Demand for Accessible Type A Apartment Units in the City of El Paso, Texas

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Key Findings

City Comparison

- The percentage of persons with ambulatory difficulties with respect to El Paso's total population has remained relatively stable at about seven percent.

- The three percent accessibility Type A requirement for multi-family apartment units is higher and more stringent than its counterparts when compared to similar urban centers in the Southwest.

Focus Groups

- Community Stakeholder focus groups highlighted costs and affordability as the main drivers for the demand of accessible Type A apartment units.

- Community Advocates and Community Stakeholders expressed concerns about limited availability of units and the overall lack of accessibility.

Stakeholder Survey

- Most respondents (68%) reported a yearly household income of $20,000 or less, half of the median household income $40,702 for the City of El Paso.

- Of those respondents not currently living in a Type A unit, 61 percent would like to live in one and 39 percent would not. Home ownership was the main reason for not being interested in living in a Type A apartment unit.

- A two or more bedroom apartment unit would best meet the needs of 78 percent of respondents interested in a Type A unit.

- Most respondents would like to live in the same area where they currently live; in order of preference, East, Central, Mission Valley, Northeast, and West area.

- On average, respondents are able and willing to pay $474 for a Type A unit, below the estimated median rent ($706) and average rent ($827) in the City of el Paso.

Demand and Forecast Estimates

- The population in the City of El Paso is expected to increase at an average annual rate of over one percent.

- Total population with an ambulatory difficulty is expected to surpass 52,000 by 2022.

- On average, potential need of accessible Type A units by 2022 is estimated at 8,754 while potential demand is estimated at 525 units.

Supply and Forecast Estimates

- A total of 637 accessible Type A units are estimated; 245 are in public housing and 392 are in privately-owned properties.

- On average, potential supply of commercial accessible Type A units is estimated at 530 by 2022.

Final Analysis

- Supply and demand for commercial accessible Type A apartment units seem not far apart considering levels of rent, apartment size needs, family roles, and household income levels.

- Affordability appears to be the main driver in the demand (and supply) for commercial accessible Type A apartment units in the City of El Paso.

- Market conditions for commercial accessible Type A apartments are expected to remain stable. To that effect, the current Type A accessibility requirement of three percent seems appropriate to meet the estimated potential demand for this type of units.

- Efforts to provide better information about the availability of accessible Type A units as well as other accessible housing options may prove beneficial for both suppliers and demanders.

- Policymakers, suppliers, demanders, advocates, and other interested parties should engage in discussing different avenues that may help to reduce the potential need for accessible housing.

Introduction

The Institute for Policy and Economic Development (IPED) at the University of Texas at El Paso (UTEP) was contracted by the Department of Community and Human Development of the City of El Paso to conduct a series of analyses designed to assist the City in determining future policies related to accessible (Type A) multi-family rental housing (five or more units). Accordingly, the purpose of this study is to evaluate the current market conditions for accessible multi-family dwellings by estimating the potential demand and supply of Type A multi-family units in the City of El Paso through 2022.

There are many factors to consider when it comes to accessible housing. The public sector, the private sector, and the needs of the general public, all come into play. In general, the City of El Paso has multiple demand vectors for accessible Type A housing. These demand vectors range from high regional rates of disease that contribute to disabilities such as diabetes, soldiers returning to Fort Bliss with warfare related long-term disabilities, as well as the regional demand from the general population and, to a lesser degree, from Mexico and other Latin American countries whose residents with disabilities seek the medical and support services provided in this border location. Therefore, in order to accurately assess the supply and demand for Type A accessible housing in the City of El Paso, IPED conducted an analysis implementing multiple approaches. The components of this analysis are as follows:

- A brief overview of statutes and guidelines that covers the technical and scoping requirements for accessible dwellings, as well as definitions that will be used through this report.

- A comparison of Type A accessible housing unit requirements in multi-family developments and the percentage of the population with ambulatory difficulties in a set of comparable or nearby cities in the Southwest.

- An initial assessment regarding the perceptions of Consumer Advocates and Community Stakeholders on supply and demand, accessibility, and related cost via exploratory focus groups.

- Sample characteristics and needs of the target population (individuals with an ambulatory difficulty) based on survey responses.

- Forecast estimates of the number of persons with ambulatory difficulties in the City of El Paso for the next ten years (2022).

- Potential need and potential demand estimates for accessible Type A apartment units based on secondary data, forecast estimates, and collected survey data.

- The current supply of Type A apartment units in multi-family properties (more than four units) within the City of El Paso determined by conducting a review of publically available data.

- Potential supply estimates of accessible Type A apartment units based on secondary data and forecast estimates.

- Final analysis and concluding remarks.

- Appendices containing focus groups questions, survey instruments, survey frequency tables, and multi-family property data.

Laws and Codes

Over the years several statutes have been enacted across various levels of government with the purpose of ensuring nondiscrimination against people with disabilities. These laws, and their respective standards, serve as the guidelines and provide scoping and technical requirements for any entity concerned with meeting accessibility requirements. In general, these requirements normally fall under one or more of these statutes subject to funding sources, type of dwelling/facility, public and/or common use areas, etc. However, this study concentrates on those standards that apply to multi-family units. In this regards, the most important pieces of legislation concerning accessibility are the following:

- **The Architectural Barriers Act (1960)**

  This Act states that all Federal and federally-funded buildings must be physically accessible for people with disabilities. The Uniform Federal Accessibility Standards (UFAS) is the corresponding standard for this Act.

- **Section 504 of the Rehabilitation Act**

  This Act concerns itself with eliminating discrimination toward people with disabilities and providing physical accessibility to ensure that people with disabilities have an equal opportunity in federally funded programs. This includes modification and construction of new facilities to ensure compliance. UFAS is the standard for this Act, although on some occasions other similar standards may be applicable.

- **The Fair Housing Act of 1968 (including 1988 amendments)**

  The U.S. Department of Housing and Urban Development's (HUD) Fair Housing Act (FHA) calls for equality in housing. It includes all new public and privately funded multi-family housing

complexes consisting of four or more units built for first occupancy after March 13, 1991. The FHA Design Manual is the standard for this act.

- **The Americans with Disabilities Act (1990)**

  This is a civil rights act that guarantees equal opportunities for individuals in employment, public accommodation, local government services, and telecommunications. With respect to housing, this applies to public housing and state boarding facilities. However, since multi-family properties are typically regarded as commercial entities, ADA guidelines apply to certain areas of these properties, such as sidewalks, clubhouses, and public spaces within the property. The ADA Accessibility Guidelines for Buildings and Facilities (ADAAG) are the corresponding standards for this Act.

- **State and Local Codes**

  States and cities typically develop their own building codes. These are based on national or international standards, and amended accordingly. In most cases, it is some version of The International Building Code (IBC) and/or the American National Standards Institute requirements (ANSI), specifically section 117.1.

All these laws and codes provide the scoping and technical requirements for accessibility, but in order to define what an accessible unit is, it is necessary to consult the FHA Design Manual. This manual provides seven basic design and construction requirements that must be met in order for a dwelling unit to be in compliance with accessibility standards. These requirements are as follows:

1) An accessible building entrance on an accessible route

- An accessible route is defined as continuous, unobstructed path connecting accessible elements and spaces within a building or site that can be negotiated by a person with a disability who uses a wheelchair, and which is also safe for and usable by people with other disabilities.
- An accessible entrance is a building entrance connected by an accessible route to public transit stops, passenger loading zones, and public streets and sidewalks.

2) Accessible public and common use areas

- Public and common use areas must be readily accessible to and usable by people with disabilities.

3) Usable doors

- All doors designed to allow passage into and within the premises must be sufficiently wide to allow passage by persons in wheelchairs.

4) Accessible route into and through the covered dwelling unit

- An accessible route into and through the dwelling unit must exist, providing access for people with disabilities throughout the unit.

5) Light switches, electrical outlets, thermostats and other environmental controls in accessible locations

- These must all be located in accessible locations in all premises within dwelling units.

6) Reinforced walls for grab bars

- All premises within the dwelling unit must contain reinforced walls for later installation of grab bars around toilet, shower stall, tub, and shower seat.

7) Usable kitchens and bathrooms

- Dwelling units must contain usable kitchens and bathrooms such that an individual who uses a wheelchair can maneuver throughout those spaces.

These seven requirements can be thought of as the basic features of an accessible unit. More concisely, accessible units could be understood as being wheelchair-friendly. Since FHA requirements apply to all dwellings, whether public or private, it can be assumed that any multi-family dwelling will contain the minimal features to meet these seven requirements. However, as noted above, several statutes and guidelines exist, and these are normally applicable depending on funding sources and other specific characteristics. Because of this, and due to the fact that building codes change over time, there is a "Safe Harbor" clause in the FHA guidelines. The Safe Harbor clause allows for other HUD approved codes, such as UFAS, to be used as "safe harbors" for design and construction of multi-family units. The International Building Code (IBC) and The American National Standards Institute (ANSI) section A117.1 are also among the "safe harbors" allowed within this clause. In general, many of these standards are used in conjunction with one of the others. For example, the ANSI A117.1 contains mostly technical criteria; it is therefore necessary to use it in conjunction with either HUD regulations or the IBC, as these contain scoping requirements in addition to technical requirements.

Given the Safe Harbor clause, it can be assumed that that the technical requirements provided by each statute are very similar. For example, the first UFAS were in fact based on ANSI. With respect to scoping requirements, though, there are some notable differences. For instance, UFAS requires five percent of multi-family dwellings to be accessible, as does ADAAG. On the other hand, the IBC requires two percent of units to be a specific type of accessible unit, called Type A. A Type A unit is an accessible unit which follows the technical requirements laid out in ANSI 117.1. In discussions with local experts, it is assumed that a Type A dwelling unit is one in which every room in the dwelling unit contains accessible

features. This is in contrast to Type B units, which only requires one accessible room and bathroom in a dwelling unit. Both Type A and Type B units could be adaptable, meaning that certain spaces and elements, such as sinks, cabinets, and grab bars, can be added or altered in order to accommodate the needs of either disabled or nondisabled persons. Type A units, however, must be already accessible, that is, all grab bars must be in place, as well as lower counters, sinks, etc.

The City of El Paso's Municipal Building Code is based on the 2009 IBC, which in turn uses technical requirements contained in ANSI. However, the City is able to make amendments to the accessible dwelling unit requirements. The current City Ordinance (number 17414) regarding accessibility for multi-family dwelling units reads as follows:

In Group R-2 occupancies containing more than four (4) dwelling units or sleeping units, at least three (3) percent but not less than one of the units shall be a type A unit. All units on a site shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units. All Type A units shall be provided with a roll-in shower and a permanent mounted folding seat meeting the specifications and requirements for roll-in showers and mounted folding shower seats in ACC/ANSI 1171.1 – 2003 Section 608.

In summary, an accessible unit is defined as a unit that can be approached, accessed, and used by any person with a disability. In addition, it must contain the seven features found in the FHA. Moreover, federally-funded dwelling units must comply with UFAS, while all privately owned multifamily properties with more than four units must comply with the City of El Paso's Municipal Building Code. As previously stated, this code calls for three percent of the total number of units to be Type A units. This ordinance took effect in January 2011, before that, the municipal building code required that five percent of the total number of units be Type A units.

Definitions

The following terms, which are used throughout the report, were defined using information from the Uniform Federal Accessibility Standards, The Fair Housing Act Design Manual, the American National Standards Institute 117.1 in conjunction with The International Building Code, El Paso's Municipal Building Code, the U.S Census Bureau American Community Survey, as well as local expertise.

- *Accessible* - describes a site, area, building, or dwelling unit that abides by certain standards which allow for it to be approached, entered, and used by someone with a disability.

- *Adaptable* - The ability of certain spaces and elements, such as sinks, cabinets, and grab bars, to be added or altered to accommodate the needs of either disabled or nondisabled persons, or to accommodate different degrees of disabilities. In other words, readily adjustable.

- *Ambulatory Difficulty* - This is based on the American Community Survey and relates to having serious difficulty walking or climbing stairs.

- *Dwelling Unit* - a single unit of residence which provides a kitchen or food preparation area, in addition to rooms and spaces for living, bathing, sleeping, and such.

- *Multifamily Dwelling* - Any building containing five or more dwelling units.

- *Type A Dwelling Unit* - A specific type of accessible unit in which all the rooms and bathrooms in the dwelling unit follow the technical requirements in ANSI 117.1. In addition, in compliance with the El Paso Municipal Building Code which requires all Type A units to provide a roll-in shower and a permanent mounted folding shower seat. A Type A dwelling unit may be adaptable, but must initially have all the features required for accessibility in place.

- *Type B Dwelling Unit* - A specific unit in which at least one bedroom and one bathroom in the dwelling unit follow the technical requirements in ANSI 117.1. A Type B unit does not need to initially have all the features required for accessibility in place, but must be adaptable.

Demand

Historical Data and Comparative Overview

According to the American Community Survey of the U.S Census Bureau, the total civilian non-institutionalized population with ambulatory difficulties (over five years old) in the City of El Paso increased from 41,119 in 2008 to 45,206 in 2011 (Table 1). This increment represents nearly a ten percent increase over a three-year period; slightly over the nine percent growth of the total population in the City of El Paso during the same timeframe. As a percentage of the total population, individuals with ambulatory difficulties have remained relatively constant, at about seven percent. As depicted in Table 1, most age cohorts have also remained steady with the exception of 18 to 34 years old which almost doubled from 2010 to 2011. This increment could be explained by the Fort Bliss expansion and soldiers returning with warfare related disabilities.

