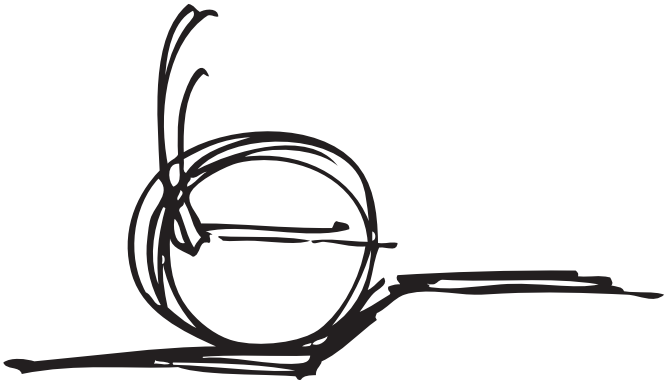
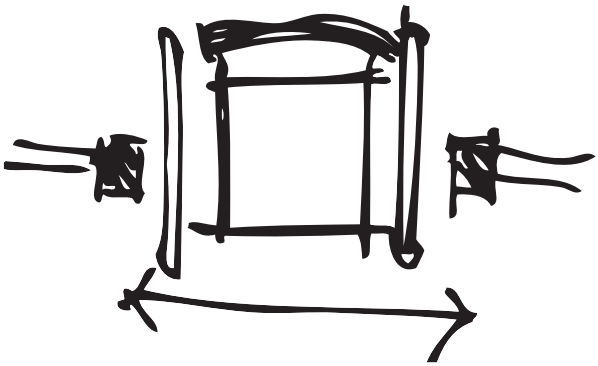
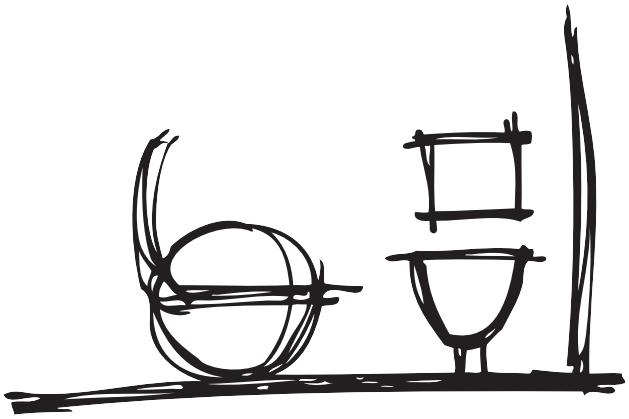
Understanding Visitability
for the Alberta Housing Context







ALBERTA SPINAL CORD INJURY INITIATIVE
Going Forward Together

ENVIRONMENTAL DESIGN | UNIVERSITY OF CALGARY

Acknowledgement

Understanding Livability for the Alberta Housing Context is a project of the Alberta Spinal Cord Injury Initiative, a collaborative effort by Albertans with SCI, service providers, researchers and decision-makers committed to improving the lives of people affected by SCI and similar physical disabilities.

We gratefully acknowledge the Government of Alberta who recognized the value of the vision for the Alberta SCI community.

For more information on the AB SCI Initiative, contact the Canadian Paraplegic Association (Alberta) at (780) 424-6312 or go to www.cpa-ab.org.

Understanding Visitability
for the Alberta Housing Context

UNIVERSITY OF CALGARY
FACULTY OF ENVIRONMENTAL DESIGN

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September 2011

Contents

1. Introduction **9**

2. Methodology **13**

3. Key Findings

Academic Research 17
Legislative Context 33
Current Practices 43

4. Strategies **55**

Education 56
Legislation 59
Implementation 62
Ongoing Canadian Initiatives 65

5. Recommendations **69**

Appendices **75**

a. Key people and organizations 76
b. Regulatory framework in Alberta 77
c. Master research database (table) 79
d. Legislative time-line and framework (table) 118
e. Precedents and best practices (table) 141

1. Introduction

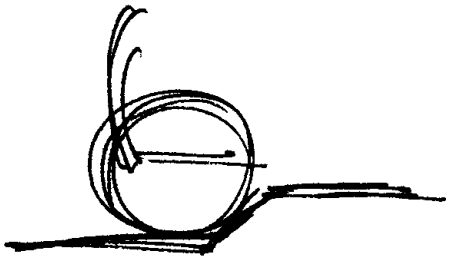
On behalf of the Alberta SCI Solutions Alliance, the Alberta Paraplegic Foundation commissioned the Faculty of Environmental Design, University of Calgary to undertake this Study in the spring of 2010. The purpose was to develop a snapshot of the the current state of work on visitability across the US, Australia, Great Britain, and Canada as a first step towards the development of an implementation framework for increasing visitability within the Canadian, and more specifically Alberta context. The Study identified community best practices regarding visitability and the enhancement of accessible communities in order to provide realistic and practical approaches to help bring forward visitability into the public realm.

The first part of the Study consisted of an environmental scan which reviewed current academic research, legislation, and case study projects on visitability across the US, Australia, Great Britain, and Canada. During the summer of 2010, the research team compiled and reviewed over 356 individual research reports, pieces of legislation, and case study precedents on visitability. These documents were catalogued in a database for future access and use.

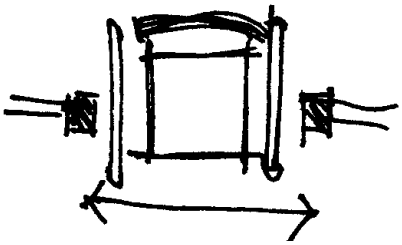
In the second part of the study, undertaken in the fall of 2010, the research team analyzed the results of the environmental scan and identified the key strategies to consider when incorporating visitability within the Alberta housing industry. The team assembled this work in three areas – Education, Legislation, and Implementation.

The Study concludes with a set of five practical recommendations drawn from these strategies to help direct the development of a strategy for increasing visitability within Alberta.

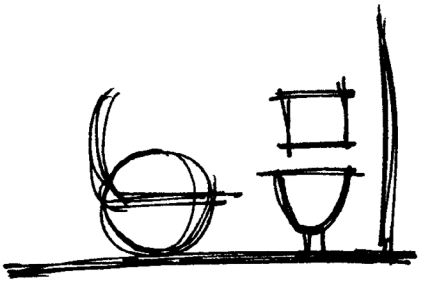
The Three Components of Visitability in a Housing Context



zero step entrance



81cm (31 3/4") passage space for hallways and doors



accessible half bathroom on main floor

1. Introduction

Defining Visitability

Developing a basic understanding of the context of visitability within the housing industry was not within the scope of work for this Study. However, it is important that the Study contain a basic introduction to the topic for readers who are new to the concept. The following has been excerpted from the website for Concrete Change, perhaps the most significant visitability organization in the United States.

Visit – ability (inclusive home design)

Visitability is a movement to change home construction practices so that virtually all new homes—not merely those custom-built for occupants who currently have disabilities—offer a few specific features making the home easier for mobility-impaired people to live in and visit. Several people have asked for a more detailed definition, noting that the list of required features has not been identical in all visitability-type legislation, handouts and other materials.

Spirit

First, the spirit of visitability is as important as the list of features. That spirit says it's not just unwise, but unacceptable that new homes continue to be built with gross barriers—given how easy it is to build basic access in the great majority of new homes, and given the harsh effects major barriers have on so many people's lives. These easily-avoided barriers cause daily drudgery; unsafe living conditions; social isolation; and forced institutionalization. The appropriate ways to further basic access are many: disseminating information; working to pass legislation; incentives (so long as they are moderate and don't decimate a tax base, impede general affordable housing, or undermine other visitability efforts); voluntary efforts (so long as they are not programs producing few houses and at the same time forestalling legislation); street theater; advertising campaigns; civil disobedience; and others.

Features

Second, the features list must be partly rigid and partly flexible. The inflexible features are:

- *At least one zero-step entrance approached by an accessible route on a firm surface no steeper than 1:12, proceeding from a driveway or public sidewalk*
- *Wide passage doors*
- *At least a half bath/powder room on the main floor*

No arguments are accepted that "We'll build the house so a ramp could be added later." At least a half bath on the main floor now belongs as a non-negotiable feature, but it did not when the first visitability legislation was passed in Atlanta in 1992. At that early time in the movement's history, and in the absence of precedents, passing a bill with a zero-step entrance and door width requirements in private, single-family houses was just barely possible even without the bathroom requirement. Advocates balanced the obvious need for a main floor bathroom with the law of averages that nearly all new dwellings already include that feature.

Several additional features are sometimes included in visitability initiatives (for example, reinforcement in bathroom walls and accessible placement of electrical controls.) If very low cost, they are good and appropriate. However, these additions must be flexible according to circumstance because they are so much less essential for survival than the three basic features.

Each added feature elicits a set of objections and/or misconceptions to be addressed. If the strategy chosen involves enforceable legislation —which is the means by which the great majority of Visitable homes have been created to date—the list of prioritized features must be short. Otherwise, passing a visitability law is currently impossible.

In voluntary efforts, more features can be included. For instance, they might require, besides the basics, also a full bathroom with designated maneuvering space and a bedroom on the main floor.

Scope

If people add to their personal definition of visitability advanced features such as a five-foot turning diameter in bathrooms, parking space requirements, a roll-in shower and so on, they are going beyond the scope of what is currently possible for rapid, broad application of visitability, and we discourage use of the term visitability for their initiatives. We are not averse to pushing for those advanced features per se, to the extent that they do not pose a credible threat to general housing affordability. Rather, we are against using the term visitability for additional features because it works against the reason the movement has had some success—its extreme simplicity of content, rigorous prioritization, and insistence on application not just cogitation, speculative homes not special homes.

http://www.concretechange.org/visitability_defined.aspx

2. Methodology

Geographic Context

The Environmental Scan included work on visitability in the United States, the United Kingdom, Australia, and Canada

The development of a strategy for increasing visitability in Alberta's housing industry began with an environmental scan of the discipline to better understand the successes and lessons learned in other jurisdictions. The scan focused on the current and past work done in the United States, the United Kingdom, and Canada. Additional information was collected from several other countries including Australia.

The United States was selected as an area of study because of the history of visitability advocacy and the more recent rise of visitability legislation in various parts of the country. The similarities between the market based housing industries of Canada and the United States make these precedents particularly significant.

The United Kingdom was selected as an area of study for the Environmental Scan because of the 12 year history of nationwide visitability legislation. The public nature of much of the British housing industry is very different from the situation in Canada where most houses are privately owned and limits the direct applicability of legislative precedents.

However, the long history of implementation provides valuable precedent studies as well as extensive data collection about market acceptance and construction costs that are comparatively very useful.

Canada was included as an area of study for obvious reasons. Although visitability in Canada is still in its infancy, there are some legislative and case study precedents in Ontario and Manitoba that have a direct bearing on the Alberta context.

A small amount of investigation was conducted in Norway because of similarities in climate and in Australia because of the similarities to the Canadian situation in terms of both legislative framework and the market driven nature of the housing industry. Finally, several reports were collected that reviewed the global situation for visitability in Brazil, Denmark, Finland, Greece, Italy, Japan, New Zealand, Norway, Romania, and Sweden.

Areas of Investigation

The Environmental Scan included three areas of study: Academic Research, Legislative Contexts, and Current Practices

Within this geographic context, the second step in executing the environmental scan was to develop an investigative structure that would assemble the information that was most pertinent and useful for the Alberta context. Three areas of study were selected: Academic Research, Regulatory Context, and Current Practices.

Academic Research

The investigation into Academic Research formed the backbone of the Environmental Scan. As the technical elements of visitability are already well established, academic research in the area tends to focus less on original first principle investigations and more on critical evaluations of policy, market receptivity studies, case study analyses, as well as more broadly based work on the implications of visitability within a larger cultural context.

As such, the Academic Research component of the Environmental Scan provided critical insights into the foundational nature of visitability activities that directed the broad development of the conclusions and recommendations in the Study.

Documents pertaining to Academic Research were compiled in three topic areas – Context, Case Study Analysis, and Implementation Analysis.

Context contains academic papers and research projects examining the history and theory of visitability. The relationship of visitability to broader accessibility agendas such as universal design and aging in place are covered in the parallel initiatives subcategory.

Case Study Analysis consists of academic research critically analyzing projects that have implemented visitability standards. This work is subcategorized by project type into retrofitted houses and new housing.

2. Methodology

Implementation Analysis examines academic research that studies the implementation of visitability standards. This has been further subdivided into work that analyses the reaction to visitability implementation from a consumer, regulatory, and construction industry point of view.

Legislative Context

The investigation into the Legislative Context provided substantial insight into the state of implementation of visitability policy across the geographic study area. Although a large number of instances were identified in which visitability legislation had been implemented, the political context varied so widely between jurisdictions that caution must be exercised when drawing conclusions for the Alberta situation. Nevertheless, the environmental scan revealed a great deal of interest in, and direct implementation of, regulations and legislations pertaining to visitability.

Documents pertaining to the Regulatory Context were complied in two areas – visitability Specific and Broader Initiatives.

This has been further subdivided into Statutory and Non-Statutory Legislation.

Statutory deals with regulations confirmed in formal legislation at a municipal, state, provincial, or national level.

Non-statutory deals with regulations conferred through guidelines, protocols, and programs. These areas are further subcategorized into visitability specific regulations and broader regulatory frameworks in which visitability criteria are embedded.

Academic Research

1. Context
a. History
b. Theory
c. Parallel Initiatives

2. Case Study Analysis
a. Retrofitted projects
b. New projects

3. Implementation Analysis
a. Consumer experience
b. Regulatory experience
c. Industry experience

Legislative Context

1. Visitability Specific
a. Statutory
b. Non-statutory

2. Broader Initiatives
a. Statutory
b. Non-statutory

2. Methodology

Current Practices

The investigation into Current Practices examines the critical state of 'visitability on the Ground' across the geographic regions under consideration. Although some of these situations are the direct manifestation or result of legislative frameworks, the majority are more speculative and experimental attempts to increase awareness of visitability standards amongst consumers, industry, and legislators. Augmenting the realization of physical projects was a significant amount of work in developing broader educational initiatives to promote visitability.

Documents pertaining to Current Practices and Precedents were complied in three topic areas.

Experimental Projects are typically one-off prototyping projects intended to introduce visitability to a particular community.

Implemented Projects are more main stream projects usually implemented by a nonprofit agency or for profit builder. Both project types are subcategorized into either subsidized or market housing. It is significant to note that the majority of precedent projects found to date are in the subsidized housing category.

Educational Initiatives are a critical component of the landscape of current practices and precedents as either a substitute for, or a precursor to, the actual construction of a project that meets visitability standards.

This area was subcategorized into the primary Academic and Non-Profit Organizations that promote a visitability agenda, specific Education programs aimed at raising awareness about visitability to building industry members, and to a lesser degree, legislators and the general public.

Current Practices

1. **Experimental Projects**
   a. Subsidized Housing
   b. Market Housing
2. **Implemented Projects**
   a. Subsidized Housing
   b. Market Housing
3. **Education Initiatives**
   a. Organizations
   b. Programs
   c. Awards and Incentives
   d. Conferences and Exhibitions

Awards and Incentives contain examples of recognition programs that have been devised to raise awareness and promote compliance with visitability standards. Finally, the conferences and exhibitions subcategory contains a record of past, present, and future events focused on the visitability agenda.

A total of 356 documents were collected during the environmental scan. A summary of these findings, collated according to the structure noted in the Environmental Scan, can be found in the Appendix to this Study. The results are also available for query in the web based visitability database.

Our analysis of the documentation collected for the environmental scan resulted in the development of a series of key findings in each of the three main categories. These serve as important guidelines for the future development of an Alberta based visitability program.

3. Key Findings — Academic Research

1. Visitability improves Quality of Life

Visitability improves the quality of lives of persons with disabilities and their families by fostering social inclusion, decreasing fears of accidents, and diminishing the divide between public and private spheres. Human models of need include the desire of the human spirit for: retaining dignity, minimizing barriers to independence, preserving elements of choice, and being able to take part in society. The social model of disability proposes that systemic barriers, negative attitudes and exclusion by society are the ultimate factors defining who has a disability. Individual physical or intellectual variations only lead to disability when framed as such by society. The model does not deny that some individual differences lead to individual limitations or impairments, but rather that these are not the cause of individuals being excluded. The origins of the approach can be traced to the 1960s and the disabled people's Civil Rights Movement/human rights movements; the specific term itself emerged from the United Kingdom in the 1980s.

Selected References:

From sheltered housing to lifetime homes: an inclusive approach to housing
"This paper examines the distinction between medical and architectural disability and goes on to define the concepts of micro-environmental and macro-environmental design. If widely adopted, the Lifetime Homes paradigm has the potential to widen choice and provide a firm foundation for integrated housing, support and care for people of all ages."
http://visitability.wordpress.com/2010/05/26/from-shelteredhousing-to-lifetime-homes-an-inclusive-approach-to-housing/

Visitability fosters social inclusion and diminishes the divide between private and public spheres of life.

3. Key Findings — Academic Research

Physical and social barriers to social relationships: voices of rural disabled women in the USA
Through exploring the lived experiences of disabled women, this study investigates how physical and social barriers affect their social relationships.
http://visitability.wordpress.com/2010/05/26/physical-and-socialbarriers-to-social-relationships-voices-of-rural-disabled-women-inthe-usa/

Understanding needs: a starting point for quality
"Before good quality housing design can occur, the needs of human beings have to be properly understood. Drawing on a research study into the effectiveness of housing adaptations for disabled people, the paper looks at the human needs revealed by adaptation recipients when they described either satisfaction or disappointment with the work done."
http://visitability.wordpress.com/2010/05/26/understanding-needs-astarting-point-for-quality/

2. Visitability Connects with Aging in Place and Multi-Generational Planning Agendas

Current data indicates that there will be a significant spike in senior populations - an estimated 89 million by 2050(US). Visitability can have an effect on the ability for these seniors to live a healthy life within their homes and community. The standards of a zero step entry, wide halls and doorways, and a main level bathroom that allow visitability to a home also enables aging homeowners to remain in their house for a longer period of time.

Additionally, although to a somewhat lesser degree, visitability standards help decrease fall hazards in senior's homes. An estimated 1.8 million falls amongst seniors led to an emergency room visit in 2000. The direct cost of these falls was estimated at $16.4 billion, or an average of $9,400 per fall. The data shows that the elimination of raised entry tripping hazards reduces the number and severity of these falls and home injuries.

Visitability legislation, when combined with 'aging-in-place' strategies, supports the idea of livable communities. Everyone in the community benefits when there are inclusive housing developments that allow for a diverse range of social groups.

Selected References:

Multi-Generational Planning: Implications for Housing & Community
This slide presentation contains graphs discussing demographics, trends, growth, construction trends, and possible strategies for new communities.
http://visitability.wordpress.com/2010/05/25/multi-generationalplanning-implications-for-housing-community/

Visitability allows seniors to live in their homes for a longer period of time.

3. Key Findings — Academic Research

Accessible Housing Availability for the Growing U.S. Aged Population

This study examines accessible housing options available to the current elderly population. In addition, this research sought to better understand the demographic characteristics of U.S. communities with more accessible housing units on the real estate market.

http://visitability.wordpress.com/2010/05/26/accessible-housingavailability-for-the-growing-u-s-aged-population/

Residential Modifications and Decline in Physical Function Among Community - Dwelling Older Adults

"The purpose of this study is to quantify the effect of residential modification on decreasing risk of physical function decline in 2 years... Widespread adoption of residential modifications may reduce the overall population estimates of decline."

http://visitability.wordpress.com/2010/05/26/residentialmodifications-and-decline-in-physical-function-among-communitydwelling- older-adults/

Fall Among Older Persons and The Role of the Home: An Analysis of Cost, Incidence, and Potential Savings from Home Modification

The purpose of this paper, which reviews the literature on the effectiveness of home modification programs, is to provide guidance for future research on costs and benefits, and to illustrate the role of home modification in efforts to reduce the cost of fall injuries.

http://visitability.wordpress.com/2010/05/25/fall-among-olderpersons-and-the-role-of-the-home-an-analysis-of-cost-incidenceand-potential-savings-from-home-modification/

Strategies for Providing Accessibility & Visitability for HOPE VI and Mixed Finance Homeownership

"HUD has worked with architects and advocates to develop design strategies that are both attractive and functional for families at any stage or condition of life. In this publication, you will see design features that are inexpensive and unobtrusive–in fact, many exist unnoticed inside a wall or in the design of a closet until the day when the reinforcement for a grab-bar or the space for an elevator is needed."

http://visitability.wordpress.com/2010/05/26/strategies-forproviding-accessibility-visitability-for-hope-vi-and-mixed-financehomeownership/

Falls Free: Promoting a National Falls Prevention Action Plan

This document is a collection of 5 papers written on the topic of falls among older adults. "The Role of the Environment in Fall Prevention at Home and in the Community" is the most relevant to the topic of visitability and home modifications, providing data concerning the dangers of falls and the importance of preventative home modifications.

http://visitability.wordpress.com/2010/05/26/falls-free-promoting-anational-falls-prevention-action-plan/

Money Well Spent: The Effectiveness and Value of Housing Adaptations

Money well spent is a large-scale study of the outcomes of public expenditure of $250 million a year on housing adaptations in England and Wales. It presents, for the first time, evidence about the effectiveness of housing adaptations for older people and disabled people of all ages nationally.

http://visitability.wordpress.com/2010/05/26/money-well-spent-theeffectiveness-and-value-of-housing-adaptations/

3. Lack of Consumer Awareness is an Implementation Barrier in Market Housing

The technical requirements for making a house visitable are not prohibitive, particularly in new construction. Academic research indicates that the majority of the resistances to implementation are socially based. As a result, data indicates that these can be overcome through increased awareness.

The research shows that there is a lack of awareness in all consumer age groups. There is little understanding about the simple changes that could be made at the time of construction verses retrofitting. There is also confusion about universal design as an infrastructure (wider doors, blocking in walls) and accessible products (walk-in bath tub). There is the perception by young to middle age consumers, who are ambulatory, that they are not concerned with visitability or aging-in-place issues because it doesn't relate to them directly. If they are healthy now and don't need it, why install it now, can't it be done later?

Selected References:

55+ Housing: Builders, Buyers and Beyond; What are Builders Building? What Do Buyers Want?
This report provides a summary of data on both the builder and consumer surveys and focuses the gap between the built product and consumer preferences. It also provides an extensive data resource of the characteristics of consumers and what builders are offering in the marketplace
http://visitability.wordpress.com/2010/05/26/55-housing-buildersbuyers-and-beyond-what-are-builders-building-what-do-buyerswant/

If Universal Design Is Such a Good Idea, Why Aren't More Consumers Buying It? (And What Housing Educators Can Do About It)
This is a brief summary of 5 major mistakes that are being made with promoting housing accessibility and 5 strategies for improvement.
http://visitability.wordpress.com/2010/05/25/if-universal-design-issuch-a-good-idea-why-arent-more-consumers-buying-it-and-whathousing-educators-can-do-about-it/

Socially based resistance to visitability can be overcome with increased awareness.

4. Misconceptions About Cost Are a Major Implementation Barrier

Many objections to visitability standards are concerned with increased costs. But in the decade since Part M's introduction in the UK, additional costs have been minimal. A 2003 study found builders divided on whether Part M regulations had significantly increased development costs. Over eighty percent indicated Part M features had no impact on the saleability of houses. Nevertheless the increased cost is hardest to accommodate in lower cost, smaller homes.

According to Lifetime Homes (LTH) research, implementing LTH standards during the design process increased costs by $835 per dwelling. Interviews with American builders estimated the cost of visitability features was $300 to $400, mainly associated with zero-step entrances. Retrofitting visitability features is estimated at $1700.

Selected References:

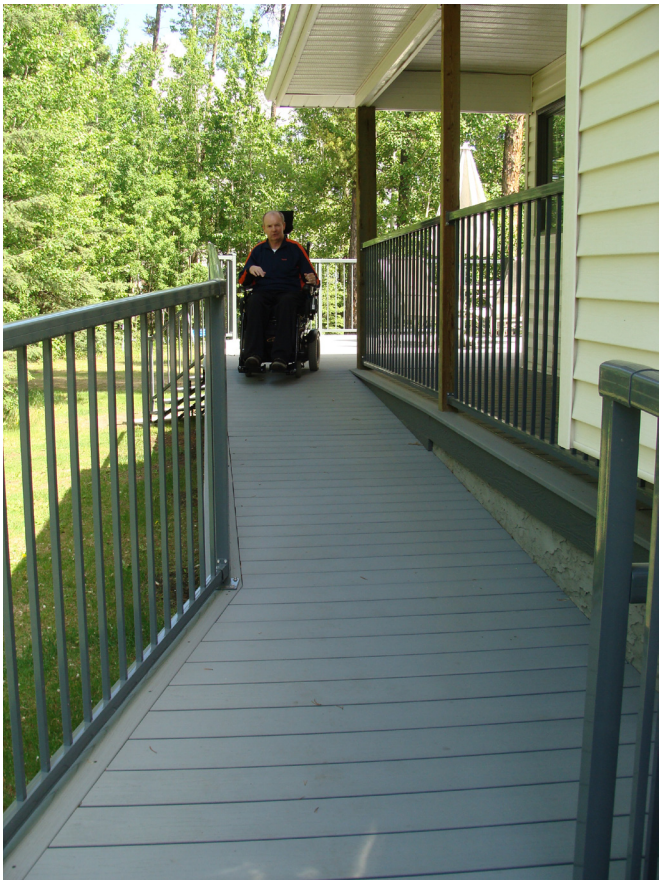
Visitable Housing Cost Estimate Summary June 2007
This report summarizes findings related to the cost and market implications of incorporating basic visitable features into two single-family detached houses in Manitoba.
http://visitability.wordpress.com/2010/06/10/visitable-housing-cost-estimate-summary-june-2007/

Design options (costs) for barrier-free and adaptable housing
This publication discusses the needs of people with functional limitations, details how a developer can make projects barrier-free and adaptable, and provides estimates of how much more this approach will cost.
http://visitability.wordpress.com/2010/05/26/279/

Implementing visitability is not cost prohibitive.

3. Key Findings — Academic Research

The Case for Visitable Housing
This slide presentation gives general information visitability and discusses design principles. It discusses benefits for builders as well as costs for construction.
http://visitability.wordpress.com/2010/08/11/the-case-for-visitable-housing/



5. The Visitability Agenda in the United States is Driven Largely by Bottom Up Incremental Growth

The Visitability Agenda in the United States was propelled by the 1990 Americans with Disabilities Act (ADA). This Federal legislation created a proliferation of research and legislation literature on disability issues. There are also a large number of non-profit and lobbyist disability groups. ADA legislation applies to publicly funded housing projects and does not impact private housing developments.

Notwithstanding this Federal activity regarding the broader agenda of accessibility, the majority of work on visitability has been incremental, bottom up development driven by individual organizations and communities.

The specific ordinance that was passed in Atlanta, Georgia in 1992 was the catalyst for visitability legislation. Success on a local level supported research, reports and cost figures that helped fuel and support state law implementation. This legislation has diffused across the US in a horizontal pattern (from city to city or state to state) as well as a in a vertical pattern (from state authority down to city authority and vice versa).

