

LINDEN PLAZA

INFORMATIONAL PRESENTATION

Information Regarding:

- Aging in Place
- Walk-in Shower Reasonable Modification
- Hearing & Visually Features
- Uniform Accessibility Standard Apartments

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

Workshop Objective

This informational presentation is available for all residents who have expressed an interest in the Aging in Place program during their household assessment with J & A. This presentation covers 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 Modification Request
 - Hearing and Visually Impaired (HVI) Fixtures
- **Forms residents will complete as part of this workshop:**
 - *HPD Aging in Place Resident Survey form*
 - Aging in Place Fixture Selection Form (Al a Carte)
 - Hearing and Visual Impairment (HVI) Fixtures Request Form

Residents reviewing this presentation should submit their documented selections for AIP, HVI and/or a Walk-In shower to the member of the J & A team they are working with.

.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?

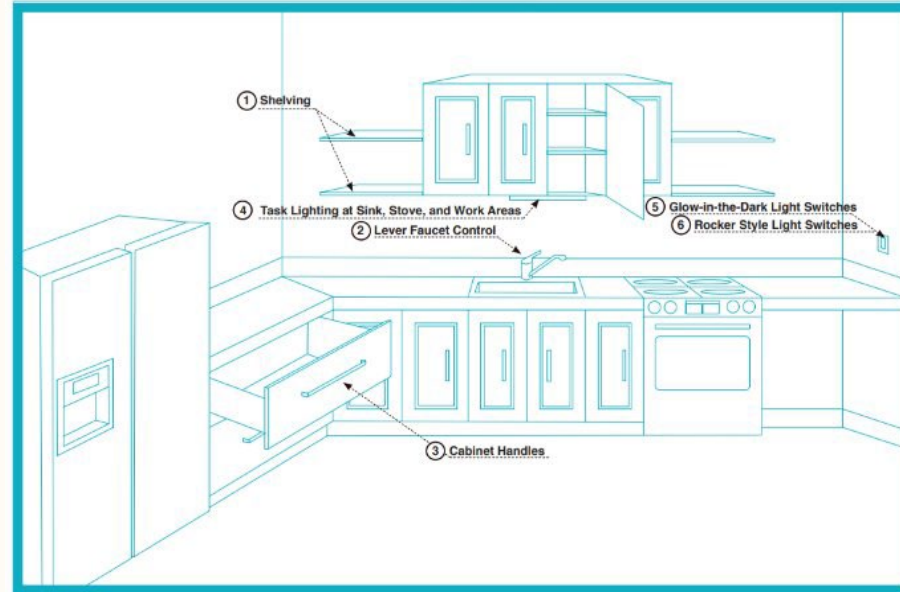
☐ Yes

☐ 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.

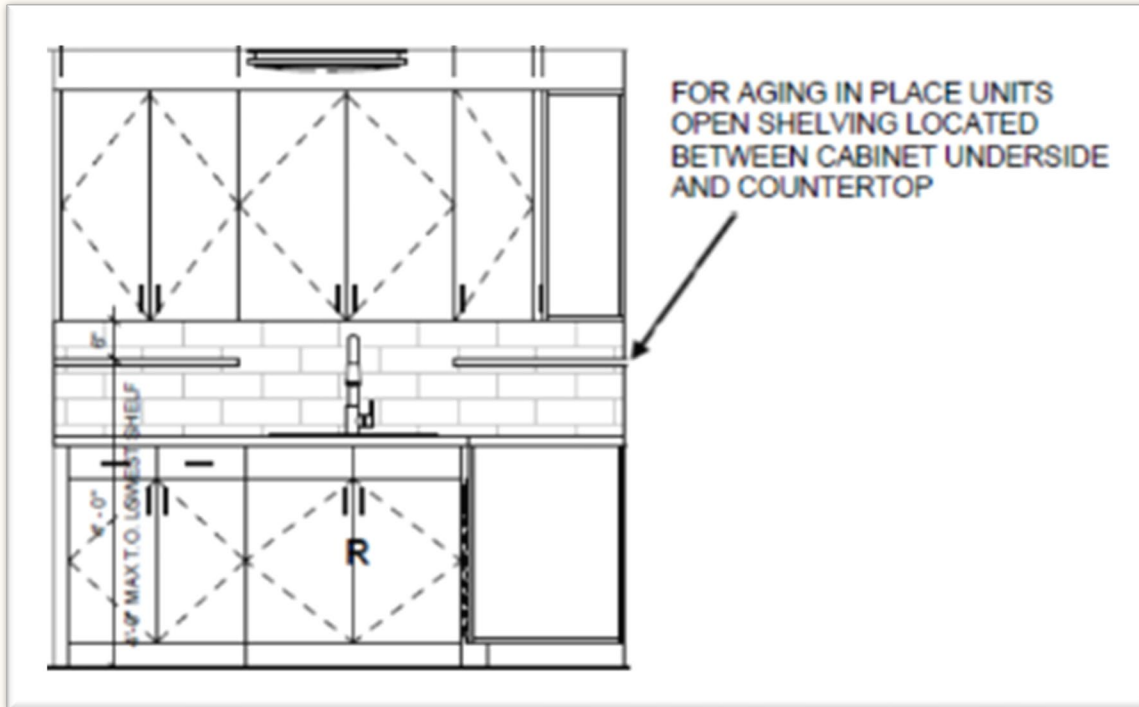
- ① **Shelving** - Place shelving where it is accessible and easy to reach
- ② **Lever Faucet Control** - Install level faucet control that is easy to operate with one hand
- ③ **Cabinet Handles** - Install hardware that is easy to operate with one hand
- ④ **Task Lighting at Sink, Stove, and Work Areas** - 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 fixtures from the AIP Kitchen Package.
- Select **NO** if you **DO NOT WANT** your apartment renovation to include any of the AIP Kitchen Package fixtures.

