



Plan Ahead, Not Behind: Creating Accessible, Cost-Effective Homes and Neighborhoods for Life

APA Utah/Idaho Conference | September, 2023

Presenters

Utah

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Idaho

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What we'll discuss

ASSIST Inc: Community Design Center Adaptive modification for housing and community access

Idaho Access Project / IHFA Proactive steps to plan, design and develop to Visitability standards

Local government How to plan and develop for inclusive neighborhoods and long-term efficiency

Discussion

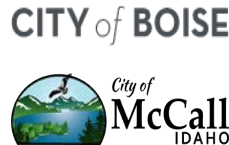


**Idaho Housing
and Finance**
Association



ASSIST Inc Community Design Center

idahoaccessproject.org



Who we are

- Founded in 2018
- 501c3 nonprofit, all-volunteer
- Boise Cross-Disability Task Force
- Diverse knowledge, skill sets
- Focus on relationships, inclusive planning and design
- Housing, recreation, commerce, infrastructure, voting rights, civic engagement—everything



Funding, support, mission

Fee-for-service work

- Subcontract w Vitruvian Planning
- Plan reviews
- Access reviews/audits

Avenues for Hope Challenge

- Matching funds for Visitability outreach, scholarships, training



December 12–31



Cultivating awareness

- **Disability *doesn't discriminate***
- PWDs aren't passive observers—representation is growing in all fields
- Access means freedom, inclusion, independence, productivity, dignity
- Anticipate access needs and plan accordingly—*learn from mistakes*

Winter Paralympics to have all-disabled presenting team on Channel 4

Meet Channel 4's Winter Paralympics presenters and pundits.



