

Visit-ability:

A Change Whose Time Has Come

Affordable Housing Conference

October 28, 2015



Visit-ability (Inclusive Home Design) is a campaign for **meaningful policy** requiring a few essential access features in *every* new home.

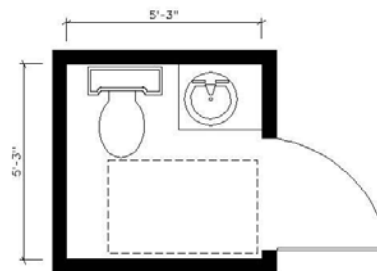
- One zero-step entrance on an accessible route—at the back, side or front of the home, or through the garage



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



- A main floor bathroom with basic maneuvering space.












Many people lack resources to modify their home. They spend years unable to exit independently or get through their own bathroom door.



Public Health Effects of Barriers in Home Design

- **Falls**
- **Inability to exit**
- **Bladder/kidney health**
- **Caregiver health**
- **Mental/emotional health**



How many houses?

Of new houses built in 2000, **60%** will have a resident with a long-term, severe mobility impairment at some point during the lifetime of the house itself.*

- *Journal of the American Planning Association*, Summer, 2008

It is not possible to predict in which houses disability will occur.



Cost: Basic Home Access is Extremely Affordable

Added Cost of the 2 most important features on new houses built on a concrete slab:

Zero step entrance: \$100.00

5 wider main floor doors @ \$2 \$ 10.00

\$110.00

Added Cost of the 2 most important features on new houses built over a basement:

Zero step entrance: \$250.00

5 wider main floor doors @ \$2 \$ 10.00

\$260.00

(sources of cost data available on request)

But continuing to build as we are is unaffordable

- **Costs of Renovations (retrofits)**
 - **Medical costs due to injuries resulting from barriers**
 - **Increased Institutionalization**



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Broad policies have already been put in place in some locales.



**Law: Every new house with access.
Pima County/Tucson AZ (2002)
21,000+ Visitable houses up as of 2012.**



**Law: Every new house with access.
Bolingbrook IL, near Chicago (2002)
3,700+ Visitable houses up as of 2012—
nearly all with basements.**





The fact remains: The great majority of new single-family detached houses and town houses still have steps at all entrances and narrow bathroom doors.

Progress does not occur because time passes.

Progress occurs because people take action.