AIP Kitchen Package Modified Features For all Participants



See Page 8 of your handout.

- 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 Features

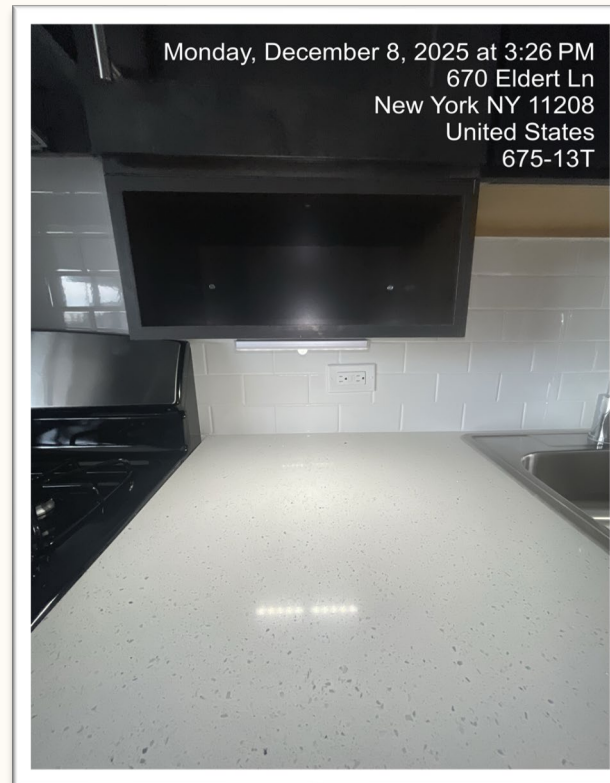
1) Accessible Shelving

- Open shelving mounted beneath upper cabinet
- Limits area between counter and upper cabinet to accommodate appliances



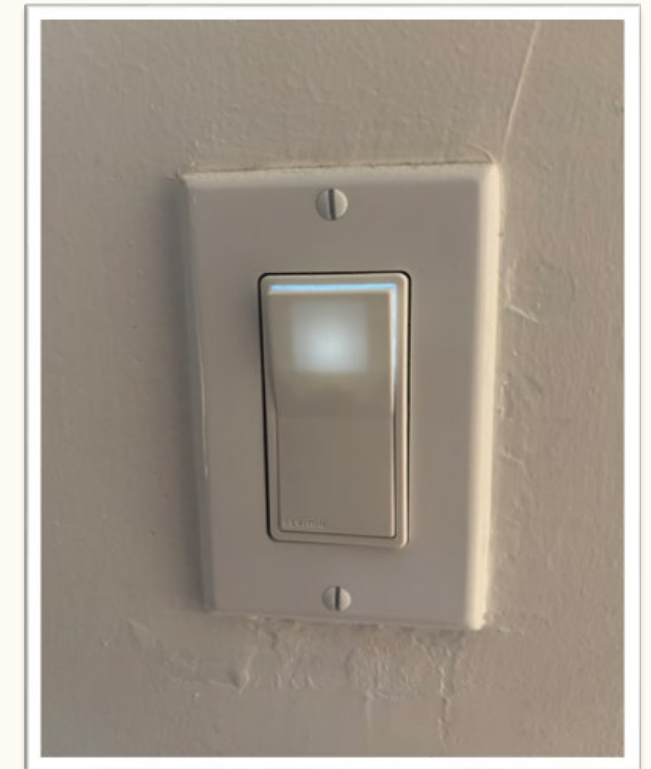
2) Task Lighting

- Battery powered, motion-sensored light, mounted beneath upper cabinet to provide additional lighting when working at the kitchen counter



3) Glow in the dark Rocker Style Light Switches .