BBC Sign in Home News Sport Reel

NEWS

Home | War in Ukraine | Coronavirus | Climate | Video | World | US & Canada

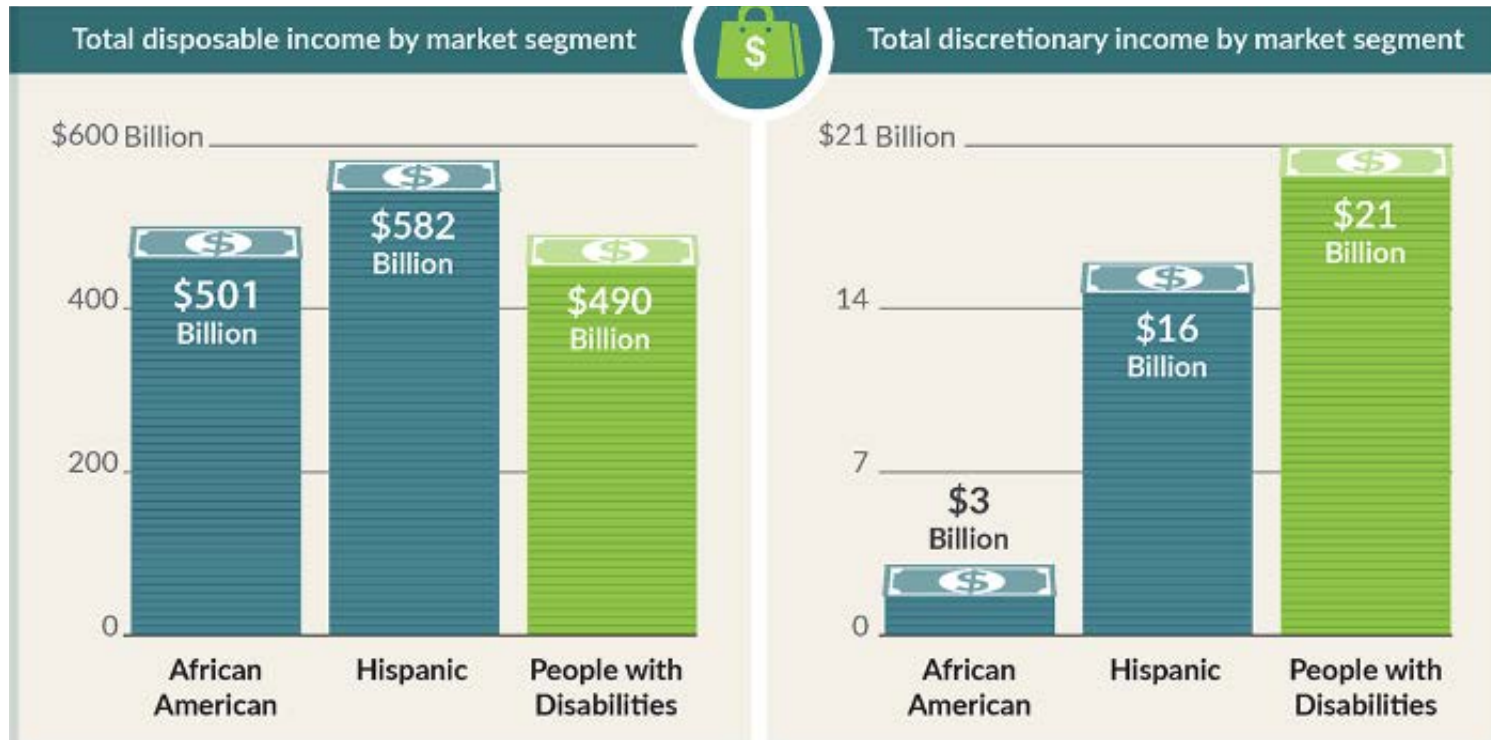
US & Canada

No wheelchair access so Denver councilman has to climb on stage

🕒 6 days ago

Highlighting commercial/economic impact

- **Barriers to access = barriers to commerce**
- **Business 101: get customers in the door**



A Hidden Market: The Purchasing Power of People with Disabilities, 2018 | air.org



Travel market share, trends*



**OBJECTS IN MIRROR ARE CLOSER
THAN THEY APPEAR**

Residential market share, trends

Smart Business Practice. What industry would tell its customer base, “our products are not for you or your friends and family?”

Idaho

- Total Population **1,939,033**
- Adults 18+ with ‘functional mobility disability’ **213,293**
- Aging population
 - 49.6% 25–64*
 - 15.8% 65+**

Utah

- Total Population **3,380,800**
- Adults 18+ with ‘functional mobility disability’ **304,272**
- Aging population
 - 47.3% 25–64*
 - 22.9% 65+**

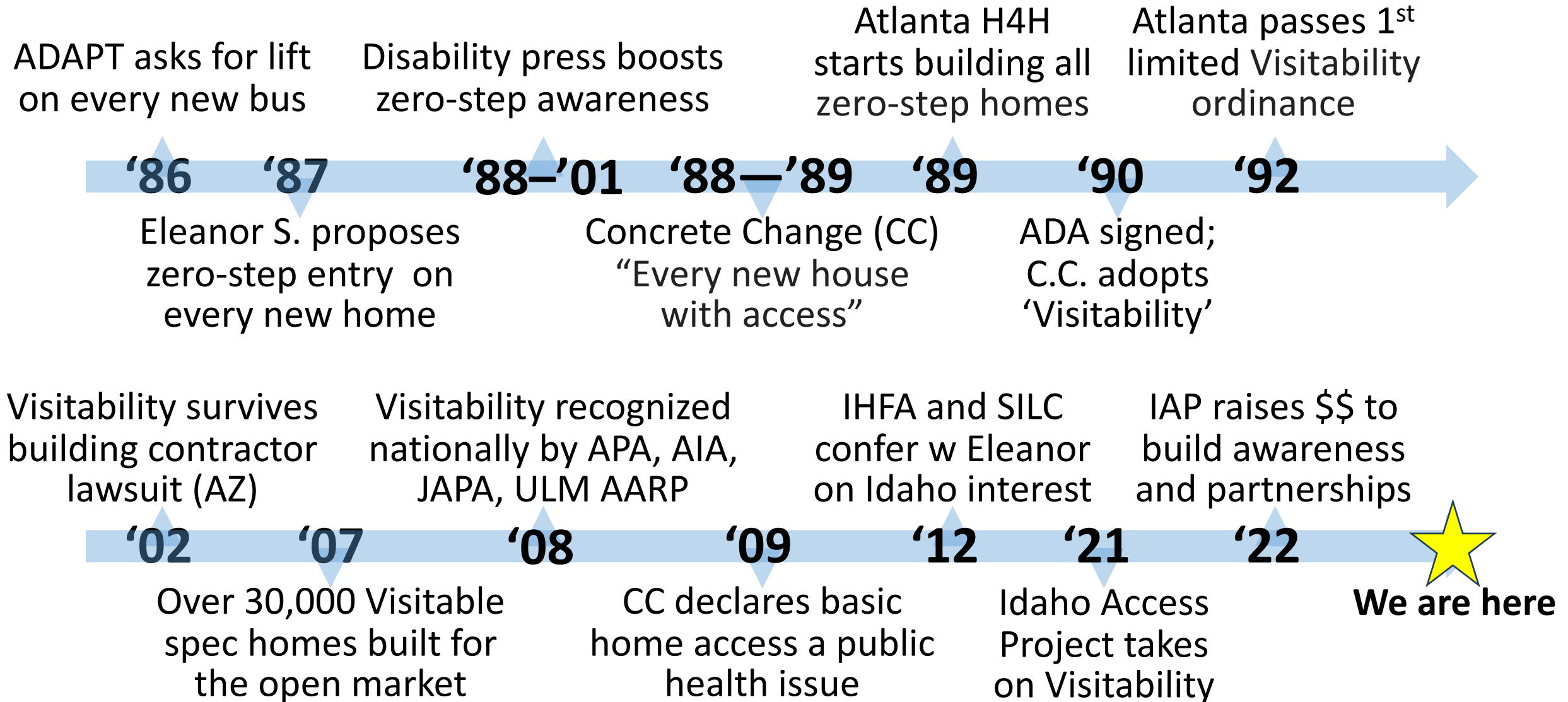
***Seniors / *Seniors-in-training (if they’re lucky)*

