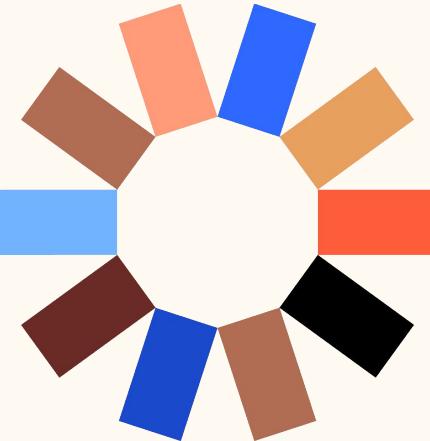


Inclusive Design Standards

**Jackson / Teton County Affordable
Housing Department**
Thursday, September 12, 2024

[The Kelsey](#) in partnership with
[Mikitin Architecture](#) and the
Inclusive Design Council



The housing needs of people with disabilities continue to go unmet.

26%

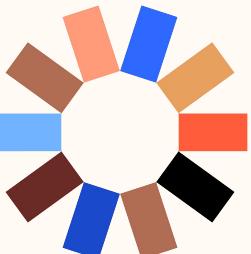
of people in United States have a disability including mobility, cognition, support and health needs, hearing, and vision

6%

less than 6% of housing is accessible to people with mobility or sensory disabilities

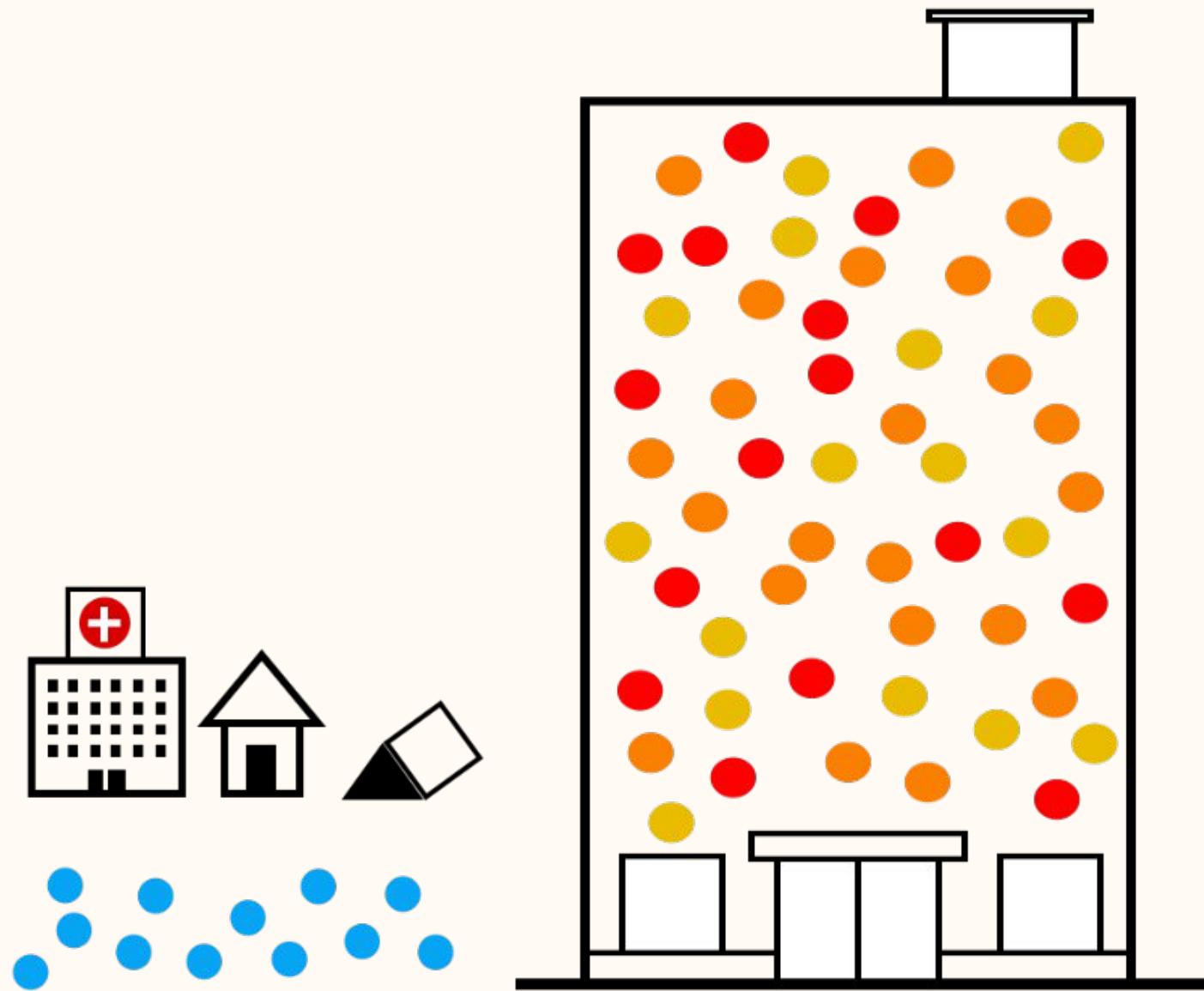
11%

of people with disabilities who use supportive services own or rent their own home