Two specific case studies Irvine, California and Bolingbrook, Illinois describe the strategies (voluntary, mandatory, incentives), challenges and effectiveness of implementation and compliance with visitability legislation.

Individual organizations and communities undertake the majority of visitiability projects in the US.

3. Key Findings — Academic Research

Selected References:

Analyzing the Impact of Disability Legislation in Canada and the United States
"Experiences with disability legislation are different between Canada and the United States, but both countries have experiences to share regarding trends and best practices, as well challenges addressing the accessibility of public facilities, housing, and transportation for persons with disabilities.... This country comparison includes gaps in practices and considerations for improvements."
http://visitability.wordpress.com/2010/05/26/analyzing-the-impactof-disability-legislation-in-canada-and-the-united-states/

Promoting Basic Accessibility in the Home: Analyzing Patterns in the Diffusion of Visitability Legislation
"Based on the diffusion of innovation model (Gray, 1973), [this] study used interviews, news articles, and analysis of legislation to examine the spread of the visitability concept, the patterns of diffusion, the opposition's main concerns, and the mechanisms by which advocates overcame opposition and facilitated passage."
http://visitability.wordpress.com/2010/05/26/promoting-basicaccessibility-in-the-home-analyzing-patterns-in-the-diffusion-ofvisitability-legislation/

Accessibility and Visitability Features in Single-Family Homes: A Review of State and Local Activity
"The purpose of this paper is to review the methods that various state and local jurisdictions are using to promote accessibility features in new single-family homes, and to identify important issues related to cost as well as consumer attitude. The author examined online state legislative resources, participated in internet listserves, reviewed published literature, and established informal contacts with advocates and local officials to identify jurisdictions with various accessibility statutes and to gain information about issues related to cost and consumer attitudes."
http://visitability.wordpress.com/2010/05/25/accessibility-andvisitability-features-in-single-family-homes-a-review-of-state-andlocal-activity/

The Viability of Voluntary Visitability: A Case Study of Irvine's Approach
"This is a case study of visitability in Irvine. It reveals that the voluntary approach was not working as expected; few homebuyers were opting for the visitability features. In an unexpected positive development, builders began to voluntarily include several visitability components."
http://visitability.wordpress.com/2010/05/20/hello-world/

Assuring Accessible Housing: The Visitability Code of the Village of Bolingbrook
This paper is a policy analysis of one of the most far-reaching publicly mandated programs of its kind, the Visitability Code of the Village of Bolingbrook, Illinois, that was passed in June 2003, and now serves as a model of visitability implementation and compliance.
http://visitability.wordpress.com/2010/05/26/assuring-accessiblehousing-the-visitability-code-of-the-village-of-bolingbrook/

6. The Visitability Agenda in the United Kingdom is Well Advanced and Driven Largely by Top Down Legislation

The majority of the housing built in the United Kingdom is publicly funded and the adoption of accessibility standards into the building code (through Part M) made visitability a standard design component. Part M of the UK's building regulations was implemented in 1999, requiring all newly built public buildings and private dwellings to meet 'visitability' criteria. The Part M requirements include: - 900 mm wide level/ramped approach; an accessible threshold; a minimum 775 mm entrance door, a toilet in the entrance storey, wide corridors and hallways in the entrance storey, no changes of level in the entrance storey, and switches and sockets between 450 mm and 1200 mm above the floor. Part M regulations have been easily incorporated into the UK housing industry with minimal problems or interruptions.

The Lifetime homes (LTH) concept was developed in 1991 and incorporates sixteen design criteria intended to make housing flexible enough to respond to an individual's changing needs over a life time. LTH are part of the UK's voluntary "Code for Sustainable Buildings". LTH use wheelchair accessibility as the benchmark for good space requirements, which help most people in a variety of ways, not just wheelchair users. Parents with small children, people carrying shopping or other large items, older people who find it easier not to use stairs, people with a range of temporary or permanent mobility impairments, all benefit from Lifetime Homes standards.

The concept of Lifetime Homes is proposed as a more inclusive, less stigmatizing approach that has the potential to render the concept of 'special needs' obsolete. It is the goal of the United Kingdom government to implement LTH requirements to all new dwellings by 2013.

Visitability in the UK has been mandated as a standard design component since 1999.

3. Key Findings — Academic Research

Selected References:

Lifetime Homes
The concept of Lifetime Homes was developed in the early 1990s by a group of UK housing experts. Lifetime Homes are ordinary homes incorporating 16 Design Criteria that can be universally applied to new homes at minimal cost. All public sector funded housing in England will be built to the Lifetime Homes standard from 2011 (it is an existing requirement in Wales and Northern Ireland), with a target of 2013 for all private sector dwellings.
http://visitability.wordpress.com/2010/05/26/lifetime-homes/

Independent lives and the relevance of lifetime homes
The article provides a critique of LTH standards, and suggests that while they are, in some respects, a positive development, they are not, in and of themselves, a panacea in relation to rectifying the shortfall of accessible dwellings.
http://visitability.wordpress.com/2010/05/26/independent-lives-andthe-relevance-of-lifetime-homes/

Consumer and industry views of Lifetime Homes
"This research survey, conducted independently in 2000 by Consumers Association and Liz Wood Associates, is one of the first accounts of the desirability and acceptability of Lifetime Homes-style housing. The researchers interviewed 300 inhabitants in their own homes, and examined their views on each of the Lifetime Home design features. In addition, they sought the current views of the private sector builders, sales staff, letting agents and the new house building regulator to the Part M initiatives, and the professional response to the changing market and regulations."
http://visitability.wordpress.com/2010/05/25/consumer-andindustry-views-of-lifetime-homes/

Housing Quality and the Provision of Accessible Homes
This paper describes and evaluates the reactions and responses of house-builders in England and Wales to government regulation concerning disabled people's physical access to new housing.
http://visitability.wordpress.com/2010/05/26/162/

Accessible Housing: Quality, Disability and Design
This book considers the interrelationships between disability and housing design with a focus on the role of policy in addressing the housing needs of disabled people.
http://visitability.wordpress.com/2010/05/26/accessible-housingquality-disability-and-design-2/

7. The Visitability Agenda in Australia and New Zealand is in an Early Development Stage

In Australia, adaptable housing design is covered under the standard AS 4299, which contains a checklist of 119 design and performance features. The accessibility of the new residential construction can be classified into 3 different classes of adaptability depending on which features are installed. Despite the fact that this is a country wide standard, implementation is at a local government authority level within each of the separate states. The standard is being implemented, but only in 49 of the 152 local government authorities that comprise the state of New South Wales.

It appears New Zealand does not have any legislation in place for residential home construction. The current practice is to provide funding for home modifications as needed on an individual basis. The government is aware of the significant unmet need for accessible housing and that funding for modifications would be less expensive or more strategic if accessible legislation was incorporated into new construction.

Selected References:

Provisions for Adaptable for Adaptable Housing by Local Government in N.S.W.
The purpose of this research report is to document the current state of play on NSW local governments' policies on the adaptability and accessibility of housing developments for people with physical disabilities.
http://visitability.wordpress.com/2010/05/26/provisions-foradaptable-housing-by-local-government-in-new-south-wales/

Australia's country-wide visitability standard is being implemented at a local government level and harmonization of legislation is needed.

Housing and Disability: Future Proofing New Zealand Housing Stock for an Inclusive Society

CHRANZ has commissioned this research to assist the housing and disability sectors to optimize housing access for the growing number of people who will have moderate to severe physical and sensory disability that affects their mobility. The research focuses on: the current housing experiences of physically disabled people, both young and old, the capacity of the housing market to respond to the rising demand for 'lifetime homes' and the opportunities to establish a housing stock that is future-proofed for those affected by challenges to their mobility and agility through moderate to severe physical disability and aging.

http://visitability.wordpress.com/2010/05/26/housing-and-disabilityfuture-proofing-new-zealands-housing-stock-for-an-inclusivesociety-final-report/

8. The Visitability Agenda in Canada is Currently Most Active in Ontario

Provincial and municipal visitability initiatives across Canada are sporadic and generally voluntary. Canada has no federal visitability initiatives, although a national accessible housing act, Bill C-304, is currently under debate in Parliament. In the fall of 2010, Ontario passed the final Accessible Built Environment Standard, which includes visitability features. Several Municipalities across Canada, like Saanich and Winnipeg, have voluntary visitability guidelines. One of the first visitable houses in Canada was built in spring 2007, when Architects Without Borders and Habitat for Humanity Winnipeg partnered to design and build a visitable house for a lower income family.

Selected References:

National Housing Act Bill (C-304) Moves Closer to Law
Bill C-304: An Act to ensure secure, adequate, accessible and affordable housing for Canadians, was read for the third time in Canadian Parliament on October 21, 2010. To date it has not been passed into law.
http://visitability.wordpress.com/2010/11/24/national-housing-act-bill-c-304-moves-closer-to-law/

Comparison of Ontario's Initial Proposed and Final Proposed Accessible Built Environment Standard
The Accessibility for Ontarians with Disabilities Act, 2005 (AODA), is a law passed by the Ontario legislature that allows the government to develop specific standards of accessibility.
http://visitability.wordpress.com/2010/11/23/comparison-of-ontarios-initial-proposed-and-final-proposed-accessible-built-environment-standard/

In May 2011, a motion was introduced in the Alberta Legislature to increase visitability and accessibility within Alberta's homes.

Voluntary Design Guidelines for Adaptable Housing
The Voluntary Design Guidelines for Ground-Oriented Housing suggest features that would provide better adaptability and accessibility in single family and townhouses beyond that required by the BC Building Code and Saanich's Basic Adaptable Housing requirements. Use of the guidelines is voluntary.
http://visitability.wordpress.com/2010/06/10/voluntary-design-guidelines-for-adaptable-housing/

Habitat One [Winnipeg]
"A design team including students, interns, and professionals worked toward creating well-designed visitable housing solutions for lower income families in Winnipeg. The designs were presented to Habitat for consideration for construction in the spring of 2007. AWB then invited students, staff, and instructors at the Faculty of Architecture to participate in a Habitat for Humanity building blitz. Volunteers built the first 'visitable' Habitat house in Winnipeg."
http://visitability.wordpress.com/2010/06/30/habitat-one-winnipeg/

MLA Cal Dallas to introduce a Motion to increase visitability and accessibility within Alberta's homes
"Cal Dallas, MLA for Red Deer – South, introduced a Motion during the spring session of the Legislature to increase visitability and accessibility within Alberta's homes… Motion 505 proposes to increase visitability standards in Alberta's homes by introducing incentives that would encourage people to implement these standards when constructing their new home."
http://visitability.wordpress.com/2011/03/11/mla-cal-dallas-to-introduce-a-motion-to-increase-visitability-and-accessibility-within-albertas-homes/

1. United Kingdom

1999 Part M regulation mandated all new residential construction in England and Wales be visitable.

150,000 visitable homes are built annually.

The Lifetime Homes/Code for Sustainable Homes looks to expand visitability requirements into universal design.

Government/Legislative Hierarchy

UK Federal Building Regulations apply to most new buildings and many alterations of existing buildings in England and Wales, whether domestic, commercial or industrial. Building Regulations are made under powers provided in the Building Act 1984. Compliance with the Building Regulations is enforced by the local Building Control Bodies.

The Building Regulations' requirements are divided into fourteen technical parts that are detailed in Approved Documents, including "Approved Document M - Access to and Use of Buildings".

3. Key Findings — Legislative Context

Trends and Features Analysis

In 1999, the Part M regulation introduced standard visitability requirements (and beyond) into all new residential construction in England and Wales. As a result, approximately 150,000 new visitable dwellings are built each year.

The Lifetime Homes/Code for Sustainable Homes looks to expand visitability requirements towards universal design by including the following additional criteria into Part L of the Building Regulations:

- Minimal distance from the car parking space to the home
- Illuminated and covered entrances
- Wheelchair turning space in dining areas and livingrooms
- Entrance level living room;
- Space on the entrance level that could be used as a bed-space
- Entrance level WC drainage provision enabling a shower to be fitted to be fitted
- Bathroom walls capable of taking adaptations such as handrails
- Design should incorporate
  a) provision of a stair lift
  b) identified space for a lift
- Route for a potential hoist from a main bedroom to the bathroom. The bathroom - Ease of access to the bath, toilet, and wash basin.
- Living room window glazing should begin at 800mm or lower

Key Documents

Part M Legislation

Part M Legislation document, the section of the UK's building code that covers dwellings and accessibility.
http://visitability.wordpress.com/2010/06/10/approved-documentm-access-to-and-use-of-buildingsuk-government/

Code for Sustainable Homes

"Lifetime Homes concept is incorporated under the "Health and Wellness" criteria within the UK's Code for Sustainable Homes. The Lifetime Homes 16 design criteria aim to produce homes that are accessible to a wide range of occupants and able to be easily adapted to meet the changing needs of a household. "
http://visitability.wordpress.com/2010/06/10/code-for-sustainablehomesuk-government-communities-and-local-government/

2. Australia

The State of Victoria is currently undergoing a Regulatory Impact Assessment for mandating standard visitability features in all newly built dwellings.

Queenland's State government is incorporating visitability as part of a larger, voluntary sustainability program.

Government/Legislative Hierarchy

Like the United States and unlike the United Kingdom, Australia has a written National constitution. The Australian Constitution defines the responsibilities of the federal government, which include foreign relations, trade, defence and immigration. Governments of states and territories are responsible for all matters not assigned to the Commonwealth.

Australian State parliaments are subject to the Australian National Constitution as well as their state constitutions. A federal law overrides any state law not consistent with it.

3. Key Findings — Legislative Context

Trends and Features Analysis

All states and territories across Australia have taken various levels of action to increase the supply of accessible housing. A number of different model codes have been developed resulting in varying standards. Consistency and harmonization of legislation will be the next step.

The State of Victoria is exploring adding visitability criteria as a variation on the Building Code of Australia. Victoria is currently undergoing a Regulatory Impact Assessment for mandating standard visitability features in all newly built dwellings.

Echoing the UK's movement towards integrating visitability and sustainability, the Queensland State government is incorporating visitability as part of a larger, voluntary, Sustainable Homes initiative.

Key Documents

Visitable and Adaptable Features in Housing Regulatory Impact Statement [Victoria, Australia]
A Regulatory Impact Statement (RIS) has been prepared to examine approaches to increase the supply of accessible housing in Victoria. Submissions have been sought on the content of the RIS which proposes a variation to the Building Code of Australia.
http://visitability.wordpress.com/2010/06/10/584/

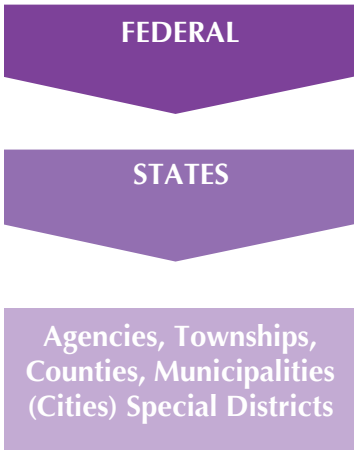
Smart and Sustainable Homes Design Objectives [Queensland,Australia]
The Sustainable Homes program is providing communities throughout Queensland with display homes which incorporate principles of sustainable design and performance utilising the Smart & Sustainable Homes Design Objectives. The homes are unique because they provide practical examples within their regional climatic context of dwellings that aim to meet the triple bottom line concept of sustainability i.e. environmental, social and economic sustainability. Visitability criteria were part of each home design. Extensive drawings, photos, and floor plans are available for each project built under the sustainable homes program.
http://visitability.wordpress.com/2010/06/11/smart-and-sustainablehomes-design-objectives-queensland-australia/

3. United States

The majority of legislation follows the same written structure, legal language, and visitable features.

Most prescribe the three key components of visitability.

Extra requirements include: accessible environmental controls and electrical outlets.



Government/Legislative Hierarchy

At a federal level, the United States has the Constitution but no uniform common federal law. Each State has the power to make their own laws as long as they don't conflict with the Constitution.

Each state has its own constitution, government and courts. The state judicial branch applies, interprets and occasionally overturns both state statutes and regulations, as well as local ordinances. The state delegates lawmaking powers to Agencies, Townships, Counties, Cities and Special Districts.

These local authorities implement laws for the areas they have jurisdiction over. For example, if there is an ordinance made within a county, it affects every municipality and district within that county. If an ordinance is passed in a municipality, it affects only the municipality and not the county or neighboring municipalities.

3. Key Findings — Legislative Context

Trends and Features Analysis

The trend in the United States is to enact visitability legislation that is specific to housing construction projects that are subsidized by either federal, state or municipal funds. Out of 43 laws enacted and proposed there are only 10 that applied to all forms of housing.

It is believed that it is easier to enact visitability for subsidized housing because they are considered public, and should be accessible to all individuals. The diffusion of this law has been made easier because the Atlanta, Georgia ordinance opened the door.

The majority of the legislation that has been implemented follows the same written structure, legal language and visitable features. They prescribe the three key components of visitability: no-step entries off of accessible paths, an accessible path within the dwelling to rooms and a bathroom, a bathroom that is maneuverable by a wheelchair with blocking in the walls. In these codes, the dimensions for minimums and maximums are either explicitly stated, or they leave reference to a standard (ie: American National Standards Institute) or building code article.

In addition to these requirements, it is common that they prescribe all switches, environmental controls and electrical outlets to be in accessible locations. A few specify extra requirements like non-slip surfaces on accessible paths and lever door handles from doors on accessible paths.

Key Documents

Atlanta, Georgia Code of Ordinances – Division 1: Housing Code, Barrier Free Requirements Sec. 8-2181
This barrier free ordinance applies to new single-family dwellings, duplexes, and triplexes which receive city assistance.
http://visitability.wordpress.com/2010/06/10/atlanta-georgia-codeof-ordinances-division-1-housing-code-barrier-free-requirementssec-8-2181/

The Inclusive Home Design Act HR 1441
The Inclusive Home Design Act is based on the concept of visitability, the affordable, sustainable and inclusive design approach for integrating basic accessibility features into newly-built homes. Specifically, the legislation requires all newly-built single family homes receiving federal funds to meet visitability standards.
http://visitability.wordpress.com/2010/06/10/the-inclusive-homedesign-act-hr-1441/

Visitability Code, R-324 [Urbana, Illinois]
Visitability requirements for municipally subsidized housing in Urbana, Illinois.
http://visitability.wordpress.com/2010/06/10/visitability-code-r-324-urbana-illinois/

4. Canada

Bill C-304, A National Housing Strategy is currently under parliamentary debate that could mandate accessibility or visitability.

Provincial and municipal visitability initiatives across Canada are sporadic and generally voluntary.

Subsidized housing projects in Edmonton and Winnipeg incorporate visitability criteria.

Cal Dallas, MLA for Red Deer-South, is sponsoring a Motion which proposes to increase visitability and accessibility within Alberta's homes.

Government/Legislative Hierarchy

Canada also has the Constitution of Canada that stands as the over arching federal law, and all provincial and territorial law must be consistent with the Constitution. Canada has three federal human rights instruments: the Canadian Charter of Rights and Freedoms, the Canadian Human Rights Act and the Canadian Human Rights Commission but it doesn't have a universal act that addresses people with disabilities.

The provinces and territories have the ability to write their own laws, withstanding it is in line with the constitution. Some provinces have passed their own legislation to protect the rights of people with disabilities. The provinces as well adopt and amend the National Building Code to make their own province specific building code which could include provisions for accessibility.

3. Key Findings — Legislative Context

Each province and territory has legislation that empowers the municipalities within it, for example Alberta's Municipal Government Act. Municipalities have the ability to enact their own bylaws which are another form of authority. In addition to the provincial building code, there can be a specific set of building bylaws that address how the city wants their buildings to be within the municipality.

Trends and Features Analysis

Visitability initiatives across Canada, at both the provincial and municipal level, are both sporadic and generally voluntary. The Cities of Edmonton and Winnipeg have subsidized housing initiatives that incorporate visitability criteria, along with visitability guidelines for the general public. As subsidized housing constitutes only five percent of Canada's housing stock, visitability criteria needs to be applied to a larger pool of dwellings to have a significant impact. The Canada and Mortgage and Housing Corporation [CMHC] has a voluntary set of guidelines for FlexHousing, which include visitability features.

Federal

Bill C-304

Bill C-304 mandates a National Housing Strategy, and is currently under parliamentary debate. If passed, this bill will ensure the availability of accessible housing "for those with different needs, including, in an appropriate proportion, access for the elderly and the disabled that allows for independent living as a result of housing adaptations". Mandatory visitability requirements would have to be investigated and implemented on a national scale.

The Province of Ontario

The Ontario Human Rights Code, 1990

The Code was one of the first laws of its kind in Canada. It is a provincial law that gives everybody equal rights and opportunities without discrimination in specific areas such as jobs, housing and services. The Code's goal is to prevent discrimination and harassment.

Ontarians with Disabilities Act (ODA), 2001

The purpose of the ODA is to improve opportunities for people with disabilities through identification, removal and prevention of barriers to participation in the life of the province.

The new legislative requirements set out standards that all municipalities must follow to ensure that existing barriers for people with disabilities are removed over time and that no new barriers are created. Accessibility advisory committees shall be establish in every municipality having a population of more than 10,000 may establish or continue an accessibility advisory committee.

Accessibility for Ontarians with Disabilities Act (AODA), 2005

The purpose of this act is to establish an accessibility standards advisory council, Ontario Human Rights Commission (OHRC). Its mandate is to advise the minister in developing, implementing and enforcing accessibility standards in order to achieve accessibility for Ontarians with disabilities by 2025.

3. Key Findings — Legislative Context

Accessible Built Environment Standards

The OHRC has proposed this standard for enactment. It specifies the three main visitability requirements for all multi-residential (rental apartments, condos, hotels) new construction with a phased plan to include retrofits.

Motion 505, Alberta Legislature

Motion 505 was introduced on May 9, 2011 in the Spring Session of the Alberta Legislature by Cal Dallas, MLA Red Deer South. The Motion urges the Government to utilize incentives to encourage visitability standards in all newly constructed single-family homes, including one zero-step entrance, wider doorways (minimum 32 inch clear door opening), and a main floor half bathroom.

Key Documents

An Act to ensure secure, adequate, accessible and affordable housing for Canadians

"An Act to ensure secure, adequate, accessible and affordable housing for Canadians. This bill mandates: (3) The national housing strategy shall include incentives for affordable rental housing and shall ensure the availability of housing that a) is safe, secure, adequate, affordable, accessible, and not-for-profit in the case of those who cannot otherwise afford it; (c) provides access for those with different needs, including, in an appropriate proportion, access for the elderly and the disabled that allows for independent living as a result of housing adaptations; (f) includes not-for-profit rental housing projects, mixed income not-for-profit housing cooperatives, special-needs housing and housing that allows senior citizens to remain in their homes as long as possible."
http://visitability.wordpress.com/2010/06/10/n-act-to-ensure-secureadequate-accessible-and-affordable-housing-for-canadians/

The Ontario Human Rights Code

The Ontario Human Rights Code (the "Code") is for everyone. It is a provincial law that gives everybody equal rights and opportunities without discrimination in specific areas such as jobs, housing and services
http://visitability.wordpress.com/2010/06/10/the-ontario-humanrights-code/

Ontarians with Disabilities Act (ODA), 2001

The purpose of the ODA is to improve opportunities for people with disabilities through identification, removal and prevention of barriers to participation in the life of the province. The new legislative requirements set out standards that all municipalities must follow to ensure that existing barriers for people with disabilities are removed over time and that no new barriers are created.
http://visitability.wordpress.com/2010/06/10/ontarians-withdisabilities-act-oda-2001/

Accessibility for Ontarians with Disabilities Act, 2005 [S.O. 2005, Chapter 11] Province of Ontario

The purpose of this Act is to benefit all Ontarians by developing, implementing and enforcing accessibility standards in order to achieve accessibility for Ontarians with disabilities with respect to goods, services, facilities, accommodation, employment, buildings, structures and premises.
http://visitability.wordpress.com/2010/06/10/accessibility-forontarians-with-disabilities-act-2005-s-o-2005-chapter-11-provinceof-ontario/

Initial Proposed Accessible Built Environment Standard

As required by the Accessibility for Ontarians with Disabilities Act, the Minister of Community and Social Services appointed a Standards Development Committee (SDC) to develop the proposed Accessible Built Environment (ABE) Standard. The Committee's task is to: develop an initial proposed standard that will focus on the first five years, to be submitted to the Minister for public review; consider comments received during the public review, making any changes the committee considers advisable; and submit a final proposed standard to the Minister of Community and Social Services to enact into law.
http://visitability.wordpress.com/2010/06/10/580/

United Kingdom — Experimental

The UK's BRE Innovation Park is a demonstration project for sustainable practices and includes visitability as part of sustainability.

"The BRE Innovation Park is a world leading and ground breaking demonstration development designed to give a glimpse of how the future delivery of sustainable buildings and communities can be achieved not only in the UK but around the world. It features ten of the world's most sustainable houses (built to the Code for sustainable homes), a health centre of the future, a refurbished Victorian Terrace and over 400 different construction innovations and emerging technologies as well as a state of the art community landscape design. Collectively these projects demonstrate diverse and innovative approaches to sustainable design and construction. They each share the common goal of having a low impact on the environment but a high impact on the quality of life of building and community occupants and CO2 emissions reduction."
http://www.bre.co.uk/page.jsp?id=634

A notable project in the BRE Innovation Park is the Barratt Green House.

Barratt Green House, UK
The first Code for Sustainable Homes Level 6 house built by a major homebuilder. The Barratt Green House is a three/four bedroom family house designed to provide a solution to the needs of low energy, high density volume housing of the future. It is a direct response to the government's target of zero carbon housing by 2016, and includes Lifetime Homes criteria.
http://visitability.wordpress.com/2010/06/30/barratt-green-house-uk/

United Kingdom — Implemented

Barratt Homes—one of the UK's largest home builders—is developing Hanham Hall, a community of 185 universally designed homes.

Barratt Homes - one of the UK's largest home builders - and the Homes and Communities Agency are creating England's first zero carbon development. This will be will be the first development by a major house builder to meet the Code for Sustainable Homes Level 6, which includes Lifetime Homes standards.

Hanham Hall, a former hospital site owned by the Homes and Communities Agency, the national housing and regeneration agency, is part of the Carbon Challenge, a government programme that intends to create a number of zero carbon housing developments across the country. The development will deliver 185 new homes in an attractive and sustainable environment.
http://visitability.wordpress.com/2010/06/30/hanham-hall-zero-carbon-village/

Australia — Experimental

The Sustainable Homes Program in Queensland, Australia, is a program that provides support for demonstration homes and also integrates visitability and sustainability.

