

# Creative Housing Solutions LLC

## George Braddock



# The Environment Matters

A man with dark hair and a beard, wearing a red long-sleeved shirt, is leaning over a wooden table. He is holding a white tube that is inserted into a black container. The background shows a window with a view of trees and a potted plant on the table.

**A Person-Centered Approach to  
Engineering Independence**

The values, principles and methodologies of person-centered planning should be applied to the design of a person's home.



An appropriate physical environment should be part of an individual's planning process.



If community integration and individual choice is to be realized then housing must be made available which makes this possible.

Accessibility issues are easily understood in a way that intellectual disability related needs are not.



# Values Must Guide the Process

- The right physical environment plays a key role in shifting the balance toward individual choice, control and participation.
- The importance of the physical environment has been underestimated for its role in promoting independence and improving quality of life for the individual and increasing the success of the overall program.
- An individual's home should encourage and support their use of it in a way that satisfies them and reduces negative consequences.

- Environments designed using the person-centered approach will, by meeting the needs and lifestyle preference of the individual, reduce stress and workload on aides, caseworkers, family and others who are part of the person's life.
- If the environment does not work you must intervene, redirect or restrain.
- Disability is a consequence of the environment.
- You cannot evaluate a behavior outside of the environment in which it takes place.
- You cannot fix a problem behavior in a broken environment.

# The Environment Matters



**“The other member of the family.”**



The physical environment is not passive.



People enter into a relationship with it for better or worse.



**If the environment doesn't work you will intervene, redirect or restrain.**

# ANNA'S STORY

**“Vigilance and Duct Tape  
Aren't Enough Anymore”**



**Families need answers, help, knowledge  
and to know they are not alone.**

# The Home That Anna And Her Family Needed.

- That kept everyone safe
- That reduced stress and workload
- Where they didn't need to constantly intervene or re-direct
- That allowed Anna to use the bathroom in the way she wanted without negative consequences
- That provided Anna with the choice to engage in preferred activities inside and outside the home
- That was easily modified and adaptable to the family's changing interests, abilities, and lifestyle