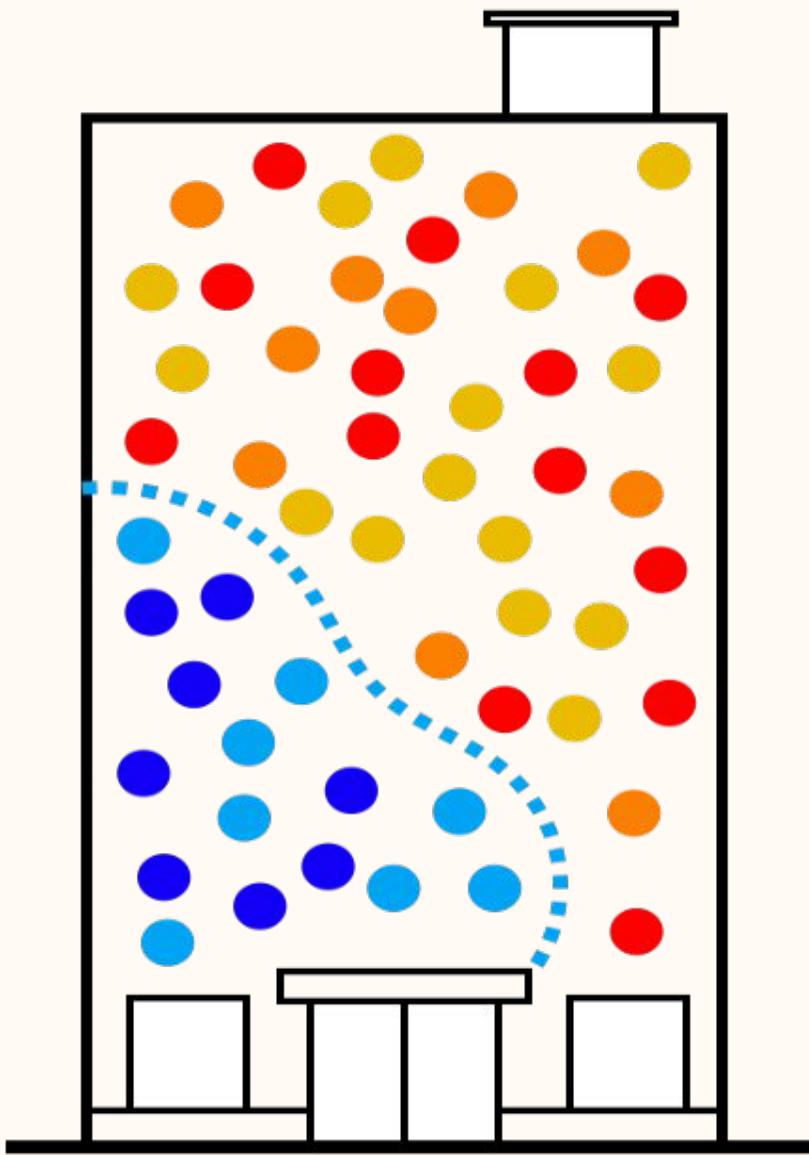
HOW

The Past



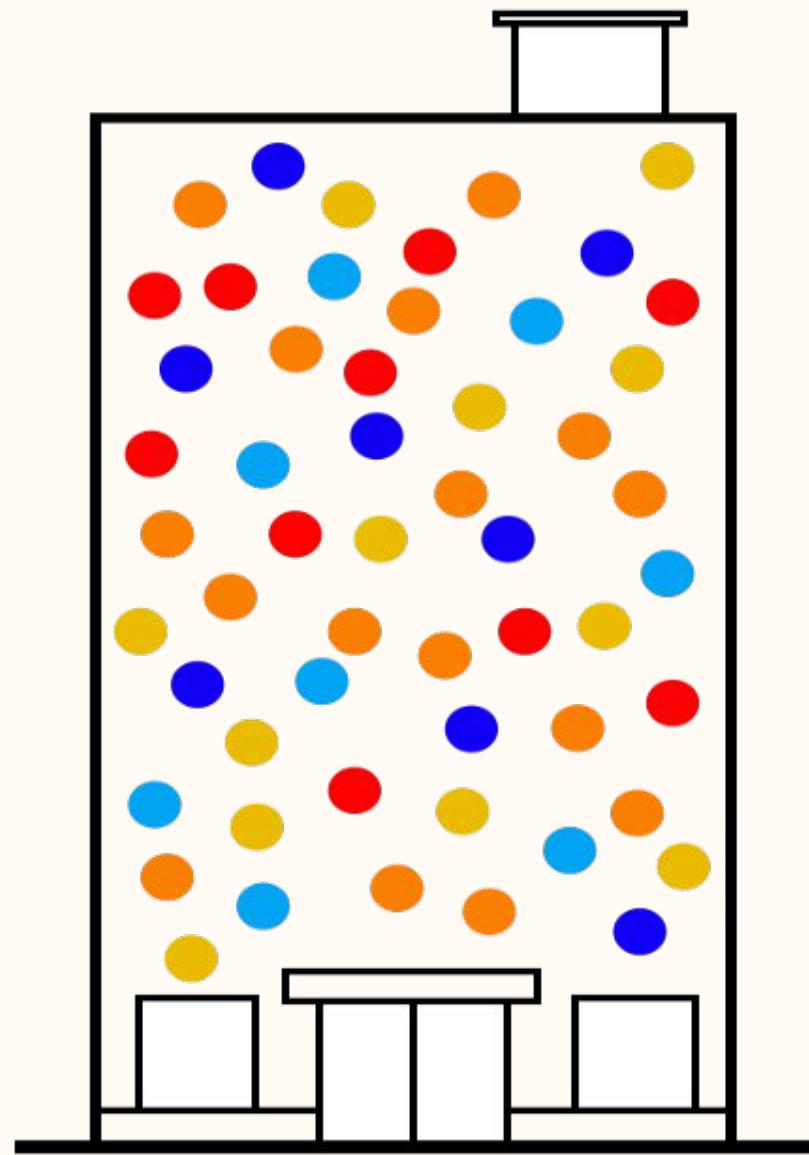
Segregation

Progress



Integration

The Goal



Inclusion

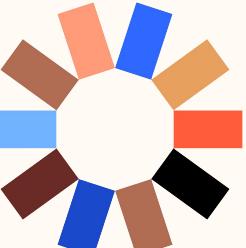
• People with disabilities

• People without disabilities

Adapted from Think Inclusive Frameworks

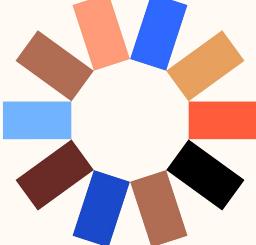
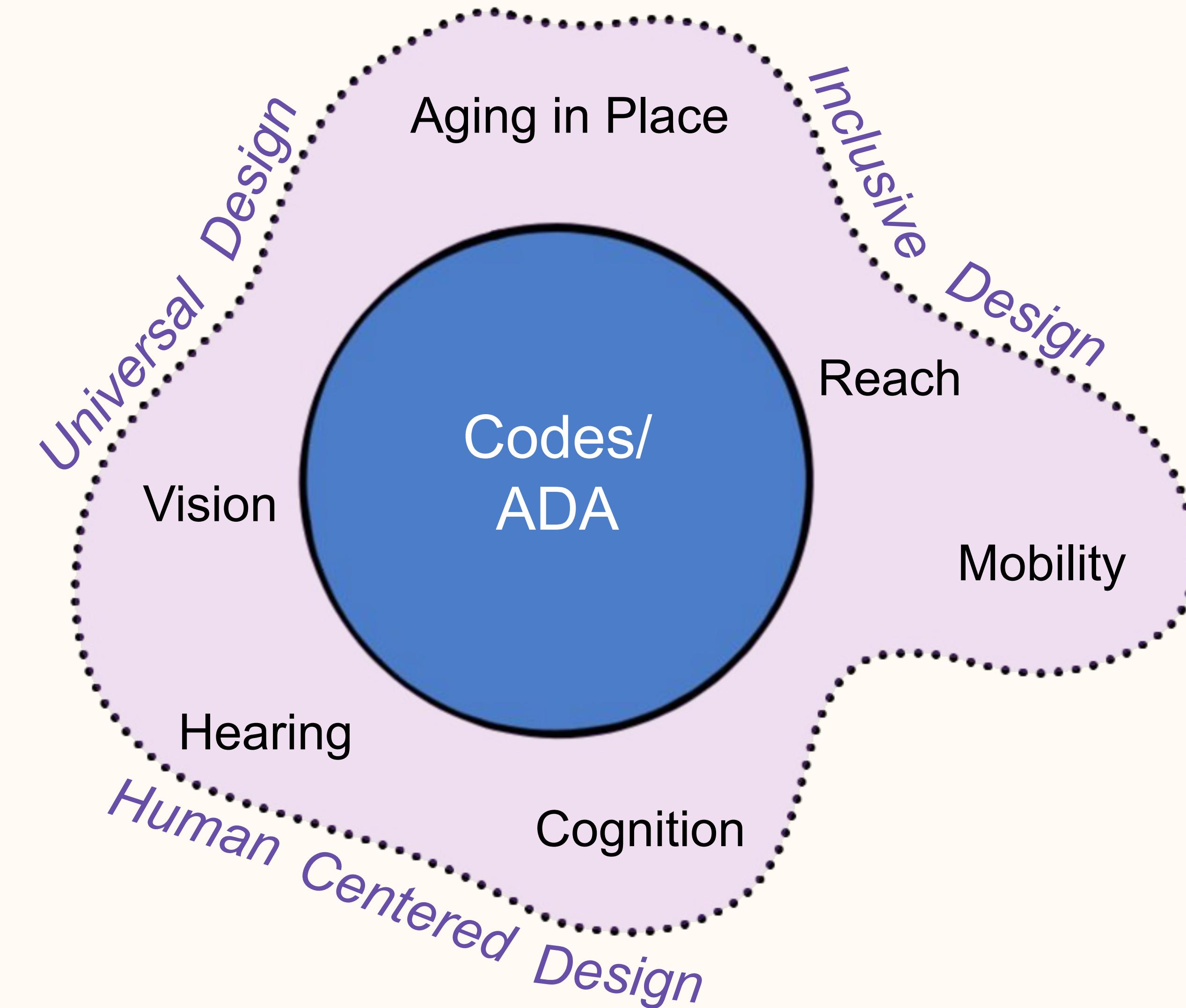
thekelsey.org/design

The Kelsey in partnership with
[Mikiten Architecture](http://mikiten.com) and the
[Inclusive Design Council](http://idcouncil.org)



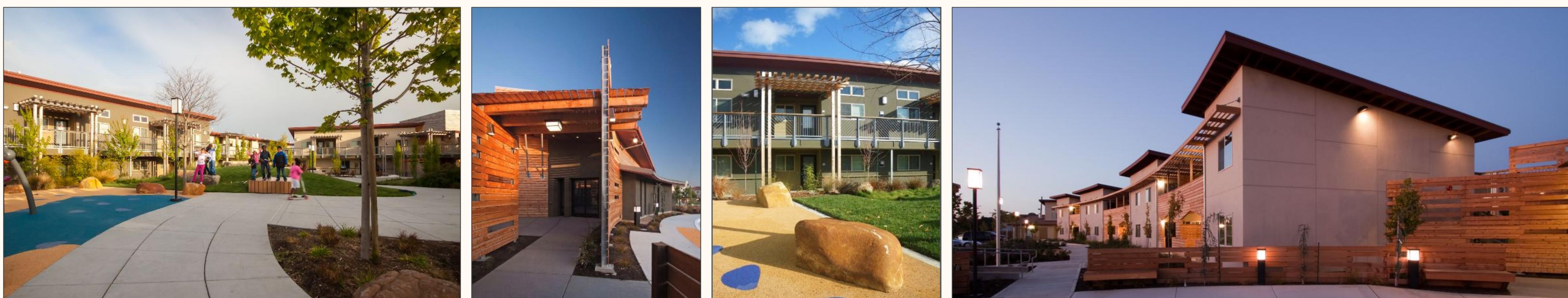
WHY

32 years and counting...

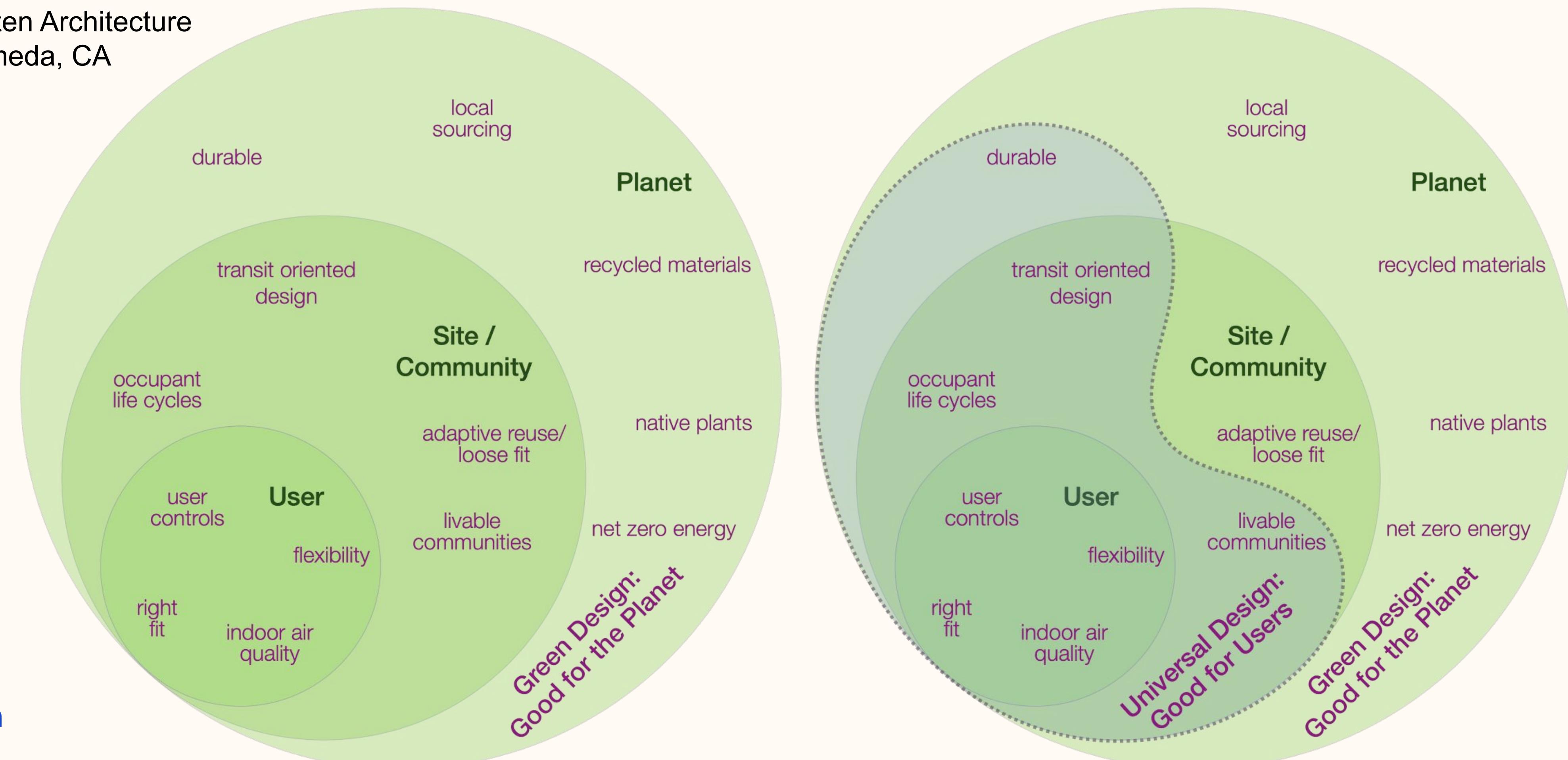


HOW

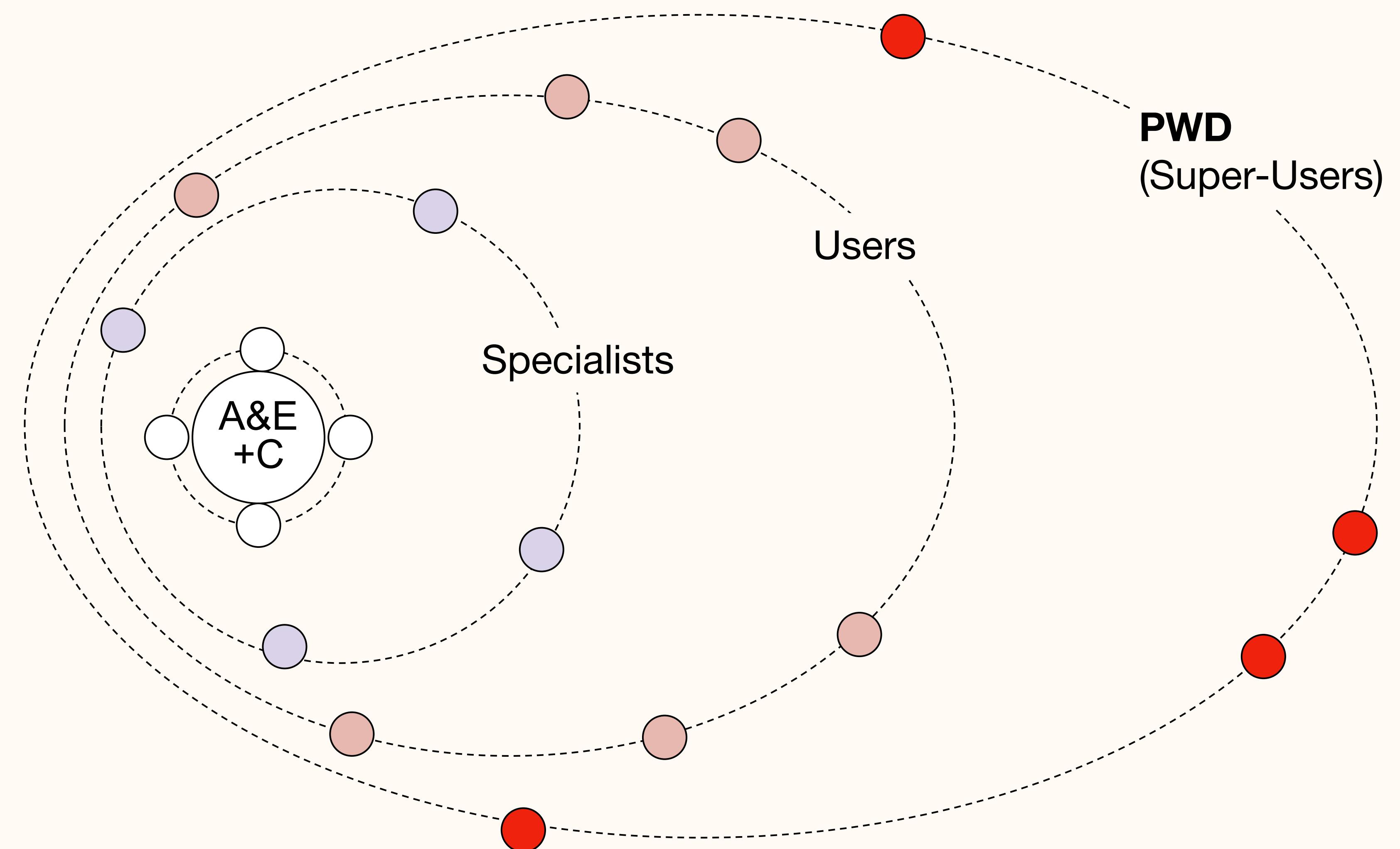
LEED Platinum
Affordable Housing
for Families of
Veterans with
Disabilities



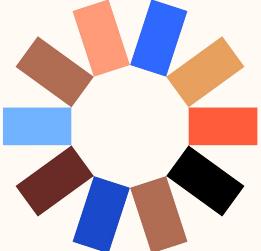
Shinsei Gardens
Mikiten Architecture
Alameda, CA



