Inclusive Home Design ("Visitability")

GEORGIA INITIATIVE FOR COMMUNITY HOUSING
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Introduction

- Define Visitability
- Why useful term, and why not useful
- What has changed from a century ago

Inclusive Home Design, Visitability, is a response to the changed reality so that house construction begins to catch up with technological advances and changed demographic realities
The Status Quo: What We Do Now

(how we are calculating demand now and why that is not valid)
By one measure of disability, 60% of all new houses built today in the US will have, over the lifetime of the house, a resident with a “long-lasting, severe mobility Impairment.”

By another measure, 25%
Problem: New Detached, Single-Family Houses with steps at all entrances and narrow bathroom doors
Problem: New Attached, Single-Family Houses (Townhouses) with steps at all entrances and narrow bathroom doors
ADA, FHA

95+ %

Consequences: personal and fiscal
Personal and Fiscal Costs of current design and construction:
The Essential Features

• One zero-step entrance on an accessible route—at the back, side or front of the home, or through the garage depending on terrain

• All main floor interior passage doors with 32 inches clear passage space.

• A main floor bathroom with basic maneuvering space.
Solutions: 30,000+ homes, built for the open market with a zero-step entrance and wide interior doors, have resulted to date from Visitability ordinances in a dozen cities and states have resulted to date.
value and convenience for all.
A Solution: Layers of Flats Instead of Attached, Two-Story Townhouses above Commercial
More Townhouse Solutions
Common Misconceptions

- Hilly lots difficult
- Front entrance always best
- Aesthetically displeasing
- More vulnerable to water/termite
- Cost is high

End Part I
Myth: Visitability is expensive and incompatible with housing affordability.

Fact: Planned-in-advance visitability on new construction costs little: about $100 for houses built on a slab and $400 to $600 for houses built over a basement or crawl space.
Strategies

- Voluntary
- New Incentives

- Tied to Existing Incentives
- Laws

  “Type C Visitability” model code for single-family,
  Duplexes and tripexes