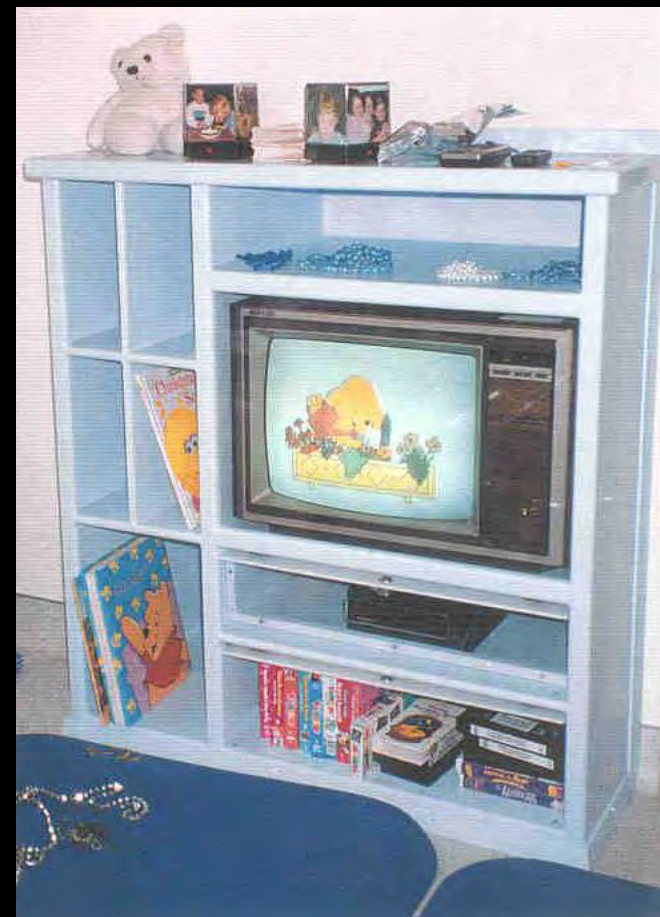






## Privacy Versus Peace of Mind



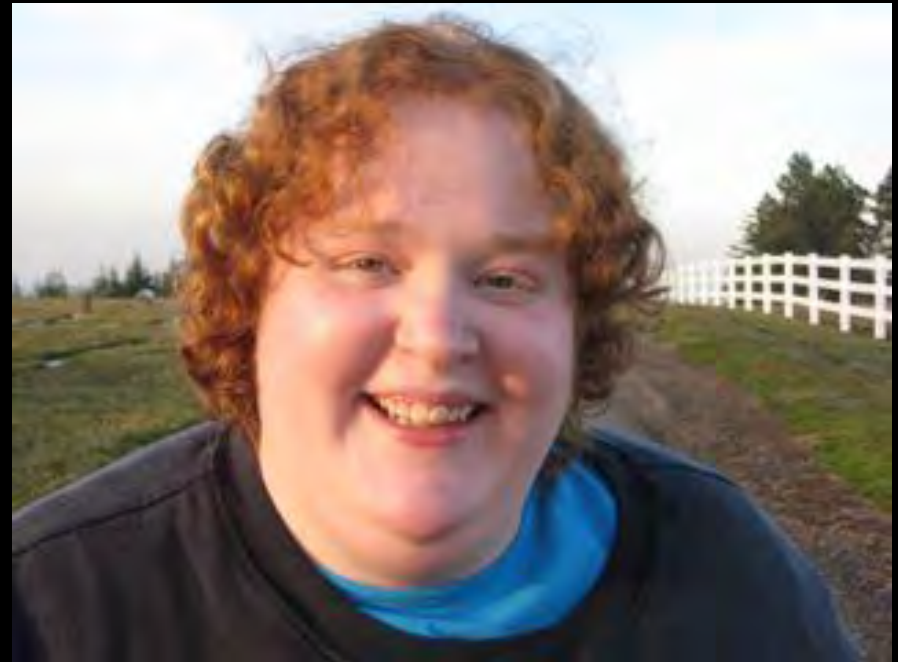


People's capacities change over time.





A supportive physical environment promotes individual independence and empowerment.