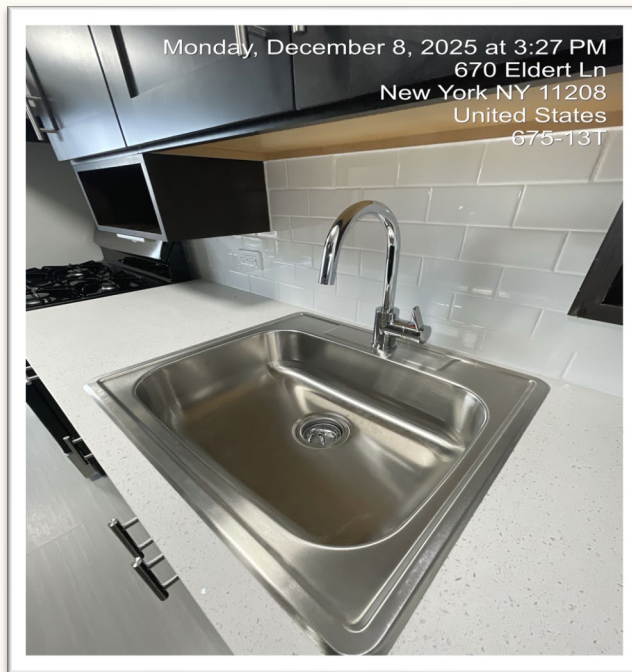
- Light switch Installed in the Kitchen provides a way finding element and can be controlled by pressing with an open hand



AIP Kitchen Package Features

4) Convertible Base Cabinet and Accessible Sink:

- 5.5" deep sink
- Base cabinet can be converted to accommodate a wheelchair

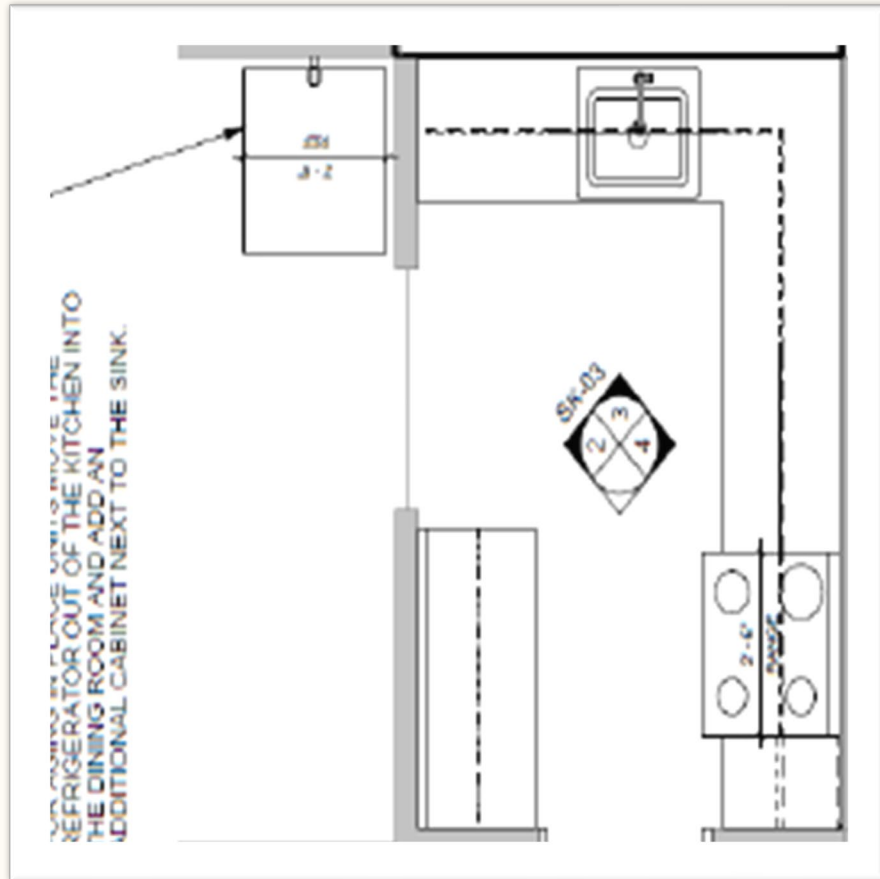


- Sink basin is 5.5" deep to accommodate a person using a wheelchair.



- When base cabinet is converted to accommodate a wheel chair, the cabinet doors and floor molding are removed.