"The Sustainable Homes program is providing communities throughout Queensland with display homes which incorporate principles of sustainable design and performance utilising the Smart & Sustainable Homes Design Objectives. The homes are unique because they provide practical examples within their regional climatic context of dwellings that aim to meet the triple bottom line concept of sustainability i.e. environmental, social and economic sustainability."
http://visitability.wordpress.com/2010/06/29/smart-sustainable-homes-program/

United States — Experimental

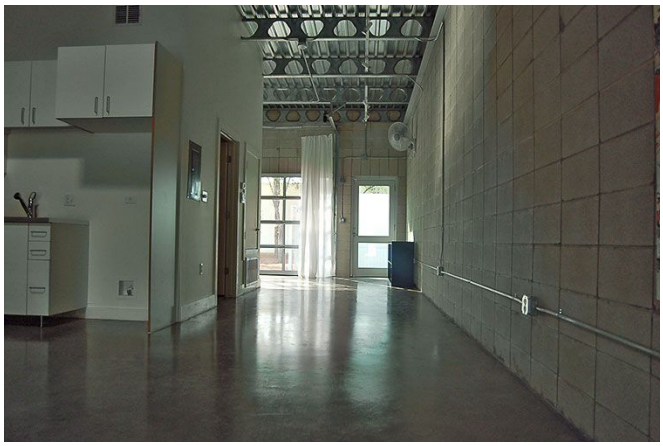
Habitat for Humanity is an active partner in creating visitable demonstration projects throughout the United States.

Atlanta's Habitat for Humanity spurred the US visitability movement by building twenty zero-step homes in 1992. It worked in conjunction with Concrete Change.
http://visitability.wordpress.com/2010/05/25/concrete-change-every-new-home-visitable/

United States — Implemented

Visitability legislation has created a large body of visitable housing stock, including suburban homes and pre-fabricated housing.

Cobra Studios [SMART Housing, Austin, Texas]
The Cobra Studios development is a participant in Austin's S.M.A.R.T.™ (Safe, Mixed Income, Accessible, Reasonably Priced and Transit Oriented) Initiative.
http://visitability.wordpress.com/2010/06/29/cobra-studios-smart-housing-austin-texas/



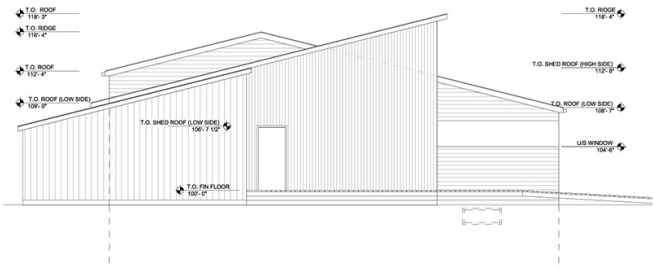
United States — Implemented

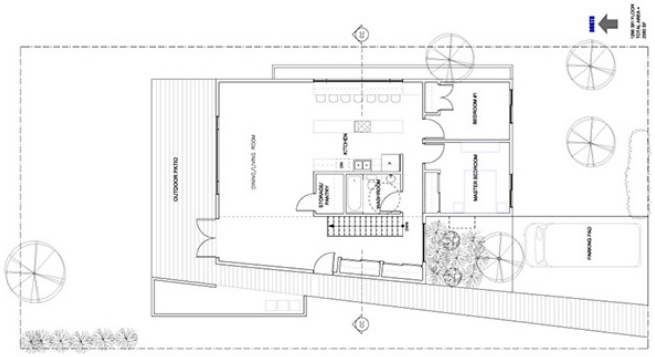
FabCab
"FabCab Provides Homes for Better Living. Our expertise draws from years of following changing age demographics and our passion for designing homes that enable people to thrive regardless of their age or ability. We weave Universal Design principles into everything we do and we are dedicated to designing friendly, inspiring spaces for people to live their active lifestyles in. FabCab designs and sells pre-fabricated and kit-built environmentally-friendly homes and accessory dwelling units (ADUs). We strive to lead the market specializing in design for all ages and environmentally sustainable design by providing clients eco-friendly and universally designed cabins that support healthy lifestyles."
http://visitability.wordpress.com/2010/06/29/fabcab/

Canada — Experimental

A collaboration between the Faculty of Architecture, University of Manitoba and Habitat for Humanity created the first visitable house in Winnipeg.

Habitat One
In 2007, Habitat for Humanity Winnipeg built its first visitable house in collaboration with the Faculty of Architecture from the University of Manitoba. The design team included students, interns, and professionals working towards a well-designed visitable housing solution for lower income families in Winnipeg.
http://visitability.wordpress.com/2010/06/30/habitat-one-winnipeg/





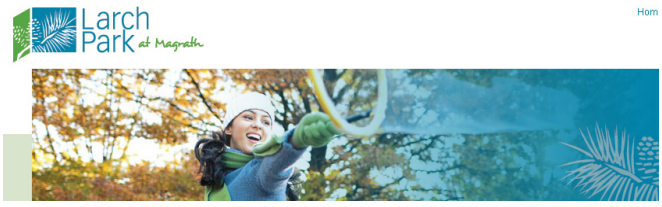
Canada — Implemented

Visitable projects in Canada have been completed in Toronto, Edmonton and Winnipeg.

Ryerson Commons
Ryerson Commons is a seniors complex in Cobourg, Ontario that offers three home designs (The Victorian, The Sterling, The Burwash) that incorporate visitability criteria. Visitability features are marked with green on the Floor Plans.
http://visitability.wordpress.com/2010/06/30/ryerson-commons-cobourg-ontario/

Waverly West
Subsidized housing development northwest of Winnipeg, Manitoba. Half the homes will be visitable.
http://visitability.wordpress.com/2010/06/30/homes-to-be-wheelchair-friendly-visitable-development-one-of-few-in-canada/

Larch Park
"Larch Park at Magrath" is a community in the southwest of Edmonton designed and moderated by Meclor Developments. They have set forth guidelines for construction that individual builders must conform to. Melcor developments has taken on the parallel initiative of sustainable homes and communities. In their building guidelines they stress the importance of visitability and sate that all homes must have wider hallways and one bathroom on the main floor and they strongly advise having zero-step entries. Based on an estimate from the community maps with the lot plans, there are approximately 138 single family homes that will be built to these requirements.
http://visitability.wordpress.com/2010/06/25/larch-park-guidelines/



Raising Awareness

Awards programs as well as certification and education programs are effective strategies for raising awareness about visitability.

Awards Programs

Livable Communities Awards
"When it comes to their homes, Americans of all ages want the same thing – a safe and comfortable home in a vibrant community. The Livable Communities Awards, co-sponsored by AARP and the National Association of Home Builders (NAHB), recognize builders, remodelers, developers, architects and planners who build and design homes and communities that improve everyday comfort, safety and personal independence."
http://visitability.wordpress.com/2010/06/29/the-2010-livable-communities-awards-submission-guidelines/

Housing and Urban Development Awards Program
"The Housing and Custom Residential Committee Knowledge Community of The American Institute of Architects (AIA), in conjunction with the Office of the Secretary of the U.S. Department of Housing and Urban Development (HUD), recognizes excellence in affordable housing, community-based design, participatory design, and accessibility. Good design is a cornerstone of solid homes and thriving communities of all incomes and backgrounds.

These awards demonstrate that design matters and provide examples of important benchmarks in the housing industry."
http://visitability.wordpress.com/2010/06/30/2010-housing-urban-development-design-awards-program/

Certification and Education Programs

Certified Aging-in-Place Specialist
The Certified Aging-in-Place Specialist (CAPS) designation program teaches the technical, business management, and customer service skills essential to competing in the fastest growing segment of the residential remodeling industry: home modifications for the aging-in-place
http://visitability.wordpress.com/2010/06/30/certified-aging-in-place-specialist/

aXess Homes Certification
Based in Texas, aXess Homes is the nation's first voluntary home certification program whose mission is to create affordable and attractive homes that incorporate at the very least, minimum accessibility into the construction – making homes visitable to everyone and providing the opportunity for homeowners to age in place should they choose to do so.
http://visitability.wordpress.com/2010/06/30/axess-homes/

Lifemark Certification
"The Lifemark, a certified trade mark and a consumer brand in New Zealand, is the seal of approval awarded to a home which is designed to be used, or adapted for use, by people of all ages and abilities – and which has passed a rigorous independent review process. The Lifemark seal of approval lets you know that a home has been designed according to the five Lifetime Design Principles: usability, adaptability,accessibility, inclusion and lifetime value."
http://visitability.wordpress.com/2010/06/10/lifemark-new-zealand/

Lifetime Homes
"The concept of Lifetime Homes was developed in the early 1990s by a group of housing experts. Lifetime Homes are ordinary homes incorporating 16 Design Criteria that can be universally applied to new homes at minimal cost. Many planning policies already require the Lifetime Homes standard in new developments. For example, the London Plan. All public sector funded housing in England will be built to the Lifetime Homes standard from 2011 (it is an existing requirement in Wales and Northern Ireland), with a target of 2013 for all private sector dwellings."
http://visitability.wordpress.com/2010/05/26/lifetime-homes/

Executive Certificate in Home Modification Program
"This program is designed for professionals (e.g., remodelers/contractors, planners, personnel of organizations representing the elderly and people with disabilities, occupational and physical therapists, policymakers) who work directly or indirectly in the field of supportive home environments. Students can take one course or all five right from the comfort of their computer. By completing all five courses, students will obtain an Executive Certificate in Home Modification from the National Resource Center on Supportive Housing and Home Modification at USC."
http://visitability.wordpress.com/2010/06/30/executive-certificate-in-home-modification-program/

Advocacy Organizations

Concrete Change (US)
"Our focus is new homes. Not government buildings, restaurants, etc. (important as they are). Our goal is to make all homes visitable, not just 'special' homes – to be at the party, meeting and family reunion… not isolated. We narrow the emphasis from a long list of access features to the most essential: entering a home and fitting through the interior doors. So that widespread construction change is more likely to happen quickly."
http://visitability.wordpress.com/2010/05/25/concrete-change-every-new-home-visitable/

Visitability Canada
"Vision + Purpose: We imagine Canada as a country with a vibrant housing sector that constructs attractive, affordable, accessible and sustainable housing to meet the needs of all Canadians. We imagine housing that supports vibrant, socially inclusive communities that are livable at all stages of life. We are working to bring together key people, create a dialogue, share information and collect information to promote this vision and invite you to join us."
http://visitability.wordpress.com/2010/05/25/68/

Joseph Rowntree Foundation (UK)
"The Joseph Rowntree Foundation is an endowed charity that funds a large, UK-wide research and development programme. They seek to understand the root causes of social problems, to identify ways of overcoming them, and to show how social needs can be met in practice. "
http://visitability.wordpress.com/2010/05/26/joseph-rowntree-foundation/

Centre for Inclusive Design and Environment (US)
"The IDeA Center practices human centered design through research, development, service, dissemination and educational activities. The primary goal of the Center is to produce knowledge and tools that will increase social participation of groups like people with disabilities and the older generation, who have been marginalized by traditional design practices. Our research activities include systematic reviews, human factors research, usability studies in the field and laboratory, survey research, focus groups and ethnographic studies. Our development activities include architectural design, product development, information technology resources and organizational development activities. The Center produces many dissemination products in both traditional and digital forms and engages in public, university and continuing education initiatives."
http://visitability.wordpress.com/2010/05/26/idea-center-for-inclusive-design-and-environment/

American Association for Retired Persons Public Policy (AARP)(US)
"For more than 50 years, AARP has been serving its members and creating positive social change. AARP's mission is to enhance the quality of life for all as we age, leading positive social change and delivering value to members through information, advocacy and service. We believe strongly in the principles of collective purpose, collective voice, and collective purchasing power, and these principles guide all organization efforts. AARP works tirelessly to fulfill its vision: a society in which everyone ages with dignity and purpose, and in which AARP helps people fulfill their goals and dreams. AARP speaks with one voice – united by a common motto: "To serve, not be served"."
http://www.aarp.org/

4. Strategies

Areas of Investigation

The Key Findings from the Environmental Scan created a snapshot of the current state of visitability research, legislation, and practices. The next step in the Study was to analyze these findings and develop a strategic framework for initiating a visitability agenda for Alberta.

The analysis revealed three strategic areas, Education, Legislation, and Implementation, around which the framework should most effectively be structured.

The documents collected in the Environmental Scan were categorized into one or more of these strategic areas. Each set of documents was then sub-categorized into a series of Approaches and Models before being prioritized in terms of their potential impact and relevance to the Alberta context.

A graphic representation of this analytical process is included for each strategic area.

Strategic Areas

1. **Education**
2. **Legislation**
3. **Implementation**

Education

A general lack of awareness about visitability was identified as a major barrier to implementation. The environmental scan revealed thirty-six educational strategies to combat this issue among policy makers at all levels of government, the building industry, home buyers, and the general public.

Based on the evidence from the environmental scan, four audiences were deemed critical to educate about visitability:

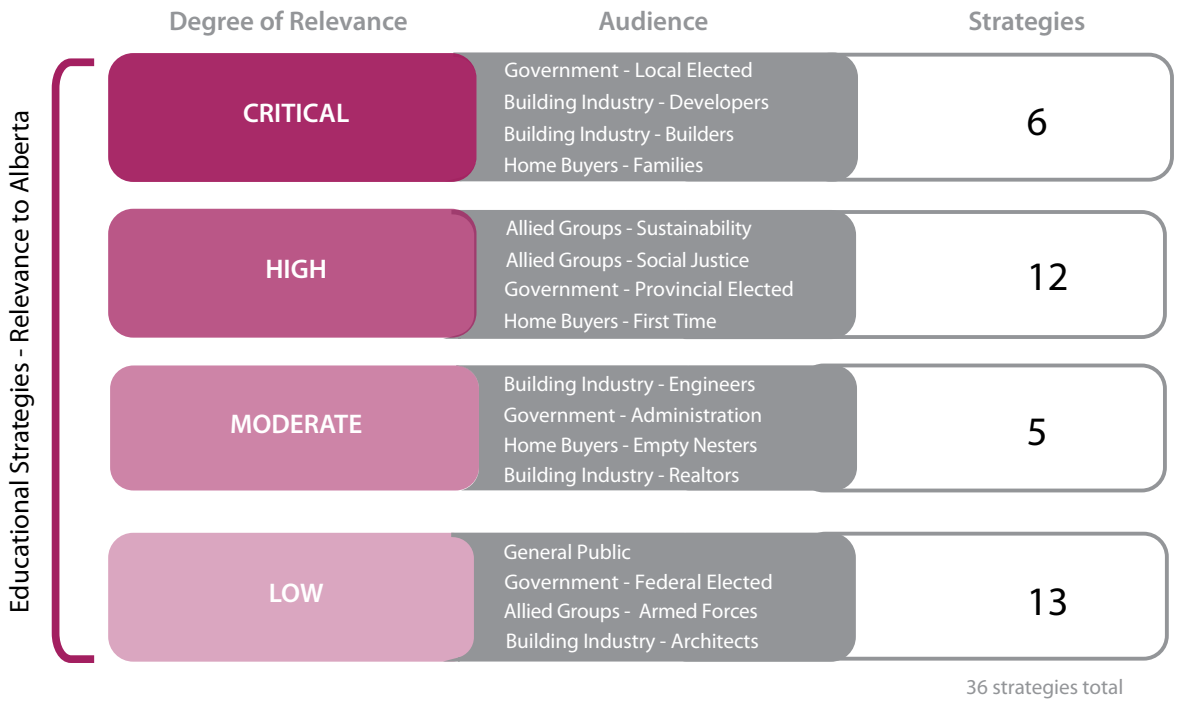
- locally elected government officials
- developers
- home builders
- home-buyers

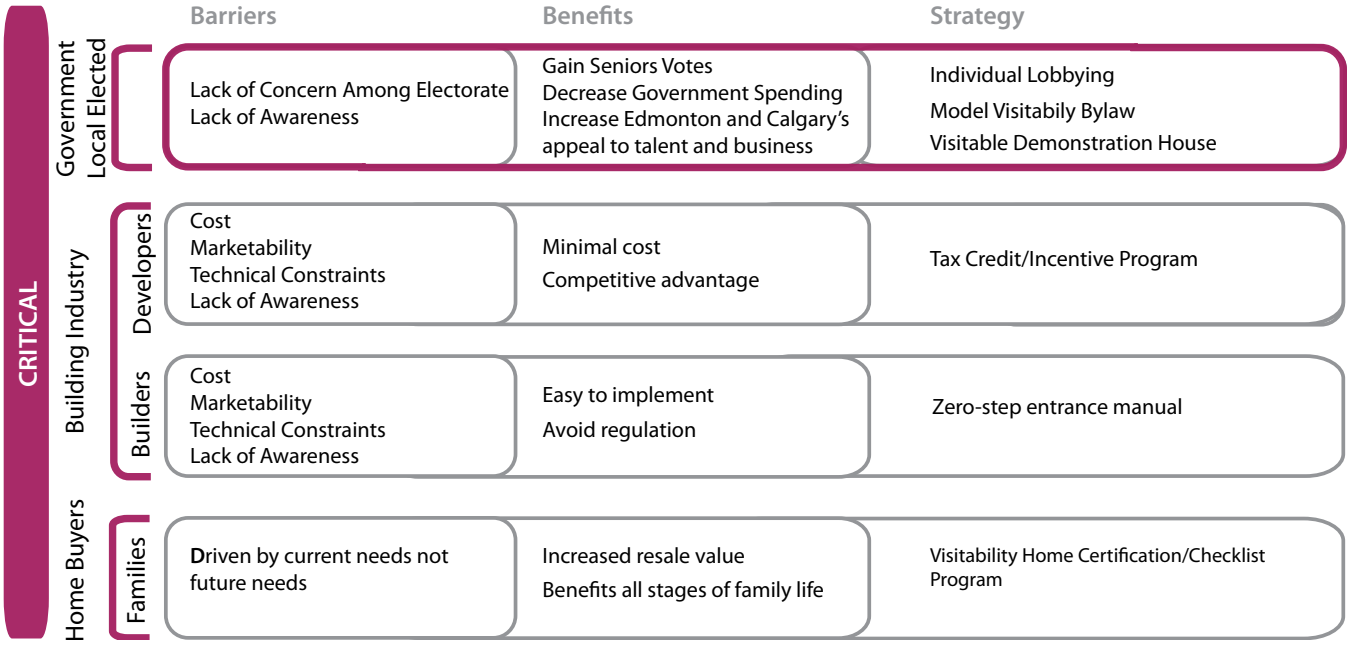
Six Educational strategies were identified as significant to the Alberta context:

- individual lobbying
- a model visitability by-law
- a visitable demonstration house
- a tax credit incentive program
- a zero-step entrance manual
- a visitability home certification/checklist program

Individual lobbying, a model visitability by-law, and a visitable demonstration house were deemed to be critical strategies for the development of a visitability agenda for Alberta.

4. Strategies – Education





4. Strategies – Education

Selected References:

Bringing Universal Design Ideas to the Public: Interactive Exhibits in Southern California
This journal article describes a great precedent where they rented retail space to set exhibits that demonstrated all facets of visitability and its importance.
http://visitability.wordpress.com/2010/05/26/bringing-universal-design-ideas-to-the-public-interactive-exhibits-in-southern-california-maximizing-human-potential/

Assuring Accessible Housing: The Visitability Code of the Village of Bolingbrook
This document uses the real precedent of Bolingbrook to look at key government agencies, and interest groups. It analyzes how legislation was able to be implemented and gives recommendations. It also lists alternate policies and shortcomings of the analysis.
http://visitability.wordpress.com/2010/05/26/assuring-accessible-housing-the-visitability-code-of-the-village-of-bolingbrook/

If Universal Design Is Such a Good Idea, Why Aren't More Consumers Buying It? (And What Housing Educators Can Do About It)
This is a summary of 5 major mistakes that are being made and 5 strategies for improvement.
http://visitability.wordpress.com/2010/05/25/if-universal-design-is-such-a-good-idea-why-arent-more-consumers-buying-it-and-what-housing-educators-can-do-about-it/

S.M.A.R.T. Housing Policy Resource Guide
This is an extensive report on SMART housing guidelines in Austin, Texas. It includes certification standards, benefits for builders, the housing process, regulations and an appendix complete with checklists, and application forms.
http://visitability.wordpress.com/2010/05/25/s-m-a-r-t-housing-policy-resource-guide/

Entryways: Constructing Attractive, Low-Cost Zero-Step Entrances
"Addresses the common question of how to build zero-step entrances. The presentation begins with an introductory section on the Benefits of zero-step entrances, followed by sections covering Myths, Basic Construction Principles, Methods, and Costs... This tool contains more than 50 photographs of homes with zero-step entrances, in a wide variety of styles, price ranges and locales, as well as drawings, charts and construction details."
http://visitability.wordpress.com/2010/08/10/entryways-constructing-attractive-low-cost-zero-step-entrances/

Habitat One [Winnipeg]
"A design team including students, interns, and professionals worked toward creating well-designed visitable housing solutions for lower income families in Winnipeg. The designs were presented to Habitat for consideration for construction in the spring of 2007. AWB then invited students, staff, and instructors at the Faculty of Architecture to participate in a Habitat for Humanity building blitz. Volunteers built the first 'visitable' Habitat house in Winnipeg."
http://visitability.wordpress.com/2010/06/30/habitat-one-winnipeg/

Legislation

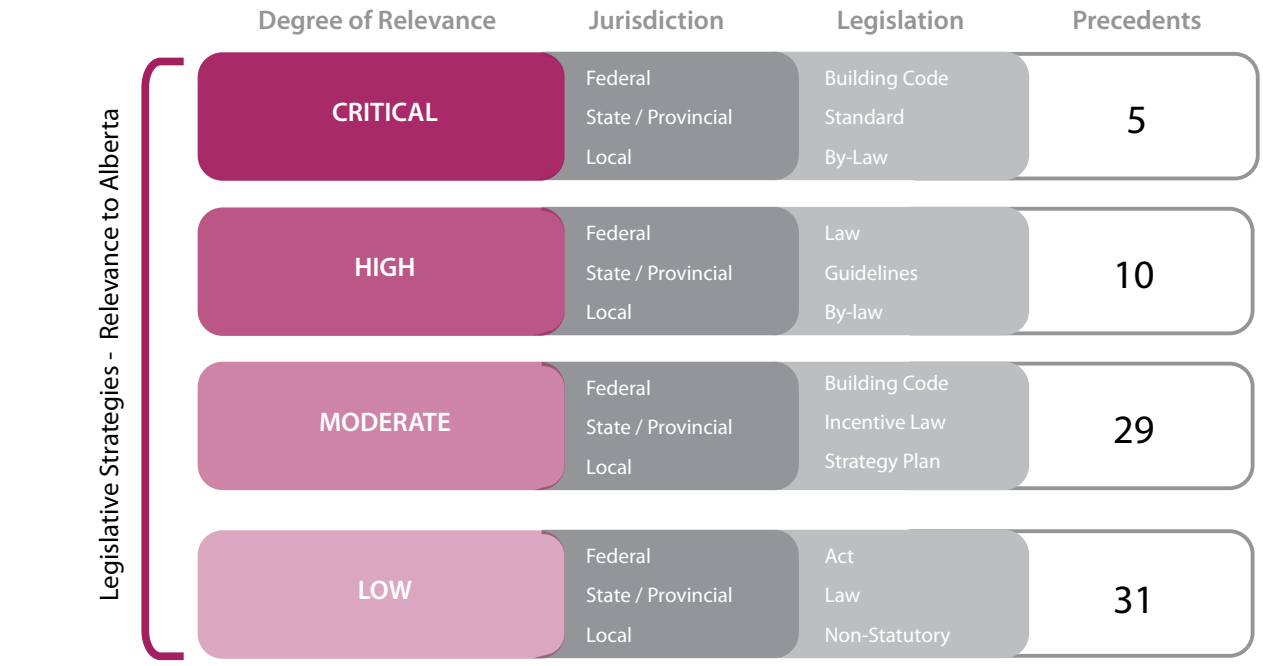
The analysis identified that some sort of visitability legislation is a necessary component of almost every successful visitability implementation strategy. The environmental scan revealed seventy-five legislative strategies for implementing visitability at federal, provincial, and local levels.

Based on the evidence collected, three types of legislation were identified as potentially significant:

- a federal building code
- a provincial standard
- a local by-law

A local model visitability code or by-law was considered the most critical early step for implementing visitability within Alberta. The Bolingbrook Visitability Ordinance or the Barrier Free Requirements in Atlanta Georgia appear to be the most relevant legislative precedents.