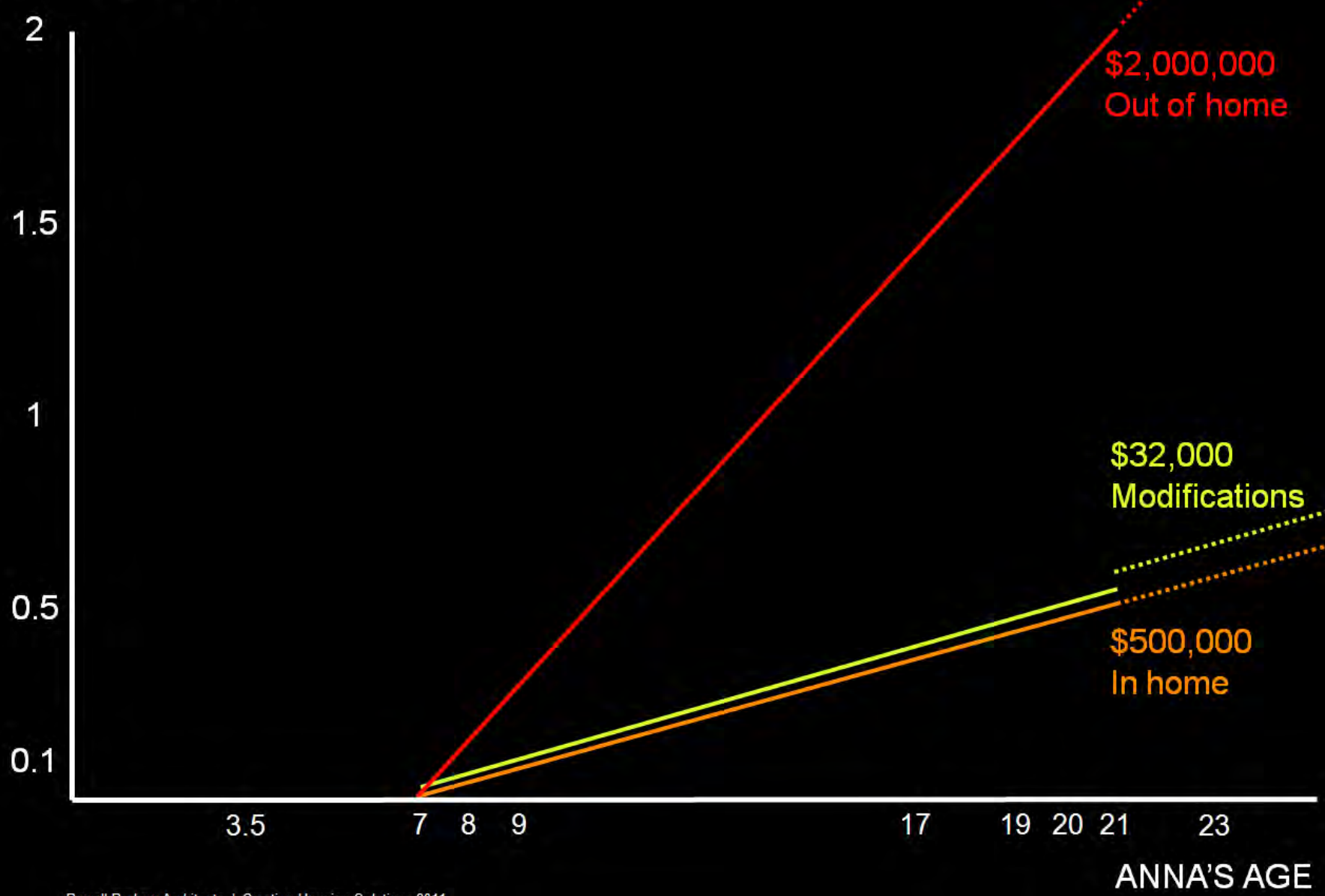


# Anna Diagnosed at age 3.5

Over next 3 years family spent \$12,000  
of their own money

- Age 7 Bathroom Remodel \$21,000
- Age 8 Fence \$ 2,350
- Age 9 Entertainment Center \$ 1,100
- Age 17 Baking Center \$ 2.100
- Age 19 Accessibility Remodel \$ 2.700
  - (Anna is by now in wheelchair)
- Age 20 Walkway \$ 2,700
- Age 21 Next step extend the family \$70,000
  - Shared dwelling for Anna and her parents