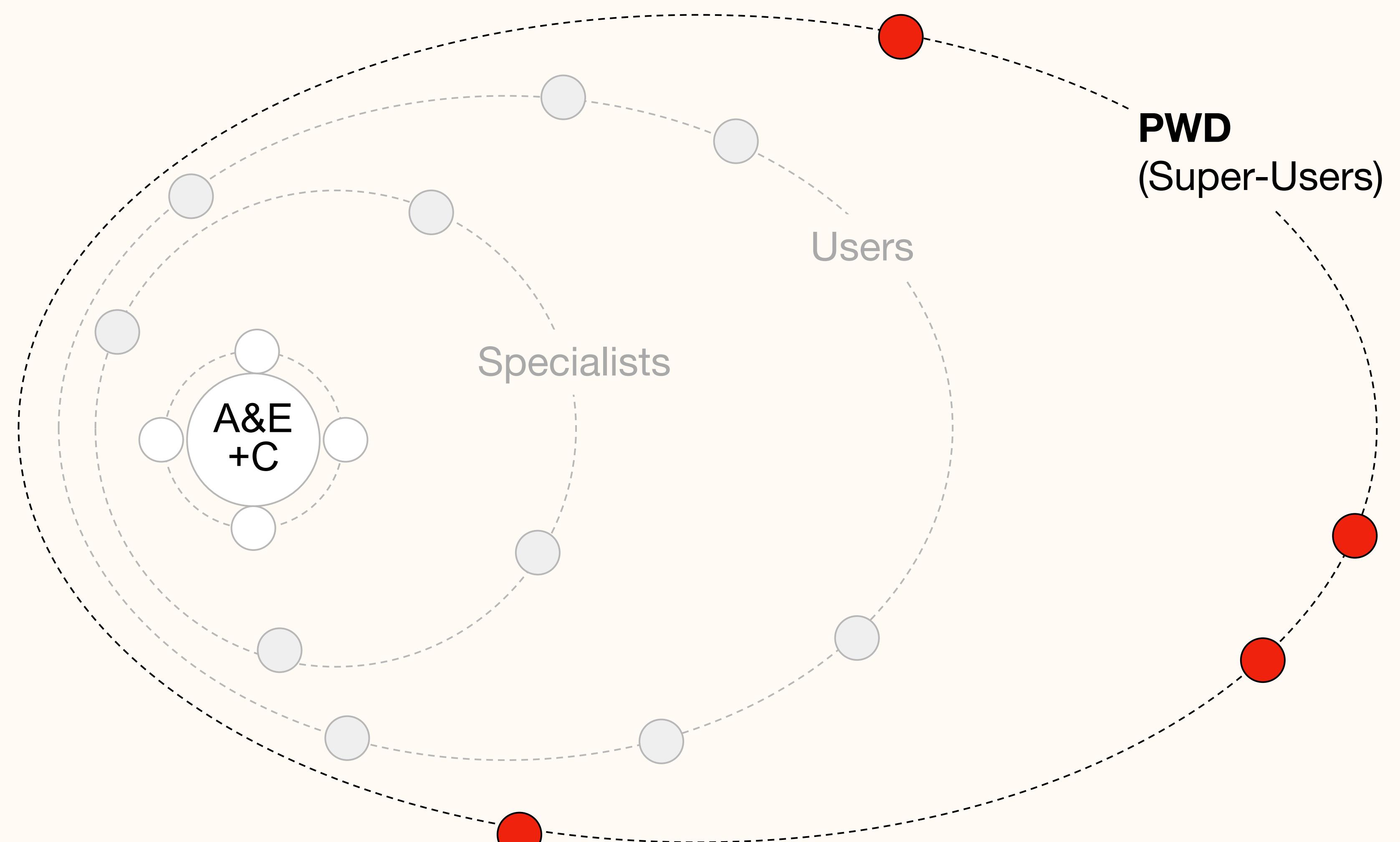
HOW



To create an **inclusive** project,
you need an **inclusive** process.



HOW



Nothing **about** us, **without** us.

The Inclusive Design Standards came from project specific needs for a set of strategies and tools, beyond code, to support cross-disability access and inclusion.



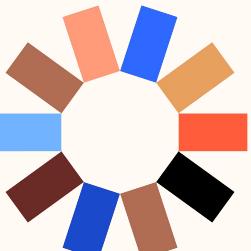
The Kelsey Ayer Station
in San Jose



The Kelsey Civic Center
in San Francisco



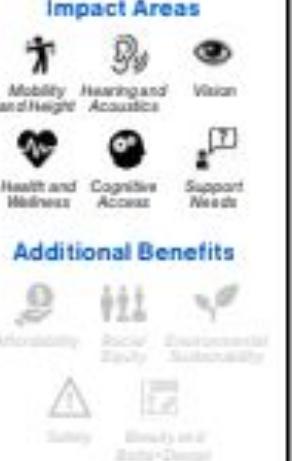
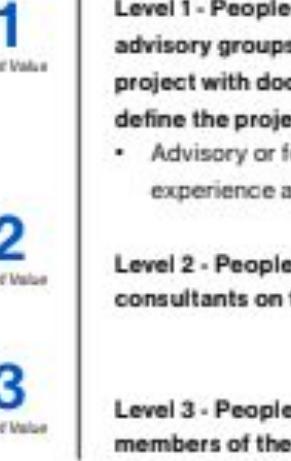
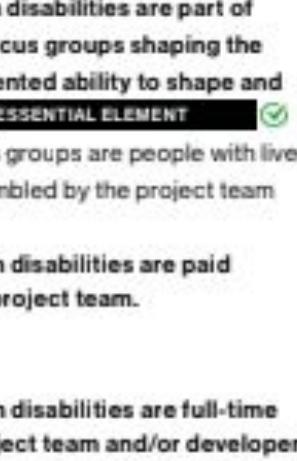
Other Accessible, Inclusive
Housing Communities



The Inclusive Design Standards include 300+ Elements. Elements reflect design choices, building features, development strategies, or operational policies that support accessibility and inclusion.

1.1 Disability Representation on the Project Team

Team

Impact Areas	Point Value
	1 Point Value
	2 Point Value
	3 Point Value

Impact Areas

- Mobility and Height
- Hearing and Acoustics
- Vision
- Health and Wellness
- Cognitive Access
- Support Needs
- Affordability
- Social Equity
- Environmental Sustainability
- Safety
- Beauty and Better Design

Sources

The Kelsey



4.2 Vertical Circulation Dual Handrails

Impact Areas

Point Value
1 Point Value

Impact Areas

- Mobility and Height
- Hearing and Acoustics
- Vision
- Health and Wellness
- Cognitive Access
- Support Needs
- Affordability
- Social Equity
- Environmental Sustainability
- Safety
- Beauty and Better Design

Additional Benefits

- Affordability
- Safety
- Beauty and Better Design

Sources

Mikiten Architecture



2.3 Building Approach and Entry Arrival Wayfinding

Impact Areas

Point Value
1 Point Value

Impact Areas

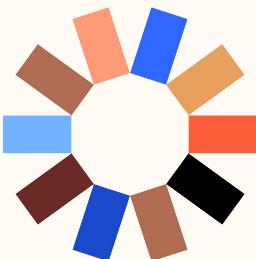
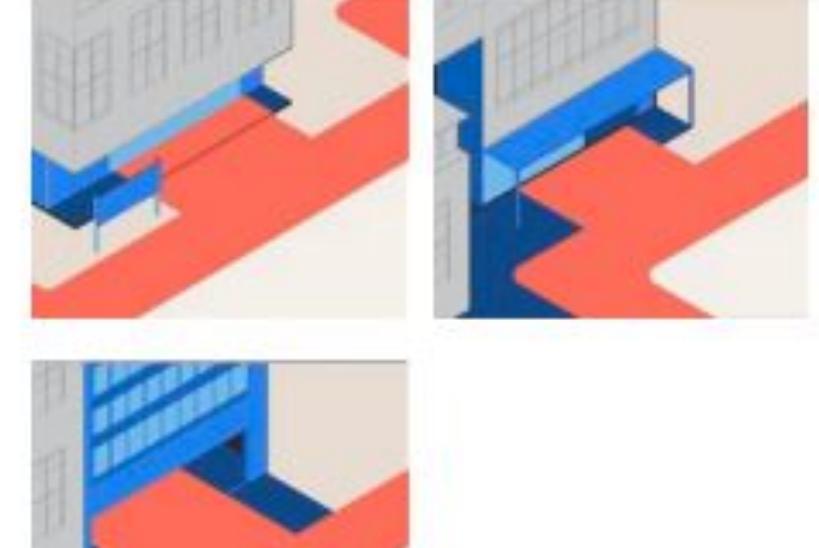
- Mobility and Height
- Hearing and Acoustics
- Vision
- Health and Wellness
- Cognitive Access
- Support Needs
- Affordability
- Social Equity
- Environmental Sustainability
- Safety
- Beauty and Better Design

Additional Benefits

- Affordability
- Safety
- Beauty and Better Design

Sources

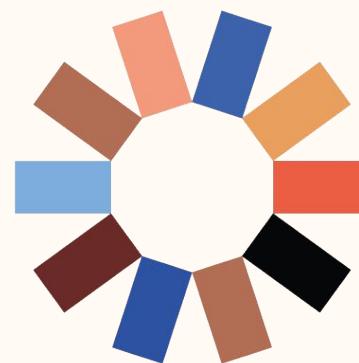
ASUD



Inclusive Design Standards

Project Team and Partners

Project Team



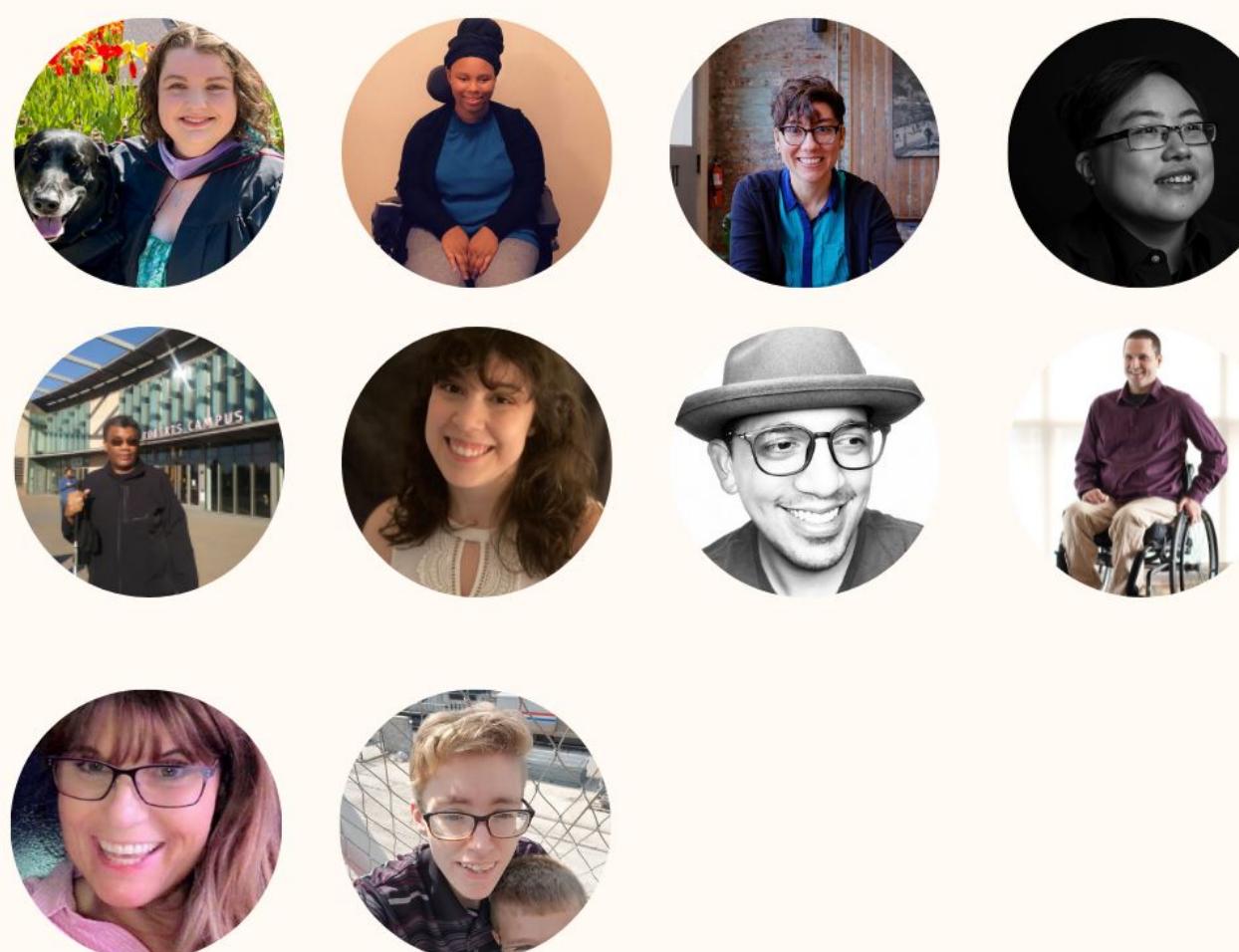
The Kelsey



thekelsey.org/design

Inclusive Design Council

10 consultants with disabilities from across the country working at the intersection of design, advocacy, architecture, and planning