4. Strategies – Legislation



75 documents total

		Place / Name	Degree of Visitability	Housing Type	Benefit / Barrier	Timeline
CRITICAL	PROVINCIAL	**Ontario Ontario Building Code - Visitable Apartments**	Basic Visitability	10% of housing units	- good Canadian precedent - only applies to multi-family housing	
		Ontario Accessible Built Environment Standard	Basic Visitability	Not Determined (currently proposed)	-opposition from Home Builders Association - not enacted yet	2-3 years
	LOCAL	**Atlanta, Georgia Barrier Free Requirements**	Exceeds Visitability	Subsidized Housing	- first 'Visitability' code passed, 1992 - only applies to subsidized housing	3 years
		Bolingbrook, Illinois Visitability Code	Exceeds Visitability	All Housing	- successfully passed with little to no opposition	4 years
		Pima County, Arizona Inclusive Home Design Ordinance	Exceeds Visitability	All Housing	-opposition from Home Builders Association - not enacted yet	

Selected References:

Approved Document M – Access to and Use of Buildings UK Government
Part M Legislation document, the section of the UK's building code that covers dwellings and accessibility. "Part M Guidelines: A level or ramped approach to the house which is at least 900 mm wide. An accessible threshold at the entrance to the house. An entrance door which provides a minimum clear opening of 775 mm. A toilet in the entrance storey which wheelchair users can access. Corridors and hallways in the entrance storey sufficiently wide to allow circulation by a wheelchair user. No changes of level on the entrance storey apart from on steeply sloping sites. Switches and sockets sited between 450 mm and 1200 mm from the floor. The provision of lifts in flats is not a requirement. Where a lift is provided in flats, a minimum lift capacity and dimensions will be recommended. Where a lift is not provided, the common stair to be designed to suit the needs of ambulant disabled people. N.B. the provisions apply to flats as well as houses"
http://visitability.wordpress.com/2010/06/10/approved-document-m-access-to-and-use-of-buildingsuk-government/

Atlanta, Georgia Code of Ordinances – Division 1: Housing Code, Barrier Free Requirements Sec. 8-2181
This barrier free ordinance applies to new single-family dwellings, duplexes, and triplexes which receive city assistance.
http://visitability.wordpress.com/2010/06/10/atlanta-georgia-code-of-ordinances-division-1-housing-code-barrier-free-requirements-sec-8-2181/

Ontario's Initial Proposed Accessible Built Environment Standard
As required by the Accessibility for Ontarians with Disabilities Act, the Minister of Community and Social Services appointed a Standards Development Committee (SDC) to develop the proposed Accessible Built Environment (ABE) Standard. The Committee's task is to: develop an initial proposed standard that will focus on the first five years, to be submitted to the Minister for public review; consider comments received during the public review, making any changes the committee considers advisable; and submit a final proposed standard to the Minister of Community and Social Services to enact into law.
http://visitability.wordpress.com/2010/08/03/initial-proposed-accessible-built-environment-standard/

Visitability Code, Ordinance 03-069, Bolingbrook Illinois
This code specifies all requirements associated with visitability in the municipality of Bolingbrook, Illinois.
http://visitability.wordpress.com/2010/06/10/visitability-code-ordinance-03-069-bolingbrook-illinois/

Inclusive Home Design Ordinance: Synthesis & Commentary [Pima County, Arizona]
This document outlines what changes / amendments were made to the ANSI 117.1 and it's complete with commentary from the city about the document.
http://visitability.wordpress.com/2010/06/10/inclusive-home-design-ordinance-synthesis-commentary-pima-county-arizona/

Implementation

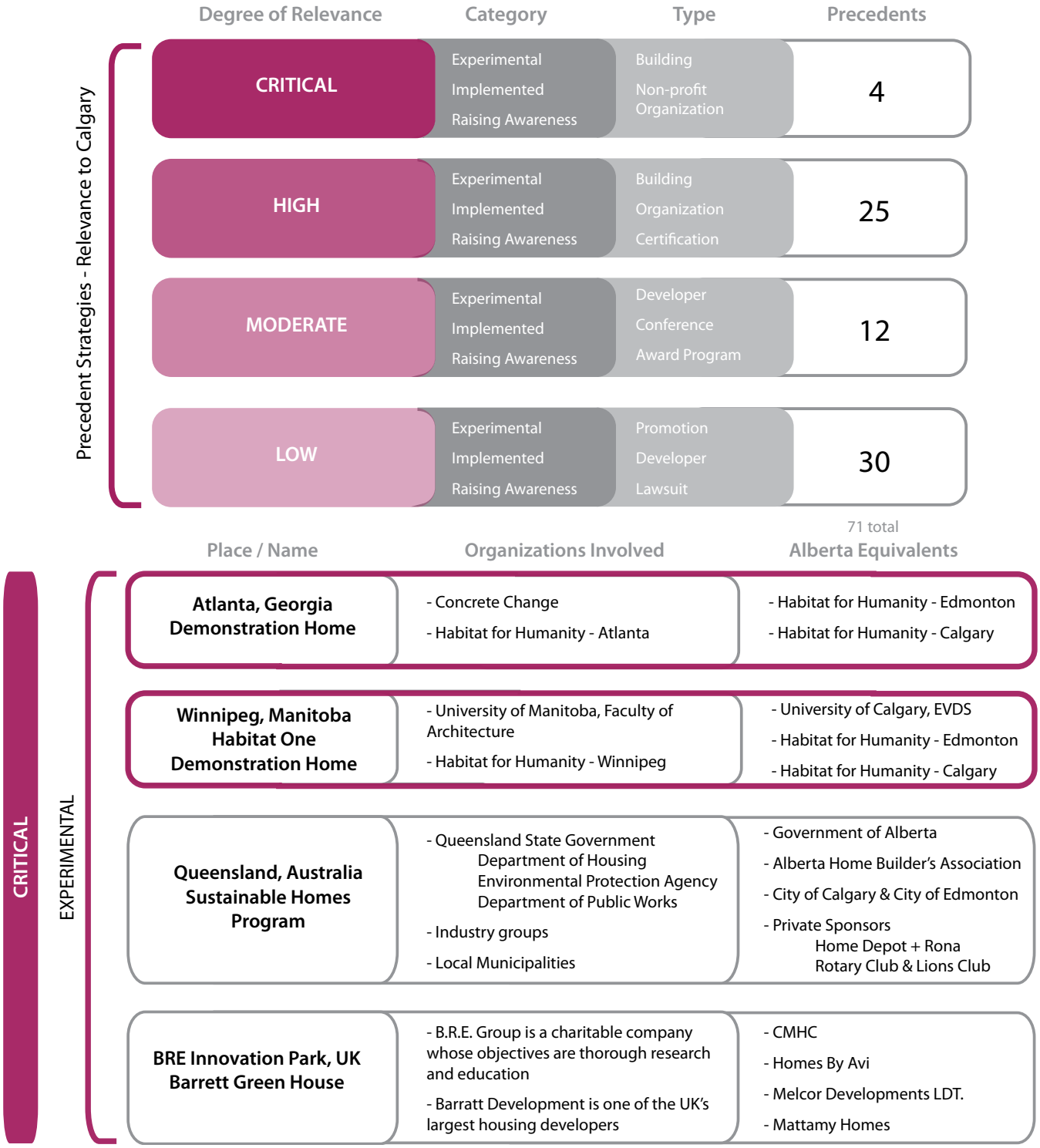
The analysis clearly indicated that some sort of real world implementation of visitability principles is an important early stage component of a successful implementation strategy. The environmental scan revealed seventy-one visitability implementation precedents.

The precedents were analyzed for their relevance to the Alberta context and four critical implementation examples were identified:

- The Demonstration Home in Atlanta Georgia completed by Concrete Change and Habitat for Humanity, Atlanta;
- Habitat One Demonstration Home completed by the University of Manitoba Faculty of Architecture and Habitat for Humanity, Winnipeg
- The Sustainable Homes program in Australia by the Queensland State Government;
- The Barratt Green House in the BRE Innovation Park, United Kingdom by the BRE Group and Barratt Homes.

A visitable demonstration house that provides a concrete example of visitability principles was considered a critical early step in implementing visitability in Alberta. Habitat One in Winnipeg appeared to be the closest relevant precedent for achieving this goal.

4. Strategies – Implementation



Selected References:

Smart & Sustainable Homes Program
The Sustainable Homes program is providing communities throughout Queensland with display homes which incorporate principles of sustainable design and performance utilising the Smart & Sustainable Homes Design Objectives. The homes are unique because they provide practical examples within their regional climatic context of dwellings that aim to meet the triple bottom line concept of sustainability i.e. environmental, social and economic sustainability. Visitability criteria were part of each home design. Extensive drawings, photos, and floor plans are available for each project built under the sustainable homes program.
http://visitability.wordpress.com/2010/06/29/smart-sustainable-homes-program/

Barratt Green House, UK
The first Code for Sustainable Homes Level 6 house built by a major homebuilder. The Barratt Green House is a three/four bedroom family house designed to provide a solution to the needs of low energy, high density volume housing of the future. It is a direct response to the government's target of zero carbon housing by 2016, and includes Lifetime Homes criteria.
http://visitability.wordpress.com/2010/06/30/barratt-green-house-uk/

Habitat One [Winnipeg]
"A design team including students, interns, and professionals worked toward creating well-designed visitable housing solutions for lower income families in Winnipeg. The designs were presented to Habitat for consideration for construction in the spring of 2007.

AWB then invited students, staff, and instructors at the Faculty of Architecture to participate in a Habitat for Humanity building blitz. Volunteers built the first 'visitable' Habitat house in Winnipeg."
http://visitability.wordpress.com/2010/06/30/habitat-one-winnipeg/

Concrete Change (US)
http://www.concretechange.org/
Concrete Change partnered with Atlanta's Habitat for Humanity in 1992 and instigated the visitability movement by building twenty-two visitable homes.
http://visitability.wordpress.com/2010/05/25/concrete-change-every-new-home-visitable/

Ongoing Canadian Initiatives

Although visitability awareness, legislation, and projects are still in the early stage of development in Canada, a number of initiatives are currently underway.

The environmental scan clearly demonstrated that successful visitability programs in various countries rarely developed in complete isolation and that much time and effort can be saved when information and expertise is shared.

Monitoring ongoing Canadian visitability initiatives was considered a critical early step for implementing visitability within Alberta. Actively creating opportunities for synergies with these parallel initiatives should be seriously considered in order to share information, expertise, and even perhaps, programs or projects.

The Environmental Scan identified ten ongoing Canadian visitability initiatives that should be monitored for future developments:

- **Waverly West, Winnipeg**
- **Measuring Up the North, BC**
- **Proposed Accessible Built Environment Standard, Ontario**
- **Canadian Home Builder's Association (CHBA) Best Practices Guide**
- **CMHC Housing Awards — Best Practices in Affordable Housing: Recognizing Leadership from the Private Sector**
- **Ryerson Commons, Cobourg, Ontario**
- **Homeworks!, Manitoba**
- **Canada Mortgage and Housing Corporation Library**
- **Visitability Canada**
- **Pending Federal Legislation to ensure secure, adequate, accessible and affordable housing for Canadians**

4. Strategies – Ongoing Canadian Initiatives

Selected References:

Waverly West, Winnipeg
A new neighborhood is being built in Winnipeg where over half of the homes will be visitable (670/1225 homes). The Waverly West neighborhood will be the first of its kind in Winnipeg. The plan was set to be submitted to city council in July 2010.
http://visitability.wordpress.com/2010/06/30/homes-to-bewheelchair-friendly-visitable-development-one-of-few-in-canada/

Measuring Up the North, BC
Over 40 Cities, Towns, Villages and Districts in Northern BC are working to make their communities livable age-friendly, disability-friendly, universally designed, inclusive for all citizens and visitors. In 2009, 175 delegates from these forty municipalities pledged to implement visitability initiatives in their communities.
http://visitability.wordpress.com/2010/08/05/measuring-up-thenorth-phase-1-final-report-appendix-7-prince-george-visitablehousing-declaration/

Proposed Accessible Built Environment Standard, Ontario
The Ontario Government is issuing five sets of standards under the Accessibility for Ontarians with Disabilities Act, 2005 (AODA) to achieve the vision of a barrier-free Ontario by 2025. The first draft proposed Accessible Built Environment Standard was released for public review from July to October, 2009. The committee is now revise the proposed standard to reflect the public's input and will submit a final proposed standard to the government for consideration as law. The final proposed standard was supposed to have been submitted in Spring 2010.
http://visitability.wordpress.com/2010/08/03/initial-proposedaccessible-built-environment-standard/

Canadian Home Builder's Association (CHBA)
Visitability is on the CHBA's scope and they will be producing a report and best practice guide probably within the next 1-2 years.
http://visitability.wordpress.com/2010/08/03/the-national-scenecanadian-home-builders-association-chba/

CMHC Housing Awards — Best Practices in Affordable Housing: Recognizing Leadership from the Private Sector
The CMHC Housing Awards Program was created in 1988 to identify, recognize, showcase and share best practices that have helped to improve the quality, choice and affordability of housing in Canada. The Program honoured the people and organizations creating affordable housing solutions across Canada and helped share their best practices with communities across the country. Many of the past winners have featured visitability.
http://visitability.wordpress.com/2010/08/05/2008-housing-awardswinning-best-practices-in-affordable-housing-flora-place/

Ryerson Commons, Cobourg, Ontario
Ryerson Commons is a seniors complex in Cobourg, Ontario that offers three home designs (The Victorian, The Sterling, The Burwash) that incorporate visitability criteria. Visitability features are marked with green on the Floor Plans. As one of the few private developments featuring visitability in Canada, the sales and marketing should be monitored.
http://visitability.wordpress.com/2010/06/30/ryerson-commonscobourg-ontario/

Homeworks!, Manitoba
HomeWorks! is A Housing Strategy and Policy Framework for Manitoba. In 2009 $5.4 million in funding was earmarked for HOMEWorks! For Manitobans with disabilities. This two-year federal-provincial initiative includes targeted construction of additional housing units and will focus on greater community living for people with intellectual disabilities, physical accessibility and housing that people with mobility restrictions can easily access (visitable housing).
http://visitability.wordpress.com/2010/06/29/homeworks/

Canada Mortgage and Housing Corporation Library Canada Mortgage and Housing Corporation
(CMHC) is Canada's national housing agency. Established as a government-owned corporation in 1946 to address Canada's post-war housing shortage, the agency has grown into a major national institution. CMHC is Canada's premier provider of mortgage loan insurance, mortgage-backed securities, housing policy and programs, and housing research. The CMHC's research and publication database should be monitored for newly published relevant visitability and accessibility documentation.
http://visitability.wordpress.com/2010/05/25/canada-mortgage-andhousing-corporation-library/

Visitability Canada
The purpose and long-term outcome of this project is to determine the impact of visitability on communities. This project will be a major step forward in creating inclusive and livable communities. The project focuses on Canada to discover where visitability initiatives are taking place and what factors are facilitating its growth or are creating barriers to implementation. Visitability Canada should be monitored for any updates.
http://visitability.wordpress.com/2010/05/25/68/

An Act to ensure secure, adequate, accessible and affordable housing for Canadians
An Act to ensure secure, adequate, accessible and affordable housing for Canadians. This bill mandates: The national housing strategy shall include incentives for affordable rental housing and shall ensure the availability of housing that a) is safe, secure, adequate, affordable, accessible, and not-for-profit in the case of those who cannot otherwise afford it; (c) provides access for those with different needs, including, in an appropriate proportion, access for the elderly and the disabled that allows for independent living as a result of housing adaptations; (f) includes not-for-profit rental housing projects, mixed income not-for-profit housing cooperatives, special-needs housing and housing that allows senior citizens to remain in their homes as long as possible. This act is currently under debate in the Canadian Parliament.
http://visitability.wordpress.com/2010/06/10/n-act-to-ensure-secureadequate-accessible-and-affordable-housing-for-canadians/

5. Recommendations

Recommendations

The strategic frameworks developed in the areas of education, legislation, and implementation resulted in a tightly focused set of potential action items that are well suited to the Alberta context and have had demonstrated success in other jurisdictions.

The final step in the Study was to prioritize these strategic frameworks into the following five recommendations:

1- **Combine** an incremental, ground-up approach with a legislative, top-down initiative

2- **Identify** an individual champion

3- **Realize** a Visitable Demonstration Project

4- **Draft** a sample visitability Code or by-law

5- **Maintain** a currency in visitability practice

These recommendations should be used to help guide the next stage of development of the visitability agenda in Alberta.

1. Combine an incremental, ground-up approach with a legislative, top-down initiative

The Study clearly indicates that within a social and legislative context such as the one in Alberta, only using a top-down overly prescriptive approach is either not possible or palatable.

Market based housing development does not respond well to being told what to do and consumers can be easily scared off. Despite the social benefits to a broad base of the population, it is difficult for politicians in this context to pursue an overly regulated approach to visitability.

The academic research consistently points to the success of ground-up incremental programs in this kind of situation. The sustained successes of this approach in Atlanta, Bollingbrooke, and other US jurisdictions points to the validity of an approach that starts small and builds on a series of incremental successes.

Equally important to this incremental approach is the need to collaborate with other organizations and social/political agendas to build Visitability. This extends from the specific collaboration with social housing groups such as Habitat for Humanity for help in actually realizing built Visitability projects to an association with parallel initiatives such as Aging In Place, Senior's Health and, in particular, the environmental movement.

2. Identify an individual champion

The Study also clearly found that the existence of an individual champion to advocate for visitability in the local community is a strong indicator of success.

The credibility of this local advocate lends authority to the visitability agenda and begins to breakdown some of the barriers to implementation through increased public awareness and acceptance.

In the majority of success stories in the Study, the champion was a high profile, well respected politician. Although this is not absolutely necessary, this kind of individual has the requisite public visibility to drive the agenda. There was no apparent preference identified in the Study as to which level of government the Champion operated within. In some cases they were local mayors or prominent councilors. In other situations they were state level politicians. Only rarely was a successful champion a federal politician.

The study indicated that the champion need not be directly involved in the visitability movement in order to be effective. In fact, some distance seems to provide some level of perceived objectivity that both consumers and members of the construction industry respond positively to.

3. Realize a Visitable demonstration project

Having a high profile demonstration project was clearly identified in the study as a critical factor in improving public awareness of visitability.

The ability for the residential construction industry, parallel advocacy groups, as well as politicians, and members of the public to visit a real world example of 'visitability in action' is virtually irreplaceable.

A real world project clearly demonstrates what visitability actually means and how much it will actually cost. As such it is a very effective strategy for breaking down a variety of barriers to implementation ranging from concerns about cost from builders to worries about functionality or style from home owners.

A significant indicator of success for the demonstration project is its public profile. Simply building a visitable house is not enough. The study clearly indicates that in order to maximize its educational potential the project should be situated in a highly public context that has high visibility and a large number of visitors. Integrating visitability into the Dream Home at the Calgary Stampede was noted as a very promising option to pursue.

The Study showed that collaborating with existing residential advocacy programs such as Habitat for Humanity was shown to be very successful. These organizations not only have the technical expertise to realize a non-standard house design according to a non-standard process, they usually also have a high, and positive, profile in the local community.

In addition, the successful collaboration between Habitat for Humanity and the Faculty of Architecture at the University of Manitoba that led to the completion of a visitability Demonstration Project is of note as a potential model for Alberta.

4. Draft a sample Visitability Code or by-law

The creation of a model visitability Code or by-law was identified as a critical factor in promoting the implementation of visitability legislation.

The Study clearly indicated that most local jurisdictions do not have the time, energy, or money to develop their own visitability legislation from scratch. This can be a significant barrier. A model Code offers an effective way for local jurisdictions to work around this barrier by either implementing the sample by-law as presented or modifying it to their specific requirements and then integrating into their existing legislation.

This has been particularly successful in the US where model codes developed in Atlanta Georgia and Bollingbrook Illinois have been used by other local jurisdictions throughout the country.

5. Maintain a currency in Visitability practice

Although implementation of Visitability appears to move very slowly in any specific locale, the Environmental Scan revealed that the field, as a whole, is developing quite rapidly.

Although implementation of visitability appears to move very slowly in any specific locale, the Environmental Scan revealed that the field, as a whole, is developing quite rapidly.

New academic research is being regularly published. This work tends to focus on critical evaluations of policy, market receptivity studies, case study analyses, as well as more broadly based work on the implications of visitability within a larger context.

New legislative strategies are also being regularly developed and implemented at a variety of jurisdictional levels. These are not only important as legislative precedents per se. The documentation that surrounds these legislative actions also provides a critical sense of the evolving real world context within which visitability agendas are working.

New implementation strategies for promoting visitability are also being planned, built, and used. These include demonstration projects, awards and recognition programs, and marketing campaigns as well as the documentation of successfully implemented visitable housing projects.

Remaining current with the state of the art of visitability research, legislations, and practice is an important component of any local visitability agenda.

Appendices

a. **Key people and organizations**

b. **Regulatory framework in Alberta**

c. **Website**

d. **Master research database (table)**

e. **Legislative time-line and framework (table)**

f. **Precedents and best practices (table)**

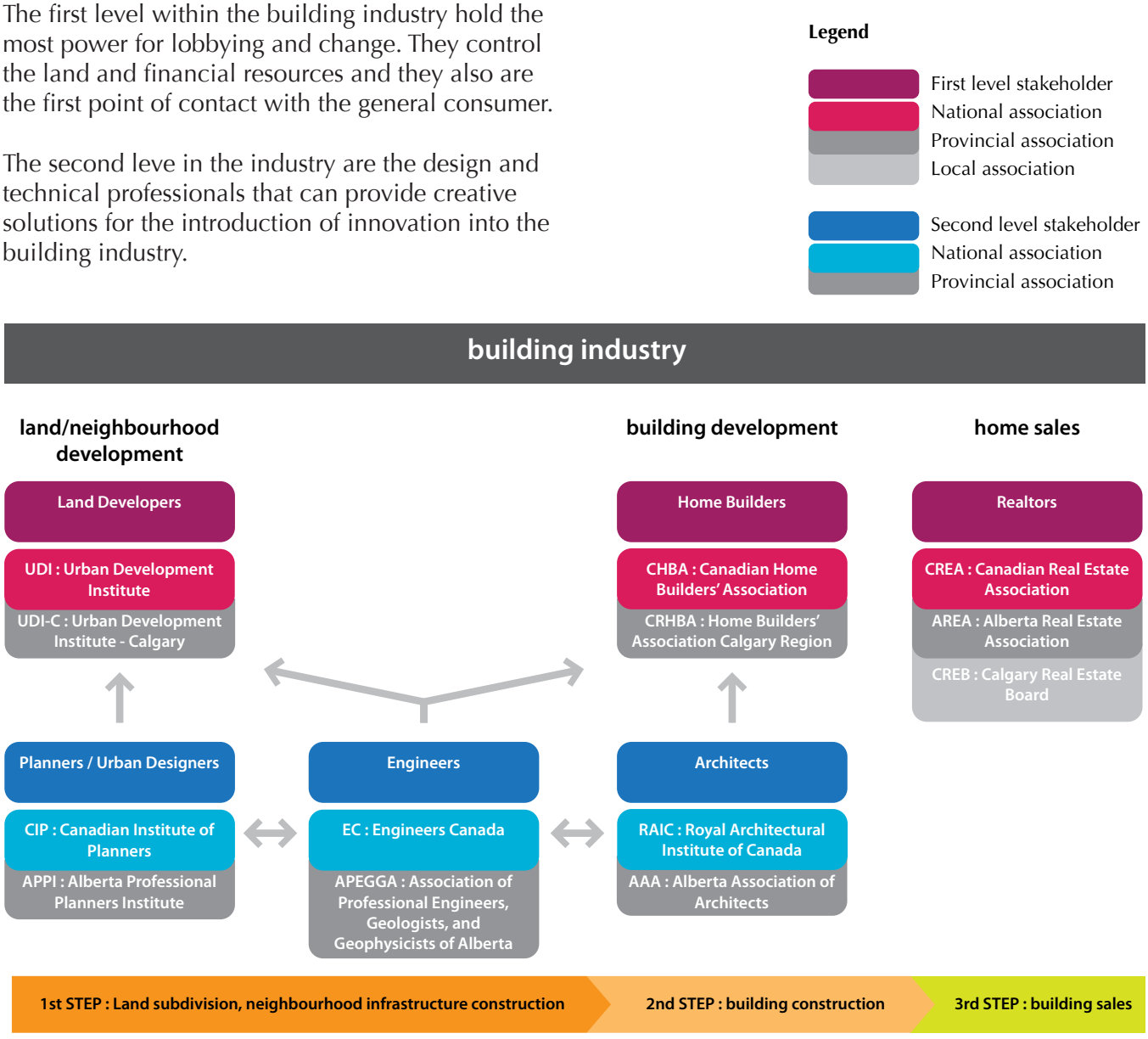
a. Key People and Organizations

Building Industry in Canada

The building industry in Canada is conformed by multiple stakeholders. The following diagram shows the two levels of stakeholders; the land developers, builders and realtors; and the professional and consultants that support the building industry.

The first level within the building industry hold the most power for lobbying and change. They control the land and financial resources and they also are the first point of contact with the general consumer.

The second leve in the industry are the design and technical professionals that can provide creative solutions for the introduction of innovation into the building industry.



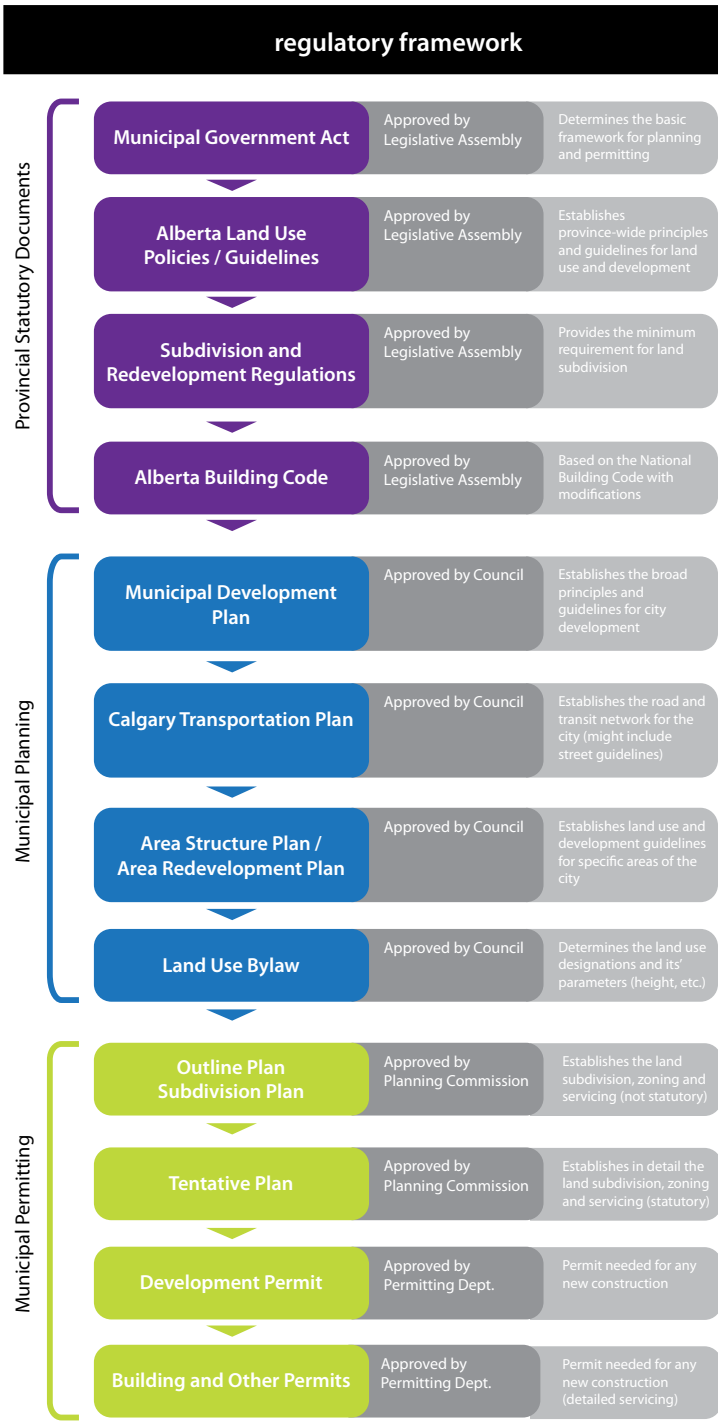
Three main steps of the building process and stages where the different stakeholders are involved

b. Regulatory Framework in Alberta

This diagram show Alberta's regulatory framework specific to building homes, neighbourhoods, towns and cities. There are three types of regulations, provincial documents, municipal planning documents and municipal permitting documents.

This diagram shows each one of the different documents, the authority that approves the document and makes it statutory, and subject matter that the document addresses.

This diagram it's a tool that maps the potential legal instruments that influence the implementation of visitability and could be targeted for innovation.



Legend

- Provincial statutory document
- Municipal planning document
- Municipal permitting document
- Authority approving the document
- Subject matter addressed by document

c.Master research database (table)

The following table is the compilation of all documents found during the environmental scan phase of this project.

Legend/Table headings

- Date (date the document was found)
- Document Type
- Name (title of the document)
- Source
- Date published
- Link (link to original source)
- Monitor (is it ongoing? Does it need to be monitor?)
- Abstract
- Notes
- Key Words (key words assigned)
- Digital Copy Y/N (does a digital copy exists?)

The entrances that are highlighted are being identified as key documents in the research.

A digital version of the research database is available through the Faculty of Environmental Design, University of Calgary Website (www.ucalgary.ca/evds).