\$ MILLION SUPPORT

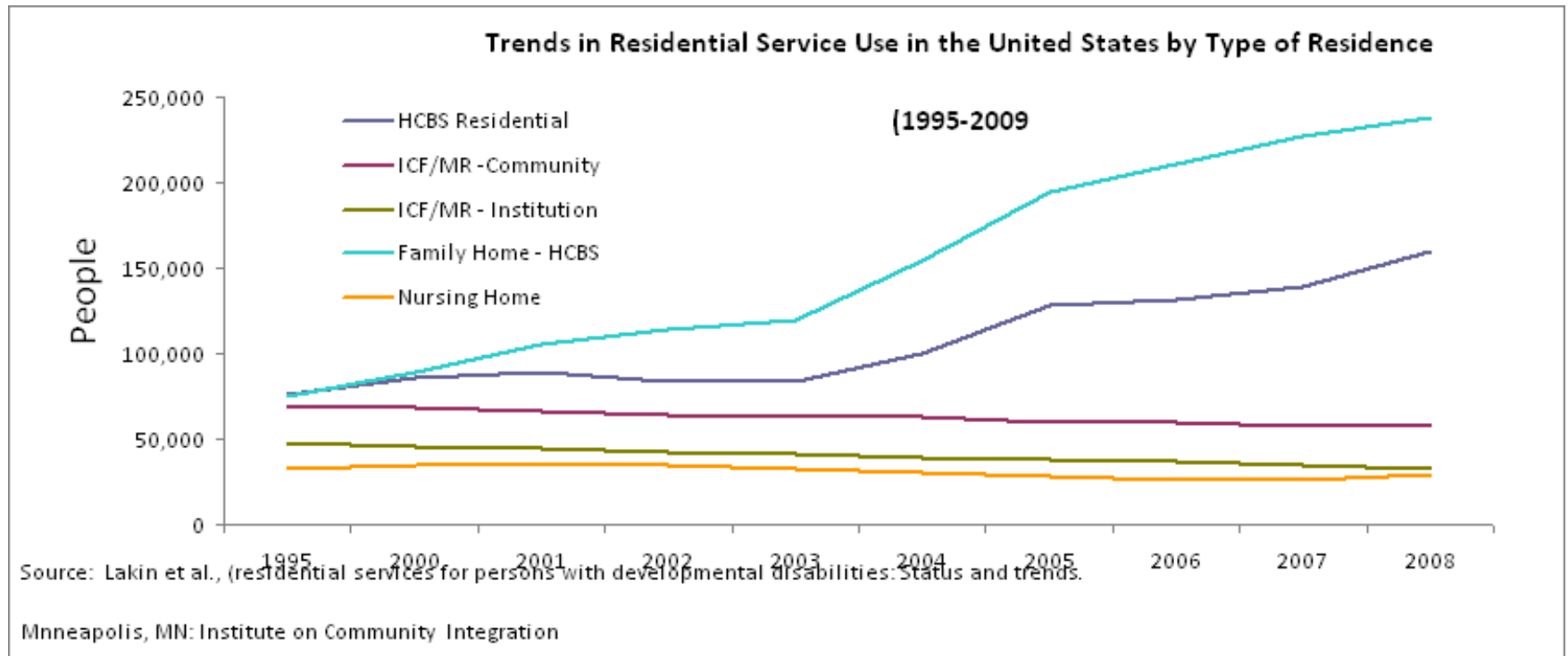


\$2,000,000  
Out of home

\$32,000  
Modifications

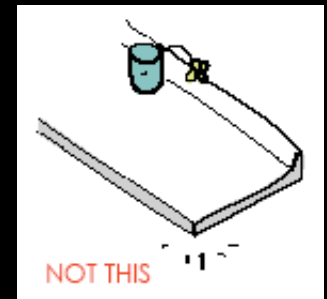
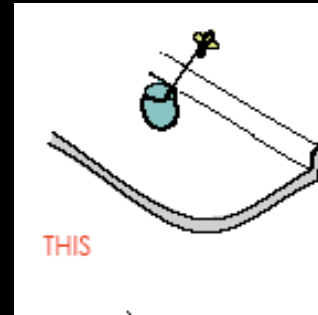
\$500,000  
In home

|      | ICF/MR-Institution | Nursing Home | ICF/MR-Community | HCBS Residential | Family Home - Total | Family Home - HCBS |
|------|--------------------|--------------|------------------|------------------|---------------------|--------------------|
| 1995 | 62,028             | 33,943       | 72,356           | 69,116           | 215,569             | 36,969             |
| 2000 | 47,329             | 32,195       | 69,112           | 75,617           | 391,859             | 74,939             |
| 2001 | 45,942             | 35,155       | 67,965           | 86,334           | 446,220             | 89,579             |
| 2002 | 44,066             | 34,328       | 66,506           | 89,224           | 482,479             | 105,760            |
| 2003 | 42,835             | 35,005       | 64,230           | 83,808           | 500,004             | 113,864            |
| 2004 | 41,653             | 32,899       | 62,873           | 83,386           | 503,641             | 119,257            |
| 2005 | 39,098             | 30,027       | 62,723           | 99,612           | 533,048             | 154,475            |
| 2006 | 38,172             | 28,206       | 60,239           | 128,411          | 569,020             | 194,816            |
| 2007 | 36,650             | 26,013       | 59,877           | 131,125          | 552,559             | 210,838            |
| 2008 | 35,035             | 26,080       | 58,129           | 139,017,         | 588,594             | 227,688            |
| 2009 | 32,909             | 29,608       | 57,439           | 159,593          | 599,152             | 237,920            |

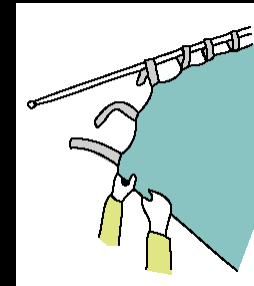
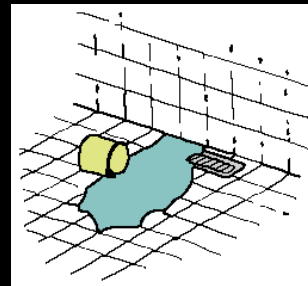
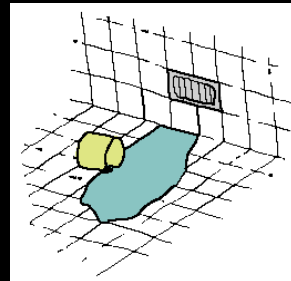
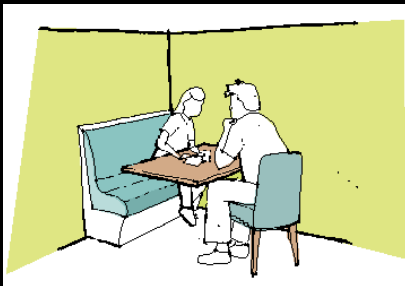