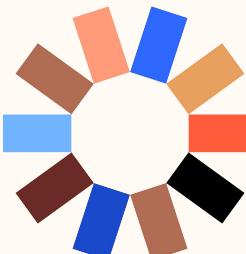


Designer Partners

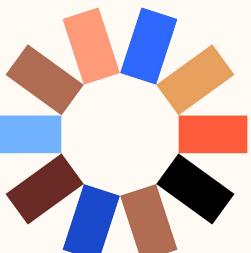
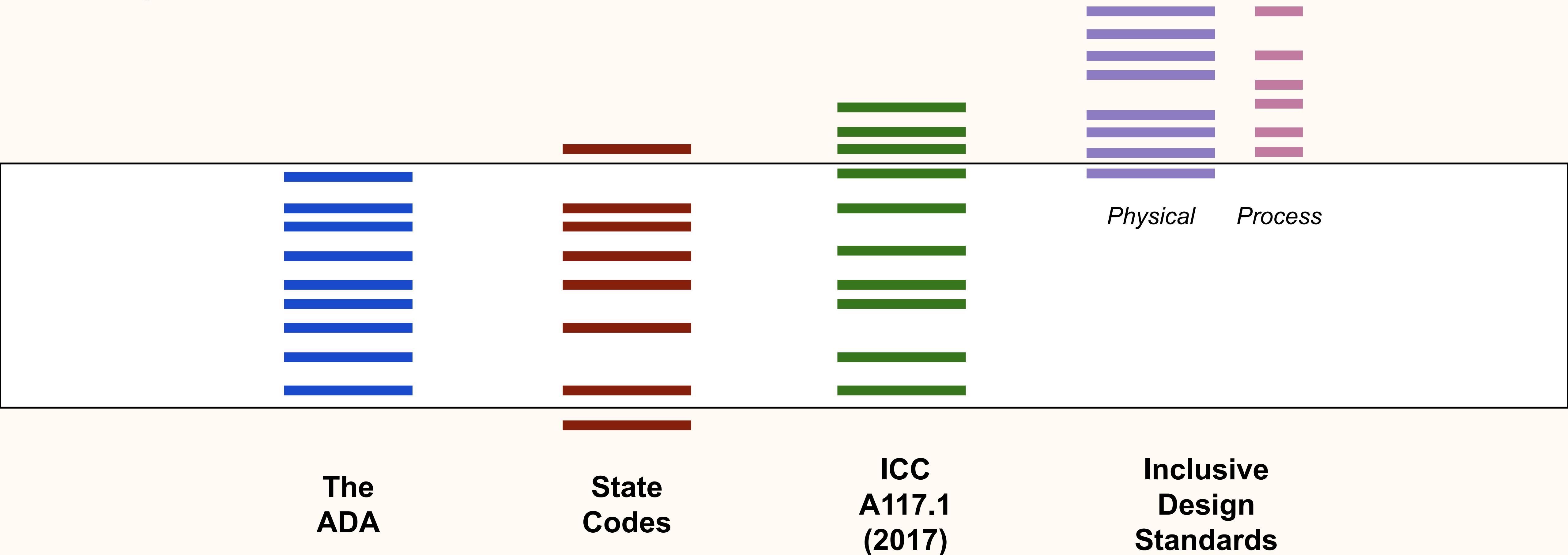
Workshops and 1:1 consultations from architects working on multifamily, affordable, and accessible housing



[The Kelsey](#) in partnership with
[Mikiten Architecture](#) and the
Inclusive Design Council



Inclusive Design Standards Beyond the Codes



Inclusive Design Standards

Hard Copy / PDF

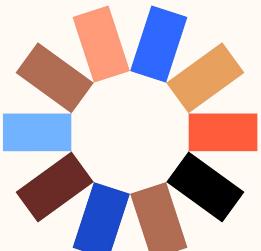


Self-Certification Tool

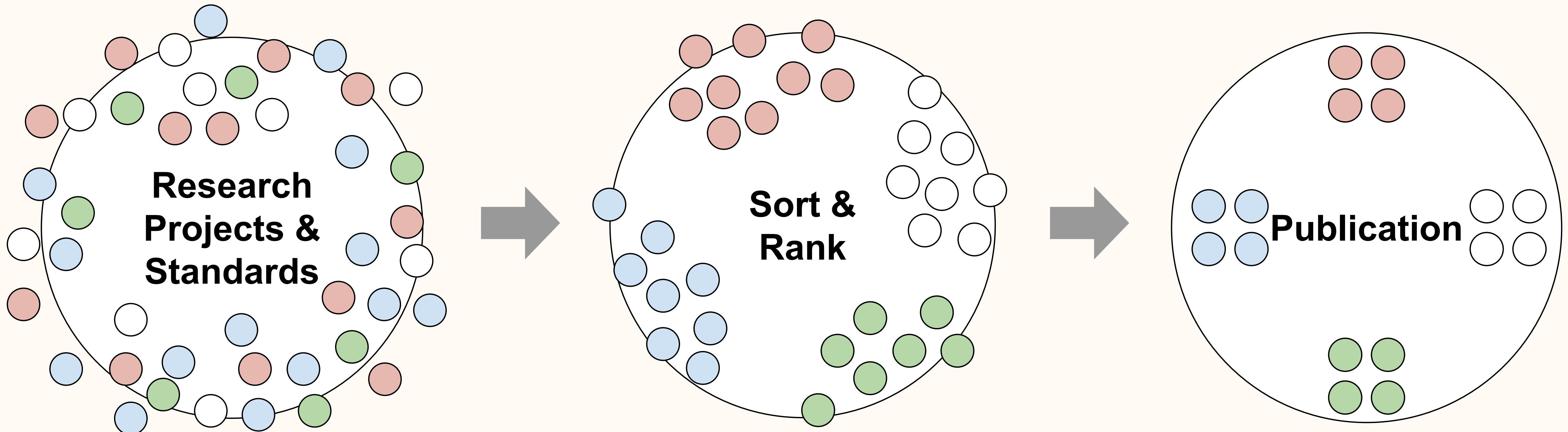
The Housing Design Standards for Accessibility and Inclusion	
To complete a Self-Certification, visit each Design Category (linked below) and score based on your project's included elements. Note some elements have multiple levels where points can range from 1-4 within a single element.	
Final totaled Self-Certification can be found here as well as scoring required for Essential, Silver, Gold, and Platinum Certification.	
11	Self Certification: Design Process Elements that the project team will utilize to support comprehensive access and inclusion goals for residents; everything from building the team to community outreach-strategies to processes that provide access
14	Self Certification: Site This section relates to aspects of the site location, physical features, and certain aspects of the building exterior. Relevant elements include distance to retail, transit, parks; physical characteristics of the site itself from the Public Way to front door and accessible outdoor opportunities. The Site category also includes building/site interface, such as entry security, porches, and some aspects of exterior doors.
20	Self Certification: Building Components Physical features that might occur both on the site and in the building, or in various types of interior spaces. They span multiple categories and are grouped together to support team implementation.
24	Self Certification: Interior Spaces Interior features of the building, excluding the dwelling units. This includes spaces like the lobby, corridors, and special rooms like mailrooms, and gyms, as well as broader ideas about overall design approaches and program elements for the building.
28	Self Certification: Dwelling Units Specific room-by-room features that improve the interior of the dwelling units for residents. Features provide guidance to the project team for design of the overall dwelling unit.
32	Self Certification: Operations and Amenities Operations guidelines, building staffing, on-site services, and resident experiences. Services that create connections between residents and the community that feel natural to the resident and are centered on the resident's housing goals
36	Elements sortable by impact area or additional benefits can be found here

thekelsey.org/design

The Kelsey in partnership with
Mikiten Architecture and the
Inclusive Design Council

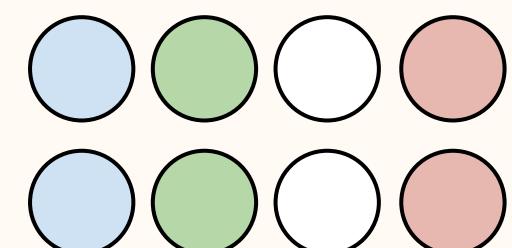


Inclusive Design Standards Research Process

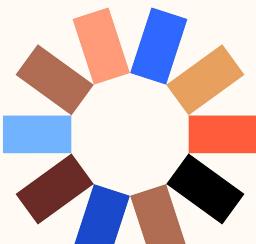


- Global search
- U.S. groups
- Studies
- Inclusive Design Council
- Architects

- Category
- Impact Area
- Additional Benefits
- Workshops
- Inclusive Design Council



Future Elements

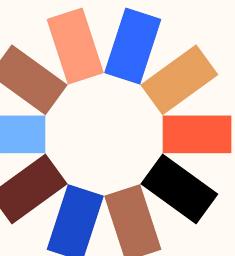
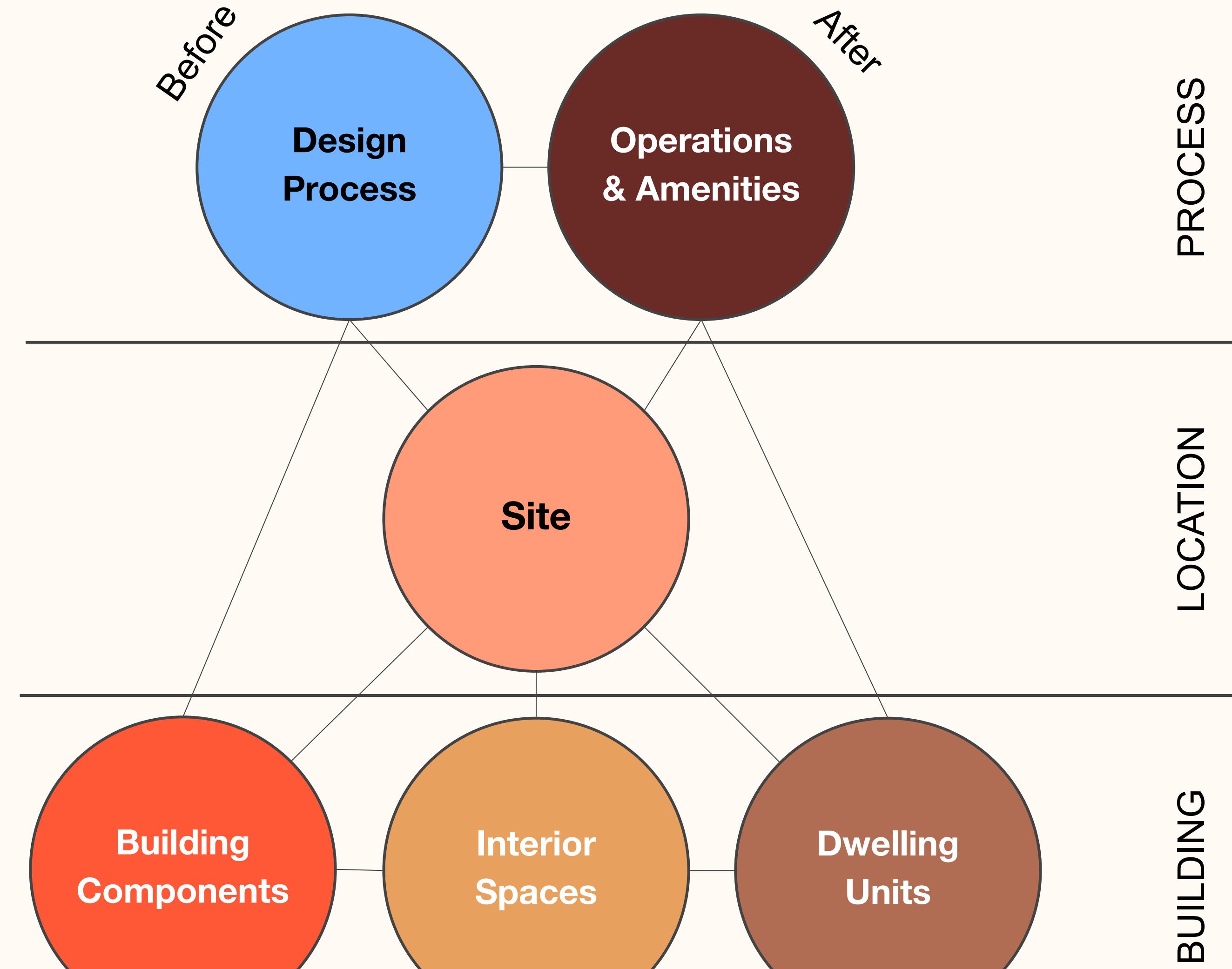


Inclusive Design Standards

Design Categories

Choices throughout the development, design, and operations process impact access and inclusion.

Design Categories help outline when in the process an element can be implemented and what member or part of the development or design team should own that element's implementation.



