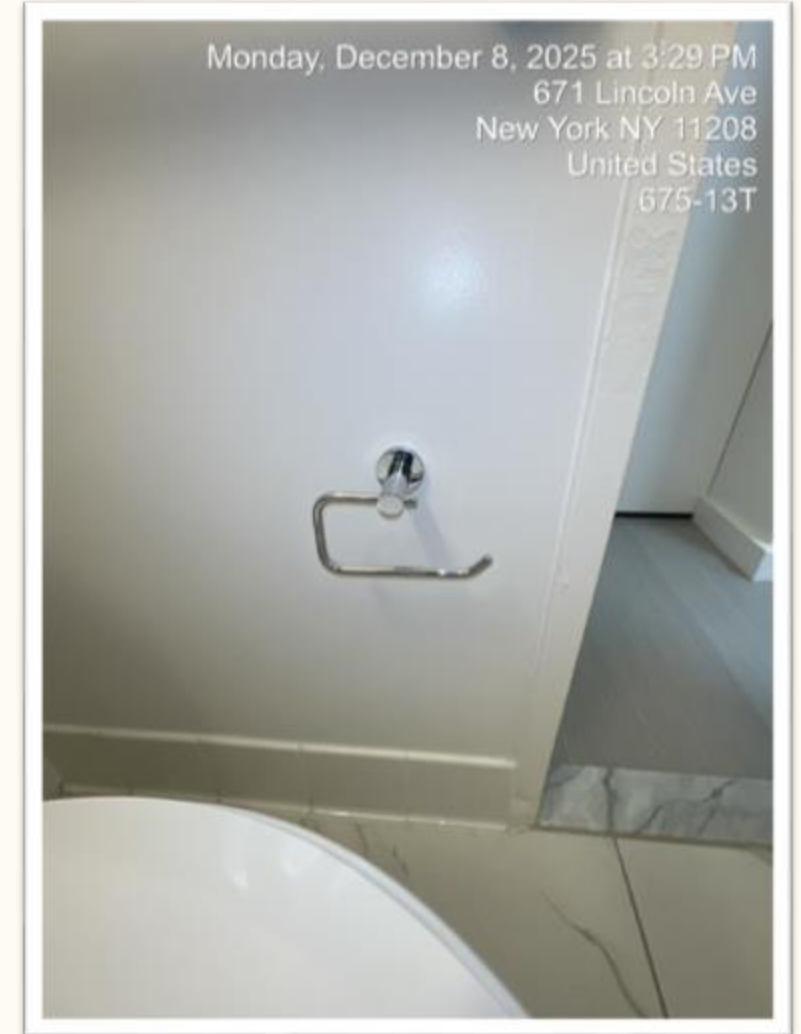
## Bathroom Package Features

2. Slip Resistant Flooring

3. Accessible toilet

- 17-1/8" ADA Compliant Toilet

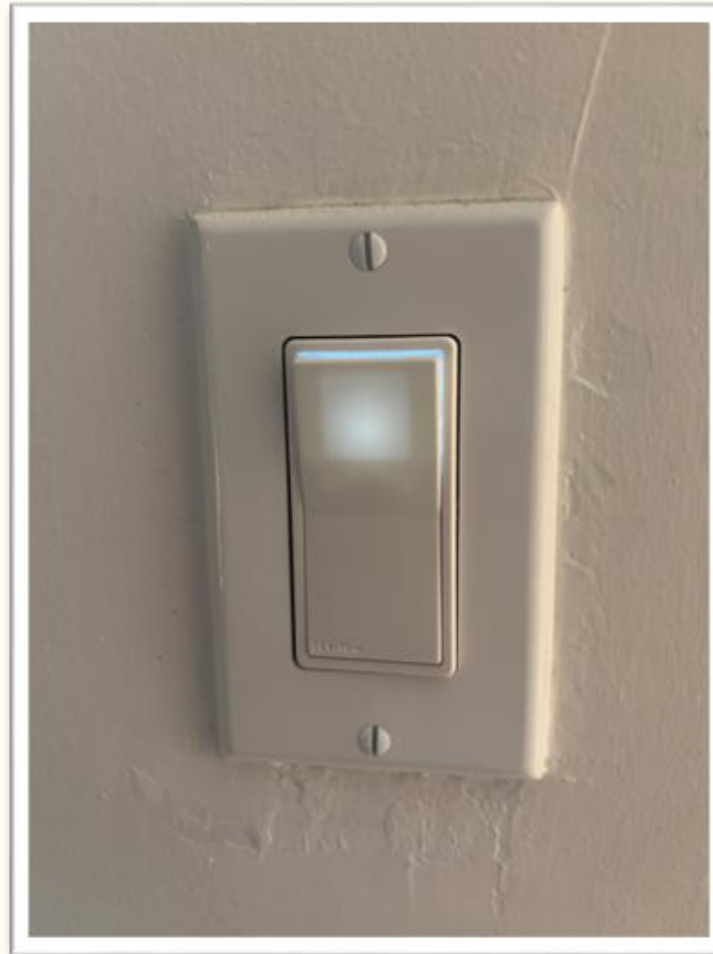
4. Toilet Paper Holder



## Bathroom Package Features

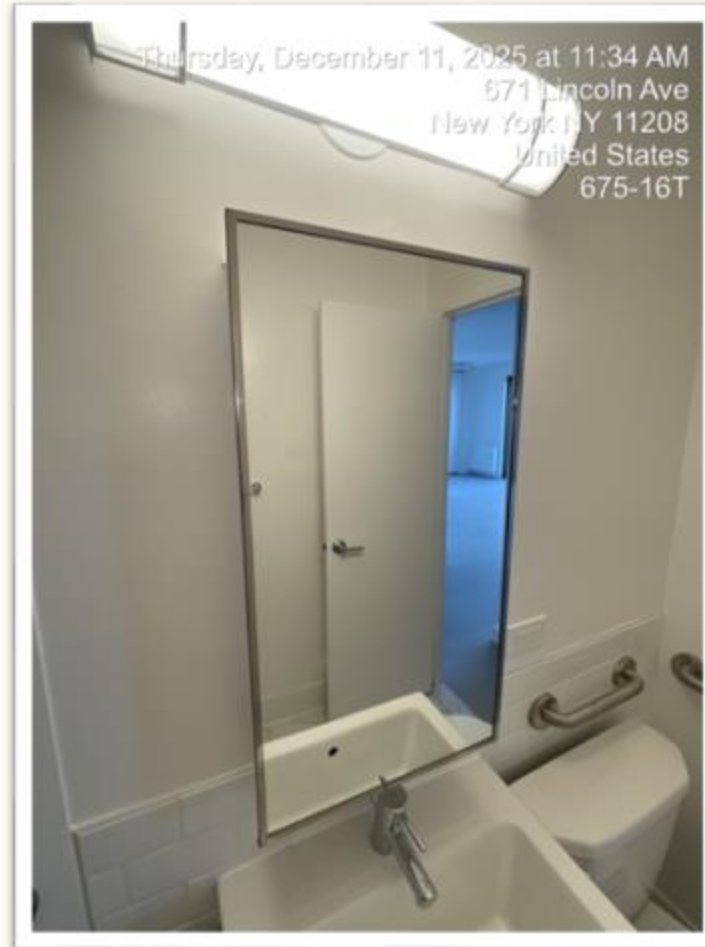
5. Glow-in-The Dark Light Switches

6. Rocker Style Light Switches



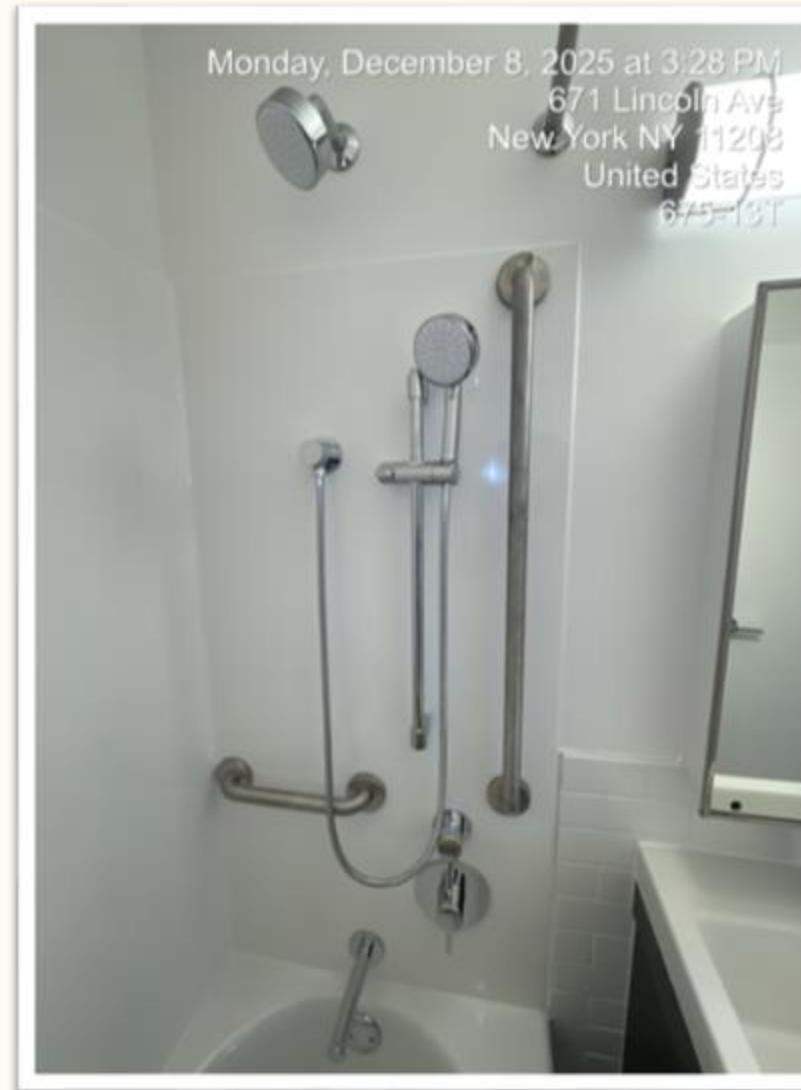
## Bathroom Package Features

### 7. Accessible Cabinets and Mirrors




## Bathroom Package Features

### 8. Handheld Adjustable Shower Head



# Al a Carte Selections

- See page 12 of the handout to make al a carte selections from the Kitchen Package
- See page 13 of the handout to make al a carte selections for the Bathroom Package



**Aging in Place Scope Update and Waiver Form**

*Check boxes below to specify your preference or complete the form online with [this QR Code](#). This form is for you