# A Safe and Supportive Environment

- Eliminate obvious hazards
- Address personal risks and dangers
- Install finishes that are durable and easily cleaned
- Provide opportunity for control
- Anticipate unconventional use
- Anticipate water play
- Address problem doors
- Select appropriate furnishings



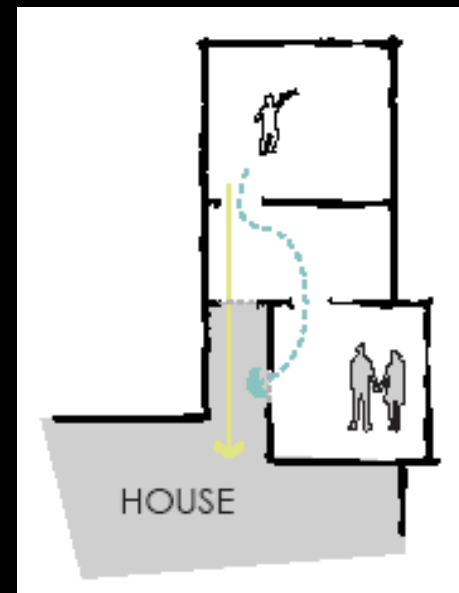
Durable wall construction



# Connected Home

## *Increasing Visibility and Connections*

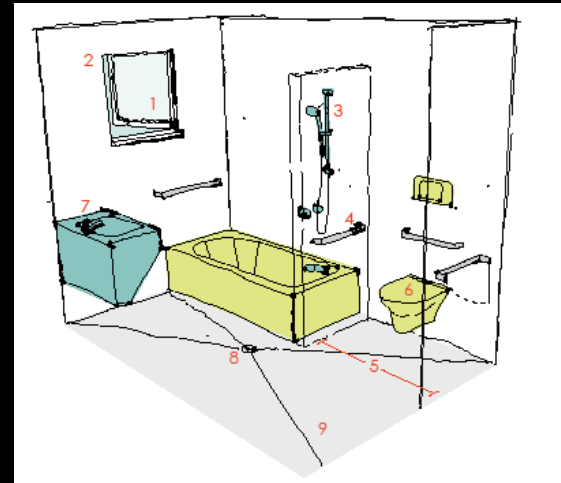
- Visibility and openings between rooms
- Connections for needed caregiving
- Using technology to monitor safety



# The Essential Bathroom

## *Solving The Most Common Challenge*

- Enough space
- Address safety
- Install a floor drain
- Use commercial or institutional-grade fixtures
- Anchor fixtures and grab bars
- Operable windows and natural light
- A secondary heat source
- Eliminate registers and other floor openings

