



Creating stronger communities
through housing solutions.

Policy Development for Visitable Housing Manitoba Housing Experience

HOMEWorks!



manitoba**housing**

Presentation Outline



- Visitable Housing
 - Policy Development
 - Design Features
 - Programs and Initiatives
 - Benefits / Challenges
- Bridgwater Neighbourhood
 - Vision, Goals & Objectives
 - Visitable Housing
 - Costs
 - Bridgwater Visitable Update

Visitable Design Policy



- Manitoba Housing is encouraging the use of visitable design via a visitable design policy approved by its Board of Directors.
- MH promotes visitable housing through various departmental programs & initiatives.
- MH has made an effort to support visitable housing options in its existing housing portfolio as well as the private market.
- An Accessible and Visitable Housing Guidelines for Residential Units was created in 2010.
- MH encourages the use of the Guidelines in the private market by making them available to community stakeholders.

Visitable Design Features



A residence incorporating minimum visitable design features would include:

- One level, no-step entrance – minimum 36 inches wide – on an accessible route.
- Wider doorways and hallways – minimum of 32 inches clear passage throughout.
- Wheelchair accessible bathroom on the main floor with a five foot turning radius.

Visitable Home



Visitable



Non-Visitable

Visitable Design Programs & Initiatives



- MH's goal is to renovate 10% of housing units to accessibility standards when performing major renovations to its owned properties.
 - 75 direct-managed units converted to visitable/accessible
- New residential construction funded with public contributions promote the use of visitable design.
 - 884 visitable units constructed from 2007 to 2013.
- MH has introduced the Residential Adaptations for Disabilities program to assist eligible households to undertake adaptations to their homes.

Visitable Housing Benefits



- Provides easier access for everyone (aging parents, families with children, persons with mobility issues).
- Opportunity to age in place.
- Economic sustainability (reduces costs associated with home renovations).
- Provides a safer household environment as no steps reduce stair related injuries.
- Aesthetic appeal, spacious open concept design.

Visitable Housing Challenges



- Unfamiliarity and skepticism towards visitable housing.
- Initial resistance from builders to construct visitable homes.
- Most construction challenges related to the no-step entrance.
- Drainage must be adequately addressed.
- Homebuilders required to develop revised building plans and apply new building techniques.

Visitable Housing



Bridgwater Neighbourhood:

- Bridgwater Neighbourhood has incorporated visitable housing as one of its key features.
- Bridgwater will include over 1,000 visitable homes and hundreds of multi-family units with visitable features.
- Currently, there are over 200 visitable homes that have been built and are occupied.
- Bridgwater is one of the first new developments in North America to feature such a large proportion of visitable housing.

Bridgwater Background



- Manitoba Housing acquired over 1,000 acres of land in south west Winnipeg in the 1970's to land bank for affordable housing purposes.
- Manitoba Housing now owns approximately 1,400 acres of land, and is actively developing three residential neighbourhoods and a town centre.
- The Bridgwater Neighbourhood is projected to be a 20 to 25 year project. Manitoba Housing is now in its seventh year of development, and is currently five years ahead of schedule.
- The Bridgwater lands, including privately developed lands, will provide more than 15,000 new housing units and add about 40,000 people to the area at completion.

Land Use Plan



Vision, Goals & Objectives



- To create not only a new housing development, but a new kind of neighbourhood.
- Vision includes housing diversity, higher density, and creating a walkable and easily accessible community.
- Goals and objectives included healthy living, promoting diversity, and incorporating homes with design features that made them more accessible.
- Public input guided development of a framework that became the neighbourhood's overall vision.

Visitable Housing



- In order to incorporate visitable housing on a large scale, Manitoba Housing undertook the following:
 - Extensive consultations with building and development professionals.
 - Hired a consultant to research the costs of visitable housing.
 - Conducted focus groups to examine consumer responses to visitable housing.
 - Aggressive marketing campaign to inform the public about visitable housing.

Visitable Housing Promotion



Easy to Access Easy to Love

**Come see our
show homes**

* **NEW** convenient
entrance off
southbound
Kenaston and
Bishop Grandin
Boulevard to
North Town Road.
Make plans to
visit now.



Find out more at
bridgewaterneighbourhoods.com

Easy to access

No-step front
entry ways
offer convenience
and flexibility for
homeowners of all
ages and needs.

The Neighbourhoods of Bridgewater include lush natural green spaces, kilometres of scenic pathways and hundreds of excited new homeowners.

Take the time to discover what Bridgewater Lakes, Bridgewater's newest neighbourhood has to offer. Half the lots in Bridgewater Lakes are set aside for the construction of visitable homes, with no-step front entrances to provide easier access for everyone.

Many of these visitable homes are connected by pathways that wind through the neighbourhood and provide your friends and neighbours with an unmatched opportunity to take in the natural beauty of the sparkling waters of Bridgewater Lakes.

Check out the new show homes in Bridgewater Lakes during the 2013 Spring Parade of Homes.

*Blending innovation
with tradition*



Visitable Housing in Bridgwater



- Visitable housing was gradually integrated into the Bridgwater Neighbourhood.
- Manitoba Housing released an RFP for a Visitable Design Show Home in Bridgwater Forest in 2008.
- Three builders constructed visitable show homes in 2010.
- 14 lots in Bridgwater Forest Phase 2 were dedicated for visitable housing in order to test and monitor the building and marketing of visitable houses.
- Decision made in 2010 to incorporate 50% of all lots in Bridgwater Lakes and Trails as visitable.