to use to indicate any changes that you want to make to the Aging in Place package(s) you originally requested, so you are not required to return the form if you do not have any changes.*

Name \_\_\_\_\_

Home Unit \_\_\_\_\_  
(building number and Unit)

**1. Kitchen Package—Overall**

I still want all items in the Aging in Place Kitchen Package

I no longer want any items in the Aging in Place Kitchen Package


I want some items in the Aging in Place Kitchen Package but not all items (select items below if you check this box):

**Aging in Place Kitchen Package Items Waived:**

- Accessible Shelving (modified shelving as described in the letter)
- Cabinet handles
- Task lighting
- Glow-in-the-dark Light Switches
- Rocker Style Switches
- Accessible oven & accessible refrigerator
- Accessible sink
- Scald protection

**[See next Page for Bathroom Package]**

Linden Plaza Aging in Place Scope Update and Waiver Form



**2. Bathroom Package—Overall**

I still want all items in the Aging in Place Bathroom Package

I no longer want the Aging in Place Bathroom Package

I want some items in the Aging in Place Bathroom Package but not all items (select items below if you check this box):

**Aging in Place Bathroom Package Items Waived:**

- Bathroom grab bars and reinforcement
- Slip resistant flooring
- Accessible toilet
- Toilet paper holder
- Accessible medicine cabinet & mirror
- Handheld adjustable shower head
- Bathtub seat
- Lever faucet control
- Accessible lavatory
- Glow-in-the-dark Light Switches
- Rocker Style Switches
- Lever Handles

**Bathroom Package—Reasonable Accommodation: Walk-In Shower Request**

I do not need/want a walk-in shower

I would like a walk-in shower and I will produce a letter from my doctor demonstrating the need prior to my initial move from my "home" unit

