

Modification and Design of Living Spaces for Older Adults

(See also [Assistive Technology](#), [Senior Housing Options](#), [Falls and Hip Fractures](#), and [Nursing Home](#) Notes)

Every public opinion survey of older adults indicates that the vast majority desire to remain in their own home as long as possible. For some, the decision to leave is based on lifestyle changes – to move to a location with a different climate or to an active retirement community. For others, the decision to move is based on new limitations in mobility created by a physical or health-related condition. In many cases, independent living can be sustained in one's current residence through design modifications and the addition of home safety appliances and appurtenances.

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Consumer Information

Home Modification

(FirstGov for Seniors)

http://www.seniors.gov/retirementplanner/housing/home_modification.html

What is Home Modification?

(National Resource Center on Supportive Housing and Home Modification)

<http://www.homemods.org/pages/homemods.htm>

Home Modifications, Assistive Devices Can Cut Homecare Costs

(American Society on Aging)

<http://www.asaging.org/at/at-204/Research3.htm>

Home Tour – The Study of Three Senior Citizens in Their Home Environments

(WellCome Home)

<http://www.bsu.edu/wellcomehome/tour/index.html>

Home Modification Self-Help Guide

(Center for Poverty Law)

<http://www.povertylaw.org/legalresearch/hotline/hdocs/52397.rtf>

Home Safety Assessment

Home Assessment

(WellCome Home)

http://www.bsu.edu/wellcomehome/home_assessment.html

Safety Checklist and Assessment Instrument

(National Resource Center on Supportive Housing and Home Modification)

http://www.homemods.org/safety_assessment/safety-assess.htm

Home Safety and Modifications

(Jackson Memorial Medical Center, University of Miami)

<http://calder.med.miami.edu/pointis/safety.html>

Home Fire Safety

(Federal Emergency Management Administration)

http://www.usfa.fema.gov/dhtml/public/hfs_new.cfm

Government Guidelines

ADA/ABA Accessibility Guidelines

(U.S. Architectural and Transportation Barriers Compliance Board)

<http://www.access-board.gov/adaag/html/adaag.htm>

Best Practices in the Design of Toileting and Bathing Facilities for Assisted Transfers

(U.S. Access Board)

<http://www.access-board.gov/research&training/Toilet-Bath/report.htm>

Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible

(U.S. Department of Housing and Urban Development)

<http://www.huduser.org/publications/destech/resid.html>

Other Plans and Guidelines,

Library for Consumers

(National Resource Center on Supportive Housing and Home Modification)

<http://www.homemods.org/library/>

Examples in this very comprehensive web site:

The Do-Able Renewable Home

<http://www.homemods.org/library/drhome/index.html>

The Caring Home Booklet: Environmental Coping Strategies for Alzheimer's Caregivers

<http://www.homemods.org/library/carhom/toc.htm>

Homes That Help: Advice from Caregivers for Creating A Supportive Home

<http://www.homemods.org/library/hthelp/index.html>

Making the Home Senior-Friendly

(Aging Parents and Adult Children Together [A/PACT])

<http://www.ftc.gov/bcp/online/pubs/services/apact/apact03.htm>

Home Owners Guide – General Remodeling Tips

(National Association of the Remodeling Industry)

<http://www.nari.org/level2/homeowners/>

Smart Ideas Checklists

(National Association of Home Builders)

<http://www.toolbase.org/tertiaryT.asp?CategoryID=1827&DocumentID=3025>

LifeWise Home

(National Seniors' Housing Center, National Association of Home Builders)

<http://www.nahbrc.org/about2.asp?TrackID=&CategoryID=1830>

Preventing the Fall: Designs on Building Safe Homes for the Elderly

(National Safety Council)

<http://www.nsc.org/issues/ifalls/falfalls.htm>

Universal Design Home Modification

AARP

<http://www.aarp.org/universalhome/>

Home Maintenance and Repair

(Michigan State University)

<http://www.msue.msu.edu/msue/imp/mod02/master02.html>

Life Advice about Home Improvement

(Consumer Education Center)

http://www.pueblo.gsa.gov/cic_text/housing/home-improve/homimprv.htm

Designing Specific Areas

Bathroom Modifications

(American Occupational Therapy Association)

<http://www.aota.org/featured/area6/links/link02e.asp>

Accessible Entrances

(Paralyzed Veterans of America)

http://www.pva.org/NEWPVASITE/living_with_sci/architecture/entrance.htm

Adaptive Kitchens

(Infinite Potential through Assistive Technology)

<http://www.infinitec.org/live/kitchens/cooking.html>

An Architect's Perspective

Design for Aging Review

(American Institute of Architects)

<http://www.aia.org/pia/DFA4/home.asp>

Aging in Place Design Competitions

(National Association of Home Builders)

<http://www.nahbr.org/tertiaryR.asp?CategoryID=1699&DocumentID=3669>

Easy Access Housing

http://www.easter-seals.org/site/PageServer?pagename=ntl_easy_access_housing

Institute on Aging and Environment

(University of Wisconsin-Milwaukee, School of Architecture)

<http://www.uwm.edu/Dept/IAE/>

Environment and Gerontology Network

(Eindhoven University of Technology)

<http://www.tm.tue.nl/gerontology/>

Center for Universal Design

(North Carolina University School of Design)

<http://www.ncsu.edu/www/ncsu/design/sod5/cud/>

Initiative for Architectural Research

(Coalition of Organizations)

<http://www.iaronline.org/>

A Builder's Perspective

A Blueprint for Action: A Resource for Promoting Home Modifications

(U.S. Department of Housing and Urban Development)

<http://www.huduser.org/publications/destech/blueprin.html>

Toolbase - Seniors

(National Association of Home Builders)