Table 1. City of El Paso Historical Data (2008-2011)

	2008	2009	2010	2011
Total Population	609,248	620,456	651,881	665,568
Population with Ambulatory Difficulties				
Total	**41,119**	**42,305**	**43,884**	**45,206**
5 to 17	913	825	807	899
18 to 34	3,204	2,156	2,362	4,490
35 to 64	16,721	16,978	18,796	17,465
65 to 74	6,695	8,492	8,663	8,816
75 +	13,586	13,854	13,256	13,536

Source: U.S. Census Bureau, Population Estimates and American Community Survey

With the purpose to provide a benchmark for decision-making, data from the U.S. Census Bureau (American Community Survey and Population Estimates) were also utilized to develop a comparative overview of the total population and the population with an ambulatory difficulty in El Paso and across nine similar or nearby southwest urban areas. In addition, information from their respective municipal building codes was incorporated to reference accessibility Type A requirements for commercial multi-family dwelling units. As illustrated in Table 2 below, the City of El Paso has an estimated population of 665,568 in 2011, which is comparable to Tucson, Arizona (525,796) and Albuquerque, New Mexico (552,804); the two cities that are most similar in size to El Paso.

Table 2. Comparison of Similar Southwest Cities in 2011

City	Total Population	Persons with Ambulatory Difficulties	Percentage of Population with Ambulatory Difficulties	Type A Requirement
San Antonio	1,359,758	103,575	7.6%	2%
Phoenix	1,469,471	69,000	4.7%	2% & 6%
Dallas	1,223,229	65,413	5.3%	2%
El Paso	**665,568**	**45,206**	**6.8%**	**3%**
Tucson	525,796	38,839	7.4%	2%
Albuquerque	552,804	36,492	6.6%	2%
Austin	820,611	34,084	4.2%	2%
Laredo	241,935	14,513	6.0%	2%
Brownsville	178,430	13,234	7.4%	2%
Las Cruces	99,665	4,465	4.5%	2%

Source: U.S. Census Population Estimates; American Community Survey; Municipal Building Codes.

In terms of the number of persons with ambulatory difficulties, Tucson, Arizona (38,839) and Albuquerque, New Mexico (36,492) are also the most similar cities when compared to El Paso (45,206). In line with total population estimates, San Antonio, Texas, Phoenix, Arizona and Dallas, Texas are the top three cities with respect to the number of persons with ambulatory difficulties across the selected cities. In addition, the cities with the highest percentage of ambulatory difficulties with respect to their total population are San Antonio (7.6%) followed by Brownsville (7.4%) and Tucson (7.4%). The city of El Paso is fourth with 6.8 percent of the population estimated to have an ambulatory difficulty.

Accessible Type A requirements across cities indicates that El Paso has the highest requirement for accessible Type A multi-family commercial units (3%) with the exception of Phoenix, Arizona which requires that six percent of multi-family commercial housing units constructed within 1,320 feet of the city's light rail system must be Type A accessible. However, construction of commercial apartment units in the remainder areas of the City of Phoenix is required to meet a two percent requirement. Overall, as Table 2 suggests, El Paso is not much different than other cities with similar population and with similar number of persons with ambulatory difficulties. Accordingly, it appears that the three percent Type A accessibility requirement for multi-family commercial units in the City of El Paso is in line, and even higher, when compared with the requirements of similar urban centers in the Southwest region.

Focus Groups

Methodology

In addition to the City comparative overview, exploratory focus groups were implemented to begin exploring the need for accessible Type A multi-family units in the City of El Paso and with the objective of gathering input from the community of persons with disabilities (Community Stakeholders) as well as their advocates (Community Advocates). The groups were facilitated in a manner that encouraged individuals to share and discuss perceptions, common opinions and beliefs regarding current housing issues, and antidotal experiences related to securing adequate accessible housing. The content of the focus group discussions was analyzed for dominate themes and was used to develop the basis of a survey instrument that was later distributed to the targeted population.

Thirty-five individuals (17 males and 18 females) participated in four focus groups consisting of four, eight, nine, and fourteen participants. Two focus groups were facilitated in English, one group was facilitated in Spanish, and the smallest group was facilitated in both English and Spanish. It is important to note that focus group participants were not randomly selected given that a list of potential participants could not be obtained beforehand as a consequence of the Privacy Rule Standards of the Health

Insurance Portability and Accountability Act of 1996 (HIPAA).[1] Accordingly, a flyer in English and Spanish distributed via email was used to recruit focus group participants. Email distribution was facilitated by area organizations that provide support services to persons with disabilities residing in the City of El Paso. Three of the four focus groups consisted mainly of individuals who attend weekly independent living and support groups (Community Stakeholders) at Volar Center for Independent Living and who volunteered to participate. The fourth focus group was recruited by Mr. Luis Chew, Executive Director of Volar, and consisted exclusively of Community Advocates for persons with disabilities. All focus groups were conducted at Volar Center for Independent Living's facilities to ensure there were no barriers to access.

A moderator and co-moderated facilitated each focus group. Focus group discussion was prompted by a previously developed set of pre-vetted stimulus questions (see Appendix A). The discussions lasted approximately one to 1.5 hours and the individuals participating in the three community stakeholder groups were compensated $20 for their time. All focus group sessions were recorded and then transcribed. Constant comparison analysis was used to analyze the content within and across groups. Specifically, the data from all focus groups was reviewed and separated into smaller units, a label was given to each of these units and categories were formed based on similar labels. A theme was later developed that expressed the content of each of the categories. It should be noted that a review of the data upon completion of the four focus groups suggested that additional focus groups would not identify any new themes.

Analysis of Focus Groups

Eight themes immerged from the focus group data. Each theme is discussed in more detail below. Themes are ordered based on supporting content. Those with the greatest amount of content, or content that occurred most frequently are reviewed first. Six of the eight themes were present to some extent in all four focus groups. Two themes were exclusive to the Community Advocate focus group. These themes are reviewed last.

Theme 1. The Impact of Affordability/Cost and Waiting Lists on Accessibility Housing

Analysis of the focus group data indicated that the largest amount of content fell within this thematic area suggesting the importance of cost/affordability on the demand for accessible Type A apartment units. Differing perspectives on this issue existed between the Community Advocate focus group and the Community Stakeholder focus groups. Community Advocate statements appeared to be attempting to dispel the idea that persons with disabilities were not adequate wage earners and could not afford

[1] In general, the Privacy Rule Standards, issued by the U.S. Department of Health and Human Services, address the use and disclose of individuals' health information as well as standards for individuals' privacy rights to understand and control how their health information is used. For more information see Public Law 104-191.

housing in the private sector. On the other hand, statements made by Community Stakeholders suggested that cost was a key driver in their decisions regarding apartment selection and could require them to renounce on accessibility. Moreover, focus group members discussed fears that their rent would be raised or further charges would be levied if accessibility modifications were requested. In addition, focus group members in the Community Stakeholder groups discussed the fact that the waiting lists for public, affordable and accessible units is between two and four years; hence, leaving persons with disabilities in housing options that did not adequately meet their needs.

Theme 2. Currently Living with Family or in a Family Home (Owned or Rented)

Similar to the first theme, two perspectives also emerged during discussions related to living with family or in a family home. Members of the Community Advocacy group identified the culture in El Paso as a primary factor that keeps people with disabilities and elderly persons at home with their families. They also noted that many of these homes are not adapted for accessibility, but that families made them work. In contrast, members of the three Community Stakeholder groups did not identify community culture as the reason they remained with their families. Their comments suggested that they viewed their current living situation as a personal choice that was based on individual and/or family need. These reasons included the fact that the parental/familial home is accessible, expenses are shared, it is convenient, there are collective household chores and responsibilities, there is an emotional connection, and a feeling of reassurance.

Theme 3. Accessibility Issues Related to Finding and Renting an Apartment

In this theme, Community Advocates and Community Stakeholders expressed a common set of concerns, opinions and perspectives when discussing issues related to finding an accessible apartment. In all groups, members disclosed personal anecdotes and discussed a number of the difficulties they have encountered in their current living situation or when they were looking for an accessible living arrangement. Issues identified included lack of ramps, height of cabinets, inaccessibility of closets, the limited availability of first story units, carpets as a safety issue, and lack of appropriate/accessible baths. Groups' discussion also addressed the fact that many apartment complexes were unwilling to make changes until move-in and that many of the complex managers lacked knowledge with respect to ADA requirements.

Theme 4. Perceptions Related to Supply and Demand

Issues of inequitable treatment, discrimination and segregation surfaced in connection with supply and demand. The majority of comments and discussions linked to this theme were derived from the Community Advocate group. However, the Community Stakeholder discussion did touch on these concerns. Mirroring the comments of the Community Advocate group, Community Stakeholders voiced

the belief that able bodied people are occupying accessible apartments and that apartment complex managers will "rent to anybody" to fill a vacant apartment.

Theme 5. Neighborhood Accessibility

The number of comments and concerns voiced regarding the accessibility of the area surrounding an apartment unit warranted separating it from the theme of apartment accessibility. Lack of access to shopping facilities, public transportation stops, common facilities (e.g. laundry facilities, pools, etc), and safety concerns (lack of sidewalks) were identified as some of the reasons that precluded rental of accessible apartments.

Theme 6. Issues Regarding the Rental of Private Homes

Several issues related to the rental of private homes were discussed in the Community Stakeholder groups. These included increased charges or rent hikes in response to requested modifications (accessible) and property up-keep.

Theme 7. Definition of Disability and U.S. Census Bureau Data

The definition of a disability and its relationship to U.S. Census Bureau data was discussed exclusively in the Community Advocate group. Group members voiced concerns that Census data does not include the majority of persons with disabilities in this community such as veterans and the elderly. Therefore, their belief was that the Census data is not reflective of the total population of disabled persons as a whole. Group members noted that differences among disabilities and individuals further complicate this issue.

Theme 8. Community Education Regarding Accessible Supply and its Impact on Demand

The theme of Community Education was also addressed solely by the Community Advocate group. Group members discussed the need to educate the community on accessibility standards, universal design, and the advantages of an accessible home. Group suggestions included the education of civil engineering and architect students on accessible design as well as the development of an "ADA at a glance" check list that includes important municipal building codes and laws in addition to State and Federal regulations.

Target Population Survey

Methodology

A survey instrument was developed by IPED (see Appendix B) in collaboration with the Department of Community and Human Development of the City of El Paso, the City Fair Housing Task Force Committee, Consumer Advocates and Community Stakeholders. Given the high percentage of bilingual and Spanish-only speakers in this border region, the survey instrument was also translated from English

to Spanish (see Appendix C). As previously discussed, the Privacy Rule Standards of the Health Insurance Portability and Accountability Act of 1996 (HIPAA) prevented the development of a list of potential respondents in advance. Therefore, a purposive sampling technique was implemented with the objective of obtaining a representative sample of the target population, in this case, persons with ambulatory difficulties.

To distribute the survey instrument among the target population, a total of 35 area agencies and organizations that provide services to the target population were contacted and asked to assist in distributing the survey instrument. Of those contacted, fourteen organizations and four events agreed to assist in the distribution of the survey instrument (Table 3). IPED provided to the agencies noted below the questionnaires in both English and Spanish to be distributed among the persons they serve. A total of 5,300 survey questionnaires were distributed from September 17 to November 12, 2012.

After screening the raw responses for incomplete surveys, a preliminary sample of usable survey responses totaled 748. However, since the target population was persons with ambulatory difficulties, 122 responses were excluded from the analysis given that this number of respondents reported not having an ambulatory difficulty. Therefore, the final sample of survey responses totaled 626, all of them assumed to be from individuals with an ambulatory difficulty. These 626 responses provided a response rate of 11.8 percent. In addition, this sample of responses provided a margin of error of ± 3.89 percent at the 95 percent confidence level.[2]

Table 3. Organizations/Events that Distributed the Survey Instrument

Organization / Agency Name	
Aging Disability Transportation Resource Center	Emergence Health Network
Centro San Vicente	Muscular Dystrophy Association
Community Options	Project Bravo
Disabled American Veterans Chapter 187	Rio Grande Legal Aid
EPCC - Center for Students with Disabilities	United Access
El Paso del Norte Children's Development Center	UTEP - Center for Accommodations and Support Services
El Paso's City / County Nutrition Program	Volar Center for Independent Living
Event Name	
Abilities Awareness Employment Fair - UTEP	Our Lives Our Disabilities Conference - Camino Real
Fair Housing Fair - El Paso Convention Center	Walk and Roll - UTEP

[2] Margin of error assumes that the total population of persons with an ambulatory difficulty in the City of El Paso is 45,206.

Analysis of Survey Responses

The following section summarizes the sample characteristics of the survey respondents. In addition, a summary of the survey findings is presented in the form of response frequencies. Frequency tables for each question are presented in Appendix D.

Sample Characteristics

Respondents' age appeared to be normally distributed with the great majority of respondents (73.1%) indicating that they are between 25 and 64 years old (*Figure 1*). In addition, only 6.5 percent of respondents are between 18 and 24 years of age while nearly 20 percent are older than 65. After recoding zip codes into City areas, the highest proportion of respondents reported to live in the East side area followed by Central, Mission Valley, Northeast, and West side areas (*Figure 2*).