**Additional Comments:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

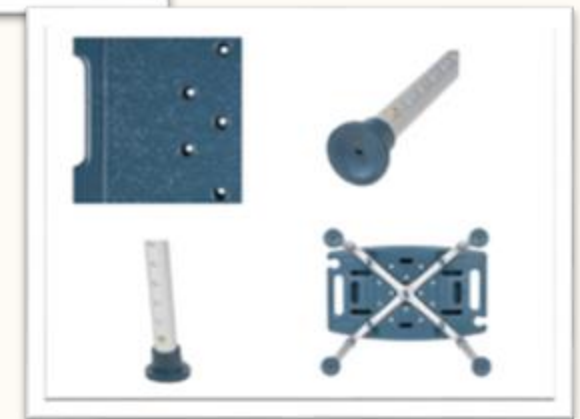
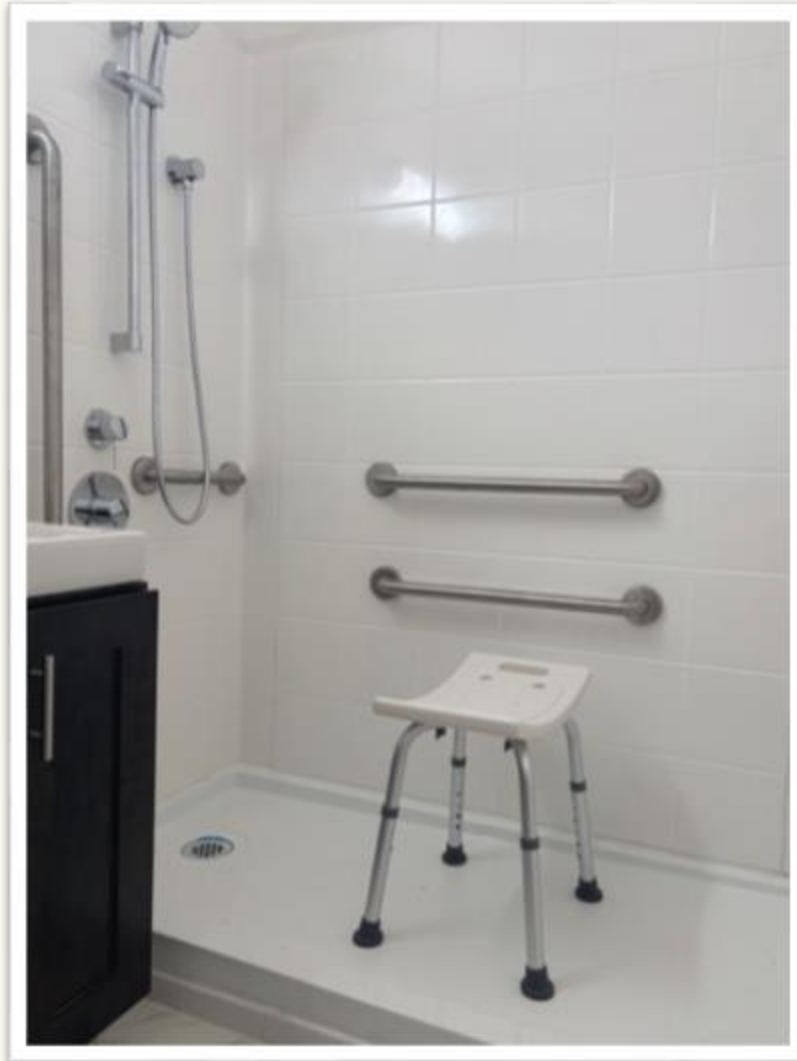
Signature \_\_\_\_\_ Date \_\_\_\_\_