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
AC: Basic Background, UK; Case Study / Implementation, New, UK	5/14/2010	Current Practice [Guidelines]	The London Housing Design Guide [Draft for Consultation]	Lifetime Homes Group	June 2009	http://www.lifetimehomes.org.uk/pages/reports-research-papers.html		This guide prioritizes the key design issues that will have the greatest impact on the strategic choices that must be made early on in a project. As part of the London Housing Strategy, the design standards set out in the guide are intended to influence the quality of housing built using public sector investment.	Lifetime home standards are incorporated into the guidelines in the following sections: entrance and approach, Layout and Adaptability, Circulation in the Home, Bathroom, Wheelchair User Dwellings	UK, lifetime homes, best practice	
AC: Basic Background, US; Related Issues, Legislation, US	5/14/2010	Academic Research [Journal Article]	Providing Equal Access	Journal of Housing and Community Development; vol. 59 / iss. 5 / pg 14	2002	University of Calgary Library Call Number: HD7285 INTERNET		The original version of the Fair Housing Act protected everyone involved in housing and residential real estate-related transactions (such as financing and appraisal) from discrimination on the basis of race, color, national origin, or religion. The Act was designed to eliminate residential segregation in the US. In 1988, Congress passed an amendment expanding the Act's coverage to include sex, familial status, and disability. The Act prohibits discrimination in most housing-related transactions, including apartment rental, home sales, homeowners insurance, and mortgage lending. While an accommodation can be generally described as a change in a rule or policy, the practical application of these provisions poses some challenges for many housing providers.	This gives an overview of the Fair Housing Act. It gives a background on the history, enactment and updates to it. It's not specifically about disability, but provides an understanding of what the Fair Housing Act is.	Fair Housing Act, Legislation, General Background, Disability Rights	
AC: Basic Background, US; Related Issues, Legislation, US	5/14/2010	Current Practice [Journal Article]	The Fair Housing Act Amendments Act of 1988 and Group Homes for the Handicapped	Journal of the Section on Local Government Law of the Virginia State Bar; vol. 3 / no. 1	September 1997	http://www.oxfordhouse.org/userfiles/file/doc/fha-hazel.pdf		This describes the amendments to the Fair Housing act and discusses rules and conditions.		US, Fair Housing Act, Legislation, Visitability, Implementation	
AC: Case Study / Implementation, New, Canada; Related Issues, Cosumers, Industry, Canada	5/19/2010	Academic Research [Book]	to	Ottawa: Canada Mortgage and Housing Corporation, (1996).	1996	UOFC LIBRARY NA2545 .A1 D468 1996		This publication discusses the needs of people with functional limitations, details how a developer can make projects barrier-free and adaptable, and provides estimates of how much more this approach will cost.	Copyright page and table of contents scanned and saved in pdf file. Estimated costs include wider doorways.	housing, disability, Canada, finance	
AC: Case Study / Implementation, New, Other; AC: Case Study / Implementation, New, UK	5/12/2010	Academic Research [Journal Article]	Lifetime adaptable housing in Europe	Neilsen, C. W. & Ambrose, I. (1999) Lifetime adaptable housing in Europe, Technology and Disability, 10, pp. 11–19.	1999	University of Calgary Library		In Europe, the development of housing designs which address the needs of people with disabilities began some 30 years ago with specialized housing solutions, and simple adaptations. They addressed the needs of wheelchair users, in particular. Building legislation and welfare legislation (e.g., rental subsidies) supported the building of this special housing, which enabled a higher degree of integration in the community for citizens with disabilities. The past ten to fifteen years, however, has seen a paradigmatic change in many European countries with the introduction and refinement of so-called Lifetime Adaptable Housing standards within mainstream housing. In this approach, the goal has become one of ensuring that new-build and renovated housing stock is technically capable - at low cost - of accommodating the widest possible range of user needs, that is, for persons with all types of disabilities, families with small children and seniors. This paper gives an overview of European experiences in bringing disability access standards to mainstream housing, based on a survey of eighteen countries. The paper documents the existence of a variety of technical standards as well as differing economic incentives and legislative powers between the countries. The paper concludes that new partnerships between builders, architects and organizations of people with disabilities have advanced the practice of building adaptable housing considerably. Yet, there is considerable scope for technical research and development targeted towards new, flexible housing types.		adaptable housing	
AC: Case Study / Implementation, New, UK; Related Issues, Legislation, UK	5/13/2010	Academic Research [Report]	Meeting Part M and designing Lifetime Homes	Carroll, C., Cowans, J. & Darton, D. (1999) Meeting Part M and Designing Lifetime Homes (York, Joseph Rowntree Foundation).	1999	http://www.jrf.org.uk/publications/meeting-part-m-and-designing-lifetime-homes		In October 1999, amendments to Part M of the Building Regulations come into force. These will require all housing to be built to new standards. Although much has been said about the new regulations, many people remain unsure of their full implications and are concerned about a number of practical issues. There is also confusion about the differences between Lifetime Homes standards, which many local authorities require, the Housing Corporation's Scheme Development Standards and the new Part M regulations. This comprehensive guide clarifies the similarities and distinctions in clear and precise detail, and sets out many design ideas, with special attention paid to level thresholds and downstairs WCs – areas that have caused the greatest concerns. Examples of house plans put the principles behind the various standards into a workable and achievable context.	Includes example floor plans that incorporate Part M and Lifetime Homes standards.	Part M, UK, policy, Lifetime Homes, legislation	
AC: Case Study / Implementation, New, US	5/12/2010	Academic Research [Journal Article, Case Study]	The Viability of Voluntary Visitability: A Case Study of Irvine's Approach	Journal of Disability Policy Studies; vol. 17 / no.1 / 2006 / pg 49-56	Summer 2006	University of Calgary Library [1044-2073]		"Visitability, or access for persons with disabilities, especially those using wheelchairs, to domestic buildings, such as houses and condominiums, is emerging as a matter of requiring policy discussion, if not intervention and guidance. Few cities, counties, or states in the United States of America have policies in this area. Irvine, California, was an early jurisdiction to take up this concern and opted for a voluntary private initiative. This is a case study of visitability in Irvine. It reveals that the voluntary approach was not working as expected; few homebuyers were opting for the visitability features. In an unexpected positive development, builders began to voluntarily include several visitability components. This raises interesting questions regarding whether visitability ought to be a public policy, with regulatory force to compel compliance, or voluntary, and if the later, who (builder or home buyer) should select which visitability elements to adopt, and how to address social equity and justice concerns."	This is a real example of how a city attempted to implement Visitability Legislation. It documents the background, successes, failures and roadblocks. It contains a list of minimum Visitability upgrades for builders. It lists States and Cities that have passed Visitability bylaws. Contains an extensive list of references.	Visitability, Implementation, Irvine California, Case Study, Opposition, City Council	
AC: Case Study / Implementation, New, US	5/12/2010	Current Practices and Precedents [Journal Article]	Assuring Accessible Housing: The Visitability Code of the Village of Bolingbrook	SPNA (School of Public and Nonprofit Administration) Review; vol.4 / issue 1 / article 5 Grand Valley State University	2008	http://scholarworks.gvsu.edu/spnareview/vol4/iss1/5/		"As an ever-increasing population continues to age and develop disabilities, community needs are changing as well. Housing is a major consideration for local government officials in terms of planning and community development. With this in mind, it is expected that there will be an increasing demand for more accessible housing in communities all over the nation. It will be up to local government officials to ensure they implement programs that serve to create inclusive, diverse, and sustainable communities that will address the long-term needs of the citizens. Visitability programs for the construction of single-family homes are being utilized by local governments as one way to achieve this goal. This paper is a policy analysis of one of the most far-reaching publicly mandated programs of this kind, the Visitability Code of the Village of Bolingbrook, Illinois, that was passed in June 2003, and now serves as a model of implementation and compliance."	This document uses the real precedent of Bolingbrook to look at key government agencies, and interest groups. It analyzes how legislation was able to be implemented and gives recommendations. It also lists alternate policies and shortcomings of the analysis.	Accessible Housing, Universal Design, Visitability, Municipal Government, Single Family Homes, Bolingbrook Illinois, Building Code	

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
AC: Case Study / Implementation, New, US	5/13/2010	Current Precedents and Practice [Report]	Strategies for Providing Accessibility & Visitability for HOPE VI and Mixed Finance Homeownership	Department of Housing and Urban Development (HUD)	January 2000	http://www.huduser.org/Publications/pdf/strategies.pdf		The Hope VI program is committed to maximizing housing opportunities for individuals with disabilities. In this regard, we want to explore issues involved with developing for-sale housing that is both accessible to persons with disabilities and marketable to all. The program calls for the transformation of public housing projects into mixed income, divers and stable neighborhoods. The marketing challenge for such projects is to attract middle income persons to developments that include a wide range of income groups and housing types.	This document discusses Visitability design solutions for the single-story house, condominiums featuring first floor flats and two-story houses with elevators of lifts. It is a look at not just home design, but neighborhood design as well.	Visitability, Accessible Housing, Architecture, Design, Floor Plans, Diagrams, Solutions, Precedents, Drawings, Illustrations	
AC: Case Study / Implementation, New, US; Related Issues, Legislation, US	5/12/2010	Current Practices [Planning Commission Draft Strategy]	Draft Visitability Strategy	Metropolitan Planning Commission, Tennessee	February 2008	http://agenda.knoxmpc.org/2008/Feb08/2-A-08-MP.pdf		The first part of this document is a city memorandum and the second part is a draft proposal for a strategy for the city adapt visitability bylaws and become more accessible.		Legislation, City Bylaws, Implementation, Visitability Strategy	
AC: Case Study / Implementation, New; Related Issues, Parallel Initiatives, Consumer, Industry, US	5/20/2010	Academic Research [Survey Report]	55+ Housing: Builders, Buyers and Beyond; What are Builders Building? What Do Buyers Want?	The Metlife Mature Market Institute	September 2009	http://www.metlife.com/assets/cao/mmi/publications/studies/mmi-55+-builders-buyers-beyond.pdf?SCOPE=Metlife#Page=38		This is includes two surveys. One analyzed builders creating communities / homes for 55+ home buyers in 2008 - 2009 and reported on the features, amenities, and services they are including in those homes and communities, and compared selected results to a comparable builder survey. The second survey covered the preferences of 55+ households and reported on the features, amenities, and services they would like to have in their homes and communities and how they value them, with some emphasis on 'green' building, universal design, and energy efficiency issues. This report provides summary data on both the builder and consumer surveys and focuses on the gap between the built product and consumer preferences. It also provides an extensive data resource of the characteristics of consumers.	This report provides a summary of data on both the builder and consumer surveys and focuses the gap between the built product and consumer preferences. It also provides an extensive data resource of the characteristics of consumers and what builders are offering in the marketplace. In addition, a pair of chart books with the detailed results of both surveys and the gap analysis are available under separate cover from NAHB and MMI.	Survey, Extensive Data, Research, Developers, Features, Consumers, Sales, Values, Amenities, Services, Universal Design, Housing Features, Architectural Features, Aging in Place, 55+ Housing,	Y
AC: Case Study / Implementation, Other, Other	5/13/2010	Current Practices and Precedents [Report]	State-of-the-Art Report on Accessible and Comfortable Environments For All	International Council for Research and Innovation in Building and Construction	December 2004	http://cibworld.xs4all.nl/dl/publications/Report_W084_2004.pdf		"This report is based on the responses from members of CIB W084 to a request from the group's chairwoman for information about accessible and comfortable environments, particularly with regard to housing. A total of 12 countries are represented, including, in alphabetical order, Brazil, Denmark, Finland, Greece, Italy, Japan, New Zealand, Norway, Romania, Sweden, United Kingdom, and USA. The main aims of the request were to get an overview of similarities and differences of levels of accessibility and to indicate common aspects for future discussions and research.	This document has floorplans of accessible suites in each of the countries listed. It's a good data base for precedents and what's being put into use. Good resource for graphics. Also has links to different countries' legislation.	Visitability, Regulations, Precedents, Architecture, Housing Plans,Drawings, Floorplans Japan, Italy, Norway, New Zealand, U.K., Denmark, Sweden, USA, Romania, Greece, Finland	Y
AC: Case Study / Implementation, Other, Other; Related Issues, Legislation, Other	5/19/2010	Academic Research [Working Paper]	Disability Prevalence Forecasting & Housing: A Selected Review [Working Paper 1]	Centre For Housing Research (CHRANZ), New Zealand	July 2006	http://www.chranz.co.nz/pdfs/working-paper-1.pdf		"This paper reviews the current commentary on the disability prevalence, trends, and its measurement and forecasting in the context of housing need and housing adjustment. The discussion is structured as follows: section 2 provides a brief commentary on disability prevalence data, trends and projections in New Zealand, particularly as related to restricted mobility arising from severe physical and/or sensory impairment, section 3 then places the New Zealand prevalence data in the context of international prevalence data and trends, section 4 considers the various approaches to disability prevalence analysis and forecasting used internationally and the problem of robustness, section 5 comments on disability and housing in New Zealand. The last section considers the desirability and utility of more sophisticated and resource intensive prevalence and demand projections in the context of the strategic need to address the housing needs of disable people. In doing so, it is suggested that a more fruitful approach to ensuring that disabled people can access appropriate housing is to focus on the progressive adaption of the current housing stock and the built environments in which that stock is situated.	Extensive 6 page bibliography	New Zealand, Disability, Housing, Data, Demographics,	Y
AC: Case Study / Implementation, Other, Other; Related Issues, Legislation, Other	5/19/2010	Academic Research [Report Commentary]	Housing and Disability a Great Opportunity: A Commentary on the CHRANZ report "Future Proofing New Zealand's Housing Stock for an Inclusive Society"	Centre For Housing Research (CHRANZ), New Zealand	May 2007	http://www.chranz.co.nz/pdfs/housing-disability-commentary.pdf		"The final report of the accessible housing research program commissioned by CHRANZ in partnership with the New Zealand Office for Disability Issues, Ministry of Social Development, makes public that current New Zealand housing stock and construction and disability modification and design practices are failing to meet the needs of people with disabilities in that country. This finding is by no means unique and would I'm sure be much the same if the same research were to be funded in the Australian context. Indeed, the Australian Network for Universal Housing Design noted that 'private housing [in Australia] has almost completely avoided satisfying any access requirements in its design, in spite of the acceptance of mandatory access requirements for public buildings' (Hughes, 2005) However, before I go on to make specific comments on the report I would like to make some comments about our current understanding regarding evidence for implementing change especially touching on the issue cost-effectiveness and some of the known barriers, which must be overcome for any change in policy and practice to take place."	Commentary on previous report.	New Zealand, Disability, Research, Housing, Data, Demographics, International Trends, Future Needs, Accessibility, Home Modifications, Barriers / Challenges, Key Issues	Y
AC: Case Study / Implementation, Other, US	6/2/2010	Current Practice [Design Manual]	Fair Housing Act Design Manual	Department of Housing and Urban Development (HUD)	1998	http://www.huduser.org/Publications/PDF/FAIRHOUSING/fairfull.pdf		Design Manual to implement the Fair Housing Act		US, FHA, Design Manual, Illustrations, Architectural Features	Y
AC: Case Study / Implementation, Other; Related Issues, Industry Related Issues, Parallel Initiatives	5/19/2010	Academic Research [Book]	Universal interiors by design : gracious spaces	Dobkin, Irma Laufer. Toronto : McGraw-Hill, 1999.	1999	University of Calgary Library Call Number: NA2545 .P5 D63 1999		The first-ever book to offer architects, interior designers, builders, and others workable implementation strategies for accessible living for the aged or disabled. Includes before-and-after living plans and photographs that demonstrate how to transform any interior living space into a comfortable, attractive, barrier-free environment.	Copyright page and Table of contents scanned and saved in pdf file.	Case Study	
AC: Case Study / Implementation, Retro-fit, Canada	5/13/2010	Current Practices and Precedents [Journal Article]	Living Arrangements: Universal Design Makes This Home, Sweet Home	Abilities Magazine (Canada)	2010	http://www.abilities.ca/accessibility/2010/03/04/universal_design/		This article discusses a Canadian home renovation. It talks about the good design features and funding programs from the Canadian government.		Architecture, Design, Renovation, Government Funding, Canada	
AC: Case Study / Implementation, Retro-fit, New, US	5/13/2010	Current Practices [Guidebook]	The Assist Guidebook to The Accessible Home: Practical Designs for Home Modifications and New Construction	Assist Inc.	2005	http://www.assistutah.org/docs/guidebook_v6.pdf		This guidebook addresses issues of sustainability and provides planning and construction guidance for modifying existing homes and also how to include a range of accessibility features into new homes. The goal is to provide practical information for the do-it-yourself designers as well as for contractors, builders and architects."	This document contains detailed drawings, sketches, illustrations, diagrams for various visitability features.	Visitability, Standards, Design, Drawings, Floorplans, Illustrations, Diagrams, Architecture, Guidelines, Precedents, Diagrams, Resource	Y

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
AC: Case Study / Implementation, Retro-fit, UK	5/13/2010	Academic Research [Report]	Incorporating Lifetime Homes standards into modernisation programmes	Bonnett, D. (1996) Incorporating Lifetime Homes into modernisation programmes, in: Findings: Housing Research 174 (York, Joseph Rowntree Foundation).	1996	http://www.jrf.org.uk/publications/incorporating-lifetime-homes-standards-modernisation-programmes		Lifetime Homes standards - design criteria which ensure that homes are designed flexibly enough to meet the needs of most households with the minimum of adaptation - are increasingly being adopted in the building of new homes. This project examined the extent to which the same standards could be applied to existing homes as part of a refurbishment programme. Looking at a pilot study of ten homes in York, it found that most residents welcomed improvements in line with Lifetime Homes standards.	The report summarizes an ongoing refurbishment programme of ten similar family homes originally built in the early 1930s, occupied by a variety of households. A full report on the project is available from David Bonnett - Chartered Architect, 72 Charteris Road, London N4 3AB. An information pack, Lifetime Homes Improvements, which offers a starting-point for considering Lifetime Homes as part of a modernisation programme is also available from the Publications Office, Joseph Rowntree Foundation, The Homestead, 40 Water End, YO3 6LP.	Lifetime Homes, refurbishment, case study, housing	
AC: Case Study / Implementation, Retrofit, New, US; Related Issues, Consumers, Industry, US	5/13/2010	Current Precedents and Practice [Resource Guide]	S.M.A.R.T. Housing Policy Resource Guide	City of Austin	March 2007	http://www.ci.austin.tx.us/ahfc/downloads/Web%20version%20SMART%20Guide%203-16-07.pdf		This is an extensive report on SMART housing guidelines. It includes certification standards, benefits for builders, the housing process, regulations and an appendix complete with checklists, and application forms.	Thorough precedent to look at for guidelines for implementation.	Resource, Guidelines, Forms, Legislation, Implementation, Data, Extensive Research, Recommendations	
AC: Case Study / Implementation, Retrofit, UK; Related Issues, Consumer, UK	5/18/2010	Academic Research [Book]	Money Well Spent: The Effectiveness and Value of Housing Adaptations		2001	http://www.jrf.org.uk/publications/effectiveness-housing-adaptations		"Money well spent" is a large-scale study of the outcomes of public expenditure of #250 million a year on housing adaptations in England and Wales. This research is the result of a partnership between housing and occupational therapy professionals and researchers. It presents, for the first time, evidence about the effectiveness of housing adaptations for older people and disabled people of all ages nationally. Based on interviews with disabled people, including children and their parents, in seven local authorities in England and Wales, the report includes: evidence about how housing adaptations improve the health, quality of life and opportunities for disabled people and their families, and can contribute to preventative strategies; proposals, based on user views and professional observations, of ways in which housing adaptations may be made more effective still; and information useful in determining best value and budget allocation in health , housing and social services. "Money well spent" should provoke debate around, and increase understanding of a valuable service that helps to deliver a whole raft of current policy objectives.	Page 12		
AC: Case Study / Implementation, Retrofit, US; Related Issues, Parallel Initiatives, US	5/18/2010	Academic Research [Book]	Aging in Place: Designing, adapting, and Enhancing the Home Environment	The Haworth Press, Inc. ISBN: 0-7890-0971-4	1999	NA2545.A3 A35 2000		Provide a comfortable living environment for the aging!Aging in Place: Designing, Adapting, and Enhancing the Home Environment gives you a complete examination of current trends in adaptive home designs for older adults. As a therapist, designer, architect, builder, home planner, social worker, community organizer, or gerontologist, Aging in Place will show you innovative home designs and studies for creating environments that offer optimal living for aging adults. Complete with diagrams, floor plans, and tables, Aging in Place helps you to improve the quality of life for the elderly by offering them state-of-the-art designs that encourage independence and dignity. This unique and exciting book covers topics such as universal design which strives to create everyday environments and products like door handles and light switches that are usable by all people to the greatest extent possible, regardless of age or ability. Aging in Place will also show you how to: use follow-up visits by occupational therapists to ensure successful use of home modifications create environments that are helpful for vision rehabilitation by using controlled lighting and color schemes evaluate the quality of life for elderly people living in personal dwellings, specialized housing, and nursing homes explore architectural barriers and the uses of helping devices for elderly people examine research critiques of adaptive toilet equipment investigate modifications that have been made in homes for the elderly in India analyze ways in which elderly people have changed their homes to make the telephone more accessibleAging in Place is a complete guide to understanding the needs and latest trends in optimizing the living space of elderly persons. The book gives you access to several studies on elderly people's environmental needs and preferences in regard to modifications in personal and public dwellings. This information will assist you with better serving the elderly by helping them live more independently.		Aging in Place, Architecture, Home Modifications, Universal Design	N
AC: Case Study / Implementation, Retrofit; Theoretical; Related Issues, Parallel Initiatives	5/18/2010	Academic Research [Journal Article]	Residential Modifications and Decline in Physical Function Among Community - Dwelling Older Adults	The Gerontologist	April 2009	http://gerontologist.oxfordjournals.org/content/early/2009/01/01/geront.gnp033.full.pdf+html (free PDF)		The purpose of this study is to quantify the effect of residential modification on decreasing risk of physical function decline in 2 years. Implications: Baseline modifications may be associated with reduced risk of decline among a nationally representative sample of older community-dwelling adults. Widespread adoption of residential modifications may reduce the overall population estimates of decline.	Can be used as evidence in support of visitability. A scientific report determining health improvements with home modifications.	Resource, Data, Home Modifications, Health, Research, Disability	Y
AC: Case Study Review / Implementation, New, Canada	6/9/2010	Academic Research [Report]	Visitable Housing Cost Estimate Summary June 2007	Manitoba Housing and Renewal Corporation	June 2007	http://www.visitablehousingcanada.com/documents/cost%20analysis%20report/VisitableCosts_Report_MHRC_for%20website.htm		This report summarizes findings related to the cost and market implications of incorporating basic visitable features into two single-family detached houses in Manitoba. It was prepared at the request of Manitoba Housing and Renewal Corporation (MHRC).		Canada, Manitoba, Cost, Vistability	Y
AC: Case Study Review / Implementation, New, UK; AC: Related Issues, Legislation, UK; AC: Related Issues, Consumer, UK	5/11/2010	Academic Research [Journal Article]	The experience of disabled people as customers in the owner occupation market	Housing Studies, Volume 18, Issue 3 May 2003 , pages 387 - 408	May 2003	University of Calgary Library Call Number HD7285 INTERNET		This paper describes and evaluates the reactions and responses of house-builders in England and Wales to government regulation concerning disabled people's physical access to new housing. The paper begins by discussing the role and relevance of government regulation in addressing issues of housing quality and, in particular, the housing needs of disabled people. Then, referring to postal survey and interview data, the impact and implications of Part M of the building regulations, set up to ensure a degree of access for disabled people to new housing, is assessed. The paper concludes by discussing different ways in which housing policy ought to address the concerns of house builders in relation to Part M while, simultaneously, addressing the, as yet, unmet needs of disabled people for good quality, accessible, housing.	Large relevant bibliography to investigate (relevant entries NOT copied into "to review" bibliography)		
AC: Case Study Review / Implementation, New, USA;AC: Related Issues, Consumer, USA;AC: Related Issues, Legislation, USA	5/11/2010	Academic Research [Report]	Accessibility and Visitability Features in Single-Family Homes: A Review of State and Local Activity	AARP Public Policy Institute	March 2002	http://assets.aarp.org/rgcenter/il/2002_03_homes.pdf		"The purpose of this paper is to review the methods that various state and local jurisdictions are using to promote accessibility features in new single-family homes, and to identify important issues related to cost as well as consumer attitude. The author examined online state legislative resources, participated in internet list serves, reviewed published literature, and established informal contacts with advocates and local officials to identify jurisdictions with various accessibility satutes and to gain information about issues related to cost and consumer attitudes."	It contains a detailed appendix of State and UK ordinances and bylaws. Discusses the need for accessible design in single family homes, features that promote independent living and existing Federal and State guidelines. Breaks down acts and laws into a table view. Discusses case where Concrete Change successfully argued that locally subsidized housing construction should offer basic, low-cost visitability features in return for support from the city.	Visitability, Legislation, Jurisdictions	