***Figure 1*. Age**

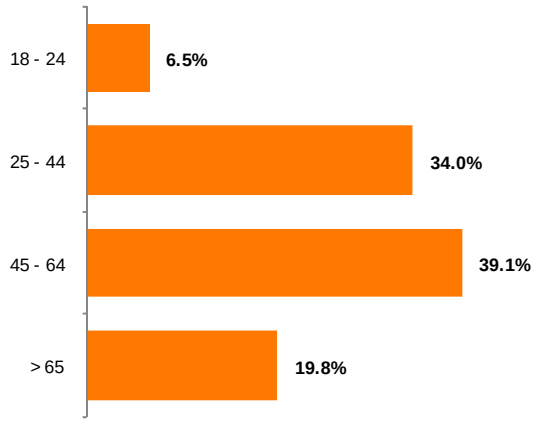
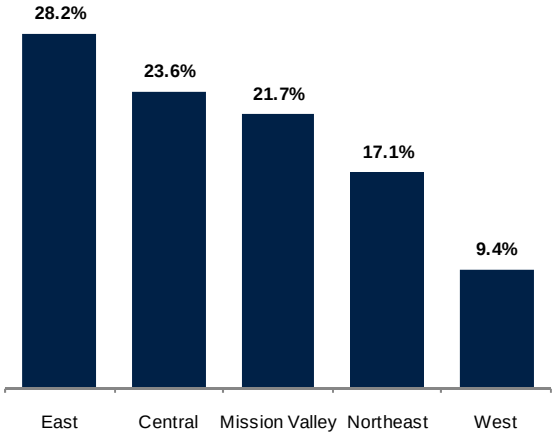


***Figure 2*. Area of Residence**



Moreover, almost 60 percent of the individuals that responded reported they live in a house or a single-family residence while 33 percent reported to live in an apartment (*Figure 3*). The remainder seven percent mentioned that they currently live in a mobile home, condominium, townhouse or duplex. Respondents were also asked about how many persons live in their household, nine percent responded to live alone, 66 percent reported a household size between two and four, and 25 percent mentioned that their household is assembled for five or more individuals (*Figure 4*).

In terms of household income, nearly 70 percent of individuals reported a yearly household income before taxes of $20,000 or less (*Figure 5*). This figure is half of the estimated household income for the City of

El Paso in 2011 ($40,702) according to the U.S. Census Bureau American Community Survey. In addition, only eight percent of respondents reported having a household income of over $50,000 a year.

***Figure 3*. Type of Residency**

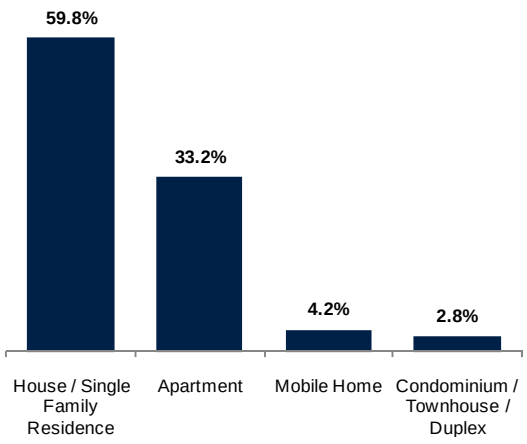


***Figure 4*. Household Size**

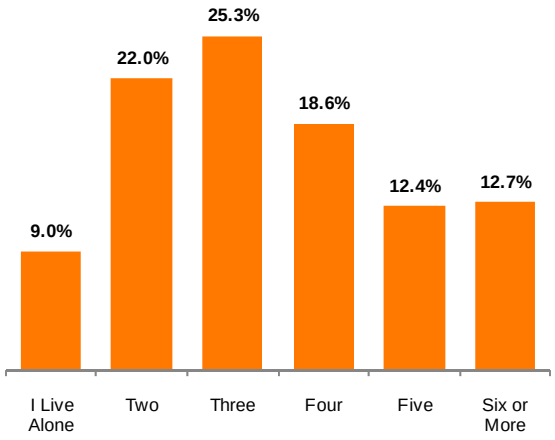
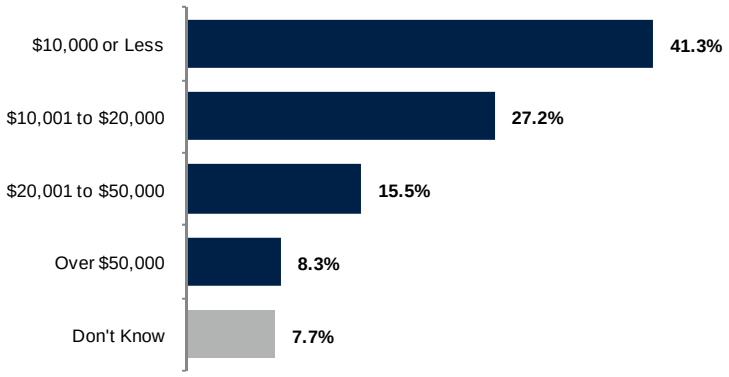


***Figure 5*. Household Income**



Survey Findings and Analysis

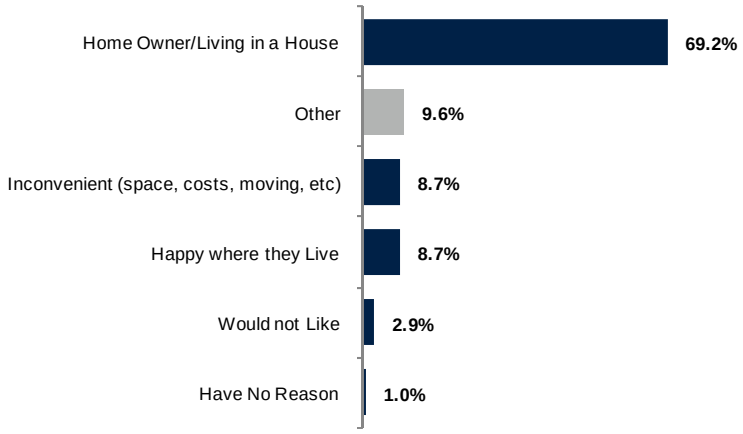
First, respondents were asked if they (or someone they care for) currently live in an accessible Type A apartment unit. Most respondents, or 80 percent, reported that they do not live in one while the other 20 percent stated that they currently live in a Type A unit (*Figure 6*). Those respondents who reported not living in a Type A unit were then asked if they (or someone they care for) would like to live in one. Sixty-one percent said they would and 39 percent mentioned that they would not like to live in a Type A

apartment unit (*Figure 7*). The main reason noted by those respondents who would not like to live in an accessible Type A apartment unit was homeownership with almost 70 percent of responses (*Figure 8*). In this regards, it is important to note that this percentage of homeownership is consistent with previous findings reported at the state and national levels which mentioned that among household with disabilities, homeownership is about 70 percent and 74 percent, respectively.[3]

***Figure 6*. Currently Living in a Type A Apartment**

***Figure 7*. Would Like to Live in a Type A Apartment**

***Figure 8*. Why Would Not Like to Live in a Type A Apartment?**



The majority of respondents (74%) that would like to live in an accessible Type A apartment unit mentioned that their household was comprised by three or more individuals (*Figure 9*); accordingly, a similar percentage of respondents (78%) indicated that the kind of unit that would best meet their needs is

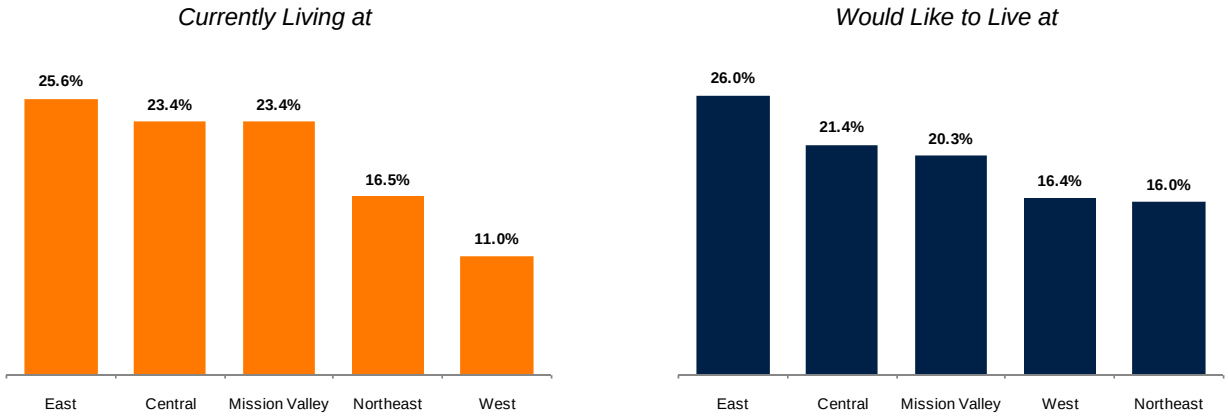
[3] See "Disability and American Families: 2000," 2005, Census 2000 Special Reports, U.S. Census Bureau; and "The Housing Needs of Texans with Disabilities," 2005, Texas Department of Housing and Community Affairs.

an apartment with two or more bedrooms (*Figure 10*). Additionally, individuals were asked in which zip code they would like to live. After recoding zip codes into City areas, the areas where respondents would like to live practically mirrored the areas where they currently live. The East side, Central, and Mission Valley areas were the top three most frequently mentioned in both instances (*Figure 11*). City maps representing the demand by these areas and by zip codes are presented in Appendix I.

***Figure 9*. Household Size**

***Figure 10*. Apartment Size Needs**

***Figure 11*. Area of Town**



The amount of rent that respondents are able and willing to pay for an accessible Type A apartment is presented in *Figure 12*. Sixty-nine percent indicated that they are able and willing to pay less than $600. On average, it is estimated that respondents could pay $474 for an accessible Type A apartment. This figure is in line with the yearly household income levels reported in *Figure 13* and the general affordability housing definition which states that a household should not pay more than 30 percent of its annual

income in housing.[4] Based on this general affordability definition and the income levels reported below, 67 percent of respondents should not pay more than $500 for housing. Overall, these figures are below the 2011 median gross rent in the City of El Paso of $706,[5] likely an indication of affordability issues.

***Figure 12*. Ability to Pay for a Type A Apartment**

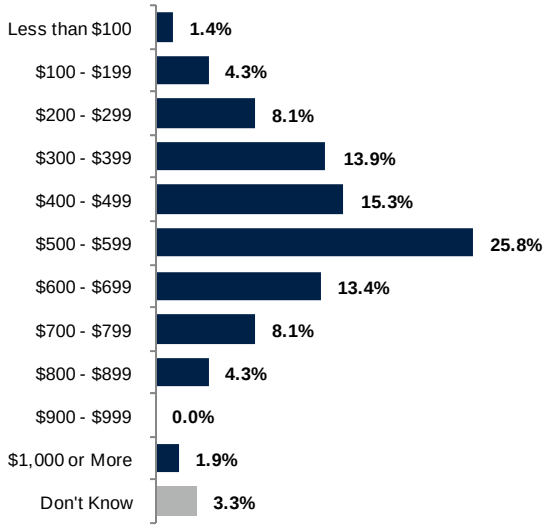
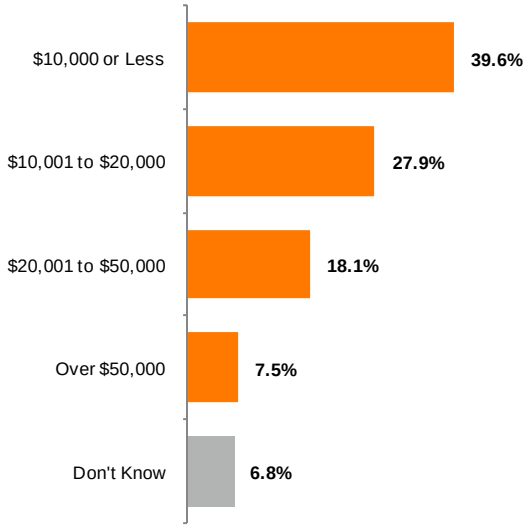


***Figure 13*. Household Income**



Demand Forecast Estimates

Methodology

A forecast estimate of the total population in El Paso County was developed using IPED's Regional Economic Modeling, Inc. (REMI) model. This model is a dynamic forecasting and policy analysis tool that incorporates the strengths of four different modeling approaches: 1) Econometrics, 2) Input-Output, 3) General Equilibrium, and 4) Economic Geography. First, the model was calibrated to reflect the most recent data available from the U.S. Census Bureau and the U.S. Bureau of Economic Analysis. Once the model was adjusted with these data updates, data from the Fort Bliss Transformation Office along with IPED estimates were integrated into the REMI model to produce three different population forecast estimates (LOW, MEDium and HIGH) for El Paso County up to 2022.