Linden Plaza Aging in Place Scope Update and Waiver Form

---

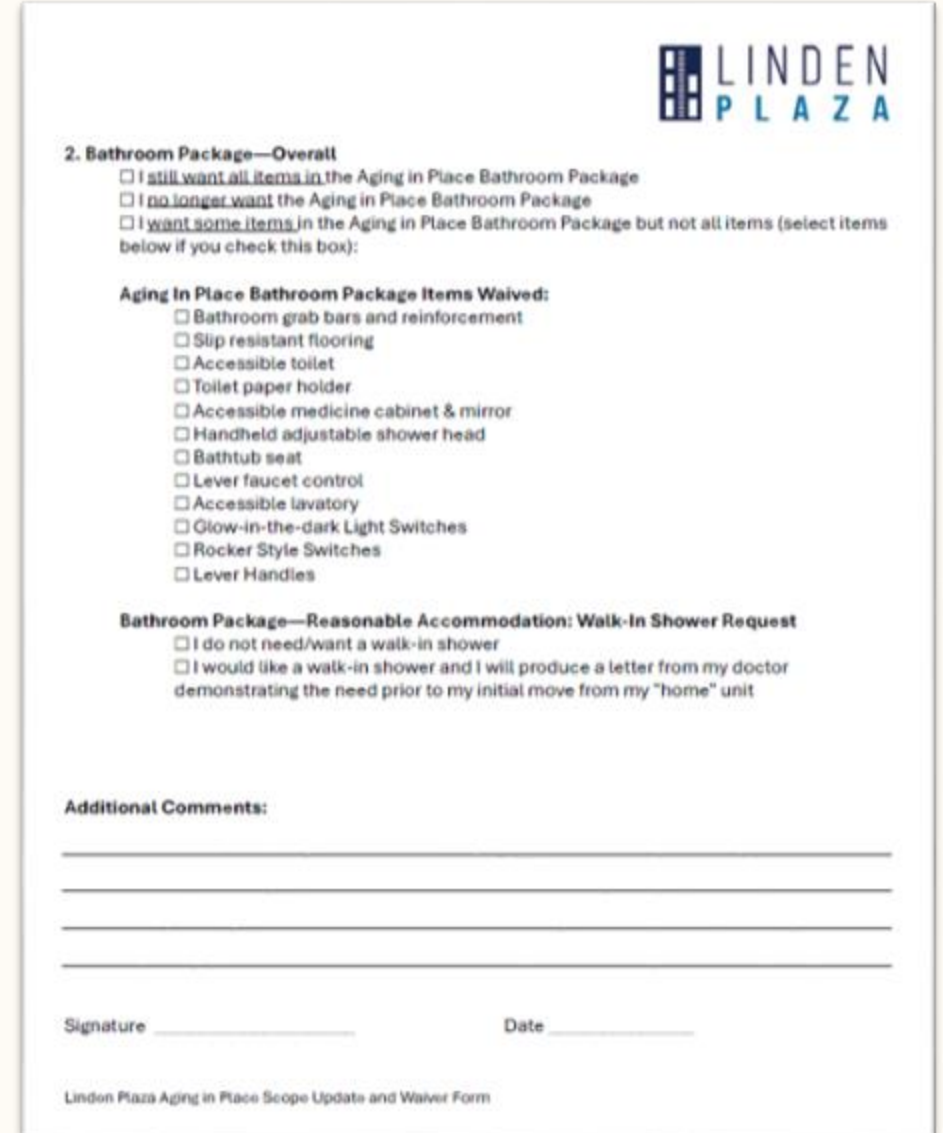
# .02 Walk-In Shower

## Walk-in Shower: Available as a Reasonable Accommodation with Doctor's Letter



## Bathroom Package – Reasonable Accommodation Walk-in Shower Request

- See page 13 of the handout
- Please select the option that best suites your need for a walk-in shower:
  - I do not need/want a walk-in shower
  - I would like a walk-in shower and I will produce a letter from my doctor demonstration the need prior to my initial move from my "home" unit.



**LINDEN PLAZA**

**2. Bathroom Package—Overall**

I still want all items in the Aging in Place Bathroom Package

I no longer want the Aging in Place Bathroom Package

I want some items in the Aging in Place Bathroom Package but not all items (select items below if you check this box):

**Aging In Place Bathroom Package Items Waived:**

- Bathroom grab bars and reinforcement
- Slip resistant flooring
- Accessible toilet
- Toilet paper holder
- Accessible medicine cabinet & mirror
- Handheld adjustable shower head
- Bathtub seat
- Lever faucet control
- Accessible lavatory
- Glow-in-the-dark Light Switches
- Rocker Style Switches
- Lever Handles

**Bathroom Package—Reasonable Accommodation: Walk-In Shower Request**

I do not need/want a walk-in shower

I would like a walk-in shower and I will produce a letter from my doctor demonstrating the need prior to my initial move from my "home" unit

**Additional Comments:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Linden Plaza Aging in Place Scope Update and Waiver Form

## Walk-in Shower: Available as a Reasonable Accommodation with Doctor's Letter

- See page 14 of the handout for the Walk-In Shower Reasonable Accommodation Request Policy



**LINDEN PLAZA**

---

**To:** Linden Plaza Tenant Association  
**From:** LP Preservation LLC  
**Date:** 10/24/2025

**Subject:** Revised Walk-In Shower Reasonable Accommodation Request Policy

This memo outlines the formal process for a Linden Plaza resident to request a reasonable accommodation for a walk-in shower during the Linden Plaza renovation period. To be eligible for a reasonable accommodation, a resident must make the request in writing and include a note from their doctor.