Visitable Show Home



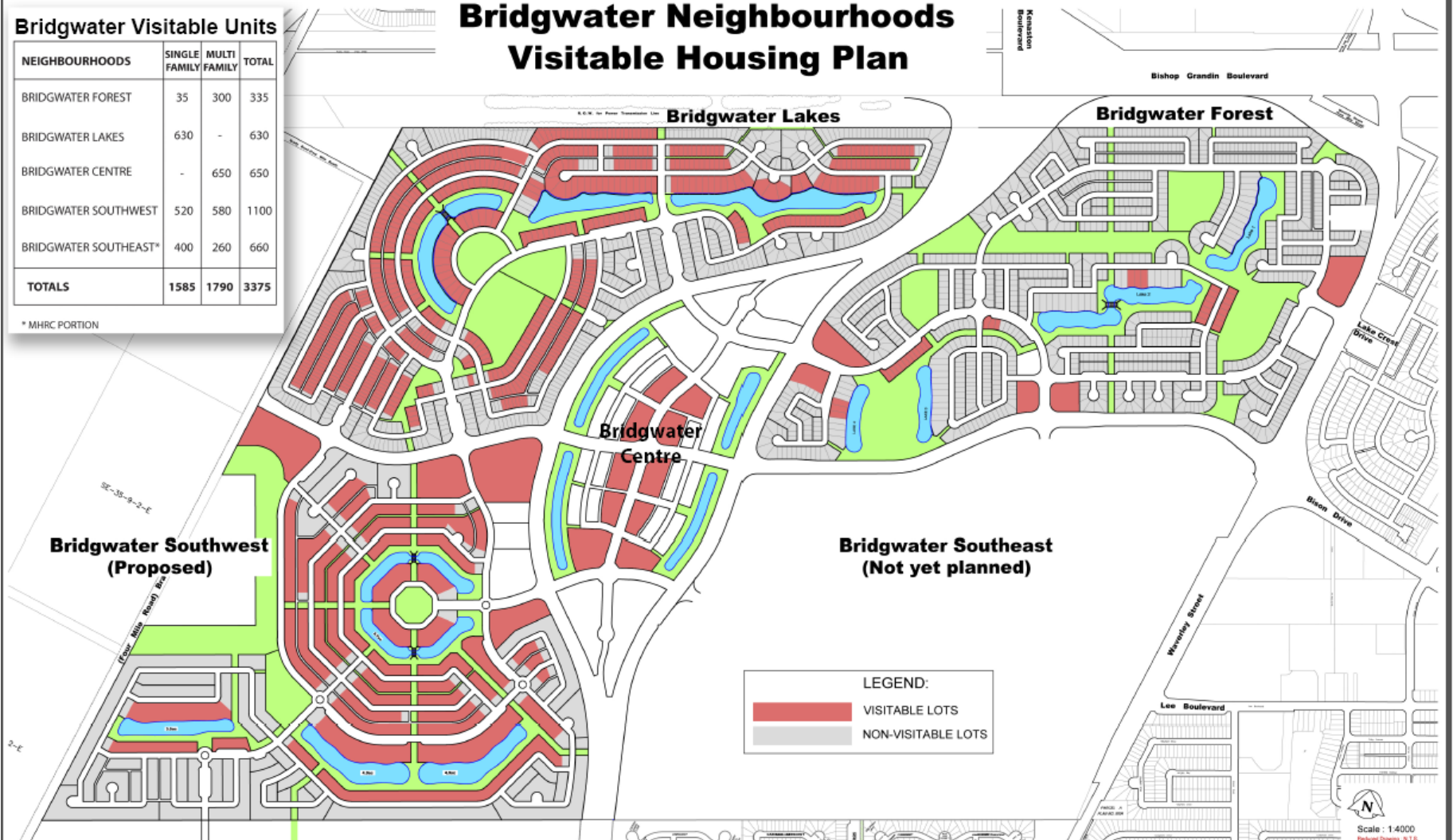
Bridgwater Visitable Lots

Bridgwater Visitable Units

NEIGHBOURHOODS	SINGLE FAMILY	MULTI FAMILY	TOTAL
BRIDGWATER FOREST	35	300	335
BRIDGWATER LAKES	630	-	630
BRIDGWATER CENTRE	-	650	650
BRIDGWATER SOUTHWEST	520	580	1100
BRIDGWATER SOUTHEAST*	400	260	660
TOTALS	1585	1790	3375

* MHRC PORTION

Bridgwater Neighbourhoods Visitable Housing Plan



Visitable Housing – Builder Costs



- Cost relatively minor when done during initial construction.
- Manitoba Housing hired a Visitable Design Consultant Team in 2007 to perform a cost analysis on visitable housing.
- Analysis concluded interior costs are negligible if planned at the onset.
- Additional costs identified were related to creating the accessible route to the front door and no step entry.
- Visitable homes built in isolation without pre-planning are the most expensive option.

Visitable Housing – Developer Costs



- Visitable houses in Bridgwater are primarily two types:
 1. Non walkout / Lookout Design
 2. Walkout – lookout design
- Lots pre-engineered to accommodate no step entrance and drain to a pathway at the rear yard.
- Contributing factors to increased development costs of a visitable lot include build up of roadway, rear pathway and drainage, deeper service lines (water and sewer).
- Engineering consultants estimate the added cost of providing a visitable lot is roughly \$2,700 per lot.

Visitable Lots on Rear Pathways



Bridgwater Visitable Update



- **Bridgwater Forest** - Close to 40 single-family visitable homes and over 200 units of multi-family housing to be built to visitable standard.
- **Bridgwater Lakes** – Approximately half of the 1,190 single-family homes will be visitable homes.
- **Bridgwater Trails** – Approximately half of the 1,040 single-family homes will be visitable homes and hundreds of the multi-family units.
- **Bridgwater Centre** – Residential land uses within the Town Centre will be developed to incorporate visitable housing standards. There is a strong desire to develop the area as a fully accessible neighbourhood.

Thank You!



QUESTIONS?