Element Detail Sheet

Impact Areas
(Reduced opacity indicates not applicable)

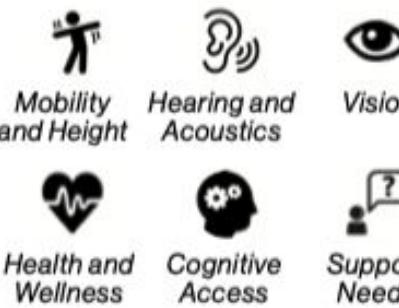
Additional Benefits

Sources
(For acknowledgement and further research)

Element Number

1.0

Impact Areas



Additional Benefits



Sources

Housing Development Consortium, isUD, Mikiten Architecture, The Kelsey

1
Point Value

2
Point Value

Outreach Focus Group

Section 4 / Elements / Element Details: Design Process

Level 1 - Involve people with disabilities and potential future users or similar populations in focus groups/sharing feedback before design begins. **ESSENTIAL ELEMENT**

- People with disabilities are part of the project visioning and development
- Document the comments and requests and incorporate into the project's list of Universal Design goals
- Possible methods: Confidential survey, design workshop, focus group, open meeting

Level 2 - Additional Focus Group.

- A second focus group meeting is held to get feedback on the design at the end of Schematic Design, or no later than 50% Design Development



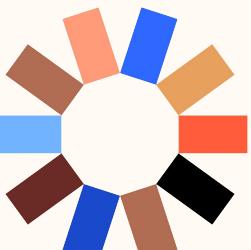
Element Group

Sub-Category & Element Name

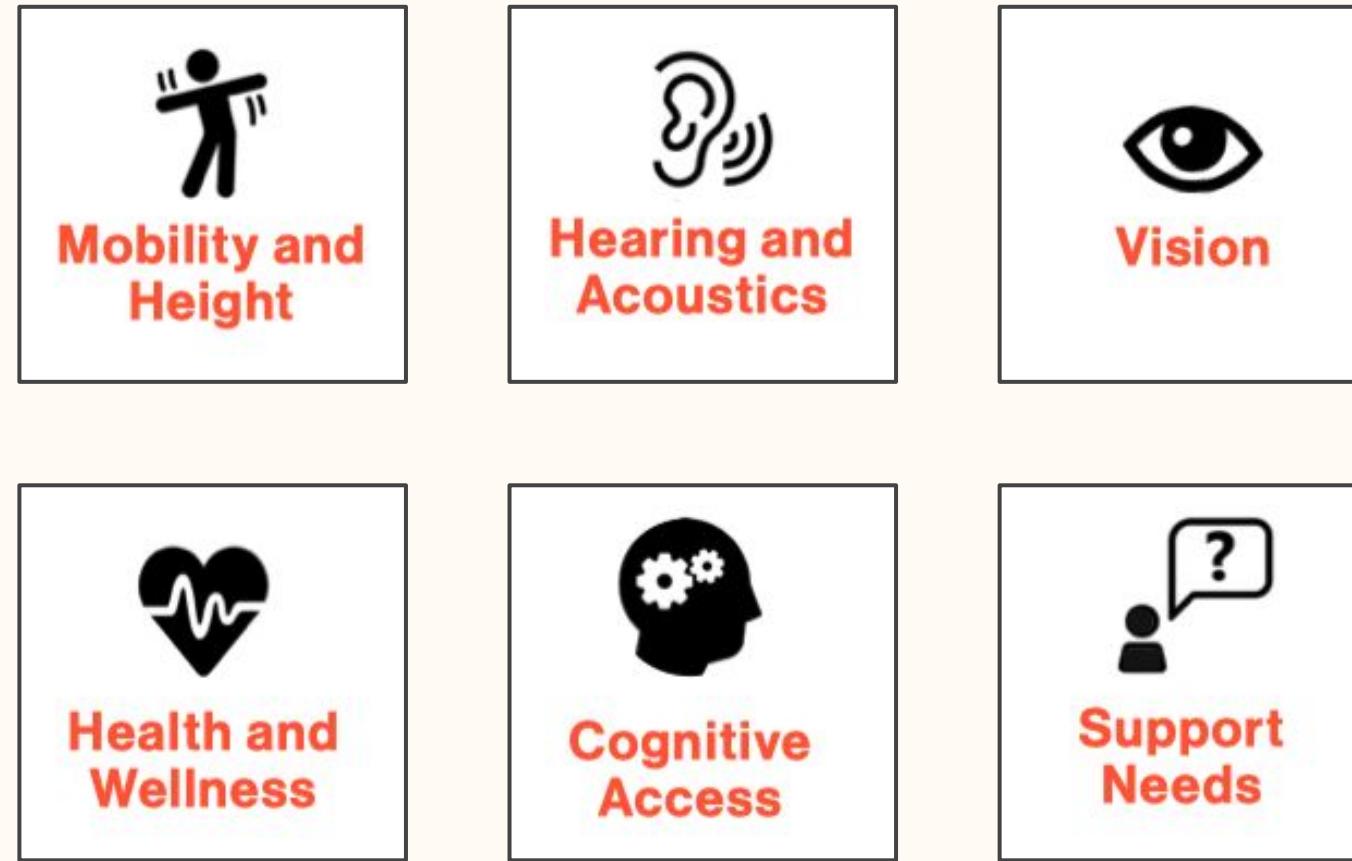
Description

Highlight = Essential Element

Example or diagram



Impact Areas



- Access needs, not diagnoses
- Reveals cross-disability benefits

Section 4 / Elements / Element Details: Design Process

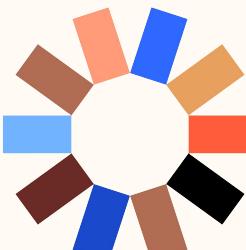
1.0

Outreach Focus Group

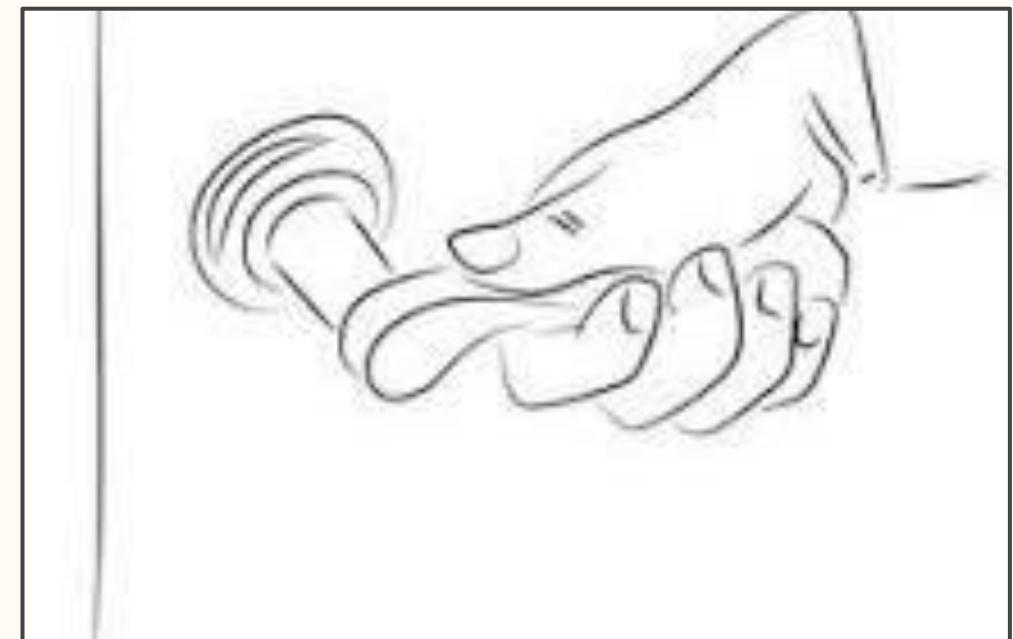
<p>Impact Areas</p> <p> Mobility and Height Hearing and Acoustics Vision Health and Wellness Cognitive Access Support Needs</p> <p>Additional Benefits</p> <p> Affordability Racial Equity Environmental Sustainability Safety Beauty and Better Design</p> <p>Sources</p> <p>Housing Development Consortium, isUD, Mikiten Architecture, The Kelsey</p>	<p>1 Point Value</p> <p>2 Point Value</p> <p>Level 1 - Involve people with disabilities and potential future users or similar populations in focus groups/sharing feedback before design begins. ESSENTIAL ELEMENT </p> <ul style="list-style-type: none"> • People with disabilities are part of the project visioning and development • Document the comments and requests and incorporate into the project's list of Universal Design goals • Possible methods: Confidential survey, design workshop, focus group, open meeting <p>Level 2 - Additional Focus Group.</p> <ul style="list-style-type: none"> • A second focus group meeting is held to get feedback on the design at the end of Schematic Design, or no later than 50% Design Development
--	---

thekelsey.org/design

Housing Design Standards for Accessibility and Inclusion 73



Impact Areas



- Blah blah

Section 4 / Elements / Element Details: Design Process

Outreach Focus Group

1.0

1 Point Value

Impact Areas

- Mobility and Height
- Hearing and Acoustics
- Vision
- Health and Wellness
- Cognitive Access
- Support Needs

Additional Benefits

- Affordability
- Racial Equity
- Environmental Sustainability
- Safety
- Beauty and Better Design

Sources

Housing Development Consortium, isUD, Mikiten Architecture, The Kelsey

thekelsey.org/design

2 Point Value

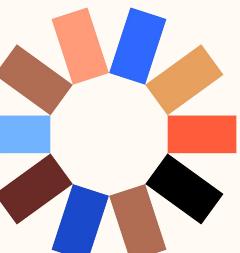
Level 1 - Involve people with disabilities and potential future users or similar populations in focus groups/sharing feedback before design begins. **ESSENTIAL ELEMENT**

- People with disabilities are part of the project visioning and development
- Document the comments and requests and incorporate into the project's list of Universal Design goals
- Possible methods: Confidential survey, design workshop, focus group, open meeting

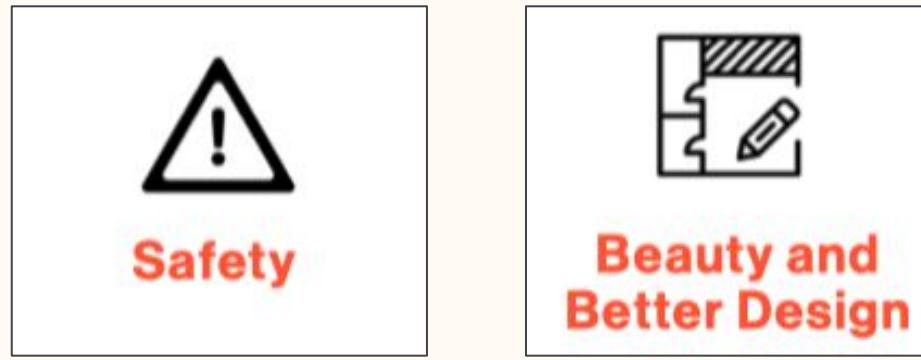
Level 2 - Additional Focus Group.