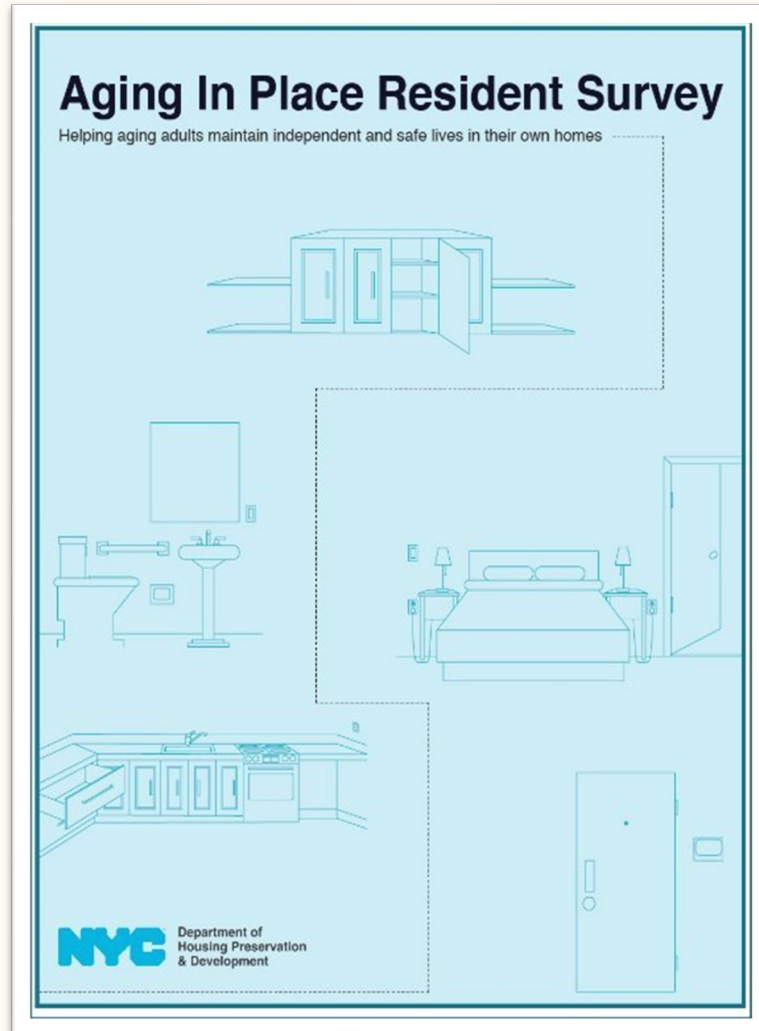
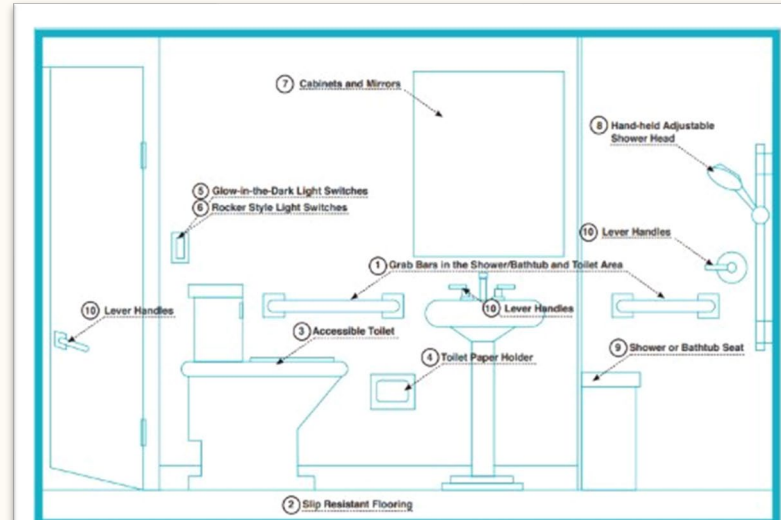
AIP Kitchen Package Modified Features for B-Line Residents ONLY



See Page 9 of your handout.

- The layout of the B-line kitchens cannot accommodate both a wide Accessible Sink with removable base cabinet 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 – Accessible Sink features. The wall does not protrude past the refrigerator, and the space will feel like one continuous kitchen.
- See page 10 of your handout to accept or reject this modification

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 fixtures
- Select **NO** if you **DO NOT WANT** your apartment renovation to include any fixtures from the AIP Bathroom Package features

AIP Bathroom Package Features

1) Grab Bars –In Bath Area and Toilet Area



- 4 grab bars installed within bath area

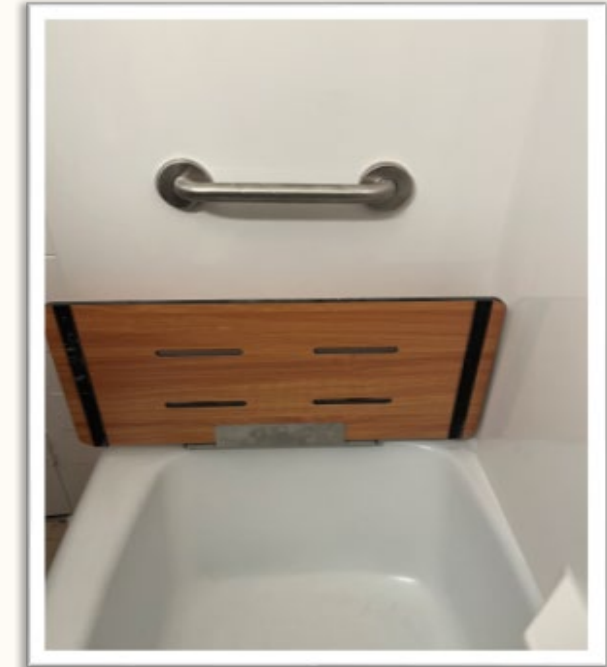
Note:

The new bathtubs are ~5" inches higher than existing tubs. When the grab bars and folding tub seat are both installed it allows for a resident to bathe safely in a seated position.