After the County estimates were developed, data from the U.S. Census Population Estimates were utilized to estimate the total population of the City of El Paso employing a top-down approach. Historical

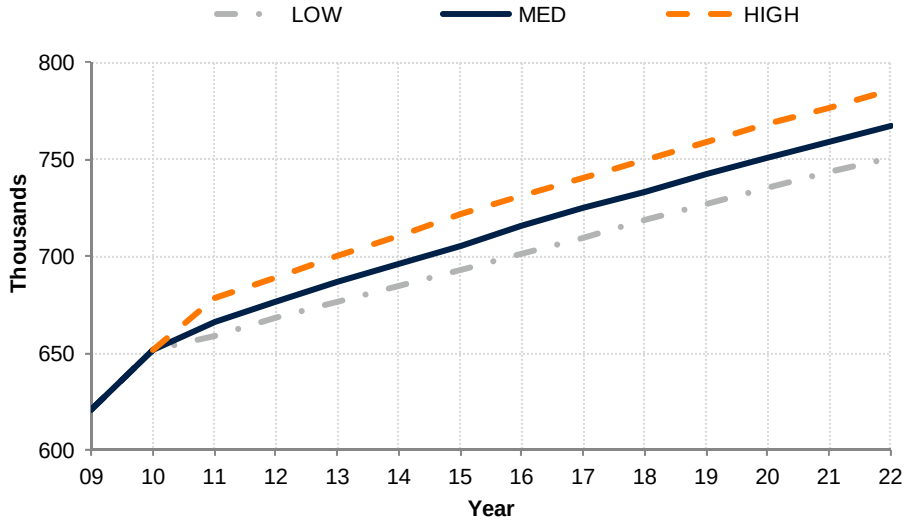
[4] The U.S. Department of housing and Urban Development considers that families who pay more than 30 percent of their income for housing may have difficulties in affording other necessities like food, clothing, transportation, and medical care.
[5] See "Selected Housing Characteristics," 2011 American Community Survey 1-Year Estimates.

data indicated that the percent of the City population has remained steady at about 80 percent of the County population. Therefore, it is assumed that a comparable proportion will continue in subsequent years. Correspondingly, data from the U.S. Census American Community Survey were employed to estimate a benchmark of the total number of persons with ambulatory difficulties in the City of El Paso. Essentially, the proportion of persons with ambulatory difficulties to the total City population was implemented to develop the forecast estimates for the next ten years. Given that this proportion has remained relatively constant (at about seven percent) for the past four years, it is also assumed that this proportion will continue during the forecast horizon. In addition, the potential need and potential demand for accessible Type A apartment units were also estimated using a top-down approach. For this purpose, the anticipated yearly projections developed for individuals with ambulatory difficulties were employed and incorporated with national and state data from previous studies in addition to the survey findings presented above and other secondary data. In line with the rest of the estimates, these projections were forecasted for the next ten years.

Estimates

As illustrated in *Figure 14*, it is anticipated a steady growth for the population in the City of El Paso during the forecast period. The expected growth is estimated to increase the City population at an average annual rate of over one percent for the next ten years. This translates to an increase between 12 percent and 14 percent (depending on the different scenarios) between 2012 and 2022. It is estimated that the most likely scenario will be defined by the trend of the MEDium scenario; accordingly, it is projected that by 2022 the total population in the City of El Paso will be over 760,000.

Figure 14. **City of El Paso Population Forecast**



Source: Institute for Policy and Economic Development (IPED)

As previously mentioned, the total number of non-institutionalized individuals with ambulatory disabilities is benchmarked to historical trends with respect to the total City population. Correspondingly, Table 4 below presents the estimated figures for each of the scenarios developed. Specifically for 2012, the total population with an ambulatory difficulty is expected to increase between 45,344 (1.4%) and 46,769 (1.6%) from the previous year. This annual trend is projected to continue, however, at a decreasing rate. Using the most likely scenario (MED), the population with ambulatory disabilities is estimated to total over 52,000 at the end of the forecast period.

Table 4. City and Ambulatory Disabled Population Forecasts

	2011	2012	2017	2022
City LOW	658,407	667,595	709,263	750,540
City MED	665,568	675,881	724,421	767,207
City HIGH	677,982	688,581	740,497	785,435
Population with Ambulatory Difficulties				
PwAD LOW	44,720	45,344	48,174	50,977
PwAD MED	45,206	45,906	49,203	52,109
PwAD HIGH	46,049	46,769	50,295	53,347

Source: U.S. Census Bureau, Population Estimates/American Community Survey; IPED Estimates

Forecast estimates regarding individuals with ambulatory difficulties served as the basis to develop the potential need and potential demand for accessible Type A apartment units. Additionally, data from previous findings at the national and state levels and the survey findings discussed above are incorporated in the estimated figures. For instance, according to previous findings, about 70 percent of households with a disabled member are homeowners.[6] This is in line with the survey responses discussed above; therefore, this proportion is subtracted assuming that it would be difficult for homeowners to leave their actual homes in order to move to an accessible Type A unit. Moreover, the potential demand was further reduced (30 percent based on survey responses) to consider those individuals that would not like to move to a Type A apartment due to different factors including inconveniences such as space and costs, because they are happy with their current housing accommodations, and/or because they simply would not like to live in one. Based on these estimates and assumptions, Table 5 presents the potential need for Type A apartment units in the City of El Paso.

[6] See "Disability and American Families: 2000," 2005, Census 2000 Special Reports, U.S. Census Bureau; and "The Housing Needs of Texans with Disabilities," 2005, Texas Department of Housing and Community Affairs.

Table 5. Potential Need for Type A Units

	2012	2017	2022
LOW	7,618	8,093	8,564
MED	7,712	8,266	8,754
HIGH	7,857	8,450	8,962

Source: Institute for Policy and Economic Development (IPED)

Several data were further incorporated into the potential need figures to estimate the potential demand. Specifically, data from the income levels reported in the survey responses, average rents from the El Paso Apartment Association, apartment rent data from the UTEP Border Region Modeling Project, and Type A apartment size needs along with the amount of rent respondents are able and willing to pay are all incorporated for this purposes. Accordingly, two figures of the potential demand are estimated based on different rent levels.

For instance, the 2011 median gross rent in the City of El Paso estimated by the American Community Survey is $706; based on survey responses, only 14 percent of individuals would be able and willing to pay this amount. This percentage is aligned with the income levels reported when assuming affordability standards which likely require an income of above $30,000. As a result, this proportion is decreased from the potential need. Alternatively, it is assumed that the current level of rents through the City of El Paso is, on average, above $800. This assumption is based on data from the El Paso Apartment Association which provided an estimate of current rents between $950 and $1,050, on average. In addition, data from the UTEP Border Region Modeling Project indicated that average rents in 2011 for apartment units in El Paso were $827. According to survey responses, about six percent of individuals would be able and willing to pay a rent higher than $800. Therefore, this proportion is considered to estimate the potential demand at this level of rents. Table 6 shows the figures of potential demand based on these two different levels of rent.

Table 6. Potential Demand for Type A Units

At $700 +	**2012**	**2017**	**2022**
LOW	1,066	1,133	1,199
MED	1,080	1,157	1,226
HIGH	1,100	1,183	1,255
At $800 +	**2012**	**2017**	**2022**
LOW	457	486	514
MED	463	496	525
HIGH	471	507	538

Source: Institute for Policy and Economic Development (IPED)

As depicted in Table 6, the level of rents and household income play a significant role in the demand for accessible Type A apartment units, among other things. Considering that 78 percent of respondents that were interested in an accessible Type A apartment reported that the unit that would best meet their needs is at least a two-bedroom apartment, it is contemplated that the potential demand will be more in line with the second scenario; where it is assumed that rents in the City of El Paso for this type of units are higher than $800.

Supply

Estimated Supply and Forecast

As previously defined, a Type A dwelling unit is one in which all the rooms and bathrooms follow the technical requirements for accessibility contained in ANSI 117.1. A roll-in shower and a permanent mounted folding shower seat must also be provided, as per the current City Ordinance number 17414. To that effect, it is important to note that only the supply of accessible Type A apartment units across the City of El Paso is estimated. Therefore, Type B and other accessible dwelling units were not considered for this analysis.

Methodology

Initially, a list of 347 multi-family properties within the City of El Paso was compiled using public information and secondary data sources. A survey instrument was then developed targeting managers of those complexes and with the objective of quantifying the total number of accessible and Type A units in each complex. The survey instrument was a one-page survey containing questions about the year the complex was built, the number of accessible units that the complex had, the total number of Type A units along with the number of these units that were occupied, and average rents (Appendix G and H). The survey instrument was mailed to each property's leasing office in two waves; the first wave was mailed in May 2012, while the second wave was mailed in June 2012. Unfortunately, a low response rate coupled with a high margin of error made these responses unusable for inference, reference, and comparison purposes.

A second attempt to utilize the survey instrument was made with the assistance of the El Paso Apartment Association (EPAA) in August 2012. The hope was that the EPAA may be able to obtain a better response rate from its members; however, similar results were achieved. According to the EPAA, property managers are typically apprehensive about releasing this type of information. Accordingly, this may explain the low response rates obtained in the various distribution attempts.

Alternatively, it was necessary to rely on various secondary sources. These include an audit of Type A units conducted by the City of El Paso in 2009 and a UFAS unit audit provided by The Housing Authority of the City of El Paso (HACEP). HACEP's inventory is from July 30, 2012 and provides all accessible units (according to UFAS standards) in addition to classifying them into Type A or Type B units. On the other hand, the 2009 City audit only inventoried Type A units, however, it has not been updated. Given that HACEP's audit only covers public housing and that subsequent City audits have not taken place after 2009, commercial units built after 2009 were estimated using building permits for the years 2009 through 2012. The estimation procedure included the addition of secondary data sources to estimate the total number of units by apartment complex multiplied by the applicable Type A requirement at the time. For instance, the corresponding percentage of Type A requirements for properties that had begun construction prior to 2011 is assumed to be five percent or no less than one unit. However, the five percent requirement was reduced to three percent beginning January 2011. Accordingly, the three percent requirement (or no less than one unit) is assumed for properties that began construction after 2011.

After estimating the number of accessible Type A apartment units in the City of El Paso, data from the U.S. Census American Community Survey were employed to estimate a benchmark of the total number of units in structures (greater than four units) with the objective of developing a forecast estimate of these units. Historical data indicated that the proportion of this type of units with respect to City population has been relatively stable at about seven percent. Accordingly, it is assumed that this trend will continue in subsequent years considering that the construction of multi-family complexes should be closely related to population changes. Correspondingly, the City of El Paso population forecasts were incorporated to estimate the supply of accessible Type A units for the next ten years. For this purposes, it is also assumed that the Type A requirements for new multi-family complexes will remain at three percent.

Estimates

A total of 637 accessible Type A units are estimated within the City of El Paso (see Appendix E and F for detailed information). As shown in Table 7, these units are dispersed uniformly across the different City areas. The East side has the largest concentration of Type A units, accounting for nearly 28 percent of the total. This concentration is followed by Central El Paso, Northeast, and the West side with 23 percent, 22 percent, and 14 percent, respectively. The Mission Valley area has the lowest concentration of Type A units with 13 percent of the total units located there. Maps representing these supply percentages by City areas and zip codes can be found in Appendix J.

Table 7. Type A Units by Area

Area	Total	Private	Housing
East Side	**27.8%**	20.7%	7.1%
Central	**22.6%**	6.9%	15.7%
Northeast	**22.1%**	15.7%	6.4%
West Side	**14.3%**	12.6%	1.7%
Mission Valley	**13.2%**	5.7%	7.5%
Total	**100.0%**	**61.5%**	**38.5%**

Source: Institute for Policy and Economic Development (IPED)

Of the total number of units, approximately 38 percent (245 units) are in public housing and the remaining 62 percent (392 units) being located in privately-owned multi-family properties. Again, it is important to note that this is an estimate of Type A dwelling units and not an actual inventory. For instance, accessible Type B and other accessible units are not considered in this report. However, these estimates are consistent with estimates from the EPAA which estimates that the number of Type A units are somewhere between 300 and 400 units, not including public housing and based on the current three percent requirement.

Based on the current estimated supply, the potential supply of commercial accessible Type A units is predicted assuming that the proportion of multi-family units with respect to City population does not drastically change over time. Table 8 presents the estimated figures for this potential supply. These figures also assumed that the current three percent accessibility requirement does not change during the forecast period. In general, the potential supply is anticipated to increase, on average, between three and four percent on an annual basis. Considering the MEDium scenario as the most likely scenario, commercial accessible Type A apartment units are expected to increase from 392 in 2012 to 530 in 2022, a 35 percent increase over the ten-year period. However, as previously noted, the estimated supply is not an actual inventory of Type A apartment units, accordingly, these forecast estimates may be conservative.

Table 8. Potential Supply for Commercial Type A Units

	2012	2017	2022
LOW	392	454	514
MED	392	468	530
HIGH	392	474	540

Source: Institute for Policy and Economic Development (IPED)

Final Analysis and Concluding Remarks

In general, these series of analyses indicated that, in terms of Type A accessibility requirements for multi-family commercial units, El Paso is not much different than other cities with similar population and with similar number of persons with ambulatory difficulties. Moreover, data suggested that the potential need of accessibility Type A apartment units is very different from the potential demand. While the current potential demand is estimated to be at 463 units, the potential need is estimated at 7,712 units. This difference is understandable when current market conditions are considered; specifically, current levels of rent, apartment size needs, family roles, and general household income levels.

Affordability seems clearly an issue and a key driver with respect to the demand (and supply) of accessible Type A apartment units. When current market conditions are incorporated, potential demand and potential supply are not far apart. Currently, it is estimated as a market shortage of 71 units (392 units supplied minus 463 units demanded); however, this gap is estimated to get smaller through time and progress into a surplus at the end of the forecast period. In addition, this apparent shortage may in fact be non-existent taking into account that the current number of Type A units was not inventoried or audited and since most of these estimates relied on secondary data sources. Accordingly, an actual inventory/audit of accessible Type A apartments would provide a clearer picture of this market.