- A second focus group meeting is held to get feedback on the design at the end of Schematic Design, or no later than 50% Design Development

Housing Design Standards for Accessibility and Inclusion 73



Additional Benefits



- Highlights intersectionality
- Better resident experience

Section 4 / Elements / Element Details: Design Process

1.0

Outreach Focus Group

Impact Areas	Point Value	Additional Benefits	Point Value	Sources
Mobility and Height, Hearing and Acoustics, Vision, Health and Wellness, Cognitive Access, Support Needs	1	Level 1 - Involve people with disabilities and potential future users or similar populations in focus groups/sharing feedback before design begins. ESSENTIAL ELEMENT <ul style="list-style-type: none">• People with disabilities are part of the project visioning and development• Document the comments and requests and incorporate into the project's list of Universal Design goals• Possible methods: Confidential survey, design workshop, focus group, open meeting		
		Level 2 - Additional Focus Group. <ul style="list-style-type: none">• A second focus group meeting is held to get feedback on the design at the end of Schematic Design, or no later than 50% Design Development	2	<i>Housing Development Consortium, isUD, Mikiten Architecture, The Kelsey</i>

Impact Areas

Mobility and Height, Hearing and Acoustics, Vision, Health and Wellness, Cognitive Access, Support Needs

Point Value

Additional Benefits

Affordability, Racial Equity, Environmental Sustainability, Safety, Beauty and Better Design

Point Value

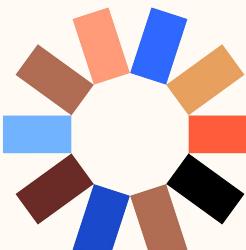
Sources

Housing Development Consortium, isUD, Mikiten Architecture, The Kelsey

A photograph showing three people sitting around a table, engaged in a discussion. The table is covered with various papers, a red folder labeled 'Group 4', and some pens. One person is smiling.

thekelsey.org/design

Housing Design Standards for Accessibility and Inclusion 73



Impact Areas

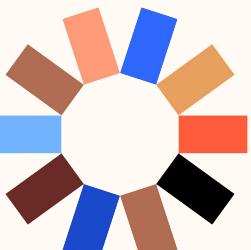


- Highlight cross-disability
- Access needs, not diagnoses

Additional Benefits



- Highlights intersectionality
- Better resident experience



Element Detail Sheet

Section 4 / Elements / Element Details: Interior Spaces

4.5

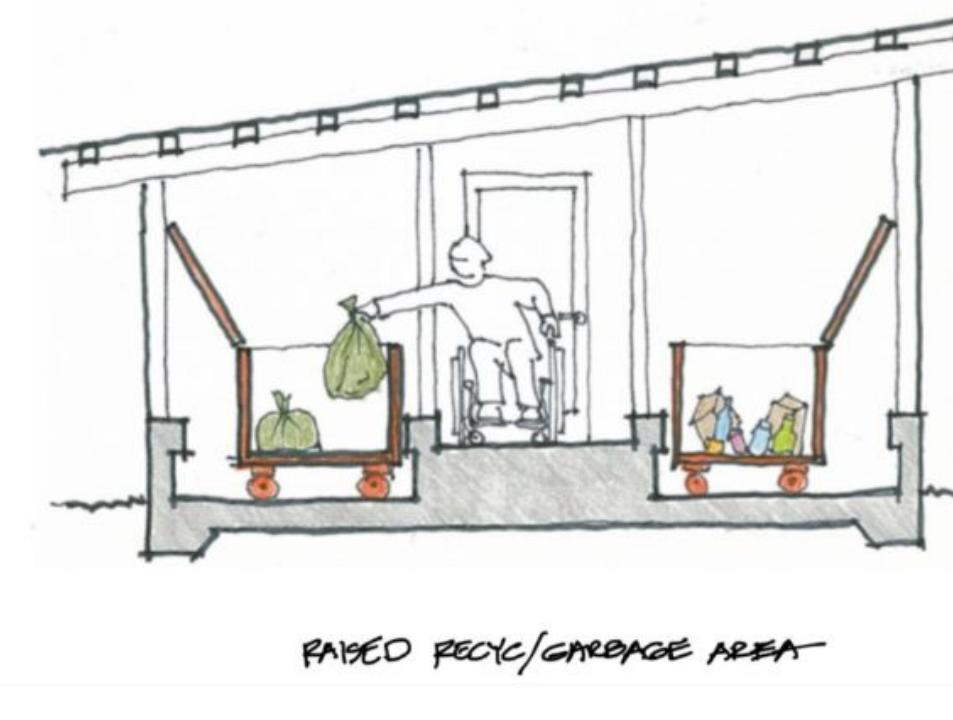
Trash and Recycling Rooms Accessible Dumpsters



1
Point Value

Provide a raised approach to dumpsters.

- A raised walking surface adjacent to trash and recycling dumpsters provides seated or smaller people with a lower edge over which to lift their refuse
- Limits the likelihood of people missing the high edge of a dumpster and having refuse fall on the walking area
- Allows maintenance staff to see in and monitor more easily whether incorrect items are thrown in different bins



234 Housing Design Standards for Accessibility and Inclusion

First Edition

Section 4 / Elements / Element Details: Dwelling Units

5.1

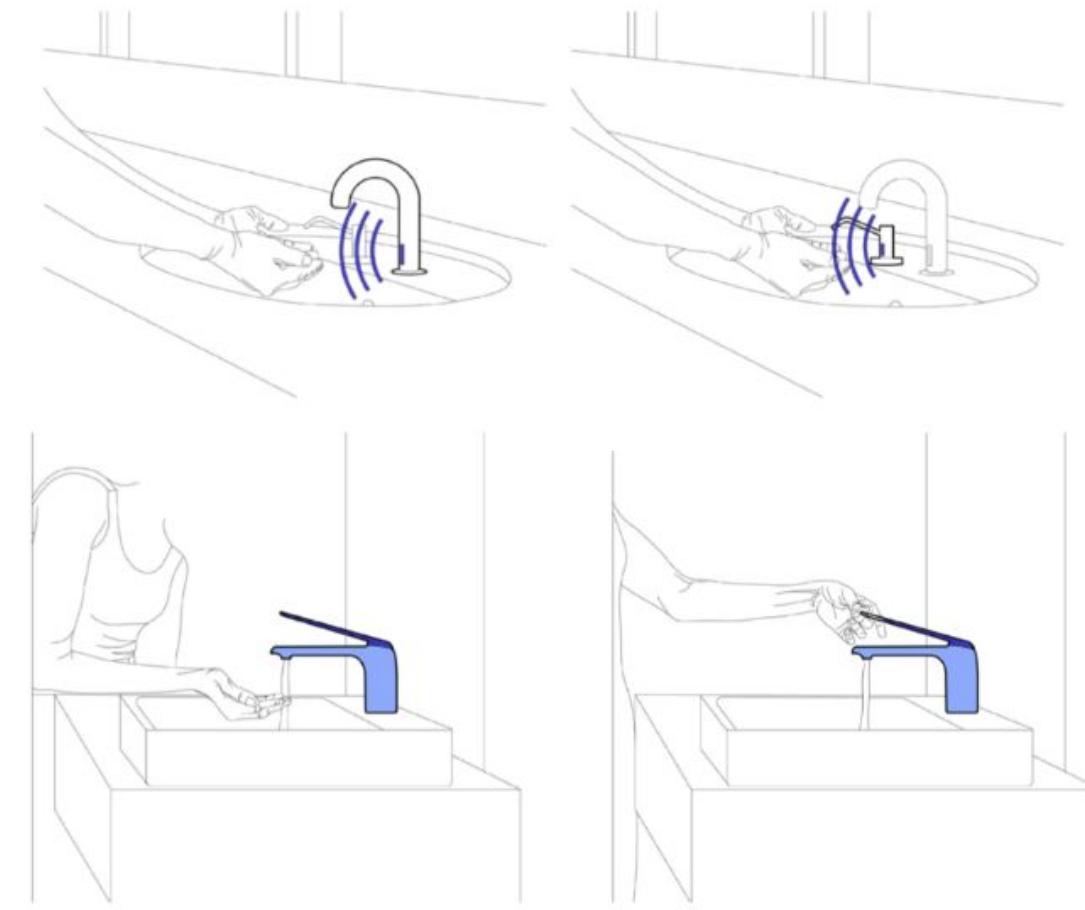
Details Kitchen and Bathroom Faucets



1
Point Value

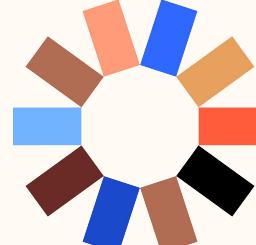
Faucets are to have a single lever for temperature and water flow control. **ESSENTIAL ELEMENT**

- Use levers that are easy to control for people with less dexterity
- Select longer levers that require less reach over the sink
- Longer spouts bring the water closer to the user



248 Housing Design Standards for Accessibility and Inclusion

First Edition

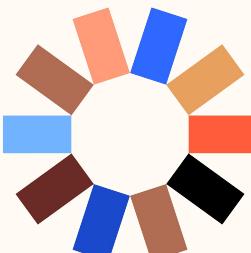


Certification

1. Full Certification



Certification under these Design Standards demonstrates that broad accessibility and inclusion in multifamily buildings is achievable and promotes others to do the same. Stepping through the certification process is a rich learning process that will prepare teams to incorporate more accessibility in future projects of all types.



Certification

1. Full Certification

Certification Categories					
Category	Essential	Silver Certified	Gold Certified	Platinum Certified	Max Available
1. Design Process	6	8	11	16	22
2. Site	16	23	35	58	86
3. Building Components	12	18	28	47	67
4. Interior Spaces	11	16	25	40	62
5. Dwelling Units	11	17	29	50	77
6. Operations and Amenities	10	13	17	25	34
TOTAL	66	95	145	236	348

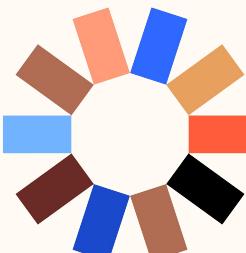
Level	Total Elements
Essential	66 Total Elements
Silver	95 Total Elements
Gold	145 Total Elements
Platinum	235 Total Elements

2. Focused Certification

Category	Certified Site	Certified Interiors	Certified Dwelling Units	Certified Operations
1. Design Process	6	6	6	6
2. Site	35	-	-	-
3. Building Components	12	12	12	-
4. Interior Spaces	-	25	-	-
5. Dwelling Units	-	-	29	-
6. Operations and Amenities	5	10	5	17
TOTAL	58	53	52	23

3. Exemplary Badges

EXEMPLARY Mobility and Height	EXEMPLARY Support Needs	EXEMPLARY Hearing and Acoustics	EXEMPLARY Vision	EXEMPLARY Cognitive Access	EXEMPLARY Health and Wellness
72	36	21	54	49	31



Elements in Use

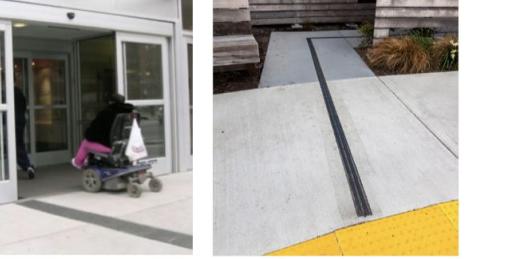
Exterior Guide Strips

Section 4 / Elements / Element Details: Site

2.6

Pedestrians

Exterior Guide Strips

Impact Areas	1 Point Value
Mobility and Height Hearing and Acoustics Vision Health and Wellness Cognitive Access Support Needs	<p>Level 1 - Exterior wayfinding system to the building entrance delineates primary routes and destinations with guide strips that have a different color than the surrounding paving.</p> <ul style="list-style-type: none">• Minimum luminance contrast of 50 percent• Provides a path for people with low vision to follow• Strips connect site entry points (transit, pedestrian, and vehicular) with the main building entrance• Grounds people who are easily disoriented• Creates opportunities for easy directions for visitors to reach locations like the main building entrance, and a rental office
Additional Benefits	2 Point Value
Affordability Racial Equity Environmental Sustainability Safety Beauty and Better Design	<p>Level 2 - Exterior guide strips are both colored and textured differently from the surrounding paving.</p> <ul style="list-style-type: none">• Minimum luminance contrast of 50 percent• Adding a cane-detectable texture difference allows lower-sighted and blind people to use the guide strips• Can create an architectural accent element for increased interest 
Sources	
isJU, Mikiten Architecture	