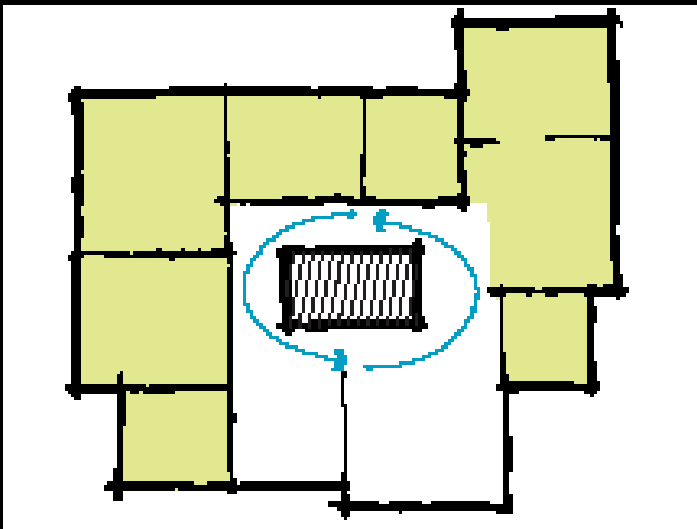




# Walking Loop

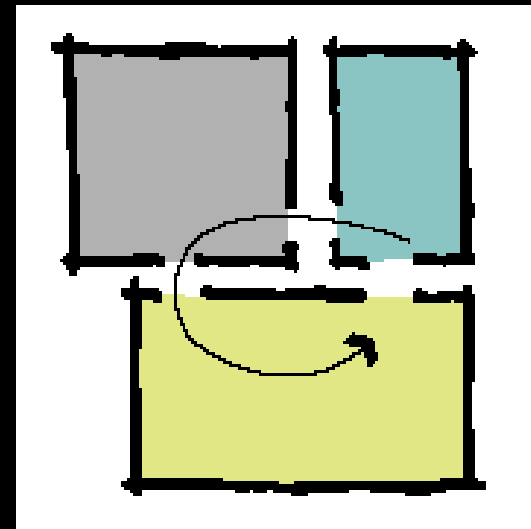
*A Route For Pacing and Stress Relief*

## Center Mass Loop



A “core” of the house (a bank of closets, a bathroom, or fireplace chimney) provides the center anchor point of a walking loop.

## Connected Room Loop

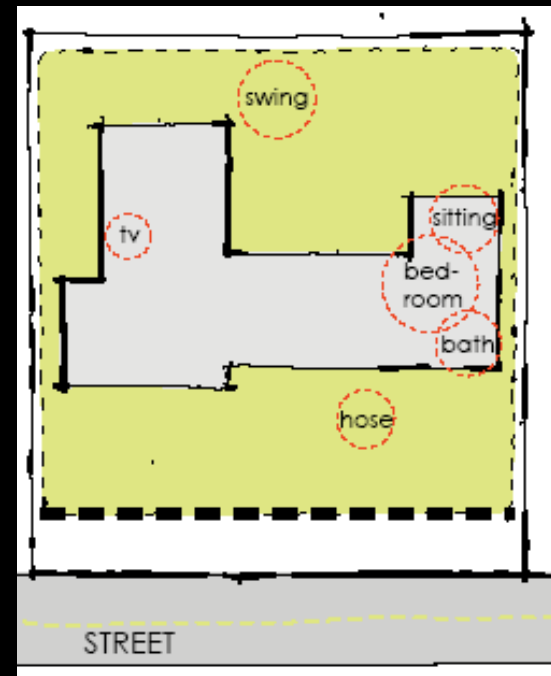


Using doorways among three or more adjacent rooms, a walking loop can be created.

# Places of Control + Layers of Freedom

*Providing Choice and Options for Engagement*

- Safe places and predictability
- Layers of freedom
- Eliminate fear triggers
- Control access and define boundaries
- Make home a preferred place



*House: Most secure*

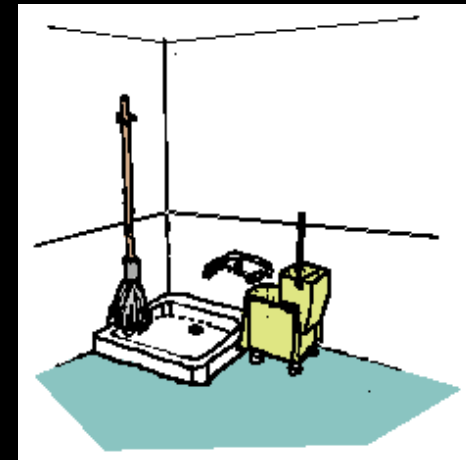
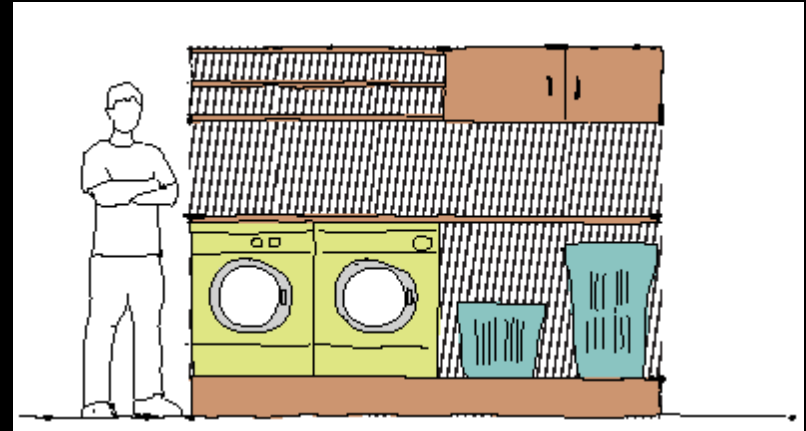
*Fenced Yard: Areas of varied security*