- 1 grab bar installed on wall adjacent to toilet.

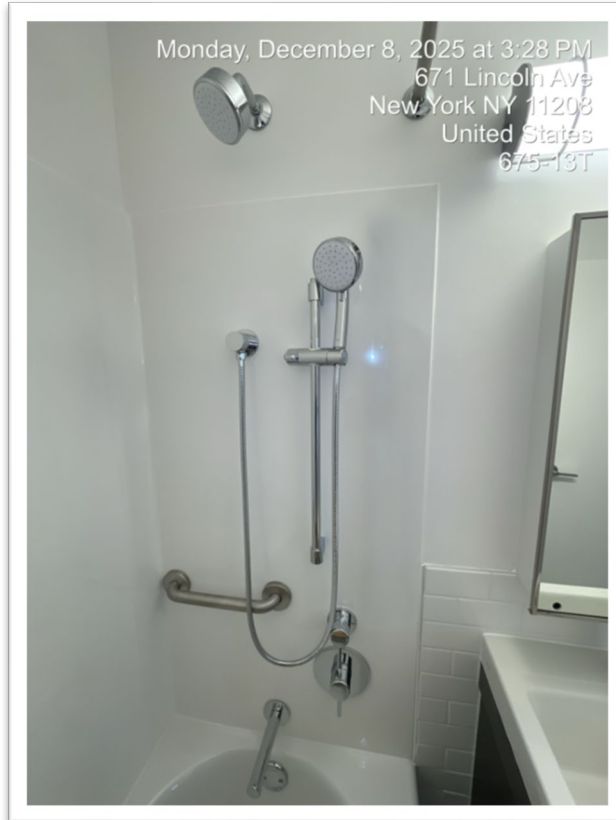
2) Wall Mounted Folding Tub Seat



- Tub seat folds down when in use and folds up when not in use.
- Tub seat has 250lbs weight capacity.

AIP Bathroom Package Features

Handheld Showerhead



- Shower fixtures includes both an overhead shower and a handheld shower head.
- Lever above the water regulator allows you to select the showerhead you want to use.

Glow in the dark Rocker Style Light Switches

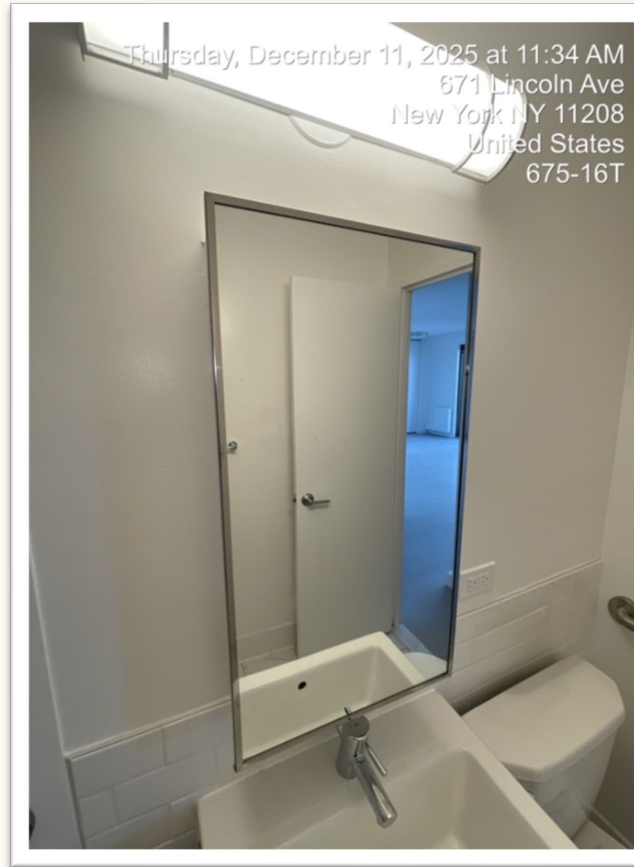
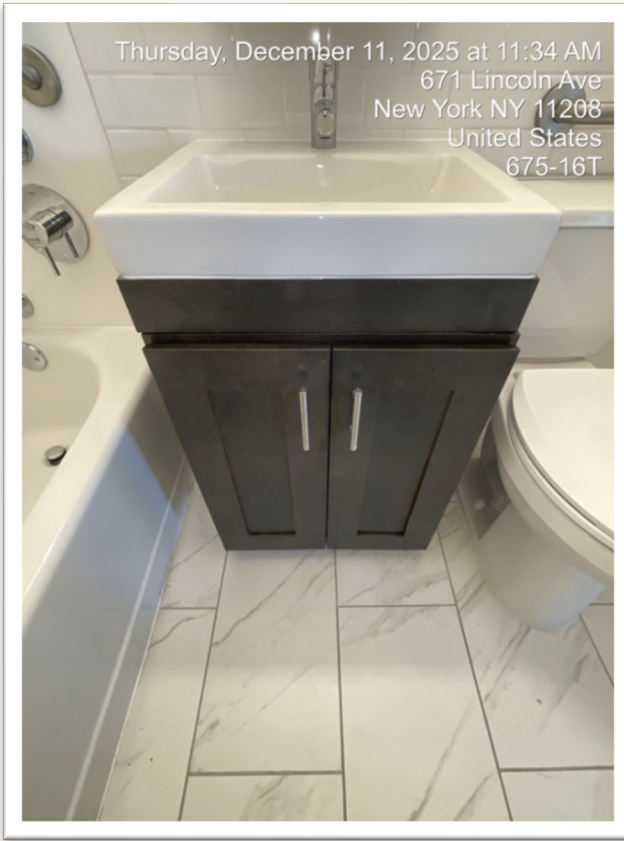


