

Lehigh County apartment developer agrees to make units wheelchair-accessible

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An agreement has been reached to address federal Fair Housing Act violations at Parkland View Apartments in **Upper Macungie Township**.

The developers, designers and management of the 378-unit apartment complex at 1055 Cetronia Road have agreed to "extensive alterations" that will make the community accessible for wheelchair users and others with mobility impairments, the Fair Housing Council of Suburban Philadelphia announced today.

Kushner Real Estate Group, S/K Cetronia Associates LP, Majic Pennsylvania Corp. and Minno & Wasko Architects and Planners also will pay the council \$55,000 in legal costs associated with negotiating the agreement, a news release says.

"FHCSF applauds the developers, designers and management of Parkland View Apartments for their cooperation in coming to an agreement to make the changes necessary to comply with the requirements of fair housing law," council Executive Director James Berry said in the release.

"The retrofits will increase housing opportunities for people with disabilities in the region and make accessible all of the wonderful amenities Parkland View Apartments offers its tenants."

Glenn Schlactus, an attorney who represented the council, said Parkland View's developers, designers and management have until January 2015 to complete improvements outlined in the agreement. The complex's certificates of occupancy were issued between June 2009 and September 2011; operators likely began welcoming tenants in 2009, he said.

The council found during an investigation conducted during 2011 and 2012 that violations at Parkland View



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Parkland View Apartments is in Upper Macungie Township
Fair Housing Council of Suburban
Philadelphia Photo

precluded wheelchair users and others with mobility impairments from renting first-floor apartments, the news release says. Steps leading to building entrances and "excessively high" thresholds impeded access for people with disabilities.

Inside the apartments, electrical outlets were placed in difficult-to-reach locations and elevation changes made patios inaccessible, the release says. The council, during an investigation funded by a U.S. Department of Housing and Urban Development Fair Housing Initiatives Program grant, discovered numerous violations in Parkland View's clubhouse, mail room, pool, computer room, fitness room, sidewalks and parking lots.

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