



Creating stronger communities
through housing solutions.

Visitability in Social and Affordable Housing: Manitoba Housing Experience

HOMEWorks!



manitobahousing

Presentation Outline



Visitability in Social & Affordable Housing

- Context/Background
- Visitable Housing Definition
- Policy Development
- Programs Support
- New Housing Supply
- Considerations/Challenges

Context/Background



- The Department of Housing & Community Development consists of the Crown Corporation, Manitoba Housing (MH), and Community and Cooperative programs & services
- Department has a broad mandate that includes a range of housing and community development programs & activities.
- MH owns all provincial housing assets and is responsible for delivering social/affordable rental housing programs and repair & homeownership programs.
- MH provides housing assistance to approximately 35,000 households through various programs.
- MH owns 18,200 housing units of which 14,200 units are directly managed by MH. The remaining units are owned/managed by non-profit/sponsor groups.

Context/Background



- Manitoba Housing (MH) is committed to improving the availability of housing responsive to the needs of persons with disabilities.
- Persons with disabilities are a key priority group for investment under MH's Strong Communities Action Plan.
- Persons with disabilities have diverse housing needs and MH is committed to promoting a range of housing options that promote accessible and visitable housing including:
 - Requiring visitable and accessible housing units in new housing supply projects funded by MH.
 - Offering renovation programs that promote accessibility.
 - Incorporating visitable housing as a key feature of MH's Bridgwater neighbourhood in south west Winnipeg.

Visitable Housing Definition



Visitable homes are meant to encourage greater inclusion in home design through the use of basic accessibility features.

A residence incorporating minimum visitable design features would include:

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

Visitable Home



Visitable Design Policy



- MH has been actively involved in researching and promoting visitable housing through various departmental initiatives.
- MH commissioned a visitable housing study in 2006 that provided tools and strategies to advance the implementation of visitable housing in Manitoba.
- This study led to MH's Board of Directors approving a visitable design policy in 2006.
- Policy promotes the use of visitable design when MH is undertaking major renovations to its social housing stock.
- Policy has resulted in the development of Accessibility and Visitable Housing Guidelines for Residential Units.

Visitable Design Policy Cont.



- MH's design guidelines for new multi-unit affordable and social housing are as follows:
 - All new build units must be built to visitable design standards.
 - All new seniors housing units must be built to meet MH's accessible design criteria.
 - 10% of all new family housing units must be built to meet MH's accessible design criteria.
 - 15% of all new housing units targeting vulnerable populations must be built to meet MH's accessible design criteria.

Visitable Design Policy Cont.



- MH's goal is to renovate 10% of housing units to accessibility standards when performing major renovations to its owned properties.
 - 75 units have been modified to improve accessibility.
- New residential construction funded with public contributions promote the use of visitable design.
 - Since 2009, Manitoba Housing has supported the construction of 686 visitable and 372 accessible rental and cooperative housing units.

Visitable Design Policy Cont.



- When evaluating offers to purchase MH owned land, proposals that incorporate basic visitable design receive added weighting.
- Policies in place encourage the use of basic visitable design features whether MH is renovating its properties, contributing project funding towards new housing projects, or evaluating proposals for sale of MH owned land.

Program Supports



- Housing Renovation and Development Programs that promote accessibility include:
 - Between 2000 and 2012, MH committed to fund over 250 Winnipeg projects under the former RRAP for Persons with Disabilities program for a total of \$2.5 million.
 - Over 300 projects totalling \$2.9 million were funded in rural Manitoba over same time period.
 - The programs referenced above were replaced in 2012 by renovation programs directly delivered by MH.
 - MH funded 39 housing units totaling \$500,000 for persons with disabilities in 2014/15.

Government Owned Projects



Place La Charette

- 37 accessible housing units (31 apartments and 6 ground level bungalows).
- Target population: low to moderate-income families
- Partnership between MH and Ten Ten Sinclair Housing Inc. who manages and operates project.
- MH recently won a 2015 VisitAbility Award of Excellence from VisitAble Housing Canada in the multi-family unit category.

Place la Charrette



Place la Charrette



Concordia Village IV



- New 45 unit apartment complex for families and individuals with mental health need in north east Winnipeg.
- 41 visitable housing units and 4 accessible housing units.
- Integrated project targeting families and persons with mental health needs.
- Partnership between MH, Government of Canada, Eden Health Care Services and Winnipeg Regional Health Authority.
- Eden Health Care Services provides on-site support services.

Concordia Village IV



EDEN HOUSING
MOLSON STREET AT KIMBERLY AVENUE



RAYMOND S.C. WAN
ARCHITECT

Icelandic River Lodge



- Phase 1 includes a new 19 unit residential building in Riverton, MB.
- All 19 housing units accessible.
- Target population: low to moderate-income seniors.
- Phase 2 will include 19 new housing units, including 9 new supportive housing suites.
- All housing units will be visitable and the 9 supportive housing suites will be fully accessible.

Icelandic River Lodge



Icelandic River Lodge



Considerations/Challenges



- Provides easier access for everyone (aging parents, families with children, persons with mobility issues).
- Opportunity to age in place and less need for moving later in life.
- Economic sustainability (reduces costs associated with home renovations).
- Added construction costs are a challenge, particularly for non-profit groups – Subsidies required for affordable units.
- Potential design challenges and confusion over requirements – Keep requirements simple and easy to understand.

Thank You!



QUESTIONS?