- Light switch Installed in the bathroom provides a way finding element and can be controlled by pressing with an open hand.

AIP Bathroom Package Features

Accessible Vanity and Medicine Cabinet/Mirror

- The Vanity and Medicine Cabinet/Mirror is mounted at a lower height for accessibility.
- The vanity cabinet doors and side walls can be removed for wheelchair accessibility.



AIP Feature Selection Form

- See page 10 of your handout to make AI a Carte selections from the Kitchen Package
- See page 11 of your handout to make AI a Carte selections for the Bathroom Package



Aging in Place Fixture Selection Form

This form is an accompaniment to the HPD – Aging in Place Resident Survey you completed. This form allows you to indicate the specific AIP features you want installed in your apartment from either the Kitchen or Bathroom package(s). Check boxes below to specify your individual selections to complete the form. Participation in the Aging in Place program is voluntary and not required.

Name _____

Home Unit _____

(Building number and Unit)

1. Kitchen Package

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

☐ I do not want any items in the Aging in Place Kitchen Package

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

Aging In Place Kitchen Package Items (select the items you want to receive):

☐ Accessible Shelving (modified shelf mounted beneath upper cabinet)

☐ Task lighting

☐ Glow-in-the-dark Rocker Style Light Switches

☐ Accessible Sink:

- 5.5" inch deep sink
- Removable Base Cabinet

Kitchen Package—Refrigerator Location (B Line Only)

☐ Accept-Accessible Sink with removable base and refrigerator on other side of the partial wall

☐ Decline-Accessible Sink aspect of the Aging-in-Place scope, if selected, refrigerator will be installed on the kitchen side of the partial wall

[See next Page for Bathroom Package]

Aging in Place Fixture Selection Form



2. Bathroom Package

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

☐ I do not want any items in the Aging in Place Bathroom Package

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

Aging In Place Bathroom Package Items (select the items you want to receive):

☐ Grab bars in the bath and toilet areas

☐ Accessible medicine cabinet-mirror & sink

☐ Handheld adjustable shower head

☐ Bathtub seat

☐ Glow-in-the-dark Rocker Style Light Switches

Additional Comments:

Signature: _____ Home Unit: _____ Date: _____ nik'

Aging in Place Fixture Selection Form

.02 Walk-In Shower

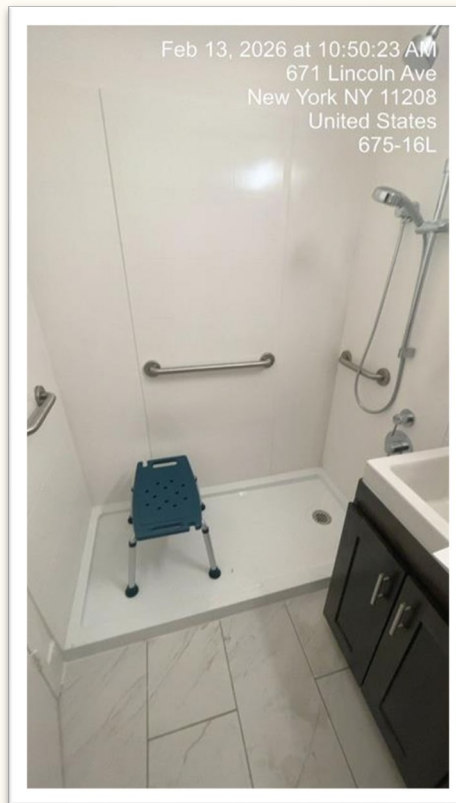
An abstract architectural graphic in dark blue, showing the silhouette of a walk-in shower enclosure with multiple glass panels and a door.