Another indication that the estimated shortage may be non-existent is that, according to the El Paso Apartment Association (EPAA), there is a vacancy rate of around five percent for accessible Type A units. However, as indicated by EPAA, this vacancy rate could be in fact higher given that not every rented accessible Type A unit in private multi-family dwellings is occupied by someone with an ambulatory difficulty. According to EPAA, property managers have indicated that apartments find it difficult to lease accessible Type A units to persons with an ambulatory difficulty because, in general, these persons cannot afford it. Consequently, property managers tend to lease unoccupied accessible Type A units to individuals who do not necessarily have an ambulatory difficulty; obviously, in an attempt to occupy the vacant units. Even though we could not confirmed nor disconfirmed the information received by EPAA, it mirrors some of the comments received from Consumer Advocates and Community Stakeholders which mentioned that individuals without ambulatory difficulties are occupying accessible apartments and that managers at apartment complexes “rent to anybody” to fill a vacant apartment.

Based on these series of analyses, it can be determined that the current market for commercial accessible Type A apartment units is likely at equilibrium or very close to it. Potential demand and potential supply forecasts seem to remain about this equilibrium during the forecast horizon when market conditions and the three percent accessibility requirement are considered. Accordingly, it appears that the current City ordinance with respect to Type A accessibility requirements for commercial multi-family dwelling units at three percent is appropriate to meet the estimated potential demand.

On the other hand, even though the commercial market seems to be in equilibrium, there are other issues that may need to be addressed regarding accessible housing needs. For instance, there seems to be a lack of communication/information between demanders of accessible Type A units and suppliers with respect to the availability of units. While demanders mentioned that there are not enough units available, suppliers have indicated that they normally have vacant units. Hence, efforts should be made to provide better information about the availability of accessible Type A units in addition to better connecting demanders of this type of units with suppliers that have them available for rent. Similarly, attempts to provide better information regarding other accessible housing options to individuals with ambulatory difficulties may prove beneficial. Even though Type A units can be thought of as the most wheelchair-friendly units, there are certainly other types of accessible and/or adaptable units (such as Type B units) that may help to reduce the gap with respect to the potential need.

Overall, these series of analyses clearly suggested that there is a substantial need for accessible Type A apartment units. However, data also indicated that the potential demand for accessible Type A units is relatively low and very different from the potential need. This is likely a consequence of current market conditions, preferences, and household income levels which appear to play a significant role in the demanders' ability to afford this type of units. As a result, policymakers, suppliers, demanders, advocates, and other interested parties should engage in discussing different avenues (e.g. incentive programs, public-private partnerships, etc.) that may help to reduce the potential need for accessible housing.

Appendix A

Focus Groups Stimulus Questions

Introductory Question:

Can you tell us briefly about where you live? How do you like it there? Are any of you considering moving?

Transition Question(s):

Can you briefly discuss what you are doing or how you went about finding your current apartment? What where some of the biggest challenges you or facing or have faced when finding an apartment to meet your mobility needs?

Focus Question:

We need your help. We are developing a survey to gather information on the supply and demand for Type A apartment units. How would you recommend we contact people who might need these apartments? What questions would you recommend we ask?

Summarizing Question:

Our goal is assess whether or not there is ADA Type A housing available for those individuals who need it. We are also trying to figure out if this type of housing is in the area of town that people want to live in. Thinking back over your experiences and our discussion today, is there anything that we need to do to be successful meeting this goal?

Concluding Question:

Is there anything else anyone thinks needs to be considered when creating and distributed the survey? Are there any topics we did not touch on that might be important to consider?

Appendix B

Demand for Accessible Type A Apartment Units: 2012 Survey - English

The Institute for Policy and Economic Development at UTEP is conducting a short survey about the demand for accessible Type A apartment units. Your feedback is very valuable and will help us develop a better understanding of the need for accessible Type A apartment units.

Your participation in this survey is completely voluntary and all answers will be kept confidential. This survey takes about ten minutes of your time to complete. **Please complete this survey and return it in the postage-paid envelope provided as soon as possible**. If you have any questions regarding this survey, please contact Roberto Tinajero at 747-5096 or at rtinajero@utep.edu

Your time and participation in this effort are greatly appreciated!

IMPORTANT: You may receive this questionnaire numerous times; PLEASE RESPOND ONLY ONCE!

The next questions refer to accessible Type A apartment units. **An accessible Type A apartment is a unit equipped with ALL of the following characteristics:**

- **Wider doors and wider hallways**
- **Lower counters/cabinets**
- **Bathrooms with roll-in showers that have a permanent folding seat, grab bars, and a handheld showerhead.**

1. Do you (or someone you care for) **currently live in a Type A apartment unit** as described above?

☐ Yes ➔***Skip to Question 7*** ☐ No

2. Would you (or someone you care for) like to **live in a Type A apartment unit** as described above?

☐ Yes ☐ No ➔***Skip to Question 6***

3. If you would like to live in a **Type A apartment unit, what kind of unit would best meet your needs** (or the needs of someone you care for)?

☐ Studio / One Bedroom ☐ Two Bedrooms ☐ Three or More Bedrooms

4. If you would like to live in a **Type A apartment unit, in which zip code would you** (or someone you care for) **prefer to live?**

Preferred ZIP Code _____

5. How much **rent** would you be able and willing to pay for a **Type A apartment unit**?

Rent _____ ➔ ***Please Skip to Question 7***

6. What is the **MAIN REASON** you would **NOT** like to live in an apartment unit with **wider doors and hallways, lower counters/cabinets, and a bathroom with a roll-in shower that has a permanent folding seat, grab bars, and a handheld showerhead?**

_____
_____
_____

7. Please select the option below that best describes where you currently live.

- ☐ House/Single Family Residence
- ☐ Apartment
- ☐ Condominium or Townhouse
- ☐ Mobile Home
- ☐ Other _____
  (Please *specify*)

8. Please provide the **zip code** in which you currently live. _____

9. Besides yourself, how many persons live in your household?

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 or more
- ☐ I live alone

10. Please provide the year in which you were born (**If you are answering for someone you care for, please provide the year in which he/she was born**). _____

11. Please indicate your **YEARLY HOUSEHOLD** income before any taxes (**gross**).

- ☐ $10,000 or Less
- ☐ $10,001 to $20,000
- ☐ $20,001 to $30,000
- ☐ $30,001 to $40,000
- ☐ $40,001 to $50,000
- ☐ $50,001 to $60,000
- ☐ $60,001 to $70,000
- ☐ $70,001 to $80,000
- ☐ $80,001 to $90,000
- ☐ $90,001 to $100,000
- ☐ Over $100,000
- ☐ Don't Know

This Concludes the Questionnaire.

Thank you for your participation!

Appendix C

Demand for Accessible Type A Apartment Units: 2012 Survey - Spanish

El Instituto para Políticas y Desarrollo Económico (IPED) de UTEP está llevando a cabo una breve encuesta sobre la demanda de apartamentos accesibles Tipo A (ADA Type A). Su opinión es muy valiosa y nos ayudara a entender mejor la necesidad de apartamentos accesibles Tipo A.

Su participación en esta encuesta es completamente voluntaria y todas las respuestas se mantendrán confidenciales. Esta encuesta le tomara alrededor de 10 minutos de su tiempo. **Por favor conteste esta encuesta y regréselo en el sobre pre-pagado lo antes posible.** Si usted tiene alguna pregunta acerca de esta encuesta, por favor contacte a Roberto Tinajero al 747-5096 o en rtinajero@utep.edu

¡Le agradecemos ampliamente su tiempo y su participación!

IMPORTANTE: Quizá reciba este cuestionario varias veces; POR FAVOR RESPONDA SOLO UNA VEZ!

Las siguientes preguntas se refieren a apartamentos accesibles Tipo A. **Un apartamento accesible Tipo A es una unidad equipada con TODAS las siguientes características:**

- **Puertas más anchas y pasillos más amplios**
- **Mostradores/gabinetes más bajos**
- **Baños adaptados para una silla de ruedas con un asiento plegable permanente en el área de la regadera, barras de apoyo y una regadera de mano.**

1. ¿Usted (o alguien que usted cuida) **vive actualmente en un apartamento Tipo A** como se describe arriba?

☐ Sí ➔***Pase a la Pregunta 7*** ☐ No

2. ¿Le gustaría a usted (o a alguien que usted cuida) **vivir en un apartamento Tipo A** como se describe arriba?

☐ Sí ☐ No ➔***Pase a la Pregunta 6***

3. Si a usted le gustaría vivir en **un apartamento Tipo A, ¿qué clase de unidad podría mejor satisfacer sus necesidades** (o las de alguien que usted cuida)?

☐ Estudio / Una Recamara ☐ Dos Recamaras ☐ Tres o Más Recamaras

4. Si a usted le gustaría vivir en **un apartamento Tipo A, ¿en cuál código postal preferiría usted** (o alguien que usted cuida) **vivir?**

Código Postal _____

5. ¿Cuánta **renta** estaría usted disponible y dispuesto a pagar por **un apartamento Tipo A?**

Renta _____ ➔ ***Por favor pase a la Pregunta 7***

6. ¿Cuál es la **RAZÓN PRINCIPAL** por la que a usted **NO** le gustaría vivir en un apartamento con **puertas más anchas y pasillos más amplios, mostradores/gabinetes más bajos, y un baño adaptado para una silla de ruedas con un asiento plegable permanente en el área de la regadera, barras de apoyo y una regadera de mano?**

_____

_____

_____

7. Por favor seleccione la opción que mejor describa donde vive actualmente.

- ☐ Casa
- ☐ Apartamento
- ☐ Condominio o Unifamiliar
- ☐ Casa Móvil
- ☐ Otra _____

(*Por favor especifique*)

8. Por favor proporcione el **código postal** donde vive actualmente. _____

9. Además de usted, ¿cuántas personas viven en su vivienda?

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 o mas
- ☐ Vivo solo(a)

10. Por favor proporcione el año en que nació (**Si usted está contestando por alguien que usted cuida, por favor proporcione el año en el que ella/el nació**). _____

11. Por favor indique el ingreso **ANUAL** de su **HOGAR** antes de cualquier impuesto (**ingresos brutos**).

- ☐ $10,000 o Menos
- ☐ $10,001 a $20,000
- ☐ $20,001 a $30,000
- ☐ $30,001 a $40,000
- ☐ $40,001 a $50,000
- ☐ $50,001 a $60,000
- ☐ $60,001 a $70,000
- ☐ $70,001 a $80,000
- ☐ $80,001 a $90,000
- ☐ $90,001 a $100,000
- ☐ Más de $100,000
- ☐ No Sabe

Esto Concluye el Cuestionario.

¡Gracias por su participación!

Appendix D

Demand for Type A Apartment Units 2012 Survey Frequencies

Demographics for All Disabled Respondents

Q7. Please select the option below that best describes where you currently live_Recode.

	Frequency	Valid Percent
House/Single Family Residence	357	59.8
Apartment	198	33.2
Condominium or Townhouse	25	4.2
Mobile Home	17	2.8
Total	**597**	**100.0**
Missing	29	
Total	**626**	

Q8. Current Area_Recode

	Frequency	Valid Percent
West	55	9.4
Central	138	23.6
East	165	28.2
Mission Valley	127	21.7
Northeast	100	17.1
Total	**585**	**100.0**
Missing	41	
Total	**626**	

Q9. How many persons live in your household?_Recode

	Frequency	Valid Percent
I live alone	**53**	9.0
Two	130	22.0
Three	149	25.3
Four	110	18.6
Five	73	12.4
Six or more	75	12.7
Total	**590**	**100.0**
Missing	36	
Total	**626**	

Q10. Selected Age Cohorts

	Frequency	Valid Percent
18 - 24	33	6.5
25 - 44	173	34.0
45 - 64	199	39.1
> 65	101	19.8
Total	**509**	**100.0**
Missing	117	
Total	**626**	

Q11. Please indicate your YEARLY HOUSEHOLD income before any taxes (gross)_Recode.

	Frequency	Valid Percent
$10,000 or Less	235	41.3
$10,001 to $20,000	155	27.2
$20,001 to $50,000	88	15.5
Over $50,000	47	8.3
Don't Know	44	7.7
Total	**569**	**100.0**
Missing	57	
Total	**626**	

Q1. Do you (or someone you care for) currently live in a Type A apartment

	Frequency	Valid Percent
Yes	121	19.6
No	497	80.4
Total	**618**	**100.0**
Missing	8	
Total	**626**	

If Respondent Indicated Already Living in a Type A Apartment

Q7. Please select the option below that best describes where you currently live_Recode.

	Frequency	Valid Percent
House/Single Family Residence	36	31.0
Apartment	68	58.6
Condominium or Townhouse	7	6.0
Mobile Home	5	4.3
Total	**116**	**100.0**
Missing	5	
Total	**121**	

Q8. Current Area_Recode

	Frequency	Valid Percent
West	11	9.6
Central	25	21.7
East	28	24.3
Mission Valley	29	25.2
Northeast	22	19.1
Total	**115**	**100.0**
Missing	6	
Total	**121**	

Q9. How many persons live in your household_Recode?

	Frequency	Valid Percent
I live alone	8	7.0
Two	36	31.6
Three	28	24.6
Four	20	17.5
Five	12	10.5
Six or more	10	8.8
Total	**114**	**100.0**
Missing	7	
Total	**121**	

Selected Age Cohorts

	Frequency	Valid Percent
14 - 17	2	1.9
18 - 24	7	6.5
25 - 44	29	27.1
45 - 64	44	41.1
> 65	25	23.4
Total	**107**	**100.0**
Missing	14	
Total	**121**	

Q11. Please indicate your YEARLY HOUSEHOLD income before any taxes (gross)_Recode.

