

MISSING MIDDLE INCLUSIVE DESIGN REQUIREMENTS

MSHDA encourages the building of more accessible and adaptable housing with Missing Middle funding. Based on CDC data Michigan has a 27% disability rate among adults, meaning one out of every four adults in Michigan has a disability, with 12% being mobility, 6% hearing and 4% vision. The older adult population in the state is growing and so is the need to build housing designed to age in place. Investing in accessible and adaptable housing within the Missing middle Program will address these demands and further equitable housing opportunities.

When MSHDA talks about building accessibility we use the Michigan Building Code, International Code Council, Fair Housing Act, and the Uniform Federal Accessibility Standard as the source for 3 levels of accessibility. The construction industry uses the terms Type A, Type B, and Type C units from the building code. The minimum percentage of each unit type that is required by Missing Middle is described below.

RENTAL UNITS:

- New Construction
 - 20% of the units must be adaptable/Type B
 - Every unit must be at least visitable/Type C*
- Rehab
 - We encourage the developer to make as many units adaptable and/or visitable as possible but will not require either should it be unreasonable to retro-fit.

FOR SALE UNITS:

- New Construction
 - 20% of the units must be adaptable/Type B
 - Every unit must be at least visitable/Type C*
- Rehab
 - We encourage the developer to make as many units adaptable and/or visitable as possible but will not require either should it be unreasonable to retro-fit.

Physically Accessible Housing: Both privately owned and publicly assisted housing, regardless of whether they are rental or for sale units, must meet the accessibility requirements.

*MSHDA reserve the right to allow for exceptions if, for example, topography makes the requirement unfeasible.

DEFINITIONS TO PROVIDE FURTHER CLARIFICATION & SPECIFICATIONS

Type A Units: Type A units are designed for those residents who require a wheelchair to move around in the apartment.

1. Type A units are sometimes called accessible units.
2. Some elements that are constructed for accessibility. For example: 32" clear width doors with maneuvering clearances.
3. Designed and constructed to provide accessibility for wheelchair users throughout the unit.
4. Some elements that are constructed as adaptable, meaning that they are not built to be compliant at first occupancy, but are provided with the infrastructure to be made accessible later if needed. For example: kitchen wall cabinet height, roll under sinks, lowered kitchen sink and countertop that can be rolled under.
5. Type A units are distributed throughout a development and disbursed by the number of bedrooms in a unit.

Type B Units: Are dwelling units designed and constructed for accessibility in accordance with provisions for Type B units in ICC A117.1, consistent with the design and construction requirements of the federal Fair Housing Act. Since there aren't legal guidelines to define Universal Design, we use the legally defined Type B or a Fair Housing unit.

1. Type B units are sometimes referred to as Fair Housing units because they are intended to be consistent with the Fair Housing Design Manual.
2. Are constructed to provide a minimal level of accessibility.
3. Less accessible than Accessible Unit or Type A unit.
4. Type B units are designed for life or aging in place and are usable by a person in a wheelchair.

Type C Units: Visit-Ability; Type C or visitable units are often intended for single family residences since Type A and Type B units are for multifamily developments. However, for Missing Middle *new construction*, Type C applies for both single family and multifamily developments as listed on page 1.

1. Applicable to new construction single-family homes and duplexes which typically fall below any of the accessibility requirements.
2. The intent of Type C is planning for persons to be able to age-in-place, like Type B units.
3. At least one zero-step entrance approached by an accessible route on a firm surface no steeper than 1:12, proceeding from a driveway or public sidewalk.
4. 32 inches or more of clear passage space through interior doors, including bathrooms.
5. At least a half bathroom on the main floor.
6. Reinforcement in bathroom walls and showers for future grab bars.
7. Accessible placement of electrical and heating controls.
8. Use of lever door handles.