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
AC: Case Study Review / Implementation, New, USA;AC: Related Issues, Consumer, USA;AC: Related Issues, Legislation, USA; AC: General Background, USA	5/11/2010	Academic Research [Report]	Increasing Home Access: Designing for Visitability	AARP Public Policy Institute	2008	http://www.equipos-para-parking.com/pdf_noti_norma/normativa_46.pdf		"This paper discusses the visitability concept, various implementation strategies, barriers to and benefits of implementation, and future directions. Drawing attention to current housing deficiencies and presenting visitability as a viable solution will enable advocates, builders, policy makers, and consumers to prepare for an aging population. Current trends in health care and community services emphasize aging in place. However, the structural barriers in much of existing housing can prevent older adults and people with disabilities from leading independent lives and participating fully in their communities."	It gives detailed information and a lot of examples of initiatives and laws in the USA. It provides a good background and introductory information. The appendix is extensive with case study interviews with people involved with visitability projects.	Visitability, Universal Design, Age in Place, Policy, Design, Initiatives, Cost, Obstacles	
AC: Case Study Review / Implementation, Other, Canada	5/19/2010	Academic Research [Book]	Focus groups to examine barrier-free and adaptable housing design	Ottawa: Canada Mortgage and Housing Corporation, (1996).	1996	UOFC LIBRARY NA2545 .A1 F63 1996		Seventeen focus group meetings were held across Canada to solicit consumer input on accessible and adaptable housing features. The focus groups involved seniors, older adults and people with disabilities. Participants identified basic and custom features which affect their decisions to purchase or rent homes. The scope of the project addressed private dwelling spaces as well as public and exterior spaces. The accessible and adaptable features which are most important to participants are described and reported. Participant feedback reinforces, and sometimes challenges, opinions held by accessible housing designers. Features that have the most widespread support include those which contribute to wheelchair access, safety, ease of use, or future adaptability. Most participants recognize that improved wheelchair accessibility can benefit everyone at various stages of their lives, especially in bathrooms, kitchens, bedrooms and entrances. Accommodations for people with sensory impairments are considered in many safety, adaptable and daily-use features.	Copyright page and table of contents scanned and saved in pdf file.	housing, disability, Canada	
AC: Case Study Review / Implementation, Other, Canada	8/4/2010	Academic Research [Report]	Testimonies of Dwelling: People with Physical Disabilities and [In]appropriate Housing In Calgary	Centre for Social Work Research & Development with United Way of Calgary and Area	February 2008	http://www.ahscalgary.ca/Disability_and_Housing_Report.pdf		This research study speaks to the practical needs of dwelling, but also addresses issues of inequality and how this manifests in our social infrastructures, particularly when we are experiencing limited affordable and accessible housing.... The research offers a body of survey results, and narratives that speak to the limitations and possibilities of the physical environments and supports for people with psychical disabilities. Our intent is that this research furthers the dialogue and commitments noted for "full citizenship" as initiated in the Alberta Disability Strategy (2002) and significantly informs the current 10 Year Plan to End Homelessness in Calgary.3 Also, our hope is that the voices of people with physical disabilities, that their "testimonies of dwelling" offer words and images of the "social and environment component of disability" (Putnam, 2005, p.193) that will positively change perceptions that inform our social policies and systems in Calgary. We hope that the testimonies deepen people and policy makers' consciousness of disability. Finally, our ultimate hope is that through this primary research, we enter a form of action and change so that people with physical disabilities have stable appropriate housing and supports.	This document contains demographics and data specific to the Calgary area. Part of the report discusses the importance of Visitability and the need to implement it.	Calgary, Visitability, Data, Demographics, Report, Analysis, Housing Context in Calgary, Quantitative Research, Qualitative Research	
AC: Case Study Review / Implementation, Other, Canada	8/4/2010	Academic Research [Article]	Aging-In-Place: Promising Practices for Municipalities	Alberta Association, Canadian Institute of Planners (AACIP) Journal	Spring 2010, Issue 4	http://www.aacip.com/public/AACIP_Journal_Issue4_(f4web).pdf		This article gives a general background on the importance of aging-in-place and outlines research that had been undertaken with the City of Edmonton. The research identified 8 planning principals one of which includes: "Provide barrier-free design and visitability in buildings". A recommendation was to "Consider a pilot or demonstration project to ensure that public realm improvements consider visitability and age-friendly neighbourhood design.(The City of Edmonton Community Services Department, as part of its Neighbourhood Reinvestment Program, is exploring a demonstration project and has submitted funding proposals to the province.)"		Edmonton, Visitability, Implementation, Initiative, Community Planning	
AC: Case Study Review / Implementation, Other, USA	5/11/2010	Academic Research [Journal Article]	Assessing Environmental Factors That Affect Disability: Establishing a Baseline of Visitability in a Rural State	Donald Miller & Domenico Patassini ISBN:0-7546-4094-9	2008	UofC [0090-5550]		"The homes in which people live are one element of the shared built environment. The concept of visitability describes features of private homes that provide a minimal level of accessibility, allowing a person with mobility impairments to visit the homes of family and friends. This study's aim was to establish a baseline rate of basic home visitability in Montana. METHOD: A visitability question was included as part of the 2004 Montana Behavioral Risk Factor Surveillance System (BRFSS) Questionnaire, a random-digit-dialed telephone survey of 5,005 Montana adults. RESULTS: Nearly 1 in 5 respondents (19.3%) said "a person who uses special equipment such as a wheelchair... could get into [their] house without being carried up steps or over other obstacles." Respondents with a disability who reported living in a visitable house were less likely than those who did not live in a visitable house to report any days of poor mental health in the past month. CONCLUSION: The BRFSS affords the opportunity to measure elements of the community environment important to the health and life quality of people with disabilities. Here, BRFSS data provided a baseline rate for visitable homes in the state. Strategies to increase this number are discussed.		Environment, Access, Home Modification, Health, Surveillance	
AC: Case Study Review / Implementation, Retro-fit, Canada	6/16/2010	Academic Research [Research Highlight]	Maintenance and Renovation: Opportunities to Improve Accessibility to Existing Residential Buildings	Canada Mortgage and Housing Corporation [CMHC]	June 2005	http://www.cmhc-schl.gc.ca/odpub/pdf/63814.pdf?fr=1276789040765		An examination of the feasibility of improving accessibility to residential buildings during major maintenance or renovation projects. The purpose of this document is to encourage owners to adopt more effective "universal design" products, practices and materials that will create a barrier-free environment in which people with disabilities or functional limitations will be able to live independently and safely.		CMHC, Canada, Retro-fit, Research	
AC: Case Study Review / Implementation, Retro-fit, Canada	6/16/2010	Academic Research [Research Highlight]	Recycle: Lifecycle — How to Renovate for Change	Canada Mortgage and Housing Corporation [CMHC]	July 2003	http://www.cmhc-schl.gc.ca/odpub/pdf/63231.pdf?fr=1276789279671		This study examines how to renovate housing in a way which facilitates future adaptation, in order to allow people to live as long as possible in the building with minimum modification. Based on actual renovations carried out in Vancouver, it is a generalist document, and addresses such issues as design criteria to consider and the accompanying costs. By carefully exploring all the possible ways an adaptable home can be created, most homeowners should be able to recycle their existing homes.	This is a basic over view of renovations, not specifically on Visitability retro-fits.	CMHC, Research, Retro-fit, Canada, Renovations	

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
AC: Case Study Review / Implementation, Retro-fit, UK; AC: Case Study Review / Implementation, New, UK; AC: Related Issues, Industry, UK; AC: Related Issues, Consumer, UK	5/11/2010	Academic Research [Journal Article]	Disabling Homes: a study of the housing needs of disabled people in Cornwall	Disability & Society, Volume 10, Issue 1 January 1995 , pages 71 - 86	January 1995	University of Calgary Library Call Number HV1551 INTERNET		This research was carried out between January and July 1993. The study was an evaluation of housing need of disabled people who were wheelchair users through a process of consumer consultation. It was concerned to find out the extent and nature of that need whilst also testing out consultation through the use of research methods in comparison with a non-consultative approach taken by the local authorities. The nature of need was found to be qualitatively different to that found through the study of normative needs. A significant number of disabled people were being made more dependent by their housing and this was being reinforced by the agencies that were intended to help them. In particular, the failure to consult disabled people was leading the local authorities to make inappropriate plans for new build housing while the major need for adaptations was being undermined by their operation of the Disabled Facilities Grant. The findings support the call from other writers that the solutions to housing problems will only come through viewing disability as a civil rights issue.	Large relevant bibliography to investigate (relevant entries NOT copied into "to review" bibliography)		
AC: Case Study Review / Implementation, Retro-fit, USA	5/14/2005	Academic Research [Journal Article]	A Health and Demographic Profile of Noninstitutionalized Older Americans Residing in Environments with Home Modifications	Journal of Aging and Health; vol. 12 / no. 2 / pg 204-228	2000	University of Calgary Library Call Number: RA564.8 INTERNET		Objectives:In this analysis the authors investigate the demographic characteristics, the health conditions/events, and the disabilities of community-dwelling Americans 70 years of age and older that are associated with residing in environments with specific home modifications. Methods:Data from a large population-based study of the elderly are used to estimate logistic regression equations that reveal profiles of older individuals who are likely to have distinct home modifications. Results:Having diseases such as diabetes and stroke, having experienced a hip fracture, a fall or a joint replacement, and having greater limitations with activities of daily living raise the likelihood of having home modifications. Low income, Hispanic, and African American elderly appear underrepresented among those with modifications. Discussion: The authors conclude that specialized housing alternatives will be an increasingly important issue in the future as individuals aim to achieve and maintain the delicate balance between their functional ability and their living environment.	Most useful information is in the analysis and the conclusion.	Home Modifications, Research, Demographics, Data,	
AC: General Bacground, Other	5/13/2010	Current Practices, Implementation [Report]	Housing For Life: Planning For Accessible & Adaptable Homes in Victoria [Australia]	Housing Resource and Support Service Inc.	2005	http:// www.hrss.com.au/ HousingForLife.pdf		"This paper aims to inform people who have an interest in accessible and adaptable housing on building and planning information, and the need and processes for change to the built environment"	It has a general background on Visitability within Australia. The document contains a time-line of when advances in Visitability in Australia took place.	Visitability, Universal Design, Building Process, Regulations, Legislation	
AC: General Backgroud; Case Study / Implementation, Retrofit, US; Related Issues, Parallel Initiatives, US	5/18/2010	Current Practices [Guidebook]	Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible	U.S. Department of Housing and Urban Development (HUD)	May 1996	http:// www.huduser.org/ Publications/PDF/ remodel.pdf		As the "baby boomers" grow older and society becomes increasingly aware of the needs of people with physical limitations, the housing industry is recognizing the importance of a "universal" approach to residential design that modifies standard building elements to improve a home's accessibility and usability. A new resource guide from HUD's Office of Policy Development and Research, Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible, provides technical guidance on selecting and installing universal features during home remodeling or renovation. Modifications can range from selecting different faucet handles or doorway dimensions to replacing kitchen appliances and bathroom fixtures. Residential Remodeling and Universal Design describes potential benefits of design features, suggests alternative solutions, and provides installation suggestions. It is a handy resource for the housing professional and the do-it-yourselfer alike. Its clear descriptions and abundant graphics can help homeowners plan remodeling or rehabilitation projects.	Numerous examples of universal design features that can be implemented into an existing home; including detailed illustrations.	Universal Design, Barrier-Free Design, Adaptability, Illustrations, Architecture, Solutions, Guidelines	Y
AC: General Background	5/12/2010	Academic Research [Book]	Cost Benefit Cost Analysis: Accounting for Non-Market Values in Planning Evaluation [Chapter 2: Evaluation of Visitability of Public Urban Spaces]	Urban Planning and Environment, Donald Miller & Domenico Patassini ISBN: 0-7546-4094-9	2005	n/a		Illustrated by case studies from Europe, North America and the Middle East, this book examines how non-market values can be identified, measured and incorporated into planning evaluation methodologies. The traditional means of assessing planning options, benefit-cost analysis, requires that all effects be expressed in monetary terms and this volume offers alternative approaches. It presents strategies for accomplishing the major purposes of planning evaluation - including the provision of an explicit, replicable basis for public assessment - in alternative ways. Growing demand for public involvement and for accountability in decision making requires better means for accommodating a broad range of concerns in planning evaluation. Methodologies examined include effectiveness-cost and multi-criteria analysis, and the book explores how these have been applied in practice in developing special-issue plans, complex regional development strategies, and efforts to analyze the environmental justice implications of major infrastructure projects. Use of scenarios and problem structuring methods by stakeholder groups are also explored.	This chapter gives a general background.	Visitability	
AC: General Background	5/13/2010	Academic Research [Journal Article]	The need for inclusive housing design	Housing, Care & Support (HOUSING CARE SUPPORT), 2005 Feb; 8(1): 29-32.	February 2005	University of Calgary Library Call Number INTERNET		This paper describes the principles that need to be followed by housing designers and planners to ensure that disabled people are not excluded by design from future housing development. It outlines the demographic drivers and the problem with current housing stock, and then comments on the standards that need to be applied to ensure inclusion for all members of society. If government rhetoric about building sustainable communities in which people want to live is to be matched by action, attention must be paid to the housing needs of everyone who is part of that community, including disabled people.		Architectural Accessibility, Disabled, Housing	
AC: General Background US,	5/13/2010	Academic Research [Journal Article]	Visitability: A Major "No-Step" Towards Inclusive Housing	Planning Commissioners Journal; no. 66 / pg 4-6	Spring 2007	http:// www.plannersweb.com/visitability.pdf		A general background on the importance of Visitability.		Visitability, Background, Accessible Housing, Initiatives	
AC: General Background, Australia	6/9/2010	Current Practices [Briefing Paper]	Build For Life: Briefing Paper on Accessible Housing	State of Victoria, Australia	no date	http:// www.dse.vic.gov.au/ CA256F310024B628/ 0/6E9A612CF617308 0CA25768F000488B 5/$File/Industry+brief +070409.pdf		A general background on where visitability is at within the State of Victoria. Why it's needed, what other locations are doing and initiatives.		Australia, General Background	
AC: General Background, Canada	5/13/2010	Academic Research [Journal Article]	Visitability in Canada	Abilities Magazine (Canada)	2007	http:// www.abilities.ca/ independent_living/ 2007/09/15/ visitability_in_canada/		This article gives a general background on Visitability. It discusses the importance of it and what research, and who's conducting it within Canada.		Research, Visitability, Canada	
AC: General Background, Canada	6/9/2010	Academic Research [Report]	Right At Home: Report on the Consultation on Human Rights and Rental Housing in Ontario	Ontario Human Rights Commission	5/28/2008	http://www.ohrc.on.ca/ en/resources/ discussion_consultation/ housingconsultationreport/pdf		This is a thorough report on the importance of housing rights and inclusive design in relation to Canada's and Ontario's needs. It also lies out a framework for action including government, decision makers and partnerships that are key for taking action.		Canada, Inclusive Housing, Implementation, Key Players	

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
AC: General Background, Canada	6/22/2010	Academic Research [Journal Article]	Manitobans with Disabilities: Visitable Housing Towards Livable and Inclusive Communities	Canadian Centre on Disabilities Studies (CCDS)	no date	http://www.amm.mb.ca/documents/SR-visitablehousing.pdf		This article gives a general background on visitability and Canada. It discusses the need and importance for it as well.		Canada, Visitability, Initiatives, General Background, Community, Manitoba	
AC: General Background, Canada	7/28/2010	Academic Research [Presentation]	Accessible Housing by Design: Easier than You Think!	DesignABLE Environments Inc. fo the Canadian Home Builders Association Marketing Committee	'May 28, 2010	http://www.chba.ca/uploads/marketing/2010-05%20accessible%20housing%20by%20design_thea%20kurdi.pdf		"It is easier that you think! was the central message of this presentation which took an in-depth look at three key issues related to accessible housing: Why bother, what is it, and what does it do for me, as a new home builder or renovator? Today approximately 4.4 million Canadians, or 1 in 7, have a disability; in 20 years it will be 1 in 5 as the population grows older. Accessible housing covers a continuum of barrier-free housing, from "visitability" to universal design, that can benefit not only homeowners with disabilities, but also non- disabled people—being able to entertain friends and relatives with mobility limitations, or to recuperate at home from a temporary disability, or simply living more comfortably in their homes.There is a huge range of readily available features that can be incorporated into a home to increase its accessibility and livability, in accordance with the homeowners' needs. The province of Ontario will enact regulation by 2025 that all new homes must be "visitable"—i.e. the first floor of the house must be made accessible to all, including a wheelchair-friendly bathroom. Already some jurisdictions, including Vancouver and Winnipeg, have accessibility requirements for multi-unit or public housing."		Canada, Visitability, Implementation, General Background, Data, Statistics, Powerpoint Presentation	
AC: General Background, Canada	7/28/2010	Academic Research [Presentation]	Through the Front Door Barrier Free Living Challenges and Opportunities	Victor Fiume + James Bazely for the Canadian Home Builders Association Marketing Committee	'May 28, 2010	http://www.chba.ca/uploads/marketing/2010-05%20through%20the%20front%20door-barrier%20free%20living_james%20bazely%20and%20victor%20fiume.pdf		The more the industry gets involved in accessibility on a voluntary basis, the easier it is to avoid excessive legislation. The industry has an opportunity to drive the process, to get fired up and get involved. James Bazely headed up the Ontario HBA Committee that made recommendations to the Ontario government on the issue. Likely, other provinces will consider similar legislation. Both Victor Fiume and James Bazely have experience in building accessible homes for customers. Disabled people don't want their homes to look different, so a big challenge is to accommodate accessibility within a conventional design. Builders also need to help their customers through a careful thinking process—what are their needs today, how might they change in the future. It can be a difficult journey, but very rewarding for the builder. Both builders agree that getting involved in building accessible homes is a good business decision and the right thing to do for a company that prides itself on being a good corporate citizen. They also noted that accessible housing offers benefit for everyone, not just those with disabilities.		Canada, Visitability, Implementation, General Background, Builders, Powerpoint Presentation, Benefits, Opportunities, Challenges	
AC: General Background, Canada	7/29/2010	Academic Research [Presentation]	Why Visistable Housing is Important to Realtors	Gary Shannon for Measuring Up the North Conference	2009	http://www.measureupthenorth.com/UserFiles/File/Workshops/Gary%20Shannon%20-%20Visitable%20Housing.pdf		This is a presentation with a general background on Visitability and it's importance to Realtors. It show pictures of home built in Vernon to Visitability standards.		Canada, Visitability, Guidelines, Legislation, Municipalities, Implementation, Precedents	
AC: General Background, Canada, Alberta	6/9/2010	Current Practice [Report]	Accessible Barrier-free Housing: A Compendium Agenda	Safety Codes Council Alberta	6/11/2009	http://www.safetycodes.ab.ca/upload/docs/MarkIantkowBFHousing.pdf		The is a report that was the introduction to an Accessible Housing Summit that took place in Alberta. This document gives a general background of accessibility, visitability and it's importance.		Canada, Precedent, Conference, Alberta	
AC: General Background, Canada; Related Issues, Legislation, Canada	5/13/2010	Academic Research [Report]	CMHC Research Highlight: Understanding the Status of Visitability in Canada	Canadian Centre on Disability Studies (CCDS): Research and Education on Issues That Affect Us All	August 2007	http://www.agingwithdisabilities.com/phasel/documents/visitability/VisitabilityRESEARCHHIGHLIGHT.pdf		"The goal of this project was to develop an understanding of visitability in Canada. The objectives included: analysis of the progress and diffusion of visitability in Canada, determination of the barriers, facilitators to its adoption in Canada and determination of best practices, gaps, trends and issues.		Canada, Research, Precedents, Visitability, Best Practices	
AC: General Background, Canada; Related Issues, Legislation, Canada	7/16/2010	Academic Research [Report]	CMHC Research Highlight: Understanding the Status of Visitability in Canada	Canada Mortgage and Housing Corporation [CMHC]	May 2008	http://www.cmhc-schl.gc.ca/odpub/pdf/65959.pdf?lang=en		"The goal of this project was to develop an understanding of visitability in Canada. The objectives included: analysis of the progress and diffusion of visitability in Canada, determination of the barriers, facilitators to its adoption in Canada and determination of best practices, gaps, trends and issues.		Canada, CMHC, Research, Precedents, Visitability, Best Practices	
AC: General Background, Canada; Related Issues, Legislation, Canada	7/22/2010	Academic Research [Article]	Visitability: A New Direction For Changing Demographics	Joel Casselman, American Planning Association	Winter 2004	https://myapa.planning.org/affordablereader/pracplanner/visitabilityvol2no4.htm		Background information on the importance of Visitability, designing for it, features, obstacles and benefits.		Canada, Visitability, Implementation, General Background	
AC: General Background, Other; Related Issues, Legislation, Other	5/14/2010	Academic Research [Report]	Accessible Housing in Australia	Disability Council of N.S.W.	June 2005	www.disabilitycouncil.nsw.gov.au/archive/05/accessiblehousing.doc		The Disability Council, operating under the Community Welfare Act 1987, is the official advisory body to the NSW Government on disability issues and policy. It is the NSW Disability Advisory Body to the Commonwealth.		Australia, Visitability, General Background, Statistics, Initiatives, Cost	Y
AC: General Background, Other; Related Issues, Parallel Initiatives, Other	5/19/2010	Academic Research [Report]	Housing and Disability: Future Proofing New Zealand's Housing Stock for an Inclusive Society [Final Report]	Centre For Housing Research (CHRANZ), New Zealand	March 2007	http://www.chranz.co.nz/pdfs/housing-and-disability-future-proofing-new-zealands-housing-stock-for-an-inclusive-society.pdf		CHRANZ has commissioned this research to assist the housing and disability sectors to optimize housing access for the growing number of people who will have moderate to severe physical and sensory disability that affects their mobility. The research focuses on: the current housing experiences of physically disabled people, both young and old, the capacity of the housing market to respond to the rising demand for 'lifetime homes' and the opportunities to establish a housing stock that is future-proofed for those affected by challenges to their mobility and agility through moderate to severe physical disability and aging.	Extensive research report and an extensive annotated bibliography. There are two other 'working papers' that are tied to this final report that have been put out by CHRANZ.	New Zealand, Disability, Research, Housing, Data, Demographics, International Trends, Future Needs, Accessiblity, Home Modifications, Barriers / Challenges, Key Issues	Y
AC: General Background, Parallel Initiatives, Canada	8/3/2010	Academic Research [Thesis]	Designed For Life: Disabled/ Enabled At Home	Jill Perry, Master of Science, Health Sciences, University of Lethbridge	2008	http://www.uleth.ca/dspace/bitstream/10133/734/1/perry,%20jill.pdf		Using a phenomenological hermeneutic methodology, this thesis describes the lived experience of people with mobility impairments in the context of their home environment. Nine individuals with mobility impairments were interviewed at length regarding their experiences in their homes. From the resulting narratives, the data were arranged under three thematic statements: Doing my thing, Being myself, and Evolving with my environment. The study highlights the interdependent nature of the person- environment-occupation relationship and reveals the potential for an enabling home design to affect all areas of human occupation (self-care, productivity and leisure). The efficient performance of self-care activities in the home emerged as being somewhat predictive of the extent to which participants were involved in the areas of productivity and leisure. This thesis offers support for the social model of disability and illuminates the need for incorporating universal design in all homes.		Visitability, Canada, Thesis, General Background, Epistemology, Quantitative Research	

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
AC: General Background, UK; AC: Theoretical, UK; AC: Case Study Review / Implementation, New, UK; AC: Related Issues, Legislation, UK	5/12/2010	Current Practices [Book]	Accessible Housing: Quality, Disability and Design	Rob Imrie, Routledge USA ISBN: 0-415-31891-2	2006	University of Calgary Library Call Number: NA2545 .A1 I46 2006		Google Books Overview: This book considers the interrelationships between disability and housing design with a focus on the role of policy in addressing the housing needs of disabled people. The book will set out some of the broader debates about the nature of housing, quality and design: in what ways is domestic design and architecture implicated in inhibiting or facilitating mobility and movement of people; what is the nature of government regulation and policy in relation to the design of home environments. To date there is little or no knowledge about the range of approaches to accessible design in housing nor how far policies and practices are adequate or not in creating accessible home environments. This book will go some way to address this shortfall in knowledge.		Design, Architecture, Disabilities, Accessibility, Housing, Case Study, Ideal Homes	
AC: General Background, UK; Theoretical; UK	5/12/2010	Academic Research [Journal Article]	Understanding needs: a starting point for quality	Housing Studies, Volume 19, Issue 5 September 2004 , pages 709 - 726	September 2004	University of Calgary Library Call Number HD7285 INTERNET		Before good quality housing design can occur, the needs of human beings have to be properly understood. Drawing on a research study into the effectiveness of housing adaptations for disabled people, the paper looks at the human needs revealed by adaptations recipients when they described either satisfaction or disappointment with the work done. A model of need originally proposed by Winfield, a partner in the research, is built upon to include extra factors. The evidence suggests that material needs are not always the most important, and that need for such things as dignity, control or the need to play may take precedence over needs for access or safety. At present however, models of housing need, whether for disabled or non-disabled people, take little account of what is known of human need.	relevant bibliography to investigate (relevant entries NOT copied into "to review" bibliography)	need, disabled, design, Part M	
AC: General Background, United States; Related Issues, Industry, United States	7/29/2010	Academic Research [Presentation]	Technical Information: Making Visitability Work	Eleanor Smith for Measuring Up the North Conference	2009	http://www.measureupthenorth.com/UserFiles/File/Workshops/Eleanor%20Smith%20-%20Making%20Visitbility%20Work.pdf		This slide presentation gives general information Visitability and discusses design principles. It addresses myths and facts as well as showing construction details for implementation.		United States, Visitability, Implementation, Drawings, Illustrations, Opportunities, Challenges, Presentation	
AC: General Background, United States; Related Issues, Industry, United States	7/29/2010	Academic Research [Presentation]	The Case for Visitable Housing	Eleanor Smith for Measuring Up the North Conference	2009	http://www.measureupthenorth.com/Conferences-Workshops.aspx		This slide presentation gives general information Visitability and discusses design principles. It discusses benefits for builders as well as costs for construction.		United States, Visitability, Implementation, Costs, Data, Opportunities, Challenges, Presentation	
AC: General Background, US	5/12/2010	Academic Research [E-Book]	Universal Design and Visitability: from Accessibility to Zoning	Ohio State University	2007	http://hdl.handle.net/1811/24833		"The book introduces the concepts of universal design and visitability. It presents: a paradigm for the future, rationale for studying it, design examples, a discussion of design for individuals with vision loss, planning barrier free transportation facilities, successful county-wide and national policy initiatives, the importance of education and considerations of certain cultural barriers to adoption of policies… You will find guiding principles, valuable statistics and examples of the concepts of universal design and visitability at work in this book."	It contains nine, detailed articles written by separate experts that covered a diverse range of topics under the umbrella of visitability. Check the table of contents for a list of the specific articles. Topics include: the seven principles of universal design, toward inclusive design in housing and neighborhoods, universal design in transportation and universal design in zoning.	Disability Conference, Accessibility, Housing, 7 Principles of Universal Design, Visitability, Design, Zoning	
AC: General Background, US	5/13/2010	Facts, Demographics, Trends [Conference Presentation]	Multi-Generational Planning: Implications for Housing & Community	2010 APA National Planning Conference - Center For Housing Policy [Washington, DC]	April 2010	http://government.cce.cornell.edu/doc/pdf/apa_2010_wardrip.pdf		This presentation is a series of slides with graphs of information on demographics, trends, growth, construction trends, and what possible strategies there are for new communities. This is short but informative with a list of resources for the information shown.		Visitability, Demographics, Trends, Challenges, Data	
AC: General Background, US	5/13/2010	Academic Research [Report]	Visitability As An Approach to Inclusive Housing Design and Community Development: A Look at its Emergence, Growth and Challenges	IDEA: Center for Inclusive Design and Environment	June 2005	n/a		As population ages and faces a greater number of physical disabilities, housing and community design must be re-examined. This research explores the growing need for accessible housing in the United States and the recent emergence of visitability as an affordable and sustainable design strategy aimed at increasing the number of accessible single family homes and neighborhoods. Both a qualitative and quantitative methods approach was utilized to study the evolution of accessible housing policy in the United States, the history and fundamental principles of visitability, and the number and diversity of visitability initiatives and programs. The research explores existing theories on innovation diffusion to help understand trends in the visitability movement. The research also examines the challenges and controversies currently surrounding the visitability movement and potentially threatening its future success.	A general background on accessibility and visitability with facts and figures. [This article was also printed under the title: "Toward Inclusive Housing and Neighborhood Design: A look at Visitability" in the Journal of Community Development Society Journal; vol. 37 / no.3 / 2006]	Visitability, Background, Accessible Housing, Initiatives	
AC: General Background, US	5/19/2010	Academic Research [Fact Sheet]	Expanding Implementation of Universal Design and Visitability Features in the Housing Stock	AARP (American Association for Retired Persons) Public Policy Institute	March 2010	http://assets.aarp.org/rgcenter/ppi/liv-com/fs167-expanding-implementation.pdf		As adults age and their physical abilities change, they may face environmental impediments in their home that make living independently a challenge. Universal design and visitability features can improve residential and usability for older adults and people with disabilities.	General background, fact sheet.	Universal Design, Visitability, Definitions, Fact Sheet	Y
AC: General Background, US	5/21/2010	Academic Research [Booklet]	Visitability: An Inclusive Design Approach for Housing	IDEA: Center for Inclusive Design and Environment	before 2009 (pre-cursor to "Inclusive Housing: A Pattern Book" published in 2010)	http://www.ap.buffalo.edu/idea/Visitability/reports/Visitability%20Final%20Report%2012.15.04.pdf		"This booklet provides a summary of the goals, benefits, and features of inclusive housing design. It is a preview of a forthcoming book entitled 'Inclusive Housing: A Pattern Book" Excerpts from the book along with an annotated version of the new ICC/ANSI A117.1 Type C visitability standards will give you a better understanding of what visitability is and why it is important to housing design.	Good background and general overview of visitability with illustrations interpreting ICC/ANSI A117.1	Visitability, Architecture, Drawings, Examples, Requirements, ICC/ANSI A117.1, Illustrations,	Y
AC: General Background, US; Case Study / Implementation, New	5/20/2010	Academic Research [Journal Article]	More Than Shelter: Good Design Matters Most to Those Who Need it Most	Residential Architect Magazine; 2005-08-01	2008	http://www.customhomeonline.com/industry-news-print.asp?sectionID=206&articleID=183096		This is a journal article about good design and its importance. It spotlights 3 projects within the US which are examples of visitability.		Housing, Precedents, Good Design, Residential Projects, Awards, Universal Design Architects	Y
AC: General Background, US; Parallel Initiatives; US	5/12/2010	Academic Research [Report]	Housing Diversity and Accessibility	The Rocky Mountain Land Use Institute	January 2008	http://law.du.edu/images/uploads/rmlui/rmlui-sustainable-housingDiversity.pdf		"America's face is changing. The last few decades have seen an evolution in the demographic makeup of U.S. households that requires communities to address the type, location, and design of their housing. these households require a diversity of housing types to meet their basic needs, including access to public transportation, employment centers, and needed services. Moreover, recent research suggests that housing choices that provide an opportunity for interaction with persons of different backgrounds is advantageous for improving our quality of life.	This report is a general synopsis of different families and the changing needs of each group as they age.	General background, Aging Population, Changing Families, Needs,	
AC: General Background, US; Related Issues, Consumers, US	5/19/2010	Academic Research [Report]	If Universal Design Is Such a Good Idea, Why Aren't More Consumers Buying It? (And What Housing Educators Can Do About It)	American Association of Housing Educators Annual Conference: Housing and Community	October 2002	http://housingeducators.org/Pastconferences/2002Conferecprogramandpapers.pdf#page=106		This is a brief summary of 5 major mistakes that are being made and 5 strategies for improvement.	The list is anecdotal and makes some interesting and viable points as to why consumers aren't buying Universal Design. It is a starting point for 5 mistakes that could be further researched or looked into.	Universal Design, Consumers, Challenges, Improvements, Suggestions, Marketing, Sales, Home Owners	Y