	Frequency	Valid Percent
$10,000 or Less	52	44.8
$10,001 to $20,000	37	31.9
$20,001 to $50,000	11	9.5
Over $50,000	8	6.9
Don't Know	8	6.9
Total	**116**	**100.0**
Missing	5	
Total	**121**	

If Respondent Indicated NOT Living in a Type A Apartment

Q2. Would you (or someone you care for) like to live in a Type A apartment unit as described above?

	Frequency	Valid Percent
Yes	289	61.4
No	182	38.6
Total	**471**	**100.0**
Missing	26	
Total	**497**	

If Respondent Would NOT Like to Live in a Type A Apartment Unit

Q6. What is the MAIN REASON you would NOT like to live in an apartment unit with wider doors and hallways, lower counters/cabinets, and a bathroom with a roll-in shower that has a permanent folding seat, grab bars, and a handheld showerhead.

	Frequency	Valid Percent
	70	38.5
already live in apartment. Comfortable	1	.5
Ayuda de mi mama	1	.5
Because I already have a home - I would like all that in my home	1	.5
because I have my own home	1	.5
Because I'm fine where I am living right now	1	.5
because O think I'm good right now with the one i have	1	.5
buying my own home	1	.5
can't afford it	1	.5
cause people smoke too much	1	.5
client comfortable at her own home	1	.5
client owns his home don't have to paid rent.	1	.5
Cost of rent	1	.5
Disable	1	.5
Duena de mi casa	1	.5
Efficiency of space	1	.5
Estoy encapacitada	1	.5
Got a home already	1	.5
happy in townhome that io live in	1	.5
Have a home	1	.5
have house	1	.5

Have kids and rather live in a house	1	.5
have my home	2	1.1
have my own home	1	.5
Have never lived in an apartment have 2 girls	1	.5
Have to move	1	.5
housing very happy	1	.5
I currently live in a house	1	.5
I don't have an apartment of my own	1	.5
I don't need it. I live at home.	1	.5
I don't need one right now. My main need was a first-floor apartment and I cannot climb stairs and I have that already.	1	.5
I have a house here in El Paso	1	.5
I have a house rental	1	.5
I have home currently. if I would ever need to I would have to obtain that help	1	.5
I have my home	1	.5
I have my own home	1	.5
I have my own house	1	.5
I have several properties	1	.5
I live at my family's house and I had been at El Paso for 10 years.	1	.5
I live in my own home	2	1.1
i live in my own home equipped w/an ADA shower and my son has extra wide doors	1	.5
I live with my parents and they are fine with me living with them, but maybe a lot to ten or in the future	1	.5
I'm scheduled to graduate in Dec 2012	1	.5
In wheel chair my own home	1	.5
like where i am at	1	.5
live in own home with my family husband and son	1	.5
mi casa	13	7.1
mi casa propia	2	1.1
Mi hija cuidara a mi hijo si falto yo	1	.5
More amenities are great. I have no reason for not living in one.	1	.5
my home	2	1.1
n/a	1	.5
N/A	3	1.6
No me gusta vivir en apartamentos	1	.5
No me gustaria	1	.5
No no me gustaria vivir en un apartamento yo siempre e vivido en casa.	1	.5
no reason all is exaptable	1	.5
no reson	1	.5
No tengo intencion de dejar mi casa	1	.5
No vivo en apat	1	.5
own home	1	.5
Own home	2	1.1
own home comfortable (no rent)	1	.5

Own home does not paid rent.	1	.5
own house (no rent)	1	.5
own my home	1	.5
Own my home, don't have to paid rent.	1	.5
Own my house	1	.5
owns her home	1	.5
Owns home. No rent to pay	1	.5
owns the house - no rent only taxes	1	.5
por que pueda que la renta suba mas	1	.5
porque	1	.5
porque asi esta bien todo	1	.5
Porque estoy pagando casa	1	.5
Porque tengo movile home	1	.5
Porque vivo en casa	1	.5
Porque vivo en una casa propia	1	.5
property owner	1	.5
propia casa	1	.5
Si me gustaria	1	.5
Si, pero no me lo van a dar	1	.5
Tenemos casa propia	1	.5
Tengo casa propia	1	.5
Tengo me casa propia	1	.5
Tengo mi casa	2	1.1
The move	1	.5
There is no reason I would not live in an apartment	1	.5
Tiene casa	1	.5
very happy in my rental now	1	.5
We live in a house and very comfortable surrounding	1	.5
We live in our own home	1	.5
wouldn't mind.	1	.5
Total	**182**	**100.0**

Q6._Recode

	Frequency	Valid Percent
Have No Reason	1	1.0
Would not Like	3	2.9
Happy where they Live	9	8.7
Inconvenient (spece, costs, moving, etc)	9	8.7
Other	10	9.6
Home Owner/Living in a House	72	69.2
Total	**104**	**100.0**

Q7. Please select the option below that best describes where you currently live.

	Frequency	Valid Percent
House/Single Family Residence	137	80.6
Apartment	24	14.1
Condominium or Townhouse	3	1.8
Mobile Home	6	3.5
Total	**170**	**100.0**
Missing	12	
Total	**182**	

Q8. Current Area_Recode

	Frequency	Valid Percent
West	11	6.5
Central	43	25.6
East	53	31.5
Mission Valley	31	18.5
Northeast	30	17.9
Total	**168**	**100.0**
Missing	14	
Total	**182**	

Q9. How many persons live in your household?_Recode

	Frequency	Valid Percent
I live alone	14	8.3
Two	39	23.2
Three	36	21.4
Four	38	22.6
Five	20	11.9
Six or more	21	12.5
Total	**168**	**100.0**
Missing	14	
Total	**182**	

Selected Age Cohorts

	Frequency	Valid Percent
18 - 24	7	5.3
25 - 44	40	30.3
45 - 64	53	40.2
> 65	32	24.2
Total	**132**	**100.0**
Missing	50	
Total	**182**	

Q11. Please indicate your YEARLY HOUSEHOLD income before any taxes (gross)_Recode.

	Frequency	Valid Percent
$10,000 or Less	63	39.6
$10,001 to $20,000	39	24.5
$20,001 to $50,000	25	15.7
Over $50,000	16	10.1
Don't Know	16	10.1
Total	**159**	**100.0**
Missing	23	
Total	**182**	

If Respondent Would Like to Live in a Type A Apartment

Q3. If you would like to live in a Type A apartment unit, what kind of unit would best meet your needs (or the needs of someone you care for)?

	Frequency	Valid Percent
Studio/One Bedroom	61	21.9
Two Bedrooms	119	42.7
Three or More Bedrooms	99	35.5
Total	**279**	**100.0**
Missing	10	
Total	**289**	

Q4. Desired Area_Recode

	Frequency	Valid Percent
West	46	16.4
Central	60	21.4
East	73	26.0
Mission Valley	57	20.3
Northeast	45	16.0
Total	**281**	**100.0**
Missing	8	
Total	**289**	

How much rent would you be able and willing to pay for a Type A apartment unit?

	Frequency	Valid Percent
Less than $100	3	1.4
$100 - $199	9	4.3
$200 - $299	17	8.1
$300 - $399	29	13.9
$400 - $499	32	15.3
$500 - $599	54	25.8
$600 - $699	28	13.4
$700 - $799	17	8.1
$800 - $899	9	4.3
$1,000 or More	4	1.9
Don't Know	7	3.3
Total	**209**	**100.0**
Missing	80	
Total	**289**	

Q7. Please select the option below that best describes where you currently live_Recode

	Frequency	Valid Percent
House/Single Family Residence	161	57.9
Apartment	96	34.5
Condominium or Townhouse	7	2.5
Mobile Home	14	5.0
Total	**278**	**100.0**
Missing	11	
Total	**289**	

Q8. Area_Recode

	Frequency	Valid Percent
West	30	11.0
Central	64	23.4
East	70	25.6
Mission Valley	64	23.4
Northeast	45	16.5
Total	**273**	**100.0**
Missing	16	
Total	**289**	

Q9. How many persons live in your household?_Recode

	Frequency	Valid Percent
I live alone	25	9.1
Two	48	17.4
Three	76	27.5
Four	50	18.1
Five	35	12.7
Six or more	42	15.2
Total	**276**	**100.0**
Missing	13	
Total	**289**	

Selected Age Cohorts

	Frequency	Valid Percent
5 - 13	1	.4
18 - 24	19	7.8
25 - 44	95	38.8
45 - 64	90	36.7
> 65	40	16.3
Total	**245**	**100.0**
Missing	44	
Total	**289**	

Q11. Please indicate your YEARLY HOUSEHOLD income before any taxes (gross)_Recode.

	Frequency	Valid Percent
$10,000 or Less	105	39.6
$10,001 to $20,000	74	27.9
$20,001 to $50,000	30	11.3
Over $50,000	14	5.3
Don't Know	18	6.8
Total	**265**	**100.0**
Missing	24	
Total	**289**	

Appendix E

Estimate of Type A Units in Private Multi-family Properties

Property Name	Address	City	State	Zip Code	Estimated Type A Units
513 S Piedras St	513 S Piedras St	El Paso	TX	79905	1
6262 Trans Mountain Rd	6262 Trans Mountain Rd	El Paso	TX	79924	1
910 Texas Ave	910 Texas Ave	El Paso	TX	79901	1
Acacia Park	5848 Acacia Cir	El Paso	TX	79912	10
Arrowhead Place	5051 Trojan Dr	El Paso	TX	79924	2
Cambria	7990 Artcraft Dr	El Paso	TX	79932	3
Canyon Square	8622 North Loop	El Paso	TX	79907	5
Castilleja	1531 George Dieter Dr	El Paso	TX	79936	13
Cedar Oak Townhomes	1480 Cedar Oak	El Paso	TX	79936	8
Corona Del Valle	5453 Ridge St	El Paso	TX	79932	5
Coronado Springs	5801 Silver Springs	El Paso	TX	79912	1
Desert Village at Brook Hollow	6027 Brook Hollow	El Paso	TX	79925	1
Desert Villas	173 Coronado Rd	El Paso	TX	79915	4
Dieter Pines	3650 George Dieter Dr	El Paso	TX	79936	8
Fairbanks Apartment Complex	5030 Fairbanks	El Paso	TX	79924	1
Falvey Silva Senior Citizen	8615 San Juan Ln	El Paso	TX	79907	4
Franklin Place	600 Belvidere St	El Paso	TX	79912	5
Huntington Park	12121 Pellicano Dr	El Paso	TX	79936	7
Independence Place	4011 Alabama	El Paso	TX	79930	19
Jacquez	11275 Pebble Hills	El Paso	TX	79936	1
La Jolla Place	9010 Betel	El Paso	TX	79907	1
Las Mansiones	1500 Bob Hope Dr	El Paso	TX	79936	10
Las Norias	2170 Trawood	El Paso	TX	79938	5
Las Torres Apartments	12130 Pebble Hills Blvd	El Paso	TX	79936	5
Las Ventanas	2000 Saul Kleinfiled	El Paso	TX	79936	11
Magoffin Park Villas	900 Myrtle	El Paso	TX	79901	5
Mccombs Apartments	10626 McCombs St	El Paso	TX	79924	1
Meadowbrook TH	11520 Vista del Sol	El Paso	TX	79936	2
Mesa Place	5450 Suncrest	El Paso	TX	79912	7
Montecillo	5001 N Mesa	El Paso	TX	79912	9
Mountain Heights	3575 Lincoln	El Paso	TX	79930	4
Mountain Vista Apartments	5757 Will Ruth	El Paso	TX	79924	8
NCDO II	5250 Wren	El Paso	TX	79924	2
North Hill Village	4495 Jon Cunningham	El Paso	TX	79934	6
North Mountain Village	9435 Diana	El Paso	TX	79924	10
Paseo Palms	910 Sunfire St	El Paso	TX	79938	1
Patriot Hills	5725 Fairbanks	El Paso	TX	79924	3
Project Vida Cd	3501 E San Antonio Ave	El Paso	TX	79905	1
Project Vida Cd (Alameda)	3319 Alameda	El Paso	TX	79905	2
Project Vida Cd (Durazno)	4325 Durazno	El Paso	TX	79905	2
Project Vida Cd (Frutas)	3030 Frutas	El Paso	TX	79905	1
Project Vida Cd (Maxwell)	4703 Maxwell	El Paso	TX	79904	1
Project Vida Cd (Rivera)	3608 Rivera	El Paso	TX	79905	2
Project Vida Cd (Sambrano)	6719 Sambrano	El Paso	TX	79905	1

Estimate of Type A Units in Private Multi-family Properties (Continued)

Project Vida Cd (Stevens)	176 S Stevens	El Paso	TX	79905	4
Project Vida Cd (Valencia)	111 N Valencia	El Paso	TX	79905	1
Puerta Villa	12220 Pellicano	El Paso	TX	79936	15
Puerta Villa at Cimarron	1600 N Resler	El Paso	TX	79911	13
Spanish Creek Townhomes	610 Lee Trevino	El Paso	TX	79907	7
Stiles Gardens	7130 North Loop	El Paso	TX	79915	1
Summerstone	1411 Bob Hope	El Paso	TX	79936	4
The Bungalows at Hueco Estates	3700 Hueco Valley Dr	El Paso	TX	79938	25
The Bungalows At North Hills	4649 Loma del Sur	El Paso	TX	79934	17
The Cottages At Edgemere	14363 Edgemere Blvd	El Paso	TX	79938	8
The Legends Of El Paso	200 Desert Pass	El Paso	TX	79912	12
The Meridian	2140 N Zaragoza	El Paso	TX	79936	7
The Patriot	4600 Fairbanks	El Paso	TX	79924	16
The Phoenix	7401 Phoenix	El Paso	TX	79915	13
The Reserve At Sandstone Ranch	11200 Sean Haggerty Dr	El Paso	TX	79934	12
The Tuscany	415 S Mesa Hills Dr	El Paso	TX	79912	12
Title 811 Apartments	2155 Wedgewood Dr	El Paso	TX	79925	1
Van Horne Estates	11610 Dyer	El Paso	TX	79934	20
Villas At Helen Of Troy	1325 Northwestern	El Paso	TX	79912	3
Villas At Spanish Creek	620 Lee Trevino	El Paso	TX	79907	1
				Total	**392**

Sources: "ADA Audit," 2009, City of El Paso; "Public Housing UFAS Unit Audit List," July 2012, Housing Authority of the City of El Paso; "Apartment Boom in El Paso Continues", Kolenc, Vic, El Paso Times, 2011; Building Permits Data (2009 - Sep 2012), City of El Paso.