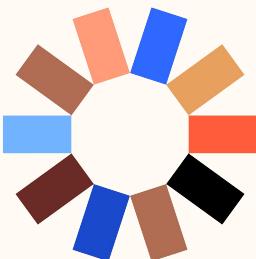
116 Inclusive Design Standards

Guide stripe, covered entry Guide stripe, textured pavement

First Edition



Shinsei Gardens Apartments - Alameda
Mikiten Architecture



Elements in Use

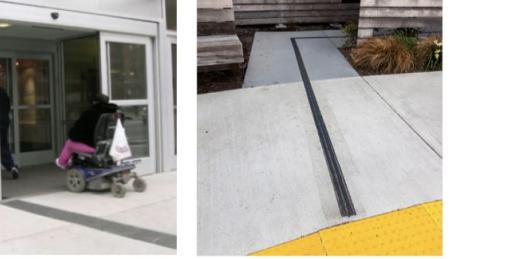
Exterior Guide Strips

Section 4 / Elements / Element Details: Site

2.6

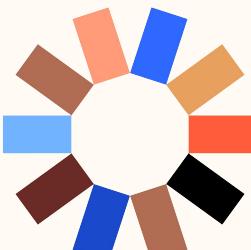
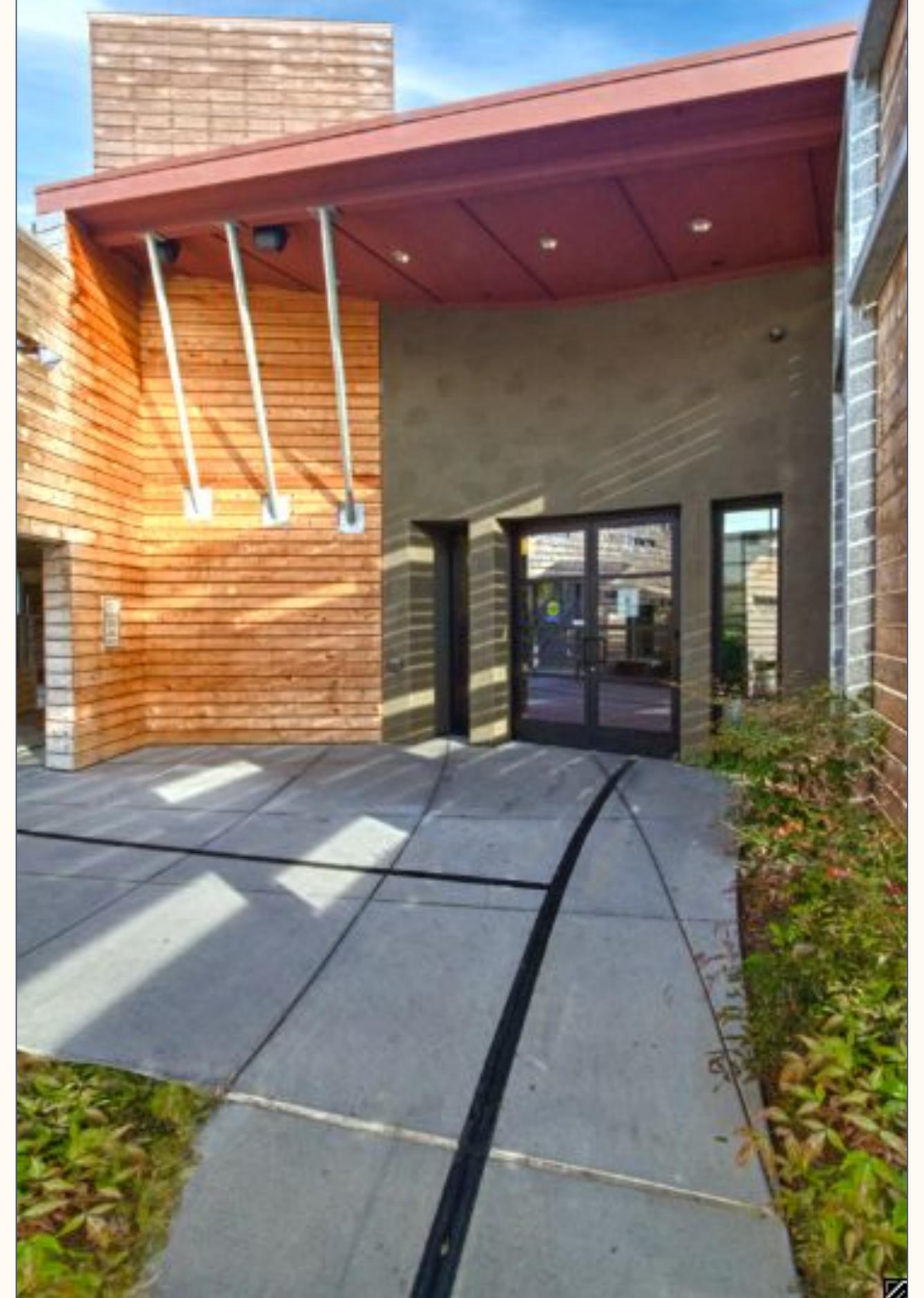
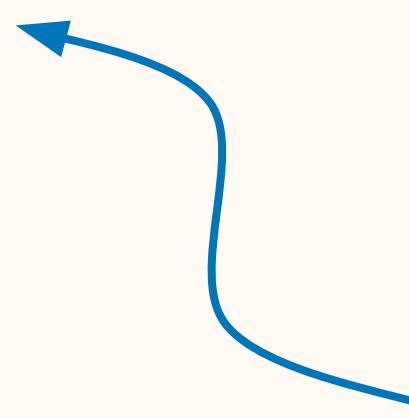
Pedestrians

Exterior Guide Strips

Impact Areas	1 Point Value
Mobility and Height Hearing and Acoustics Vision Health and Wellness Cognitive Access Support Needs	<p>Level 1 - Exterior wayfinding system to the building entrance delineates primary routes and destinations with guide strips that have a different color than the surrounding paving.</p> <ul style="list-style-type: none">• Minimum luminance contrast of 50 percent• Provides a path for people with low vision to follow• Strips connect site entry points (transit, pedestrian, and vehicular) with the main building entrance• Grounds people who are easily disoriented• Creates opportunities for easy directions for visitors to reach locations like the main building entrance, and a rental office
Additional Benefits	2 Point Value
Affordability Racial Equity Environmental Sustainability Safety Beauty and Better Design	<p>Level 2 - Exterior guide strips are both colored and textured differently from the surrounding paving.</p> <ul style="list-style-type: none">• Minimum luminance contrast of 50 percent• Adding a cane-detectable texture difference allows lower-sighted and blind people to use the guide strips• Can create an architectural accent element for increased interest 
Sources	
isJU, Mikiten Architecture	

116 Inclusive Design Standards

First Edition



Elements in Use

Accessible Dumpsters

Section 4 / Elements / Element Details: Interior Spaces

4.5

Trash and Recycling Rooms Accessible Dumpsters

1 Point Value

Impact Areas

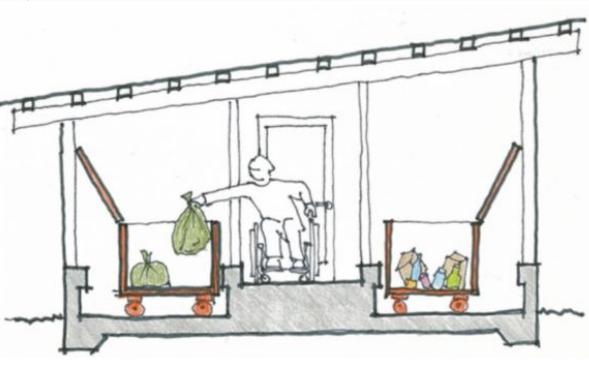
- Mobility and Height
- Hearing and Acoustics
- Vision
- Health and Wellness
- Cognitive Access
- Support Needs

Additional Benefits

- Affordability
- Racial Equity
- Environmental Sustainability
- Safety
- Beauty and Better Design

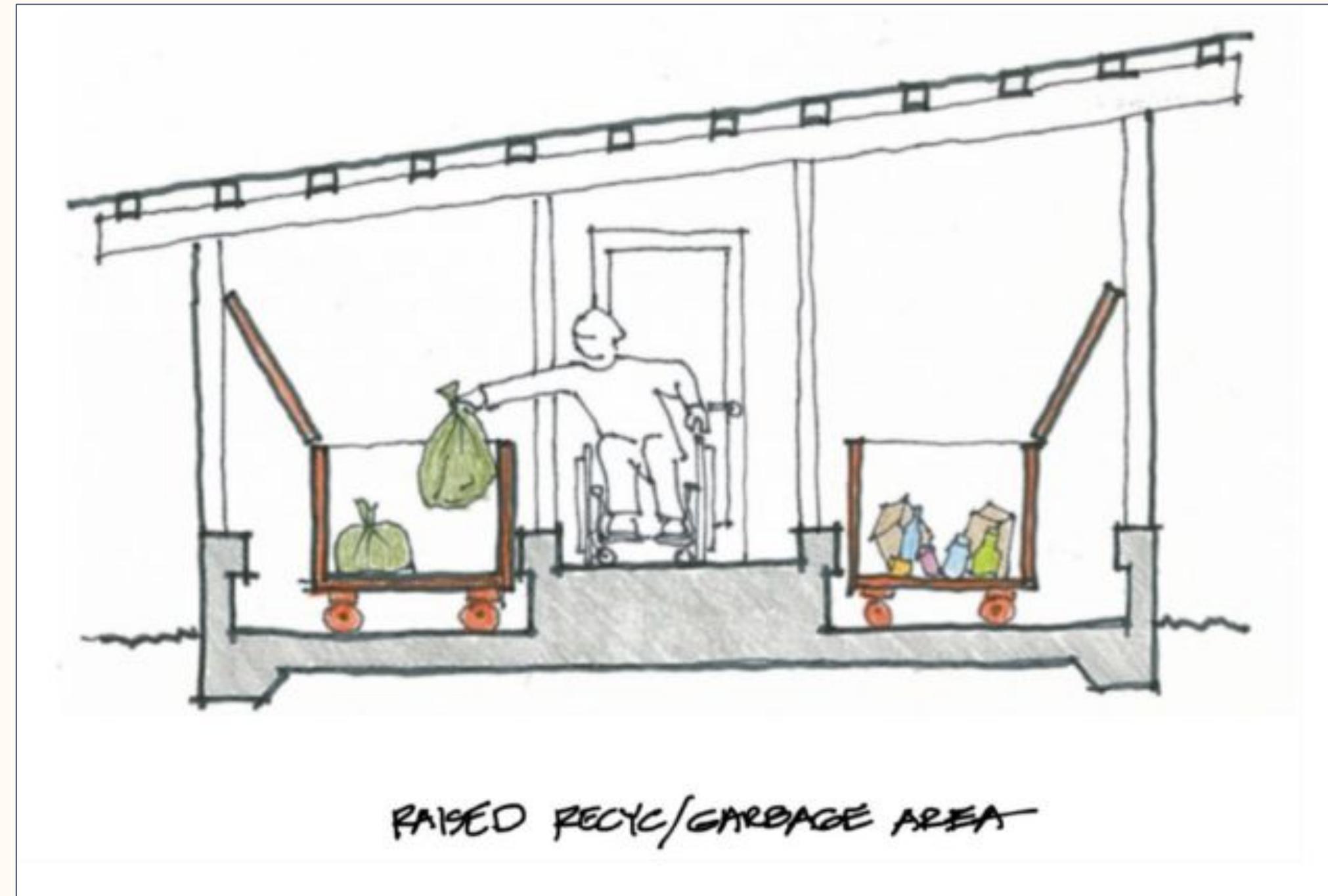
Sources

Mikiten Architecture

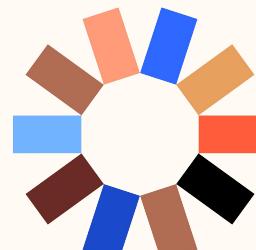


RAISED RECYC/GARBAGE AREA

234 Housing Design Standards for Accessibility and Inclusion First Edition



Shinsei Gardens Apartments - Alameda
Mikiten Architecture



Elements in Use

Outdoor Seating & Furniture

Section 4 / Elements / Element Details: Site

2.0 General
Outdoor Seating and Furnishing

Impact Areas	Point Value
Mobility and Height Hearing and Acoustics Vision Health and Wellness Cognitive Access Support Needs	1
Affordability Racial Equity Environmental Sustainability Safety Beauty and Better Design	

Additional Benefits

- Seating options are available in a variety of outdoor locations, in a variety of heights, and with arms to assist stability and getting up/down.
- Adjacent to pedestrian circulation paths for people with less stamina and to enable and encourage resident interactions
- Some seats are provided in shaded/weather-protected areas
- Recreation areas (playgrounds, pools, tennis courts, etc.) have seats at the perimeter for viewing activities and for interaction
- Other activity areas (BBQ areas, sensory gardens, vegetable gardens, etc.) have seats inside the activity area for participation in activities by a wider range of people
- Seating and other furnishings (trash cans, mailboxes, etc.) should be located along but on the side of pedestrian paths to avoid becoming a trip or fall hazard for people with low vision or those not aware of their environment
- Include seats with and without arms. Arms offer support for unstable torsos, reduce fatigue, and are useful for getting up and down, but chairs without arms can be easier for horizontal transfers to and from a wheelchair
- Reference: SITE - GARDENS & COURTYARDS / OUTDOOR SEATING