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AC: General Background, US; Related Issues, Legislation, US	5/12/2010	Academic Research [Report]	Access for all: housing design and the Disability Discrimination Act 1995	Critical Social Policy, Vol. 19, No. 3, 396-409 (1999)	1999	University of Calgary Library Call Number HN390 INTERNET		The Disability Discrimination Act 1995 introduced proposals to make limited wheelchair access mandatory for all new build housing. In the light of deregulation in the 1980s, the house building industry has been opposed to any extension of the building regulations. Media response suggests that level thresholds, ramped access, wider doors are not immediately popular with many consumers either, having connotations of institutional design. There is however growing pressure, particularly from the housing association movement, effectively to reinstate some form of minimum space standards. Building regulations governing access would reinforce this trend and demand new flexible design which meets both the needs and the aspirations of a wider range of potential users. It is important that building regulations should apply equally to socially rented and privately owned housing to avoid stigmatizing one sector. Innovative design is needed to produce homes which satisfy and expand social conventions of what a home should look like, as well as meeting minimum standards.		legislation, US, ADA	
AC: General Background, US; Related Issues, Legislation, US	5/20/2010	Resource [Website]	Americans With Disabilities Act (ADA): A Comprehensive Overview	Fall Prevention Center of Excellence	current	http://www.homemods.org/resources/pages/ada.shtml#O3		This page gives a comprehensive overview of the ADA. At the main page, it has quick links to the five different sections with brief descriptions of each as well as more in-depth links for more information.	Is useful for understanding the ADA and it's regulations.	Americans with Disabilities Act (ADA), General Background, Understanding, Overview, Quick Link	
AC: General Background, US; Related Issues, Parallel Initiatives, US	5/12/2010	Current Practices [Journal Article]	Lifelong Housing: The Anchor in Aging-Friendly Communities	Generations - Journal of the American Society on Aging; Vol. 33 / No. 2 / pg 26-32	Summer 2009	University of Calgary Library: [0738-7806]		Lifelong Housing: The Anchor in Aging-Friendly Communities. This article describes the role of housing in aging-friendly communities, the problems of living in conventional housing as people age and the need to adapt existing dwellings for older people. The authors discuss ways to make homes better, "visitability" and universal design, relocation options, and resources for low income elders to help them with home modification.	This article gives a general overview to Visitability, practices and it's importance.	Visitability, Universal Design, Relocation Options, Housing, Aging-Friendly	
AC: General Background, US; Related Issues, Parallel Initiatives, US	5/20/2010	Academic Research [Report]	A Blueprint for Action: Developing a Liveable Community for All Ages	National Association of Area Agencies on Aging	May 2007	http://www.aginginplaceinitiative.org/storage/aipi/documents/Blueprint_for_Action_web.pdf		The purpose of this guide is to provide local leaders with tools to build the collaborations needed to create livable communities for people of all ages. Every area of local government has a role to play in this effort. Each day, decisions affecting resident's ability to age successfully in their communities are made by housing officials, transportation planners, planning and zoning specialists, parks and recreation officials, and economic development leaders. Early recognition of the impact that an aging population has on a community will enable these diverse departments to hone their planning and identify new opportunities. Creating livable communities for all ages calls for partnerships across agencies and among different sectors within communities.	This document is written as a guideline including an analysis of key challenges, action steps, a six-step strategy to build partnerships, descriptions of leading innovations, a list of resources and a checklist of essential features.	Guideline, Aging in Place, Liveable Community, Challenges, Innovations, Partnerships, Best Practices	Y
AC: General Background; Related Issues, Parallel Initiatives	5/18/2010	Academic Research [EVDS Thesis]	Teaching Universal Design Toward Implementation in a Residential Environment	Linnie C.L. Tse, EVDS University of Calgary	2001	http://hdl.handle.net/1880/39268		The need and demand for a friendlier designed environment will become more evident over the next five to ten years as individuals begin considering and planning for their future needs. Unfortunately, the standard style of today's new and existing housing is neither practical nor feasible in a population that exhibits a significant range of age, size, height, ability, and strength in its diversity. The housing industry does not offer any choice within its residential environments that may easily and comfortably accommodate this diversity. Specifically, the demographic changes in lifestyle with the aging population, the move forward with design advocacy within the disabled community, and the need for safety and independence in the built environment for all people are the major causes affecting a need for change and choice. It becomes important to conscientiously consider the basic needs - dignity, independence, equality, and safety - of all individuals within the built environment. Universal design offers greater housing choice to the consumer, thereby, increasing the market for designers. Universal design is the design concept that acknowledges the basic needs and desires of all people that acts to create a design that celebrates human diversity.		Universal Design, Barrier-Free Design, Adaptability, Dignity, Independence, Equality, Safety, Quality of Life, Inclusion, Diversity, Access, Residential, Teaching, Empathy, Designers	Y
AC: General Backrgound, US	5/13/2010	Academic Research [Book]	Inclusive Housing: A Pattern Book	IDEA: Center for Inclusive Design and Environment	May 2010	ISBN: 978-0-393-73316-7 (could not find in UofC and general library data-base)		"An invaluable resource for designing communities that accommodate social diversity and provide equitable opportunities for all residents. ... Emphasizing urban patterns of neighborhood development, the practices outlined here are useful for application to all kinds of housing in all types of neighborhoods. The book addresses trends that have widespread significance in the residential construction market and demonstrates that accessible housing design is compatible with the goals of developing livable and healthy neighborhoods, reducing urban sprawl, reducing reliance on fossil fuels and ensuring that the benefits of thoughtful urban design are equitably distributed. ... Rather than present stock solutions that ignore the context of real projects and design goals, it explores how accessibility can be achieved in different types of neighborhoods and housing forms, all with the goal of achieving high-quality urban places."		Design, Visitability, Architecture, Inclusive Housing,	
AC: Miscellaneous	5/21/2010	Academic Research [Website Article]	Multi-generations Under One Roof	AARP (American Association for Retired Persons) Public Policy Institute	May 2010	http://www.aarp.org/home-garden/housing/info-05-2009/wo05_intergen.html		This article isn't about visitability or accessibility perse, but it is about the growing trend of multi-generations living under one roof. In the last decade this figure has risen 25%. This is largely due to the recession and an increase of immigrant families moving into the states that have predominantly large family shared living. This could give background research and data support to the growing trend of elderly populations living with younger populations and the need for visitability.	Background research / data in support of visitability and accessibility.	Background Information, Multi-generational Housing, Trends, Financial Concerns	Y
AC: Parallel Initiatives, Legislation, Canada	6/9/2010	Academic Research [Report]	Charting a Path Forward: Report of the Independent Review of the Accessibility for Ontarians with Disabilities Act, 2005	Ontario Ministry of Community and Social Services	February 2010	http://www.mcss.gov.on.ca/documents/en/mcss/accessibility/Charles%20Beer/Charles%20Beer.pdf		This report was an independent review of the AODA. It gives a general introduction to the legislation as well as what the reviewer's perspective, findings and recommendations were.		Canada, Legislation, Ontario, AODA	
AC: Related Issues, Consumer, Legislation, Other	5/19/2010	Academic Research [Report]	Housing Choices for Disabled New Zealanders	Centre For Housing Research (CHRANZ), New Zealand	March 2005	http://www.chranz.co.nz/pdfs/housing-choices-for-disabled-new-zealanders.pdf		"The aim of this project according to the terms of reference is to identify a set of housing research projects that address key issues identified as impacting on housing choices for disabled New Zealanders. We have done this in four ways: we have identified international policy examples which are regarded as current best practice, we have reviewed New Zealand policy responses from 1935-2004 focusing on the current period, we have then demonstrated how an understanding of disability housing issues can be expanded through the re-analysis of existing statistical data - this suggests how further research projects could be developed cost-effectively on the basis, we have gathered information from stakeholders through face-to-face interviews, questionnaires and the members of a specially selected Delphi Panel, on the basis of this feeback, we have distilled a series of prioritized research projects which are specified in some detail in the closing sections of the report.	Extensive research report and an extensive annotated bibliography.	Policy, Visitability, New Zealand, Legislation, Disability Rights, International Policy, Housing Needs, Extensive Research	Y

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AC: Related Issues, Consumer, UK	5/11/2010	Academic Research [Journal Article]	The experience of disabled people as customers in the owner occupation market	Housing Studies, Volume 19, Issue 5 September 2004 , pages 781 - 794	September 2004	University of Calgary Library Call Number HD7285 INTERNET		Little is known about the extent of disabled people's exclusion from the owner occupation market. The focus of this research was to consider how disabled potential owner occupiers experience exclusion at the point of the sales rooms and viewing properties. A multiple case study was undertaken with 11 disabled people who had experience of accessing the owner occupation market. Analysis reveals that disabled people with mobility impairments encounter barriers which are physical, attitudinal and systemic. Conclusions are reached that disabled people meet barriers at the initial stages of buying a home because they are not taken into account at the design stage. Certain key changes in the design of homes for owner occupation are required in order for people with physical impairments to approximate equal terms with other customers in the owner occupation market.	Large relevant bibliography to investigate (relevant entries NOT copied into "to review" bibliography)		
AC: Related Issues, Consumer, UK	5/12/2010	Academic Research [Journal Article]	Negotiating difference: disabled people's experiences of housebuilders	Housing Studies; Sep 2004, Vol. 19 Issue 5, p765-780, 16p	September 2004	University of Calgary Library Call Number HD7285 INTERNET		Recent changes in the building regulations have arguably signaled a growing awareness and recognition of the needs of different 'bodies' in the housing system. However, little is known of the ways in which housebuilders conceptualise the needs of those who do not conform to 'able-bodied' norms and how this impacts on their dealing with such groups. Drawing on the experiences of disabled people accessing the private housing market, this paper explores the processes of negotiation which take place between disabled house buyers and housebuilders during the purchase of new-build property. It is argued that underlying practical discussions around the (re)design of properties are negotiations around the concepts of disability and difference. These are played out and become apparent through the various roles assumed by each group. For example, lacking an institutional awareness of the needs of different bodies in domestic space, housebuilders are faced with the challenge of (re)viewing the needs and capacities of these 'Other' bodies. At such times, house buyers become the experts as they hold knowledge of their design needs which housebuilders clearly lack. The paper concludes by discussing the possibilities and challenges facing the housebuilding industry in engaging with the needs of disabled people and the role disabled people themselves can play in this.	Large relevant bibliography to investigate (relevant entries copied into "to review" bibliography)		
AC: Related Issues, Consumer, US; Case Study / Implementation, Retro-fit, US	5/12/2010	Academic Research [Journal Article]	The Cost and Financing of Home Modifications in the United States	Journal of Disability Policy Studies; vol. 14 / no.2 / pg 68	Fall 2003	UofC [10044-2073]		"Home modifications can aid in the performance of tasks and support independent living. However, obtaining funding in the United States is difficult for both individuals and home modification programs. For individuals, cost is an important factor in the decision of whether to obtain home modifications, along with the perceived need and perceived effectiveness of the modifications. Home modification programs face budget limitations and a lack of stable sources of funding. The public and private sources of financing are far from comprehensive and have confusing eligibility requirements. Several action steps by policymakers and practitioners will increase the availability of home modifications. Ideally, the future would bring a housing stock that incorporates visitability and universal design concepts."		Home Modifications, Design, Financing, Visitability, Cost, Financing	Y
AC: Related Issues, Industry, Canada	5/19/2010	Academic Research [Book]	Design options for barrier-free and adaptable housing	Ottawa: Canada Mortgage and Housing Corporation, (1996).	1996	UOFC LIBRARY NA2545 .A1 D47 1996		Barrier-free and adaptable housing is an architectural concept that can be integrated into building projects. This publication discusses the needs of people with functional limitations, details how a developer can make projects barrier-free and adaptable.	Copyright page and table of contents scanned and saved in pdf file.	housing, disability, Canada, finance	
AC: Related Issues, Industry, Canada	6/16/2010	Academic Research [Report]	CHS: Residential Building Activity - Dwelling Starts, Completions, Under Construction and Newly Completed and Unabsorbed Dwellings	Canada Mortgage and Housing Corporation [CMHC]	April 2010	http://www.cmhc-schl.gc.ca/odpub/esub/64681/64681_2010_A01.pdf?sid=72f7b7f32be4437ca066a13152fd9d19&fr=1276789832045		Tables for Major Centres / Provinces provide detailed data for each market area. Tables contain data on the amount of housing starts, completions and under construction by dwelling type (i.e. single-detached, semi-detached, row and apartment and other) and intended market (i.e. rental, home-ownership, condominium and co-op). There are also tables that contain data on newly completed and unabsorbed dwellings for major centres.		CMHC, Canada, Housing Stock, Construction Data	
AC: Related Issues, Industry, Canada	6/16/2010	Academic Research [Report]	Housing Now — Calgary	Canada Mortgage and Housing Corporation [CMHC]	May 2010	http://www.cmhc-schl.gc.ca/odpub/esub/64167/64167_2010_M05.pdf?sid=72f7b7f32be4437ca066a13152fd9d19&fr=1276791092225		The monthly Housing Now report for Calgary provides insightful analysis of local housing markets and a summary of housing statistics, including starts, completions, dwellings under construction, absorptions, real estate sales and home prices, as well as key economic indicators. This publication is ideally suited for lending institutions, real estate professionals, builders, homeowners, mortgage brokers, insurance agencies, property managers and public administrators.		CMHC, Canada, Demographics, Housing Data, Housing Stock, Calgary	
AC: Related Issues, Industry, UK	5/18/2010	Academic Research [Journal Article]	An Exploration of Disability and the Development Process	Rob Imrie and Peter Hall Urban Studies, Feb 2001; vol. 38: pp. 333 - 350.	2001	University of Calgary Library Call Number: HT103 INTERNET		This paper explores the attitudes and practices of property developers and related agents in facilitating or constraining disabled people's access in the built environment. While acknowledging that the development process is characterised by a range of socio-institutional structures and relations which are insensitive to and ignorant of the needs of disabled people, we develop the proposition that developers' responses to disabled people are not necessarily invariant, predictable or reducible to a cost calculus. Rather, our evidence is illustrative of a heterogeneity of developers' attitudes and responses to the needs of disabled people. We conclude by commenting on practical and political possibilities for changing the social relations of the development process in ways which will incorporate access as an integral element of the design and development of the built environment.		Disability, development	Y

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AC: Related Issues, Industry, UK; AC: Related Issues, Consumer, UK; AC: Related Issues, Legislation; AC: Case Study Review / Implementation, New, UK	5/14/2010	Academic Research [Journal Article]	Housing Quality and the Provision of Accessible Homes	Housing Studies, Volume 18, Issue 3 May 2003 , pages 387 - 408	May 2003	University of Calgary Library Call Number: HD7285 INTERNET		This paper describes and evaluates the reactions and responses of house-builders in England and Wales to government regulation concerning disabled people's physical access to new housing. The paper begins by discussing the role and relevance of government regulation in addressing issues of housing quality and, in particular, the housing needs of disabled people. Then, referring to postal survey and interview data, the impact and implications of Part M of the building regulations, set up to ensure a degree of access for disabled people to new housing, is assessed. The paper concludes by discussing different ways in which housing policy ought to address the concerns of housebuilders in relation to Part M while, simultaneously, addressing the, as yet, unmet needs of disabled people for good quality, accessible, housing.	Part M Guidelines: A level or ramped approach to the house which is at least 900 mm wide. An accessible threshold at the entrance to the house. An entrance door which provides a minimum clear opening of 775 mm. A toilet in the entrance storey which wheelchair users can access. Corridors and hallways in the entrance storey sufficiently wide to allow circulation by a wheelchair user. No changes of level on the entrance storey apart from on steeply sloping sites. Switches and sockets sited between 450 mm and 1200 mm from the floor. The provision of lifts in flats is not a requirement. Where a lift is provided in flats, a minimum lift capacity and dimensions will be recommended. Where a lift is not provided, the common stair to be designed to suit the needs of ambulant disabled people. N.B. the provisions apply to flats as well as houses Provides substantial survey and interview feedback on Plan M from builders and consumers.	Disability; Housebuilding; Building Regulations, Part M	
AC: Related Issues, Legislation, Canada	5/12/2010	Academic Research [Journal Article]	Disability Policy in Canada	Journal of Disability Policy Studies, Vol. 13, No. 4, 203-209 (2003)	2003	University of Calgary Library Call Number HV1551 INTERNET		Over the last century there has been a shift from conceptualizing disability as a challenge to law and order, to viewing disability as a medical and/or economic deficit and then as a sociopolitical issue. In Canada, these changing conceptualizations of disability have been reflected in the development of disability policies, which form part of general Canadian social policies. Each model of disability captures a particular aspect of disability and focuses on particular goals, and each depicts a different account of what society owes people with disabilities. However, the lack of linkages between the models and their conceptual bases means that no one model can be used to guide disability policy development. Decision making about the goals of disability policy and the rights of people with disabilities requires the development of a normative foundation.		Legislation, Policy, Canada	
AC: Related Issues, Legislation, Canada	6/8/2010	Current Practices [Legislation]	Inclusive Homes-Affordable / Accessible Housing A Nova Scotia League for Equal Opportunities Position Paper	Nova Scotia League for Equal Opportunities	October 2006	http://www.nsnet.org/leo/Housing%20pp%20October%202006.pdf		This gives a brief background of visitability and Nova Scotia legislation. It has a list of visitable features with construction costs.		Canada, Nova Scotia, Visitability Background, Construction Estimates	
AC: Related Issues, Legislation, Canada	7/2/2010	Academic Research [Report]	Submission of the Ontario Human Rights Commission Concerning Barrier-Free Access Requirements in the Ontario Building Code	Ontario Human Rights Commission	3/1/2002	http://www.ohrc.on.ca/en/resources/submissions/SubmBldngCode2/pdf		It has become increasingly clear to the Commission that the barrier-free requirements in the current Building Code have not been sufficient to achieve the degree of integration and full participation for persons with disabilities that is intended by the Ontario Human Rights Code (the "Human Rights Code"). Indeed, persons with disabilities, and others who can benefit from increased accessibility such as older persons and persons with young children, continue to face significant barriers accessing facilities and services in Ontario. Moreover, those responsible for providing access often rely only on the requirements of the Building Code without due consideration of their obligations under the Human Rights Code. It is therefore hoped that a revised Building Code, in particular one that reflects human rights-based notions of accessibility, will better achieve what most of us take for granted, namely the opportunity to fully participate in and contribute to the development and well-being of this province. It is the Commission's view that a revision to the Building Code represents an opportunity for MAH to translate several important developments in the field of disability rights into concrete results that can immediately begin to benefit the people of Ontario. The Commission's recent Policy and Guidelines on Disability and the Duty to Accommodate, the newly enacted ODA, and the government's Vision Statement Independence and Opportunity: Ontario's Vision for Persons with Disabilities all demonstrate our collective commitment to "move steadily towards a province in which no new barriers to persons with disabilities are created and existing ones are removed." There is perhaps no better way to ensure that no new barriers are created in the design and construction of new buildings in Ontario, and in renovation to existing buildings, than to create as progressive a Building Code as is possible.		Ontario Human Rights Commission, Building Code, Discussions, Implementation, Revisions, Accessibility, Disability Rights	
AC: Related Issues, Legislation, Canada; Related Issues, Parallel Initiatives, Canada	5/19/2010	Academic Research [Book]	Barrier-free design guide / Alberta Labour, Client Services Division, Technical Services	Edmonton : Alberta Labour, Technical Services, 1993	1993	UOFC LIBRARY NA2545 .P5 B37 1993		Manual of "minimum building requirements" for Albertans with disabilities, based on the 1990 Alberta Building Code.	Copyright page and table of contents scanned and saved in pdf file.	Alberta, legislation, regulation, disability	
AC: Related Issues, Legislation, Other	5/20/2010	Academic Research [Report]	Provisions for Adaptable Housing by Local Government in New South Wales	Shelter N.S.W.	October 2006	http://www.shelternsw.org.au/docs/rpt06adaptable-sb30.pdf		The purpose of this research report is to document the current state of play on NSW local governments' policies on the adaptability and accessibility of housing developments for people with physical disabilities.		Australia, Disability, Research, Adaptable Housing, Building Standards, Surveys, Data, Policy	
AC: Related Issues, Legislation, Other; AC: Related Issues, Industry, Other	5/11/2010	Academic Research [Working Paper]	International Trends in Accessible Housing For People With Disabilities: A selected review of policies and programmes in Europe, North America, United Kingdom, Japan and Australia [Working Paper 2]	Centre For Housing Research (CHRANZ), New Zealand	January 2007	http://www.chranz.co.nz/pdfs/working-paper-2.pdf		"The Centre for Housing Research Aotearoa New Zealand (CHRANZ) has commissioned the Centre for Research, Evaluation and Social Assessment (CRESA) and the Auckland Disability Resource Centre to undertake research into accessible housing for the future aging and disabled population in New Zealand. The aim of the research is to assist the housing and disability sectors to effectively optimize housing access for the growing numbers of people who will be managing severe or moderate disability over the next twenty-five years. The research focuses on the capacity of the housing market to respond to the rising demand for 'lifetime homes' and the opportunities to establish a housing stock that is future-proofed for those affected by challenges to their mobility and agility through moderate to severe physical disability and ageing."	It contains and extensive reference list.	Policy, Legislation, Accessible Housing, Visitability, Regulation, Incentives	

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AC: Related Issues, Legislation, UK	5/11/2010	Academic Research [Journal Article]	Independent lives and the relevance of lifetime homes	Disability & Society, Volume 21, Issue 4 June 2006 , pages 359 - 374	June 2006	University of Calgary Library Call Number HV1551 INTERNET		A problem for disabled people, particularly individuals dependent on the use of a wheelchair, is housing that is not easily usable due to physical barriers. A proposed solution by government is the adoption of lifetime homes (LTH) standards that are likely to become mandatory for all newly constructed dwellings in the private sector in England by 2008. It is, therefore, an appropriate time to take stock of LTH standards, and to evaluate to what extent they are able to address the problems for disabled people caused by physically inaccessible housing. In doing so, the article provides a critique of LTH standards, and suggests that while they are, in some respects, a positive development, they are not, in and of themselves, a panacea in relation to rectifying the shortfall of accessible dwellings.	Large relevant bibliography to investigate (relevant entries copied into "to review" bibliography). "Thus, universal design seeks to accommodate disability with the basic concept of a building's form, by sensitising the environment to the broadest possible range of bodily shapes, dimensions and movements. The intent is to draw attention away from peoples' impairment as a source or site of difference to minimise the possibilities of social ostracism. (p. 365)"		Y
AC: Related Issues, Legislation, UK; AC: Related Issues, Consumer, UK; AC: Related Issues, Industry, UK; AC: Case Study Review / Implementation, New, UK	5/13/2010	Academic Research [Report]	Consumer and industry views of Lifetime Homes	Sopp, L. & Wood, L. (2001) Living in a Lifetime Home: A Survey of Residents' and Developers' Views (York, JRF/Bristol, The Policy Press).	2001	http://www.jrf.org.uk/publications/consumer-and-industry-views-lifetime-homes		This research survey, conducted independently in 2000 by Consumers Association and Liz Wood Associates, is one of the first accounts of the desirability and acceptability of Lifetime Homes-style housing. The researchers interviewed 300 inhabitants in their own homes, and examined their views on each of the Lifetime Home design features. In addition, they sought the current views of the private sector builders, sales staff, letting agents and the new house building regulator to the Part M initiatives, and the professional response to the changing market and regulations. The study suggests that whilst most people generally do not notice the changes when first moving into such a home, features such as a large bathroom and a downstairs toilet are seen as a positive attraction. Most people thought the concept was good, and the majority thought that many of the design standards were important. Among builders and developers, although the impact of the Part M Building regulations had not been as onerous as feared, the impact of the changes had yet to be realised.	The Lifetime Homes concept, developed in the 1990s in the UK, laid the ground rules for houses flexible enough to be accessible and functional whatever the age or well-being of the occupants. Since then, Part M Building Regulations have been introduced by the UK Government to ensure that all new housing is built to more flexible standards.Summary of the full report, Living in a Lifetime Home: A survey of residents' and developers' views by Leslie Sopp and Liz Wood, published for the Foundation by YPS (ISBN 1 84263 018 0).	Lifetime Homes, UK, housing, legislation, policy, implementation, case study	
AC: Related Issues, Legislation, US	5/11/2010	Regulatory and Legislative [Journal Article]	A New York Perspective Regarding Access and Usability for the Disabled and Elderly in Private Residential Dwellings: What Can Be Done On A Local Level To Provide Basic Access and Usability in Private Dwellings Utilizing Cost Effective and Efficient Methods	Albany Law Journal of Science & Technology; Vol.12 / no.1 / pg 917-937	2001-2002	http://heinonline.org/HOL/Page?handle=hein.journals/albnyst12&div=32&g_sent=1#925		The purpose of this paper is to provide a discussion regarding the need for the creation of a city ordinance in the State of New York, in particular, Albany, New York, which would require all newly constructed private residences to be initially built with basic architectural access and usability. The paper will utilize a practice-oriented and practical approach by using a proposed city ordinance, and its accompanying documents, as a means of providing an example of how to propose and create a similar ordinance or bill at the state or local level. The sample ordinance was created to address the needs of the disabled and elderly in Albany, but its suggestions and format can easily be adapted to other geographical regions both inside and outside New York State. The name of the advocacy group proposing the ordinance used in this paper is fictitious, to provide anonymity to its creators.		Usability, Accessibility, Elderly and Disabled, Basic Architectural Features, Legislation	
AC: Related Issues, Legislation, US	5/12/2010	Academic Research [Journal Article]	Promoting Basic Accessibility in the Home: Analyzing Patterns in the Diffusion of Visitability Legislation	Journal of Disability Policy Studies; vol. 18 / no.1 / pg 2-13	Summer 2007	UofC [1044-2073]		"Visitability legislation, which requires minimum accessibility in single-family homes, is an unprecedented advancement in disability policy that began with the passage of an Atlanta ordinance in 1992 and has spread to other jurisdictions. Based on the diffusion of innovation model (Gray, 1973), our study used interviews, news articles, and analyses of legislation to examine the spread of the visitability concept, the patterns of diffusion, the opposition's main concerns, and the mechanisms by which advocates overcame opposition and facilitated passage. Results indicated that a policy entrepreneur (Kingdon, 1995) was largely responsible for the consequent spread of visitability across cities and states in a horizontal pattern of diffusion. Opponents from the building industry were largely concerned about added cost, which forced advocates to employ education and negotiation tactics. Despite considerable controversy, proponents' success provides other advocates with lessons on how to ensure a more widespread impact on U.S. housing stock."	This is a thorough research article.	Visitability Legislation, Innovation Models, Enactments, Policy	
AC: Related Issues, Legislation, US	5/13/2010	Legislation [Journal Article]	What Difference Has the ADA Made?	Journal of the American Planning Association	2002	http://sph-planning-consulting.ca/documents/(216)%20What%20Difference%20Has%20the%20ADA%20Made_April%202002.pdf [Library code could not be found]				A.D.A., Built Environment, Planning, Zoning, Regulations, Visitability	