Appendix F

Estimate of Type A Units in Public Housing

Property Name	Address	City	State	Zip Code	Estimated Type A Units
Alamito	508 South Virginia	El Paso	TX	79901	15
Aloysius A. Ochoa, S.J.	8820 Old County Road	El Paso	TX	79907	4
Ambrosio Guillen	1108 S Campbell	El Paso	TX	79901	1
Bienvivir Parkside Sr C	11530 Vista del Sol Dr	El Paso	TX	79936	3
Chas E. Graham	8640 San Juan	El Paso	TX	79907	3
Chelsea Plaza	600 Chelsea	El Paso	TX	79905	16
Dwight D. Eisenhower	5628 Eisenhower	El Paso	TX	79924	9
Edward M. Pooley	201 Cortez	El Paso	TX	79905	6
Everett Alvarez, Jr.	8247 North Loop	El Paso	TX	79907	1
Father Carlos Pinto Memorial	1001 South Ochoa	El Paso	TX	79901	5
Franklin D. Roosevelt	4647 Maxwell	El Paso	TX	79904	2
Fred Hervey	4949 Alps	El Paso	TX	79904	5
George W. Baines	10700 Vista Del Sol	El Paso	TX	79935	4
George Webber Memorial	110 Whittier	El Paso	TX	79907	1
Haymon Krupp Memorial	10200 Hedgerow	El Paso	TX	79925	2
Henry Cisneros	5200 Lou Brock	El Paso	TX	79934	2
Herb Tio Cooper	5301 Suncrest	El Paso	TX	79912	3
Hillary J. Sandoval, Jr.	5353 Ridge	El Paso	TX	79932	3
John C. Cramer	184 Barker Road	El Paso	TX	79915	7
Juan Hart Memorial	4861 Atlas	El Paso	TX	79904	2
Judson Williams	314 Resler	El Paso	TX	79912	3
Kathy White Memorial	2500 Mobile Avenue	El Paso	TX	79930	1
Kennedy Brothers Memorial	447 S. Schutz	El Paso	TX	79907	12
Kennedy Estates Subdivision	400 South Zaragoza	El Paso	TX	79907	7
Lee Seniors	2965 Lee Blvd	El Paso	TX	79935	4
Lt. Palmer Baird Memorial	4747 Atlas Drive	El Paso	TX	79904	2
Lyndon B. Johnson	9000 Roanoke	El Paso	TX	79904	5
Munoz Manor	10040 Audobon	El Paso	TX	79924	8
Paisano Apartments	4000 E Paisano Dr	El Paso	TX	79905	9
Peter Dewetter	212 Lisbon	El Paso	TX	79905	6
Peter Dewetter Estates	617 Feliz	El Paso	TX	79905	1
Rafael Marmolejo, Jr.	600 North Carolina	El Paso	TX	79915	6
Raymond Telles Manor	8791 Buena Park Dr	El Paso	TX	79907	1
Rio Grande	212 Lisbon	El Paso	TX	79905	2
Ruben Salazar	311 South Eucalyptus	El Paso	TX	79905	3
Rudy G. Henderson	9401 Stonewall	El Paso	TX	79924	6
Sherman Plaza	4528 Blanco	El Paso	TX	79905	11
Sitgraves Manor	10100 Hedgerow	El Paso	TX	79925	6
Sun Plaza	1221 San Antonio	El Paso	TX	79901	10
Tays	2174 Magoffin	El Paso	TX	79901	11
Thomas Westfall	10661 Vista del Sol	El Paso	TX	79935	6
Valle Verde	224 Ascarate	El Paso	TX	79905	3

Estimate of Type A Units in Public Housing (Continued)

Villa Alegre Apartments	6412 Edgemere	El Paso	TX	79925	18
Western Eastside	2975 Lee Blvd	El Paso	TX	79936	2
Western Redd	610 E Redd	El Paso	TX	79912	2
Western Yarbrough	625 S Yarbrough	El Paso	TX	79915	6
				Total	**245**

Sources: "ADA Audit," 2009, City of El Paso; "Public Housing UFAS Unit Audit List," July 2012, Housing Authority of the City of El Paso;

Appendix G

2012 Survey of Type A Accessible Multi-family Dwelling Units – English

The Institute for Policy and Economic Development at UTEP is conducting a short survey about the availability of ADA Type A accessible dwelling units in apartment complexes. **Your participation in this survey is completely voluntary and all answers will be kept confidential. This questionnaire should be answered by the apartment manager or decision maker**. Your feedback is very valuable to better understand the current market conditions of ADA Type A accessible dwelling units. This survey should take less than five minutes of your time to complete. **Please complete this survey and return it in the postage-paid envelope**. If you have any questions regarding this survey, please contact Roberto Tinajero at 747-5096 or at rtinajero@utep.edu

Your time and participation in this effort are greatly appreciated!

1. Please indicate the year in which this apartment complex was built. _____

2. Please indicate the total number of units in this apartment complex. _____

3. In general, an apartment unit is considered "accessible" if it has routes and doorways throughout that are usable by a person in a wheelchair, grab bars or reinforced walls in the bathrooms, lower counters, and reachable light switches, outlets, and controls.

Please indicate the number of units in this apartment complex that you consider to be accessible. _____

4. In general, Type A accessible apartment units must have bathtubs and showers with a permanent seat against the wall or a removable in-tub or in-shower seat. In addition, they must have showerheads mounted on an adjustable vertical bar with a hose.

Please provide the following information about the units in this apartment complex that meet the Type A characteristics described above.

	Number of Type A Units in this Complex	Number of Type A Units Rented/Occupied	Average Monthly Rent for these Units
Studio / One bedroom	_____	_____	_____
Two Bedrooms	_____	_____	_____
Three or more Bedrooms	_____	_____	_____

Thank you for your participation!

Appendix H

2012 Survey of Type A Accessible Multi-family Dwelling Units – Spanish

El Instituto para Políticas y Desarrollo Económico (IPED) de UTEP está llevando a cabo una encuesta breve sobre la disponibilidad de apartamentos accesibles Tipo A (ADA Type A). **La participación en esta encuesta es completamente voluntaria y todas las respuestas se mantendrán confidenciales. El cuestionario debe ser contestado por el gerente o persona responsable del complejo de apartamentos.** Su opinión es muy valiosa para poder entender mejor las condiciones del mercado de apartamentos accesibles Tipo A. Esta encuesta le tomará menos de 5 minutos de su tiempo. **Por favor conteste este cuestionario y regréselo en el sobre pre-pagado.** Si usted tiene alguna pregunta acerca de esta encuesta, por favor contacte a Roberto Tinajero al 747-5096 o en rtinajero@utep.edu

¡Le agradecemos ampliamente su tiempo y su participación!

1. Por favor indique el año en que fue construido este complejo de apartamentos. _____

2. Por favor indique el número total de apartamentos que tiene este complejo. _____

3. En general, un apartamento se considera "accesible" si tiene pasillos y puertas que puedan usarse por una persona en silla de ruedas, barras de apoyo o paredes reforzadas en los baños, gabinetes bajos, y apagadores de luz, tomas de corriente y otros controles que sean alcanzables en silla de ruedas.

Por favor indique el número de apartamentos en este complejo que usted considere que son accesibles. ____

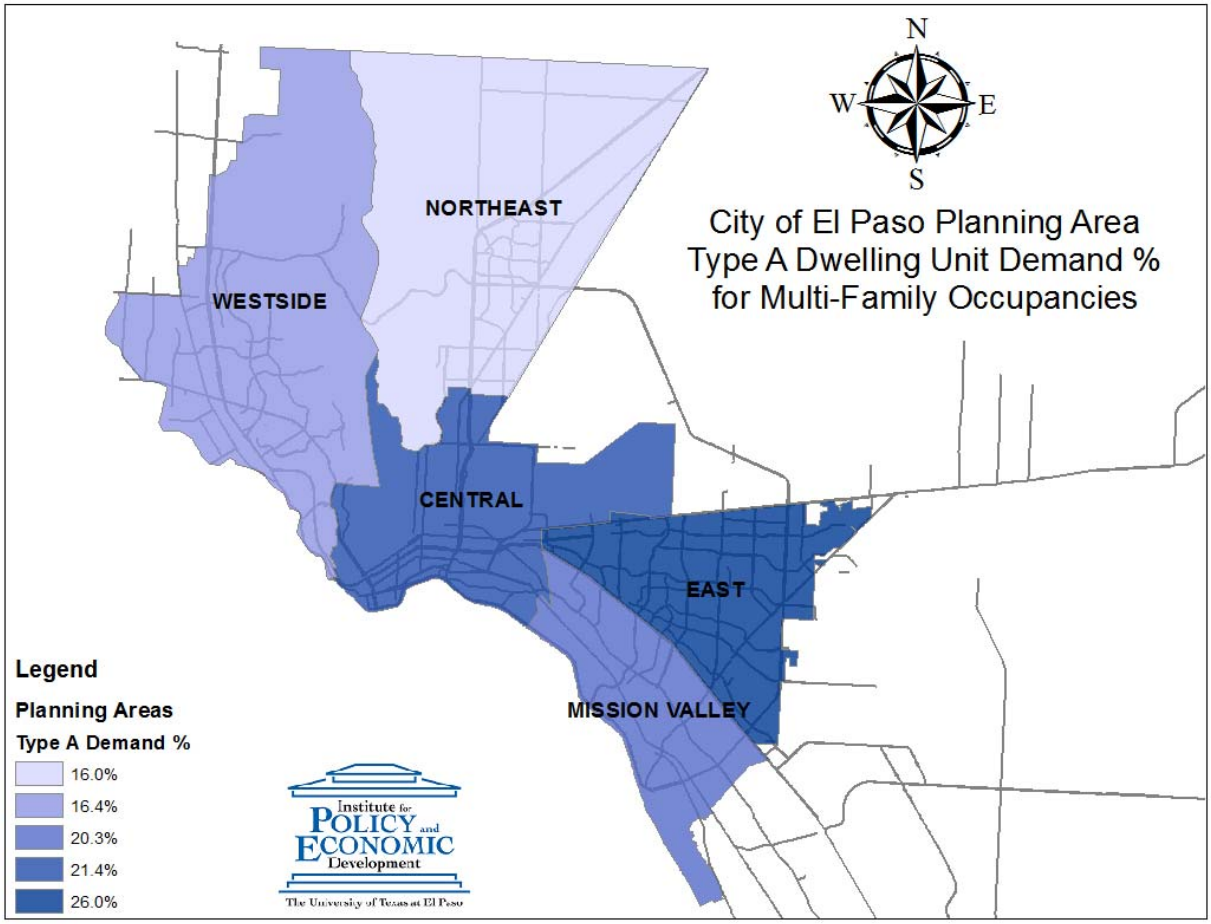
4. En general, los apartamentos accesibles Tipo A deben tener una silla permanente o una silla removible en la bañera o regadera. Además, la regadera debe estar montada en una barra vertical ajustable con una manguera.