Walk-in Shower with Shower Stool

- This reasonable modification is available with a Doctor's Letter.
- The Doctor's letter must support the resident's need for this accommodation
- Walk-in shower is delivered with a shower stool.

Noteworthy:

- Shower pan is shallow, less than 1" deep
- WIS does not come with an enclosure.



Bathroom Package: Walk- In Shower Reasonable Modification Request

- See page 12 of your handout for the Walk-In Shower Reasonable Modification Request Policy
- See page 13 of your handout for the Walk-In Shower Reasonable Modification Request Form.



Subject: Revised Walk-In Shower Reasonable Modification Request Policy

This memo outlines the formal process for a Linden Plaza resident to request a reasonable modification for a walk-in shower during the Linden Plaza renovation period. To be eligible for a reasonable modification, 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

Residents must submit a written request for a walk-in shower conversion to Johnson & Asberry (J&A) as part of their relocation engagement. The accompanying *Walk-In Shower Reasonable Modification Request Form* can be used to formally submit a request. Requests can be submitted by email to Lindenplaza@Johnson-Asberry.com or hand delivered to J & A's field office at 790 Eldert Ln.-Community Room.

1. Request must include the resident's name and address as well as i.) An explanation of how a Walk-in Shower modification will aid the resident's daily needs. ii.) A letter from an attending physician documenting the need for a walk-in shower is required for approval.
2. To ensure that a walk-in shower conversion is part of a unit renovation, the request must be submitted to J & A before the resident moves to their temporary apartment.

Walk-In Shower Reasonable Modification Policy



Walk-in Shower Reasonable Modification Request Form

.The purpose of this form is to formally document your request for the installation of a walk_in shower as part of the planned renovation of your apartment; Completing and submitting this form is required to request this modification be installed in your apartment;

Name _____

Home Unit _____
(Building number and Unit)

Walk-in Shower with Shower Stool

☐ I do not need/want a walk-in shower with shower stool.

☐ I need/want a walk-in shower with shower stool and will produce a letter from my doctor demonstrating a need for this modification prior to relocating from my "home" unit.

Additional Comments:

Signature: _____ Home Unit: _____ Date: _____

Walk-In Shower Reasonable Modification Request Form

.03 Hearing and Visually Impaired (HVI) Features

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



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)**.

- 77 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 Modifications

The major modification for UFAS compliant apartments relate to the layout of the apartment to accommodate wheelchair accessibility. Finishes for UFAS apartments are identical to non-UFAS apartments, the only difference is height of fixtures and additional accessibility features.

Kitchen:

- Enlarged through way to Kitchen
- Accessible base cabinet
- Lowered upper cabinets
- Accessible sink
- Accessible stove
- Hood range control switches

Modified Layout:

- Expanded entrance ways
- Expanded through ways

Bathroom:

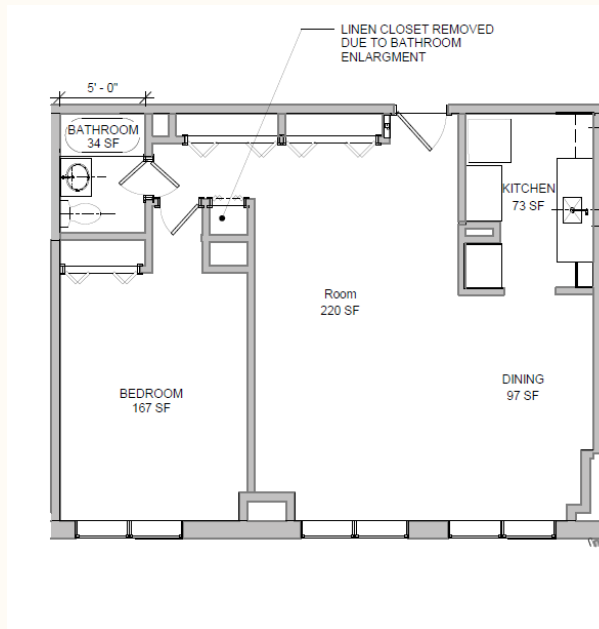
- Enlarged through way to Bathroom
- ADA compliant toilet
- Grab bars
- Handheld showerhead
- Accessible vanity
- Lowered medicine cabinet & mirror

Other Features:

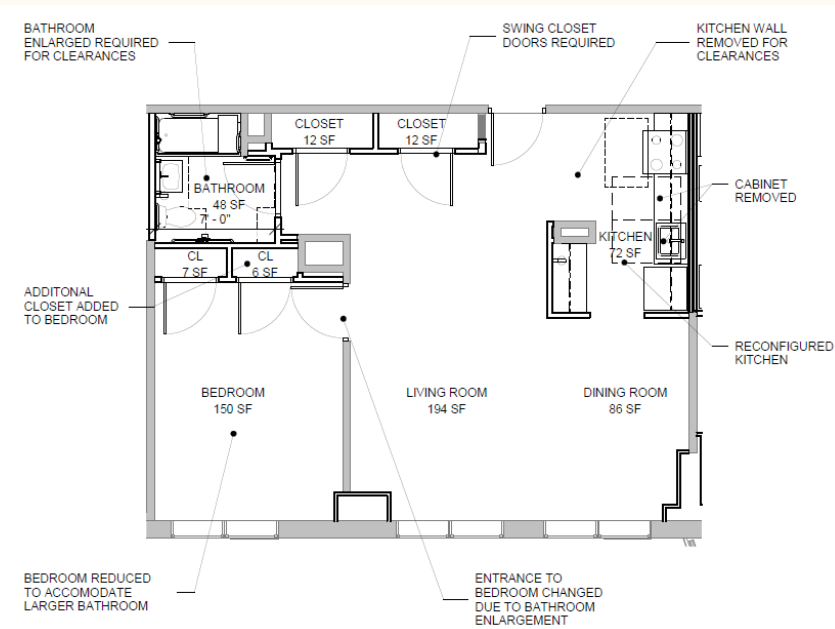
- Heightened or extended electrical outlets
- Lowered closet rail and shelf
- Ramp saddle at all thresholds
- Automatic door opener

UFAS K-Line Layout (1 Bdr)

Non-UFAS Layout



UFAS Layout



UFAS Layout Modification:

- Reconfigured kitchen and removal of kitchen wall leading to living room resulting in less countertop space and storage cabinets
- Removal of base kitchen cabinets under sink
- Bathroom enlarged to enable wheelchair clearance
- Bedroom size reduced to accommodate larger bathroom
- Entrance to bedroom changed due to larger bathroom
- Additional closet added to bedroom
- Closets require swing doors

UFAS Kitchen Rendering (K line)

Non-UFAS Kitchen

TYPICAL KITCHEN UNIT K RENNOVATION



UFAS Kitchen

UFAS KITCHEN UNIT K



NOTE: UFAS KITCHEN LAYOUTS VARY- REFER TO PLANS

UFAS Kitchen:

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

UFAS Kitchen Comparison (K line)

TYPICAL KITCHEN UNIT K RENNOVATION



UFAS KITCHEN UNIT K



NOTE: UFAS KITCHEN LAYOUTS VARY- REFER TO PLANS

UFAS Bathroom Rendering (K line)

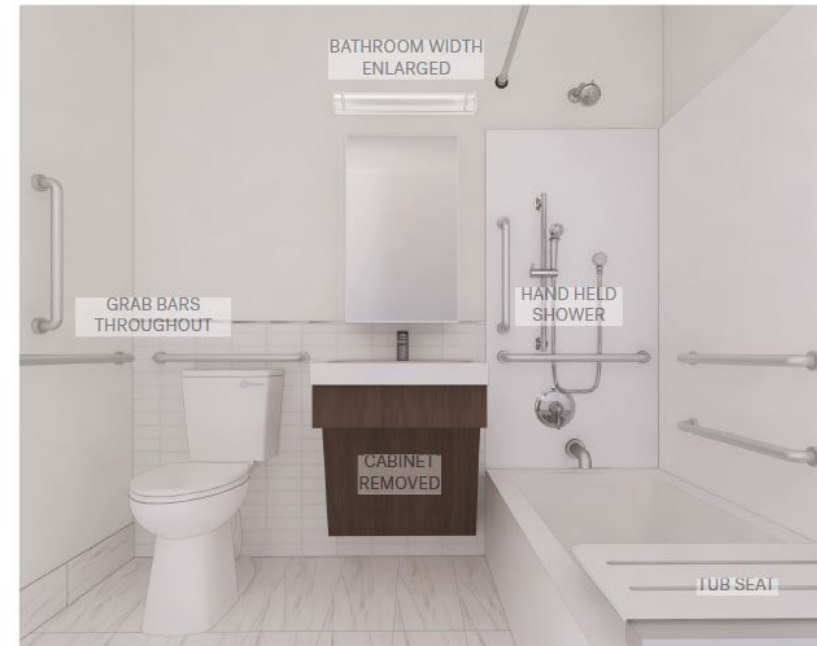
Non-UFAS Bathroom

TYPICAL BATHROOM RENNOVATION



UFAS Bathroom

UFAS BATHROOM



UFAS Bathroom:

- Bathroom width enlarged
- Grab bars throughout
- Vanity cabinet removes
- Handheld shower
- Tub set

NOTE: UFAS bathroom do NOT have roll-in Showers

Please submit your completed forms for the following to your Relocation Coordinator:

- HPD Aging in Place Resident Survey form
- Aging in Place Feature Selection 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.



LINDEN PLAZA