<http://www.toolbase.org/secondaryT.asp?CategoryID=22&TrackID=>

Home Builder on Line

(Harley-Wood)

<http://www.builderonline.com/pages/builderonline/index.nsp>

Planning Center

(eplans.com)

<http://www.eplans.com/planningcenter.asp?mcsessid=&serviceID=1&refer=0>

Accessible Ideal Home Plans

(UDA, Inc)

http://www.uniteddesign.com/accessible_plans.html

Directory of Accessible Building Products – 2003

(National Association of Home Builders)

<http://www.toolbase.org/tertiaryT.asp?TrackID=&CategoryID=308&DocumentID=964>

Finding Qualified Repair and Modification Programs

National Directory of Home Modification and Repair Programs

http://www.homemods.org/national_directory_homemods/index.html

Types of Remodeling Professionals

(National Association for the Remodeling Industry)

<http://www.nari.org/level2/homeowners/professionals.cfm>

Interviewing a Remodeler -- What Questions Should You Ask?

(National Association for the Remodeling Industry)

<http://www.nari.org/level2/homeowners/interviewing.cfm>

Most Asked Questions of Remodelers

(National Association for the Remodeling Industry)

<http://www.nari.org/level2/homeowners/maq.cfm>

Warning Signs During Interviews

(National Association for the Remodeling Industry)

<http://www.nari.org/level2/homeowners/warningsigns.cfm>

Home Improvement and Repair Frauds

(U.S. Postal Inspection Service)

<http://www.usps.com/postalinspectors/homeimpr.htm>

Paying for Home Repair and Modification

How to Pay for It

(Infinite Potential Through Assistive Technology)

<http://www.infinitec.org/live/homemodifications/homefunding.htm>

Financial Resources

(WellCome Home)

<http://www.bsu.edu/wellcomehome/financial.html>

Federal Funding

Modification Funds

(U.S. Department of Housing and Urban Development)

<http://www.hud.gov/modifica.cfm>

203 Rehabilitation Mortgages

(U.S. Department of Housing and Urban Development)

<http://www.hud.gov/offices/hsg/sfh/ref/sfhp1-10.cfm>

Q&A: <http://www.hud.gov/offices/hsg/sfh/203k/faqs203k.cfm>

Property Improvement Loan Insurance

(U.S. Department of Housing and Urban Development)

<http://www.hud.gov/progdesc/title-i.cfm>

Rural Housing Repair and Rehabilitation

(U.S. Department of Agriculture)

http://www.rurdev.usda.gov/rhs/ProgramBriefs/brief_repairloan.htm

Section 504 Home Repair Loans and Grants - Rural Housing Service

(National Housing Law Project)

<http://www.nhlp.org/html/rhs/sec504.htm>

Weatherization Assistance Program

(U.S. Department of Energy)

http://www.eren.doe.gov/buildings/weatherization_assistance/

Low Income Home Energy Assistance Program

(Division of Energy Assistance, U.S. Department of Energy)

<http://www.acf.dhhs.gov/programs/liheap/faq.htm>

State Loan Programs

Accessibility and Visitability Features in Single-family Homes: A Review of State and Local Activity -- Report

(Public Policy Institute, AARP)

http://research.aarp.org/il/2002_03_homes.html

Florida

Florida Home Repair Program Database

<http://www.f4a.org/homerepair/info.html>

Indiana

Architectural Guidelines for Injury Prevention for Older Hoosiers

(Indiana Bureau of Aging and In-Home Services)

<http://www.in.gov/fssa/elderly/aging/guidelines.pdf>

Illinois

Department of Human Services Launches Program Making Low Interest Loans Available To People With Disabilities For Assistive Technology

(Illinois Department of Human Services)

http://www.state.il.us/agency/dhs/pr_liloan041802np.html

Kentucky

Kentucky Assistive Technology Loan Corporation

<http://www.kyatloan.org/>

Massachusetts

Home Modification Loan Program

(The Massachusetts Rehabilitation Commission)

<http://www.state.ma.us/mrc/agency/homemods.htm>

Missouri

Home Modification: Minor Repairs

(Missouri Department of Health and Social Services)

http://www.dhss.state.mo.us/Senior_Services/guide00/house/hm.htm

New Hampshire

New Hampshire Housing Finance Authority HomeAccess Program

(New Hampshire Housing Finance Authority)

<http://www.nhhfa.org/hfa319.pdf>

New Jersey

Home Modification and Repair

(New Jersey Department of Health and Human Services)

<http://www.state.nj.us/health/consumer/choice/homemod.htm>

Pennsylvania

Access Home Modifications Program Fact Sheet

(Pennsylvania Housing Finance Agency)

<http://www.phfa.org/programs/singlefamily/ahm.htm>

Vermont

Home Access Program

(Vermont Center for Independent Living)

<http://www.vcil.org/Programs/hap.html>

Virginia

Home Modification and Barrier Removal

(ENDependence Center of Northern Virginia)

<http://www.ecnv.org/homemodfaq.htm>

Non-Profit Support Organizations

Habitat for Humanity

<http://www.habitat.org/>

Rebuilding Together

<http://www.rebuildingtogether.org/>

Home Builders and Construction National Organizations

National Association of the Remodeling Industry

<http://www.nari.org/>

National Association of Home Builders Research Center

<http://www.nahbrc.org/>

National Center for Senior's Housing Research

<http://www.nahbrc.org/seniors1.asp?CategoryID=1798>

Contractor's Guide

<http://www.contractorguide.com/>

Reports and Articles

Falls Among Older Persons and the Role of the Home: An Analysis of Cost, Incidence, and Potential Savings from Home Modification

(Public Policy Institute, AARP)

http://research.aarp.org/il/ib56_falls.html

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