LP Preservation LLC is committed to ensuring equal access and comfort for all residents, including those with disabilities and/or mobility impairments.

**Policy and Procedure**

1. Residents must submit a written request for a walk-in shower conversion to Housing Opportunities Unlimited (HOU). Residents can submit their request by email to [Lindenplaza@housingopportunities.com](mailto:Lindenplaza@housingopportunities.com) or deliver it to HOU's field office at 790 Eldert Ln. 2H.
2. The request should be addressed to ownership: LP Preservation LLC. The formal request must include:
  - An explanation of how the accommodation will assist with the resident's disability or medical condition.
  - A letter from a licensed attending physician documenting the need for a walk-in shower.
3. To ensure that a walk-in shower conversion is part of a unit renovation, the request must be submitted to HOU before the resident moves to their temporary apartment.

---

## .03 Hearing and Visually Impaired (HVI) Features

An abstract architectural graphic in the bottom right corner, consisting of dark teal rectangular blocks of varying heights and widths, creating a sense of depth and structure.

# HVI: Hearing and Visually Impaired / Apartment Features

*Intended audience are individuals with hearing and visual impairments.*

## Hearing and Visual Apartment Fixtures:

1. Hearing and Visual Doorbell
  - Description: Equipped with both an audible chime and flashing strobe light, these doorbells alert residents who are deaf or hard of hearing when someone rings at the front door
    - Exterior Fixture: Doorbell Installed next to door frame
    - Interior Fixture: Doorbell strobe light installed in Living Room and Bedroom(s)
  
2. Hearing and Visual CO2 / Smoke Detector
  - Description: Produces a high-decibel sound and high-intensity strobe light that flashes rapidly when smoke is detected.
    - Interior Fixture: Within 15ft of the entrance door and entrance to Bedroom(s)

## Hearing and Visual Apartment Fixtures:

1. Hearing and Visual Doorbell
  - Exterior Fixture: Doorbell Installed next to door frame
  - Interior Fixture: Doorbell strobe light installed in Living Room and Bedroom(s)
2. Hearing and Visual CO2 / Smoke Detector
  - Interior Fixture: Within 15ft of the entrance door and entrance to Bedroom(s)



## Hearing and Visual Apartment Fixtures:

1. Hearing and Visual Doorbell
2. Hearing and Visual CO2 / Smoke Detector



---

# .04 Uniform Federal Accessibility Standard (UFAS) Apartments

A stylized graphic of a building facade with several windows, rendered in dark blue and teal colors, positioned in the lower right quadrant of the slide.

---

## UFAS Apartments

As part of the preservation of Linden Plaza **5% all apartments** will be set aside for individuals with a Mobility Impairment (MI) and renovated according to **Uniform Federal Accessibility Standards (UFAS)**.

- 76 apartments at Linden Plaza will be fully accessible.
- These units will be renovated to be accessible for a person who uses a wheelchair.
- UFAS units are projected to become available for occupancy in the fall of 2027.
- Apartments in Building 2 (790 Eldert Ln) and Building 4 (765 Lincoln Avenue) will be converted to meet UFAS requirements.
- Residents with a mobility impairment who are interested in transferring into a fully accessible unit should contact the Leasing and Compliance office to be added to the internal transfer waitlist.

## **UFAS Apartment Features**

*Finishes for UFAS apartments are identical to non-UFAS apartments the only difference is height of fixtures and additional accessibility features.*

### **Kitchen:**

- Accessible base cabinet
- Lowered upper cabinets
- Accessible sink
- Accessible stove
- Hood range control switches

### **Bathroom:**

- ADA compliant toilet
- Grab bars
- Handheld showerhead
- Accessible vanity
- Lowered medicine cabinet & mirror

### **Other Features:**

- Expanded entrance ways
- Expanded through ways
- Heightened or extended electrical outlets
- Lowered closet rail and shelf
- Ramp saddle at all thresholds
- Automatic door opener

---

**Thank You for attending the  
Linden Plaza Aging In Place +  
Resident Workshop.**

**Before exiting, please submit your completed forms for the following:**

- *HPD Aging in Place Resident Survey form*
- *Linden Plaza Scope Update and Waiver Form (Al a carte selections)*
- *Hearing and Visual Impairment (HVI) Fixtures Request Form*

**Receipt of these documents is required to ensure you receive  
the modifications you want to your apartment.**

***Please enjoy the rest of your day!***



LINDEN PLAZA