*Unfenced Area/Street: Highly Dangerous*

# Tools for Housekeeping

*Keeping Things Clean, Tidy and Smelling Good*

- Adequate storage
- Limit the opportunity for clutter to migrate
- Building in routine
- Bad smells
- Flooring
- Negative air pressure or air seals
- Make a changing area



# Specific Challenges

- Elopement
  - Climbing fences, leaving home, lack of safety awareness, opening locks and gates, hiding, wandering away
- Self-Injury and seizures
  - Head banging, biting, eye poking, hair pulling, slapping, seizures
- Property damage
  - Damage to walls and/or windows, broken doors and jambs, exposed wiring, damaged furniture and appliances, water damage
- Aggression
  - Threats to life and safety, involvement with police or authorities, injury to others, assault and violence
- Neighbor Relations.
  - Invasion of privacy, yelling, disturbing the peace, neighbor complaints

# Supportive Services Triplex



# Braddock House

## Mixed Needs Supported Living







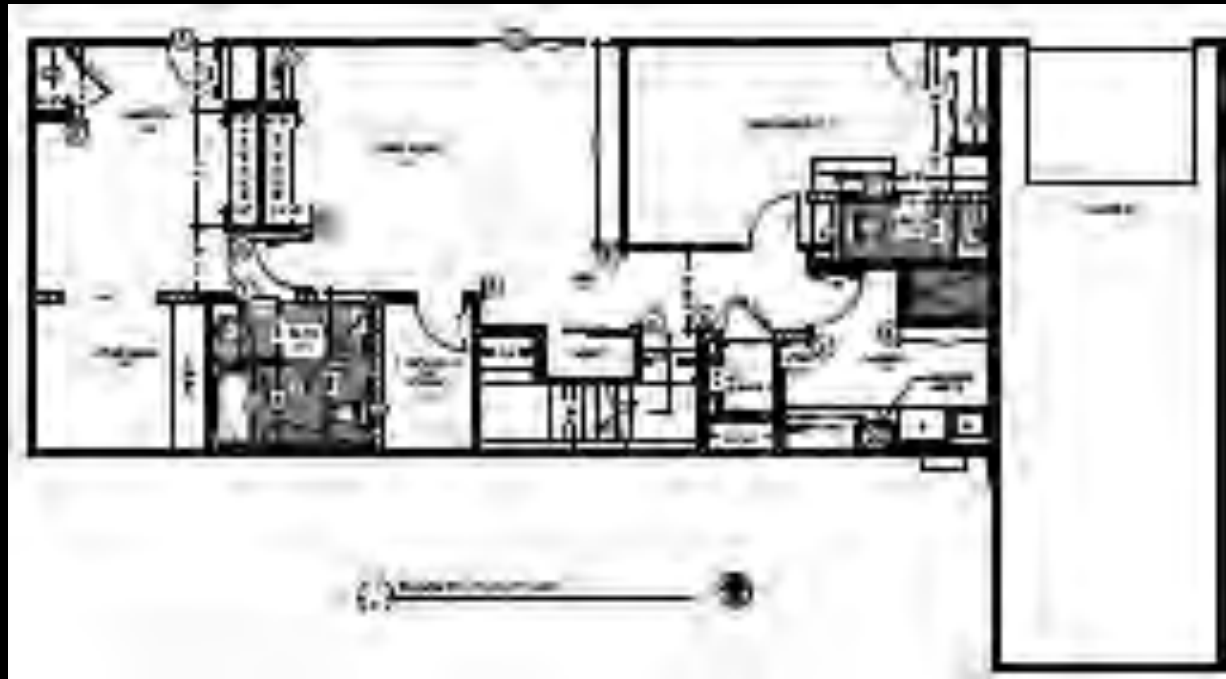
# Hermitage St. Main Floor







# Hermitage St. Basement



# Shared Living



**Shared Kitchen Two Living Rooms**



# Woodmansee Village: An Integrated Neighborhood



# Edwards Center Concept Plan for Site Development



ADU Floor Plan & Elevations



Extended Family Plan



Farmhouse



Rancher