

Board Clerk

From: Rhonda Kincaid <rkmkincaid@yahoo.com>
Sent: Tuesday, July 02, 2024 1:09 PM
To: John Guskowski
Cc: Board Clerk
Subject: P&Z Public Hearing Input

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To: Columbia Planning and Zoning Commission

I'm writing on behalf of Coalition on Diversity and Equity.

At the 6/24/24 public hearing, in regard to our comments on the proposed regulations for a detached ADU, we were asked if we knew whether HUD or another government entity had standards related to 2-bedroom unit size.

So far, we've only found one "standard" that addresses size. The State of CT Department of Housing Requirements for Design and Construction of Elderly and Congregate Housing say "All dwelling units shall be designed for conversion to handicapped use and for double occupancy (one bedroom), with a combination living/dining/kitchen space, a bedroom, a bathroom and closets. Dwelling units shall contain 700 square feet (gross finished area)." These requirements do not address two-bedroom units.

<http://www.chfa.org/assets/1/6/designstandardselderlycongregatet1.pdf>

It would follow that the additional square footage needed for a second handicapped/wheelchair accessible bedroom would increase the unit's square footage beyond 700 square feet. However, we could find no standards for the size of such a bedroom. We did find The Home Modification Occupational Therapy Alliance, an international group, suggests wheelchair accessible bedroom dimensions of 16.5x15.5 (256 sq. ft.) if the bedroom has a queen bed; this allows adequate accessibility around three sides of the bed, and takes into account having a dresser in the room. A power wheelchair would require slightly more space. The dimensions could be a little smaller with a twin bed. [ADA/Universal Design: What size is a wheelchair accessible bedroom? – Home Modification Occupational Therapy Alliance](#)

We also found that HUD Minimum Property Standards require that beds must be accessible on two sides and one end.

<https://www.hud.gov/sites/documents/49101C1HSGH.PDF>

Based on what we've been able to find thusfar, CoDE still respectfully requests that the ADU regulations allow a detached ADU to be 900 square feet when a primary dwelling doesn't exceed 3,000 square feet. We feel this is justified and necessary to accommodate the needs of seniors,

some of whom may require wheelchair accessibility and/or have health or caretaker needs that require a second bedroom. It is especially important because of the lack of senior housing in town.

One note: As they stand now, the proposed regulations would allow a detached ADU to be 750 square feet if the primary dwelling doesn't exceed 2,000 square feet. Thirty percent of 2,000 is only 600, which means someone with a smaller house could build a larger detached ADU. We believe the 2,000 should have been 2,500 square feet. We wanted to avoid this discrepancy; that's why we are specifying 3,000 square feet in our request above.

Thank you again for all your work to make these regulations responsive to the needs of our community.

Sincerely,

Rhonda Kincaid
8 Basket Shop Road

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