



All Neighbors Coalition

Permanent Supportive Housing Design Standards

The All Neighbors Coalition is committed to creating Permanent Supportive Housing (PSH) that promotes long term housing stability and offers a foundation from which people can improve their overall health. The PSH Design Standards have been established to inform the physical design of future single site PSH properties. The Coalition acknowledges there are a full spectrum of housing options that provide supportive services which people may choose to live in. This document only covers those classified as PSH in accordance with the CoC Program Model (see attached).

Core Principles underpinning the *Design Standards* support the vision that PSH projects create housing that:

- Offers a permanent home, with the same amenities one would want in their own home
- Promotes community integration and access to a supportive infrastructure (including comprehensive healthcare, food, household goods, etc.)
- Centers trauma informed, human centered design principles
- Includes spaces that are inviting and promote interaction
- Offers a place to belong, connect, heal, stabilize, and succeed with dignity
- Fosters tenant choice in housing options
- Aligns with [national housing quality standards](#) for permanent housing and [evidence based practices](#)
- Considers unit size and characteristics that meet the unique needs of the tenants who will live there

Design Standards

This is not a checklist of required items, but rather areas to consider during the planning of future Permanent Supportive Housing Developments depending on the specific population served (e.g. seniors, people with disabilities). Each project is unique, and partners should make design decisions collectively, keeping cost constraints and all applicable regulations and laws in mind.

Community Spaces

- Multiple spaces that are easily accessible, welcoming, attractive, and encourage use
- Access to technology (e.g. computer room)
- Flexible, multiuse spaces (food, entertainment)
- Places to gather outside, spaces with covered areas, access to a community grill
- Community gardens, opportunities for tenant gardening, if possible
- Exterior water and electrical outlets
- Cost-effective, durable, and easily maintained materials and furnishings in community spaces

Health and Wellbeing

- Intentional external spaces and porches that promote health and wellbeing
- Motion detectors in units to assess health and safety
- Dedicated clinical space, ability to do telehealth
- Consider artwork, wall hangings, paint colors in alignment with trauma informed design principles

Bathrooms

- Private bathroom for each unit
- Ensure bathrooms are accessible to people with disabilities or equip units with features that allow for easy conversion (e.g. Reinforcements in bathroom walls to allow the later installation of grab bars)
- Emergency call cords as necessary

Security

- Ensure security, safety, and privacy for all tenants
- Cameras and 24 video monitoring - provides protection for staff/visitors/tenants and provides unbiased evidence for incident reports
- Consider front entrance door-opening capability and or 24 hour security; consider needs for multiple entrances
- Self-locking exterior doors
- Use lighting to enhance safety
- Secured parking lots
- Vehicle access, 24 7 access, gate close after hours

Hallways and Door

- Ensure doors and hallways are accessible to people with disabilities
- Stagger doorways (not directly opposite each other)
- Accessible signage
- Entrance doors and apartment doors with a computerized key system (cards, buttons, etc.)

Heating and Air

- Central heating and air conditioning to reduce maintenance costs and increase comfort
- No window units, which may block means of egress, cause safety problems, and are less cost-efficient
- Central hot water heater

Laundry Space

- Fully accessible, central laundry areas, distributed throughout property and in well-trafficked, well-lit areas for safety
- About one washer/dryer per 15 to 20 persons
- Laundry spaces accessible to people with disabilities
- Laundry supplies available for sale through vending machines

Appliances

- Accessible to people with disabilities
- Stove controls on front; Braille control labels; roll-under stovetops and sinks in some units, simple to use
- Over stove/sink lighting reachable from wheelchairs
- Front-loading washers and dryers
- Simple, industrial appliances

Lighting

- Functional and inexpensive to replace
- Plentiful and easily accessible outside lighting
- Sufficient hallway and community space lighting for personal safety
- Lighting within units easy for tenants to change bulbs and to reach
- Motion detector lighting inside and outside

Mailboxes

- Ensure mailboxes are accessible to people with disabilities
- Outgoing mail slot or box
- Shelf under boxes is useful
- Central, well-trafficked, well-lit area for safety and to encourage social interactions

Parking

- Sufficient parking for tenants, staff, and guests with clear signage
- Parking stickers for tenants/residents
- Well-lit parking lot/spaces
- Ease of access from parking spots for people with disabilities to entry ramps
- Plan adequately for snow removal, trash truck entrance/exit
- "No parking" signs where appropriate, and "No trespassing" signs mirroring signage in nearby housing developments

Signage

- Includes signage in design specs (unit doors, common area, offices, building(s) name/number, handicapped parking, no trespassing, etc.); ensure signage is accessible and in Braille
- Property sign during construction should include funding source, handicapped logo, Equal Opportunity Housing logo, hearing-impaired access information and contact phone numbers
- No soliciting, no trespassing, no loitering signs, mirroring signage in nearby private, market-rate housing developments

Storage Space

- Additional bulk storage for tenants
- Securable bike storage
- Property Manager storage and workspace for doing repairs, sorting equipment such as lawnmowers
- General building storage for replacement mattresses, refrigerators, extra furniture

Trash and Recycling

- Include provisions for recycling by tenants
- Be certain all trash receptacles are in sanitary distance from tenant units and/or windows
- Plan carefully for inside and outside trash flow
- No garbage chutes