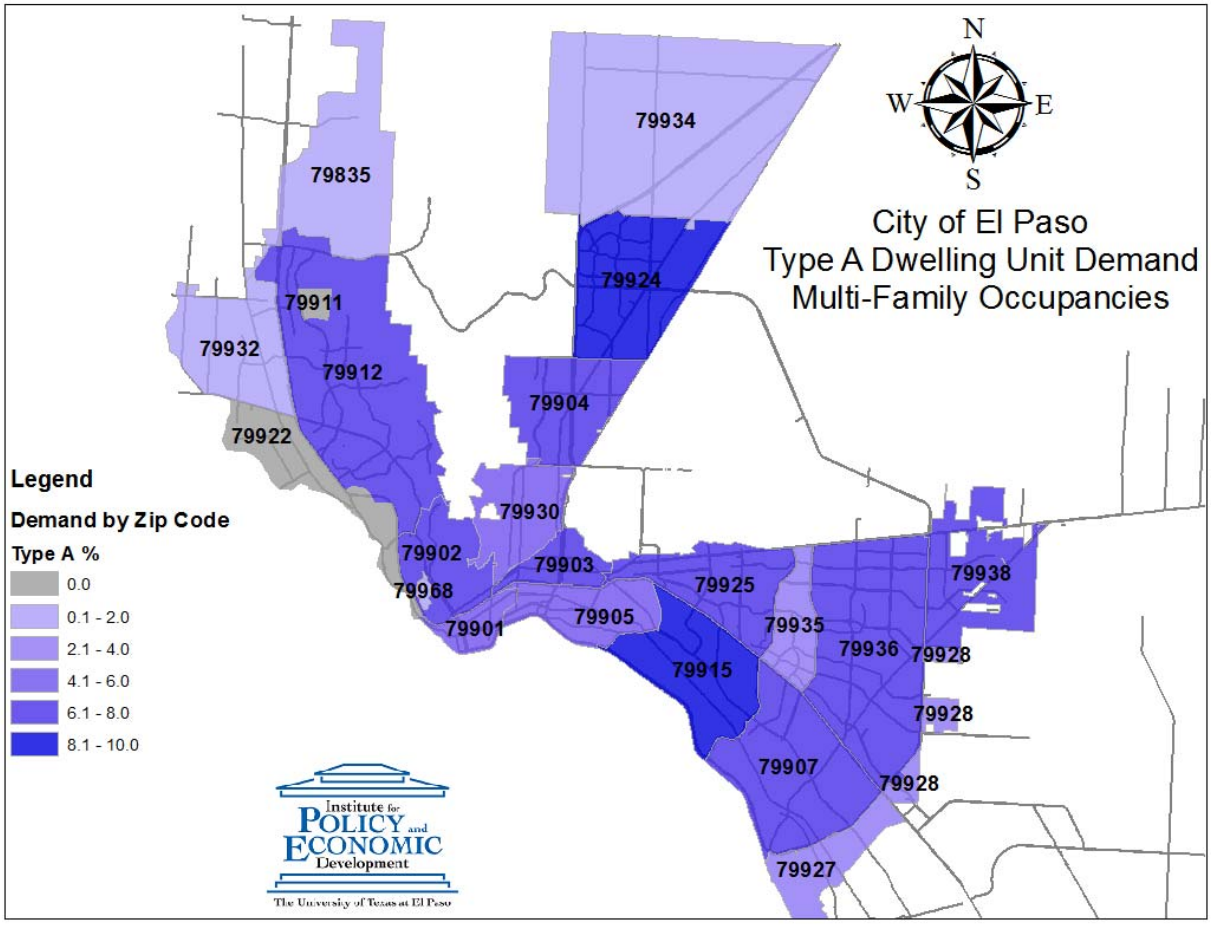
Por favor proporcione la siguiente información sobre los apartamentos en este complejo que satisfacen las características accesibles Tipo A descritas arriba.

	Número de Unidades Tipo A en este Complejo	Número de Unidades Tipo A Rentadas / Ocupadas	Renta mensual promedio para estas Unidades
Estudio / Una Recamara	_____	_____	_____
2 Recamaras	_____	_____	_____
Tres o más Recamaras	_____	_____	_____

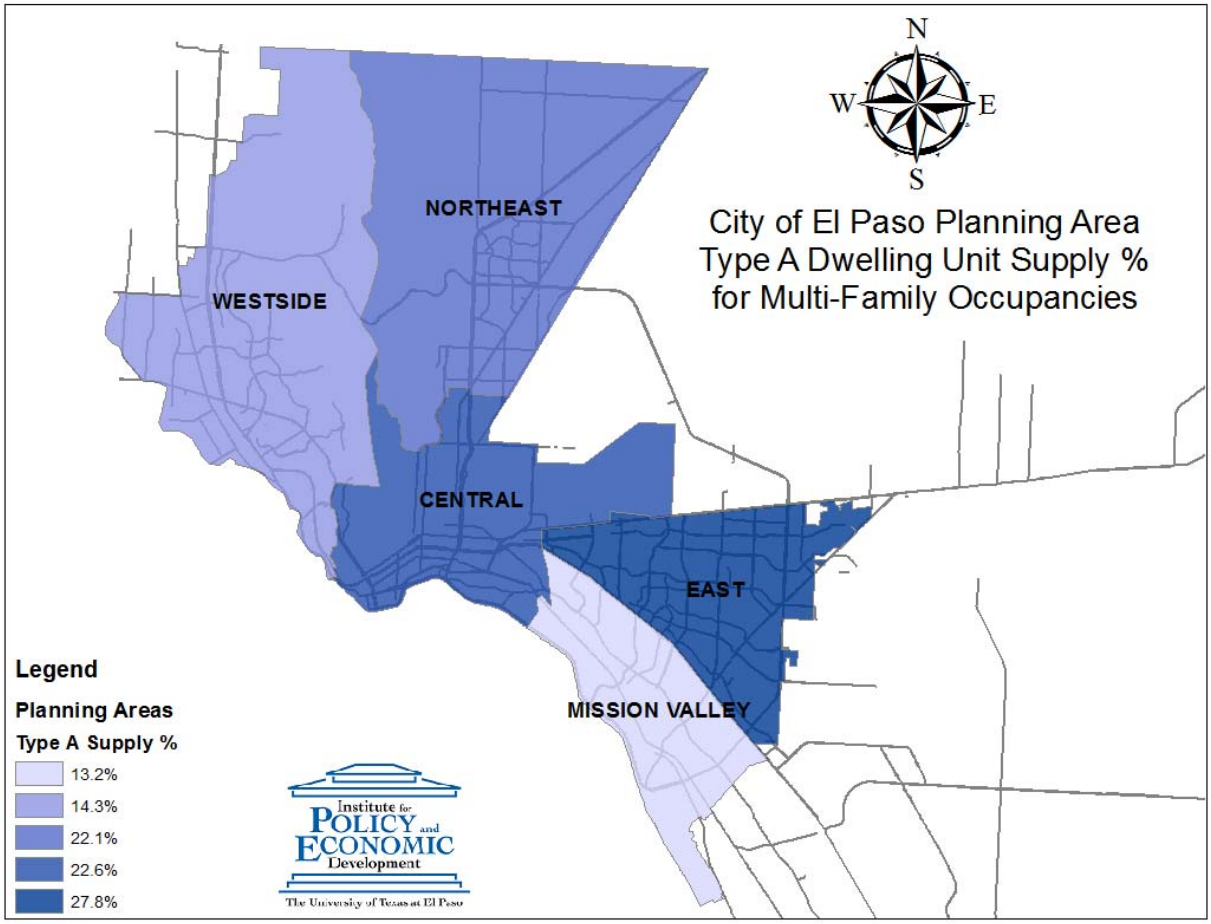
¡Gracias por su participación!

Appendix I


N
W
E
S
City of El Paso Planning Area
Type A Dwelling Unit Demand %
for Multi-Family Occupancies
NORTHEAST
WESTSIDE
CENTRAL
EAST
MISSION VALLEY
Legend
Planning Areas
Type A Demand %
16.0%
16.4%
20.3%
21.4%
26.0%
Institute for Policy and Economic Development
The University of Texas at El Paso


City of El Paso
Type A Dwelling Unit Demand
Multi-Family Occupancies
N
W
E
S
79934
79835
79924
79911
79932
79912
79904
79922
79930
79902
79903
79968
79925
79938
79905
79901
79935
79936
79928
79915
79928
79907
79928
79927
Legend
Demand by Zip Code
Type A %
0.0
0.1 - 2.0
2.1 - 4.0
4.1 - 6.0
6.1 - 8.0
8.1 - 10.0
Institute for Policy and Economic Development
The University of Texas at El Paso

Appendix J


N
W
E
S
City of El Paso Planning Area
Type A Dwelling Unit Supply %
for Multi-Family Occupancies
NORTHEAST
WESTSIDE
CENTRAL
EAST
MISSION VALLEY
Legend
Planning Areas
Type A Supply %
13.2%
14.3%
22.1%
22.6%
27.8%
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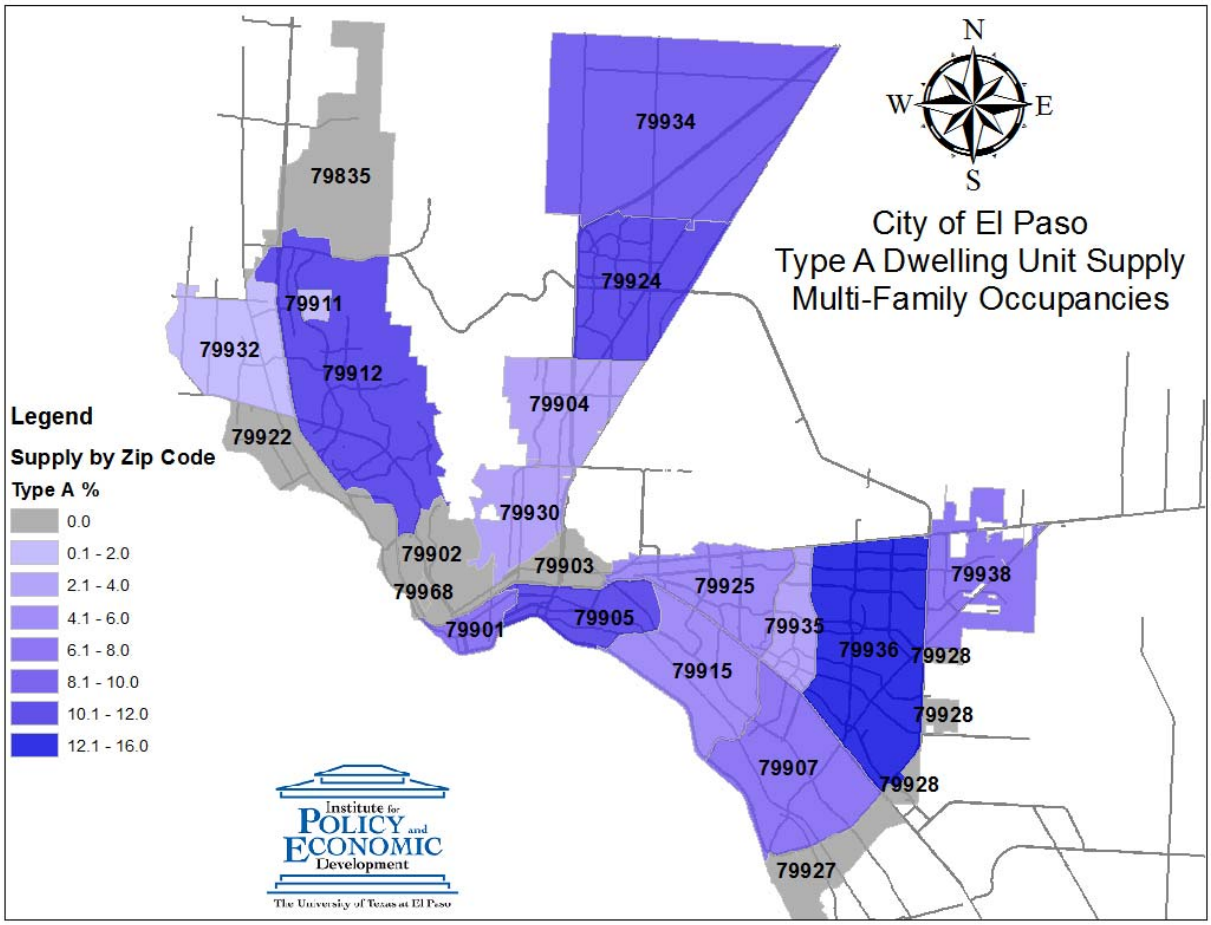
City of El Paso
Type A Dwelling Unit Supply
Multi-Family Occupancies
N
W
E
S
Legend
Supply by Zip Code
Type A %
0.0
0.1 - 2.0
2.1 - 4.0
4.1 - 6.0
6.1 - 8.0
8.1 - 10.0
10.1 - 12.0
12.1 - 16.0
79934
79835
79924
79911
79932
79912
79904
79922
79930
79902
79903
79968
79925
79938
79905
79901
79935
79936
79928
79915
79928
79907
79928
79927
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City Development Department

International Building Code

Title 18.08 Amendment

Accessibility Requirements

May, 2013

City Development Department

Background

- April 2011 City Council was presented an Analysis of Impediments (AI) – Council to seek agency to determine availability and gap of Type A units
- March 13, 2012 Contract awarded to IPED
- February 26, 2013 Presentation by IPED to City Council

City Development Department

Title 18.08 - Section 1107.6.2.1.1 Type A units (Amended).

In Group R-2 occupancies containing more than four (4) dwelling units or sleeping units, at least three (3) percent but not less than one of the units shall be a Type A unit. All units on a site shall be considered to determine the total number of units and the required number of Type A units.

City Development Department

IBC - Section 1107.6.2.1.1 Type A units.

In Group R-2 occupancies containing more than 20 *dwelling units* or *sleeping units*, at least 2 percent but not less than one of the units shall be a *Type A unit*. All R-2 units on a *site* shall be considered to determine the total number of units and the required number of *Type A units*. *Type A units* shall be dispersed among the various classes of units.

City Development Department

IPED Summary

- The three percent accessibility Type A requirement for multi-family apartment units is higher and more stringent than its counterparts when compared to similar urban centers in the Southwest.
- Supply and demand for commercial accessible Type A apartment units seem not far apart considering levels of rent, apartment size needs, family roles, and household income levels.

City Development Department

- Based on these series of analyses, it appears that the current Type A accessibility requirement of three percent is appropriate to meet the estimated potential demand.

City Development Department

Questions