Eleanor Smith, 80

- Polio at age 3 in 1946
- Profound isolation as a child
- Created **Concrete Change** w Mark Johnson, (ADAPT— American Disabled for Attendant Programs Today)
- EasyLiving Home™ in GA
- Now Visitability.org @ NCIL



Timeline of Visitability (abbr.)



All in the family...



The need is often immediate; the solutions take time and money.

This same reality is faced by 1,000s of families a day across the country.

Getting perspective



...by the numbers part 1

11%+ Idahoans with functional mobility-related disability*

1% All housing usable by someone with functional mobility-related disability—mostly multifamily units

<\$50K Cost to make a new single-family home visitable after the fact (ramps, grading, re-framing doors)

\$0 Net change in cost to design/build slab-on-grade home to Visitability standards — [Visitability.org](https://www.visitability.org)

**Disability & Health U.S. State Profile Data for Idaho / CDC*

...by the numbers part 2

70%

Probability that a U.S. resident will experience disability during lifetime

60%

Probability that a new home will **house** someone with a disability*

91%

Probability that a new home will **host** someone with a disability*

\$67K

Potential Medicaid savings per year in home-based vs institutional care per eligible individual**

**2022 Idaho AI | **Genworth Cost of Care Calculator*

Visitability

A home is made **visitable** with 3 basic features:

- one zero-step entrance.
- doors with 32 inches of clear passage.
- one main floor bathroom you can get into in a wheelchair.



...by any other name

- **Universal Design**
- Purpose-built **Home for Life**
- **Easy Living Home™** ('Energy Good Cents' cert.)
- **Zero-Step Entry** home
- **Aging-in-Place** machine
- Design for **Independent Living**

What would **you** call it?

Food for thought...

- Purpose-built homes for all users, forever
- Visitability is **invisible**—no ramps
- Authentic, inclusive communities
- Complements Fair Housing principles

Universal Design benefits society at large



wheelchairs



skateboards

Connecting neighbors, creating opportunity

Adopting Visitability is essential for:

- Social mobility
- Sense of community
- Resiliency, public and individual health
- Building social networks and social capital
- This requires access

Beyond the Minimum:

Just because a building, project, or street complies with minimum ADA requirements:

- Doesn't mean it is safe.
- Doesn't mean it is accessible.
- Doesn't mean you've met the needs for people with disabilities.

Strategies for creating visitable communities

- Work with planning and development staff and electeds to require or incentivize Visitability
- Educate stakeholders Amend building codes to encourage Visitability in single-family residential (e.g., Idaho AI)
- Find developers/builders with vision
- Bring in other partners, like BSU, AARP, CILs, etc.
- Provide meaningful data and stories @ visitable design
- Get creative...STRs?, ADUs?, Tiny Homes?, other types?
- **Most important—Get To Work Now!**

Exploring resources

Idaho resources

idahoaccessproject.org | rampupidaho.org | fairhousingforum.org
vitruvianplanning.com | [theplanningcommissionpodcast](#)
lincidaho.org | [independentidaho](#) podcast
cityofboise.org | [Cross Disability Task Force](#)
[NW ADA Center-Idaho](#)

Utah resources

[ASSIST Community Design Center](#)

Additional resources

- [Visitability \(Formerly Concrete Change\)](#)
- [Inclusive Design Gets Customers in the Door | Idaho Fair Housing Forum](#)
- [Make It Accessible \(web analysis\)](#)
- [The Rights of People with Disabilities | NLIHC](#)
- [Home Design That Welcomes Everyone | AIA](#)
- [Inclusive Mobility | APA](#)
- [Accessible Shared Streets...Accommodating Pedestrians with Vision Disabilities](#)

Links and follow up

IdahoAccessProject



NW ADA Center-Idaho



RampUpIdaho



[City of Boise | ADA](#)



Disability Etiquette



Residential Visitability



Disability Action
Center NW



LINC Idaho