Sources

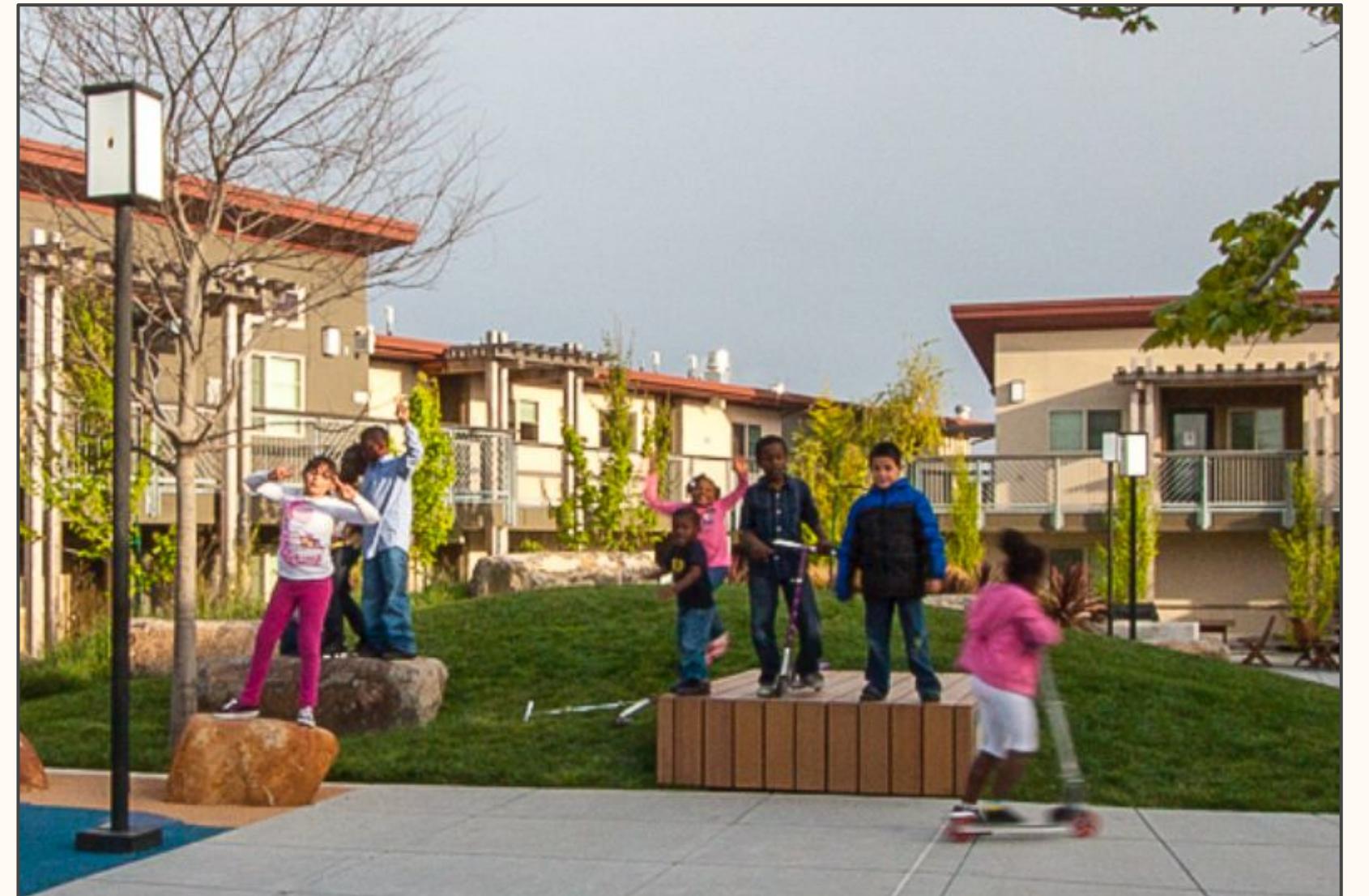
Amy Pothier, isUD, Mikiten Architecture

thekelsey.org/design

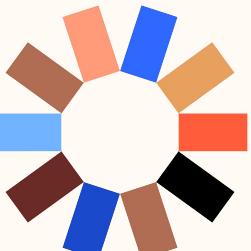
Inclusive Design Standards 89



Shinsei Gardens Apartments - Alameda
Mikiten Architecture



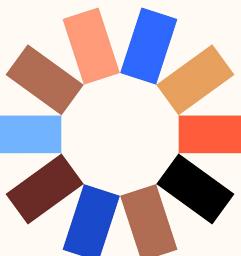
[The Kelsey](http://thekelsey.org/design) in partnership with
[Mikiten Architecture](http://mikiten.com) and the
Inclusive Design Council



The Inclusive Design Standards are NOT some things...

- **Not Code Requirements** - they are designed to work alongside your local and funding-specific design requirements.
- **Not A Replacement for Engaging People** with lived experiences within your local community. But they do include requirements and strategies for doing so.
- **Never Complete** - this is a first version with revisions planned for 2023 as well as new tools to support their use.

We welcome your feedback as you use and explore them: design@thekelsey.org



The Inclusive Design Standards are guidelines to help designers, builders, and developers create disability-forward housing.

They are:

- **Cross-Disability**

to support access and inclusion for the broad and diverse needs of people with disabilities.

- **Multidimensional**

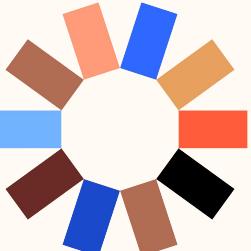
to address the many elements of housing development, design, and operations that impact accessibility and inclusion.

- **Implementable and Expandable**

to provide standards that can be clearly and swiftly adopted into projects and policies while evolving and expanding over time.

- **Value Creation**

where disability-forward design supports better, more efficient, equitable, building development.

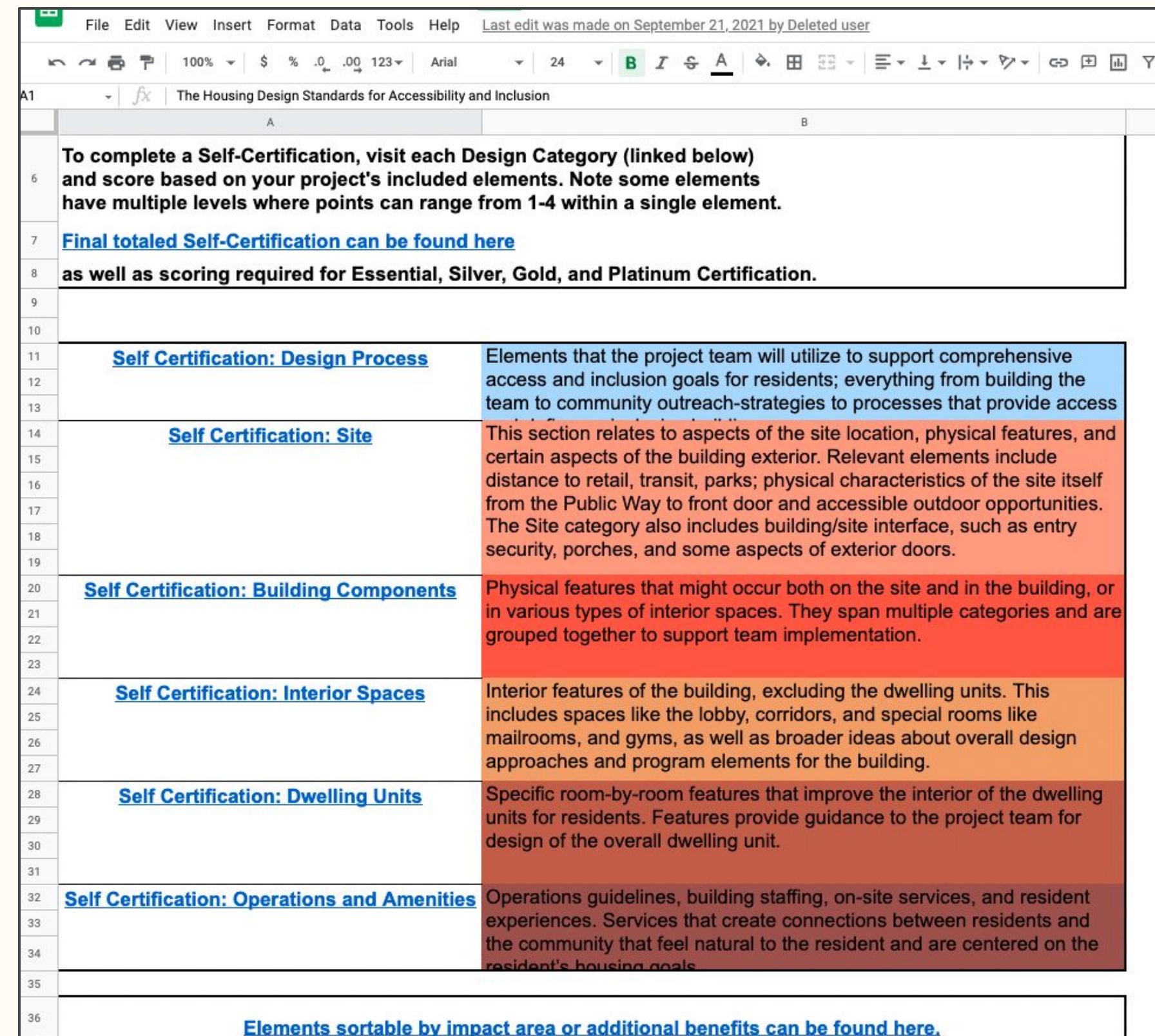


Published Inclusive Design Standards



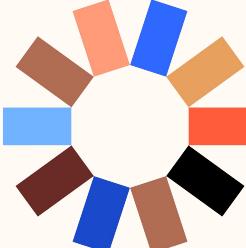
The image shows the front cover of the 'Inclusive Design Standards' document. The title is prominently displayed in large, bold, blue and red text. Below the title, there is a small logo consisting of a circle with colored segments (blue, orange, red, and black) and some text at the bottom. The text on the cover reads: 'The Kelsey in partnership with **Mikiten Architecture** and the **Inclusive Design Council**' and 'First Edition'.

Self-Certification Tool



The image is a screenshot of a Microsoft Excel spreadsheet titled 'The Housing Design Standards for Accessibility and Inclusion'. The spreadsheet contains a table with several rows and columns. The first few rows provide instructions for self-certification, mentioning design categories, scoring, and certification levels. The following rows are color-coded boxes representing different self-certification categories: 'Self Certification: Design Process' (blue), 'Self Certification: Site' (orange), 'Self Certification: Building Components' (red), 'Self Certification: Interior Spaces' (orange), 'Self Certification: Dwelling Units' (red), and 'Self Certification: Operations and Amenities' (brown). Each category box contains a brief description of the elements it covers. The last row of the table is a note about sortable elements.

The Housing Design Standards for Accessibility and Inclusion	
6	To complete a Self-Certification, visit each Design Category (linked below) and score based on your project's included elements. Note some elements have multiple levels where points can range from 1-4 within a single element.
7	Final totaled Self-Certification can be found here
8	as well as scoring required for Essential, Silver, Gold, and Platinum Certification.
11	Self Certification: Design Process
12	Elements that the project team will utilize to support comprehensive access and inclusion goals for residents; everything from building the team to community outreach-strategies to processes that provide access
14	Self Certification: Site
15	This section relates to aspects of the site location, physical features, and certain aspects of the building exterior. Relevant elements include distance to retail, transit, parks; physical characteristics of the site itself from the Public Way to front door and accessible outdoor opportunities. The Site category also includes building/site interface, such as entry security, porches, and some aspects of exterior doors.
20	Self Certification: Building Components
21	Physical features that might occur both on the site and in the building, or in various types of interior spaces. They span multiple categories and are grouped together to support team implementation.
24	Self Certification: Interior Spaces
25	Interior features of the building, excluding the dwelling units. This includes spaces like the lobby, corridors, and special rooms like mailrooms, and gyms, as well as broader ideas about overall design approaches and program elements for the building.
28	Self Certification: Dwelling Units
29	Specific room-by-room features that improve the interior of the dwelling units for residents. Features provide guidance to the project team for design of the overall dwelling unit.
32	Self Certification: Operations and Amenities
33	Operations guidelines, building staffing, on-site services, and resident experiences. Services that create connections between residents and the community that feel natural to the resident and are centered on the resident's housing goals.
36	Elements sortable by impact area or additional benefits can be found here.



Partner with Us

Architects, Designers & Developers

Become a **Committed Firm**:

- By being a champion the Inclusive Design Standards by actively using them, sharing them, and bringing them to your clients
- And get access to free resources to help you apply the standards in your projects



David Baker
Architects

LMS^A

thekelsey.org/design



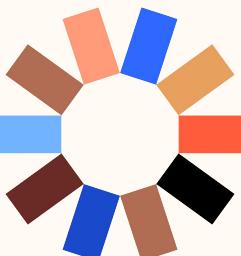
Public Sector Partners

You can incentivize the creation of affordable, accessible, inclusive housing in the communities you work by:

- Adding a competitive boost to developers and operators who apply to notice of funding availability (NOFA) or voucher programs that are committed to certifying using the Inclusive Design Standards
- Using the Inclusive Design Standards as a baseline for your municipalities building standards to which developers/operators must design and build

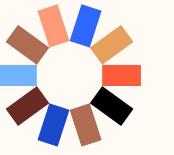


The [Kelsey](#) in partnership with
[Mikiten Architecture](#) and the
Inclusive Design Council



Inclusive Design Standards

Ways to Engage



Get Certified

We'd love to feature your project and how you're approaching accessibility and inclusion to our community. If you are pursuing certification get in touch to access free resources.

1

thekelsey.org/design

Provide Feedback

Adjustments and edits are ahead in 2023, we welcome your feedback, insights, and edits at design@thekelsey.org or at 1:1 meetings.

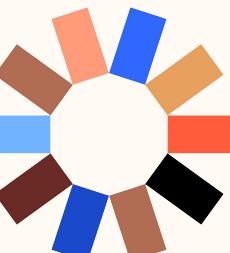
2

Share

Share with your networks, professional groups, clients, funders, and partners. Our team is available for introductory workshops, orientation, and technical assistance.

3

The Kelsey in partnership with
[Mikiten Architecture](#) and the
Inclusive Design Council





Thank You

design@thekelsey.org
thekelsey.org/design

Erick@MikitArch.com
Fatimah@thekelsey.org