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
AC: Related Issues, Legislation, US	6/4/2010	Academic Research [Journal Article]	Aging in Place, Housing, and the Law	16 Elder L.J. 77 (2008)	2008	UC LIBRARY K5 INTERNET		"Aging in place" refers to the desire of older people to stay in their own homes and communities in spite of encroaching infirmities, and it is an increasingly important aspect of public policy. This movement has gained impetus from the Supreme Court's decision in Olmstead v. L.C., which requires states to make community-integrated support programs more widely available for persons with disabilities. The aging in place movement, however, is hindered by the general unavailability of accessible and supportive housing. Legislation, such as the Fair Housing Amendments Act, which applies only to multi-unit housing, has been the subject of weak implementation and homebuilders have generally resisted its extension to single family housing. In order to age in place, older people often have to modify their environment to accommodate their changing abilities. The challenges of finding age-friendly housing in their communities or of retrofitting existing homes, can present frail older people with an all-or-nothing decision. This acts to funnel them towards institutional settings, such as nursing homes, in spite of their contrary desires. To make aging in place a reality for older people, Professor Pynoos in his Ann F. Baum Memorial Lecture on Elder Law, argues that new policies are needed to provide help modifying existing housing, mandate the creation of housing based on principles of universal design, and provide a range of housing types in communities.		Legislation, ADA, Fair Housing Amendments Act, Aging in Place, Seniors	
AC: Related Issues, Legislation, US	6/22/2010	Academic Research [Report]	Multi-family Building Conformance with the Fair Housing Accessibility Guidelines	US Department of Housing and Urban Development (HUD)	February 2003	http://www.huduser.org/Publications/pdf/multifamily.pdf		The study involved taking actual measurements of buildings as they were constructed as well an assessment of the architectural plans. The study estimated the proportion of building elements related to accessibility that are in conformance. Over 80 percent of surveyed elements were in conformance for a large majority of buildings. Conformance in architectural plans was slightly higher than for the actual buildings. However, the data do not suggest that builder deviation from plans is a substantial cause of non-conformance. This also suggests that educating both builders and architects could lead to improvements in conformance with the Act.		US, FHA, Implementation, Conformance, Guidelines, Multi-family	
AC: Related Issues, Legislation, US, Canada	5/12/2010	Academic & Legislative Research [Journal Article]	Analyzing the Impact of Disability Legislation in Canada and the United States	Journal of Disability Policy Studies	October 2009	http://dps.sagepub.com/cgi/reprint/20/4/205		"Experiences with disability legislation are different between Canada and the United States, but both countries have experiences to share regarding trends and best practices, as well challenges addressing the accessibility of public facilities, housing, and transportation for persons with disabilities. Based on this distinction, a literature review was conducted focusing on the similarities and differences between Canadian and American disability legislation, primarily for trends and best practices that have resulted in positive outcomes for people with disabilities. Three times as much literature exists on U.S. experiences based on disabilities legislation over the past two decades. One major reason is that the United States has federal legislation specific to disabilities (dating back to 1990) and Canada has none. The impact of federal legislation is seen across each American State. Without federal legislation in Canada, the provinces are left to implement their own often different, practices. This country comparison includes gaps in practices and considerations for improvements."	The article directly compares Canada in USA and has a detailed analysis of the differences, conclusion and recommendations for Canadian legislation. It contains an extensive reference list.	Disability Legislation, Best Practices for Disabilities, Disabilities Literature Review, Accessibility, Universal Design	
AC: Related Issues, Legislation, US; Case Study / Implementation, Other, US	5/12/2010	Regulatory and Legislative Research [Paper]	Visitability: Trends, Approaches, and Outcomes	California Department of Housing and Community Development	no date could be found	http://www.hcd.ca.gov/codes/shl/AmerCityStateLaws_attach_1b.doc.		This paper is based on a study where the purposes were to: update existing information on visitability enactments, categorize ordinances and laws according to approaches (eg mandates, incentives) used to bring about visitability and examine the outcomes of the various laws and ordinances since their enactment. These outcomes included the identification of what entity has responsibility for implementation and the actual numbers of homes built with visitability features.		Visitability Study, Legislation, Builder Mandates & Incentives	
AC: Related Issues, Legislation, USA	5/14/2010	Academic Research [Journal Article]	Into the Private Sector	Journal of Disability Policy Studies; vol.1 / no. 1 / pg 89-101	1990	University of Calgary Library Call Number HV1551 INTERNET		Until late 1988, American social policy proscribed discrimination against people with disabilities only in the public (government or government-assisted) sector of the economy. Title V of the 1973 Rehabilitation Act (PL 93-112), for example, regulated employment practices in federal agencies, federal contractors, and entities receiving federal financial assistance. The Americans with Disabilities Act (S.933 and H.R.2273, pending), however, reaches deep into the private sector and builds upon the precedent set by the 1988 Fair Housing Amendments Act (PL 100-430). In this article, the major provisions of the ADA are outlined and rationales are offered for the choices made in shaping the legislation; the focus is upon the Senate because the House had not completed action at press time. The bill represents a growing consensus by Republicans as well as Democrats that private-sector regulation is essential if people with disabilities are to gain access to telecommunications, places of public accommodation, transportation, and employment. It responds to data showing that few Americans with disabilities attend sporting events, see movies or plays in public theaters, or eat in restaurants (Harris, 1986) and that employment of persons with disabilities has actually fallen (Bennefield & McNeil, 1989) since the Rehabilitation Act of 1973 was passed, in large part because most new jobs created by the American economy since that time have been in small, private companies, very few of which are covered by that act's Title V requirements.	Could not access online; will have to find a hard-copy of it the article.	Fair Housing Amendments, Americans with Disabilities Act, Policy, Legislation, Background Information	N
AC: Related Issues, Legislation, USA	5/19/2010	Academic Research [Book]	A basic guide to fair housing accessibility : everything architects and builders need to know about the Fair Housing Act accessibility guidelines	Stratton, Peter A. New York : Wiley (2001)	2001	UOFC LIBRARY NA2545 .P5 S77 2001		This book provides building professionals with interpretations of the Fair Housing Act Accessibility Guidelines and offers guidance on compliance with their requirements. Seven basic design and construction requirements are described, with explanations concerning which buildings are covered by the law. A compliance checklist is included. Appendixes feature the guidelines themselves, and the supplemental question and answer document.	Copyright page and table of contents scanned and saved in pdf file.	Housing, disability, US, legislation	

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
AC: Related Issues, Parallel Initiatives	5/19/2010	Academic Research [Book]	New approaches to housing for the second half of life	Huber, Andreas. Basel: Birkhäuser (2008).	2008	UOFC LIBRARY NA2545 .A3 N4813 2008		"We are not only living longer than our grandparents, we are also working longer and remaining more active and enterprising than they did. Thus for many today the second half of life is marked by a broad and varied range of activities that call for freedom of action, whether one has a disability or other limitation or not. What types of housing will make it possible to shape this ever longer and more important phase of our lives in accord with our wishes and needs? In addition to the desire of most older people to remain in their homes, we are also seeing the emergence of new and novel communal types of housing, such as neighborhood and co-housing communities, shared apartments, integrated residential communities, assisted living, and group homes. Against this backdrop, noted authors consider the various aspects of the second phase of life. In addition, realized projects in Switzerland and Germany are presented and analyzed in terms of their practical feasibility."	Copyright page and table of contents scanned and saved in pdf file.	elderly, aging, housing	
AC: Related Issues, Parallel Initiatives, Canada	5/19/2010	Academic Research [Book]	Aging in Place: Housing Adaptions and Options for Remaining in the Community	Gutman, Gloria M. Simon Fraser University, Gerontology Research Centre (1986).	1986	UOFC LIBRARY HD7287.92.C3 A44 1986		Canada Mortgage and Housing Corporation provided funding for the Conference entitled "Aging in Place: Housing Adaptations and Options for Remaining in the Community" held in Hamilton, Ontario, October 17, 17 and 20, 1985. The 17 papers presented at the workshop cover the following subject areas: 1) Structural repair, rehabilitation, and conversion strategies for existing units. 2) Introduction of innovations such as granny flats. 3) Profile of the housing market among older Canadians. 4) Migration of older citizens. 5) Federal and provincial government programs for housing the elderly.	Copyright page and table of contents scanned and saved in pdf file.		Y
AC: Related Issues, Parallel Initiatives, Canada	6/8/2010	Academic Research [Brochure]	Seniors' Falls Injuries in Alberta	Alberta Centre for Injury Control and Research	2009	http://www.findingbalancealberta.com/index.php?option=com_docman&task=cat_view&gid=16&limit=10&limitstart=0&order=hits&dir=DESC&Itemid=21		Publication summarizing Seniors' fall statistics in Alberta, including financial costs of falls.		Canada, Alberta, Seniors, Aging in Place, Cost	
AC: Related Issues, Parallel Initiatives, Canada	6/8/2010	Statistics & Facts	Persons with Disabilities in Nova Scotia A Statistical Report	Disabled Persons Commission, Nova Scotia	2004	http://www.gov.ns.ca/disa/PDF-files/Statistical%20Manual%202004%20bc.pdf		This report uses Canada's 2001 census data to compile it into charts and graphs. There are a variety of statistics for all of Canada and the provinces with an emphasis on Nova Scotia.		Canada, Nova Scotia, Statistics, Data, Disability	
AC: Related Issues, Parallel Initiatives, Canada	6/9/2010	Current Practice [Design Manual]	2005 Facility Accessibility Design Manual	Wellington Accessibility Partnership, Ontario	June 2005	http://www.county.wellington.on.ca/document_info.aspx?id=1351		This is a through design manual for universal design and accessibility. It implements design for public buildings, not residential. It has detailed illustrations and diagrams.		Canada, Design Manual, Illustrations, Diagrams, Drawings	
AC: Related Issues, Parallel Initiatives, Canada	6/16/2010	Academic Research [Design Guide]	Accessible Housing by Design - Kitchens	Canada Mortgage and Housing Corporation [CMHC]	2007	http://www.cmhc-schl.gc.ca/odpub/pdf/65588.pdf?fr=1276710098796		This is based on universal design for kitchens. It has illustrations, safety guidelines and product suggestions.		CMHC, Canada, Retro-fit, New Build, Design Guidelines, Drawings, Illustrations, Aging in Place	
AC: Related Issues, Parallel Initiatives, Canada	6/16/2010	Academic Research [Design Guide]	Accessible Housing by Design - Living Spaces	Canada Mortgage and Housing Corporation [CMHC]	5/10/2010	http://www.cmhc-schl.gc.ca/odpub/pdf/66095.pdf?fr=1276710107828		This is based on universal design for living spaces. It has a brief section on Visitability with its requirements, but the document doesn't go much further into what Visitability is, and more into the aspects of Universal Design. It has illustrations, safety guidelines and product suggestions.		CMHC, Canada, Retro-fit, New Build, Design Guidelines, Drawings, Illustrations, Aging in Place	
AC: Related Issues, Parallel Initiatives, Canada	6/16/2010	Academic Research [Research Highlight]	Impacts of the Aging of the Canadian Population on Housing and Communities	Canada Mortgage and Housing Corporation [CMHC]	February 2008	http://www.cmhc-schl.gc.ca/odpub/pdf/65913.pdf?fr=1276788686437		"There will be profound changes in the age structure of the Canadian population over the next 25 years. Population aging is taking place in a society that is being reshaped by a range of remarkable demographic and socio-economic trends. This document puts together what we know about the aging of the Canadian population, explores potential impacts on Canadian communities and housing, outlines possible responses and indicates where further work is needed."		CMHC, Canada, Demographics, Seniors, Socio-economic trends, Aging in Place	
AC: Related Issues, Parallel Initiatives, Canada	6/16/2010	Academic Research [Research Highlight]	Community Indicators for an Aging Population	Canada Mortgage and Housing Corporation [CMHC]	July 2008	http://www.cmhc-schl.gc.ca/odpub/pdf/66099.pdf?fr=1276788734125		An earlier CMHC study found that an aging population will have profound impacts on housing and communities — neighbourhoods, villages, towns and cities. It also found that communities need to give more thought to the implications; identify community-specific needs and challenges; and respond by adopting balanced planning strategies. This study resulted in a set of community indicators that local planners can use for setting goals related to the needs of an aging population and for tracking progress against those goals.		CMHC, Canada, Community Development, Aging in Place, Research	
AC: Related Issues, Parallel Initiatives, Canada	6/16/2010	Academic Research [Research Highlight]	2001 Participation and Activity Limitation Survey: Issue 1 — Profile of the Housing Conditions of Canadians Aged 15 Years and Older With a Mobility and/or an Agility Disability	Canada Mortgage and Housing Corporation [CMHC]	May 2009	http://www.cmhc-schl.gc.ca/odpub/pdf/66553.pdf?fr=1276715743656		The research highlight contains disability demographics, charts and data to support the need for accessible housing. This highlight begins with some general characteristics of the population with disabilities who are aged 15 years and older, and continues with a detailed profile of those who report having a mobility and/or an agility disability. Data used in this highlight are from the 2001 Participation and Activity Limitation Survey.		CMHC, Canada, Demographics, Disabled Persons, Data	
AC: Related Issues, Parallel Initiatives, Canada	6/16/2010	Academic Research [Research Highlight]	Urban Form and Social Inclusion	Canada Mortgage and Housing Corporation [CMHC]	April 2007	http://www.cmhc-schl.gc.ca/odpub/pdf/65429.pdf?fr=1276788848000		What role does a city's physical attributes, such as the pattern of streets, land use, open spaces, or transportation connections to other neighbourhoods, play in a community's social development? Through a literature review, interviews with key informants and a panel discussion, this research project explored the link between urban form and social inclusion in a Canadian context. The aim of the study was to review existing research about the impact of urban form and social inclusion; to identify emerging thinking; discover what other research is being done and identify research gaps.		CMHC, Canada, Social Inclusion, Research, Urban Form, Built Environment, Communities	
AC: Related Issues, Parallel Initiatives, Canada	6/16/2010	Academic Research [Research Highlight]	How Effective Are Bathtub Grab Bars for Stopping a Fall When You Lose Your Balance?	Canada Mortgage and Housing Corporation [CMHC]	September 2007	http://www.cmhc-schl.gc.ca/odpub/pdf/65670.pdf?fr=1276788902546		Falls are among the leading causes of injuries, hospitalizations and functional disabilities among seniors, and bathrooms are one of the most common locations for indoor falls. This study examines how individuals who lose their balance use four different bathtub grab bar configurations, and it investigates the effectiveness of these grab bar configurations in preventing falls. Results indicate that the very presence of grab bars does not ensure that they will be used when adults get in or out of the bathtub. However, participants used the vertical bar on the side wall most frequently to regain their balance during bathtub transfer.		CMHC, Canada, Research, Grab-Bars, Fall Prevention	
AC: Related Issues, Parallel Initiatives, Canada	6/16/2010	Academic Research [Research Highlight]	2001 Census Housing Series: Issue 11 — Profile of the Housing Conditions of Persons With Disabilities	Canada Mortgage and Housing Corporation [CMHC]	December 2007	http://www.cmhc-schl.gc.ca/odpub/pdf/65836.pdf?fr=1276788941656		This document provides insight into the housing characteristics and conditions of persons with disabilities and the differences between persons with disabilities and persons without disabilities. Demographic and socio-economic data are used along with CMHC's core housing need indicator. Results indicate that persons with disabilities are more likely to be living in a household in core housing need than persons without disabilities.		CMHC, Canada, Demographics, Disabled Persons, Data	

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AC: Related Issues, Parallel Initiatives, Canada	6/16/2010	Academic Research [Research Highlight]	Quantifying Universal Design: A Program for Implementation	Canada Mortgage and Housing Corporation [CMHC]	January 2004	http://www.cmhc-schl.gc.ca/odpub/pdf/63415.pdf?fr=1276788986703		The intent of Universal Design is to simplify life for everyone by making products, communications and the built environment more usable by as many people as possible at little or no extra cost. This research sought to develop a method for collecting and organizing information to implement and promote Universal Design. It is a potentially powerful tool in the continuing drive for a more inclusive society. The study makes several recommendations for implementation of its principles.		CMHC, Canada, Universal Design, Research, Implementation	
AC: Related Issues, Parallel Initiatives, Canada	6/16/2010	Academic Research [Research Highlight]	2001 Census Housing Series: Issue 9 Revised — The Housing Conditions of Canada's Seniors	Canada Mortgage and Housing Corporation [CMHC]	April 2005	http://www.cmhc-schl.gc.ca/odpub/pdf/63820.pdf?fr=1276789082687		This document explores the housing conditions of seniors and senior-led households in Canada using the 1996 and 2001 Canada Censuses. Included are examinations of the changes of the living conditions of seniors and senior households over time, and how these changes compare to non-seniors and non-senior-led households. Topics include living arrangements, housing standards, core housing need and disabilities.		CMHC, Canada, Demographics, Disabled Persons, Data	
AC: Related Issues, Parallel Initiatives, Canada	6/16/2010	Academic Research [Research Highlight]	2001 Census Housing Series: Issue 10 — Aging, Residential Mobility and Housing Choices	Canada Mortgage and Housing Corporation [CMHC]	February 2006	http://www.cmhc-schl.gc.ca/odpub/pdf/64992.pdf?fr=1276789202968		This document reviews the housing of Canadians of different ages and explores mobility patterns, reasons for moving and the housing choices households make when moving. Housing choices are likely to shift to some degree as the baby boomers age. The findings suggest that a gradual shift will occur out of single-detached houses towards smaller multiple dwellings, including condominiums and rental apartments.		CMHC, Canada, Demographics, Seniors, Data	
AC: Related Issues, Parallel Initiatives, Canada	6/16/2010	Academic Research [Research Highlight]	State of Knowledge on Housing Discrimination	Canada Mortgage and Housing Corporation [CMHC]	May 2002	https://www03.cmhc-schl.gc.ca/catalog/productDetail.cfm?lang=en&cat=33&itm=14&sid=778f10e3f17246c3a051c26cdb82d367&fr=1276723397210		A review of research methodology and literature pertaining to housing-related discrimination in Canada.		CMHC, Housing Discrimination, Canada, Researh	
AC: Related Issues, Parallel Initiatives, Canada	6/16/2010	Academic Research [Research Highlight]	Examining the Housing Choices of Individuals with Disabilities	Canada Mortgage and Housing Corporation [CMHC]	July 2003	http://www.cmhc-schl.gc.ca/odpub/pdf/63229.pdf?fr=1276789334203		This study examines the living arrangements and housing preferences of individuals with mobility and/or agility disabilities living in Regina, Saskatchewan. Approximately 215 individuals were studied, with about 88% living in households and the balance in institutions. The age of an individual greatly influences the satisfaction with current housing and the desire to move. There is clearly a need for an enhanced Residential Rehabilitation Assistance Program for persons with disabilities.		CMHC, Canada, Disabled Persons, Housing, Research, Demographics	
AC: Related Issues, Parallel Initiatives, Canada	6/16/2010	Academic Research [Report]	2010 CHS: Demography	Canada Mortgage and Housing Corporation [CMHC]	June 2010	http://www.cmhc-schl.gc.ca/odpub/esub/64693/64693_2010_A01.pdf?sid=72f7b7f32be4437ca066a13152fd9d19&fr=1276789743859		Tables for households provide detailed data by age of household (i.e. 15-24, 25-34, 45-54, 55-64, 65+) for the five most recent census years. Provincial tables provide detailed data for population, households (i.e. family, non-family) crowding and housing stock. The major centres table provides per cent distribution of dwelling type (single-detached, semi-detached and duplex, row, apartment and other), all dwellings and per cent distribution of tenure (owner-occupied and rental) for the most recent census year. Source: Statistics Canada (CANSIM II)		CMHC, Canada, Demographics, Housing Data, Housing Stock	
AC: Related Issues, Parallel Initiatives, Canada	6/16/2010	Academic Research [Report]	Affordable, Adaptable Housing	Canada Mortgage and Housing Corporation [CMHC]	1999	http://www.cmhc-schl.gc.ca/odpub/pdf/62016.pdf?fr=1276791276536		In view of marked changes in lifestyles and household composition, growing economic disparity, changing expectations with respect to housing quality and new ways of living, the time has come to consider new residential solutions that can be easily adapted to the changing needs and economic situations of today's family. This report discusses various types of housing and adaptability options and includes scenarios to illustrate their economic advantages. It also contains a detailed analysis of ten Canadian projects selected to demonstrate a range of adaptability options in conjunction with the various forms of housing.		CMHC, Adaptability, Drawings, Illustrations, Flex Housing	
AC: Related Issues, Parallel Initiatives, Canada	8/4/2010	Academic Research [Report]	Report on Accessible Housing For Those With Mobility Impairments in the Halton Region [Ontario]	Multiple Sclerosis Society of Canada (MSSC)	December 2003	http://mssociety.ca/chapters/halton/pdf/SCPI-ReportOnAccessibleHousing.pdf		In 2002, the Multiple Sclerosis Society of Canada-Halton Regional Chapter received a grant from the Region of Halton Supporting Community Partnerships Initiatives (SCPI) Program to undertake a review of the problems related to accessible housing in the Halton Region. An Advisory Committee of the Multiple Sclerosis Society in Halton developed this report with assistance from members of the community, a committee member from the Multiple Sclerosis Society-Ontario Division and a consultant who wrote the Report. The project was initially undertaken to determine if people with mobility impairments were leaving the Region because they were unable to find appropriate housing to accommodate their disability. In the interim, the effects of having long-term care facilities open in the Region meant a revision of the initial primary focus to allow for a look at the impact these facilities was having on the client population. The second purpose of the project is to provide a Tool for Universal Design, a user friendly Tool for people searching for appropriate housing to accommodate their mobility impairments.	Visitability is described as one of the options to increase accessibility within the home.	Visitability, Ontario, Implementation, Championing, Accessible Housing, Initiatives	
AC: Related Issues, Parallel Initiatives, Canada	6/8/2010	Current Practices [Non-Statutory]	Making Our Houses Lifelong Homes - Accessible Housing for Seniors	City of Edmonton	2009	http://www.edmonton.ca/for_residents/housing-support-for-seniors.aspx		October 8th, 2009 more than 120 delegates attended a one-day event to explore the need to create more accessible housing for seniors, the importance of aging in place, and determine how to increase the availability of accessible homes in Edmonton. Blueprint for the Next Housing Boom: The Mayor's Roundtable for Accessible Housing and Universal Design for Seniors brought together seniors, advocates, policy makers, academics, builders and experts to learn more about accessible housing from keynote speaker Jordana Maisel, of the Center for Inclusive Design and Environmental Access (IDEA Center) in Buffalo, New York. Participants were also invited to share their ideas about how accessible housing can create stronger communities for seniors and all Albertans. This white paper reflects the information that was shared at the roundtable and the discussions that took place among the participants. It also presents suggestions for how advocates, policy makers, builders and academics can work together to move toward creating houses that can become lifelong homes.		Canada, Alberta, Seniors, Aging in Place, visitability	Y

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
AC: Related Issues, Parallel Initiatives, Canada; Case Study / Review & Implementation, Retro-fit, Canada	6/8/2010	Current Practices [Financial Assistance Program]	Disabled Residential Rehabilitation Assistance Program for Homeowners (RRAP)	Province of Nova Scotia	2010	http://www.gov.ns.ca/coms/housing/homeowner/DDRAPforHomeowners.html		The Residential Rehabilitation Assistance Program (RRAP) for Persons with Disabilities offers financial assistance to homeowners to undertake accessibility work to modify dwellings occupied or intended for occupancy by persons with disabilities. Funding is provided jointly by the Government of Canada (75%) and the Province of Nova Scotia (25%). Modifications must be related to housing and be reasonably related to the disabled occupant's disability.		Canada, Incentive Program, Retro-fit	
AC: Related Issues, Parallel Initiatives, Other	5/19/2010	Academic Research [Report]	Older People's Housing Futures in 2050: Three Scenarios for An Aging Society	Centre For Housing Research (CHRANZ), New Zealand	October 2009	http://www.chranz.co.nz/pdfs/older-peoples-housing-futures-2050-report.pdf		"The challenge is how to ensure that older people have the sort of housing that keeps them well, keeps them connected, and keeps them productive. In 2050, the impacts on wider society of the housing conditions in which older people live will not be able to be ignored. The housing future of older people is the housing future of New Zealand. The scenarios presented here are designed to help us actively mold a positive future. This research has involved developing three realistic scenarios of the possible futures for older people's housing.	Mostly focuses on aging and elderly citizens but there is relevancy within some of the research, challenges and future legislation. It is a thorough and lengthy report.	New Zealand, Disability, Research, Aging in Place, Elderly, Future Needs, Accessiblity, Challenges, Key Issues, Comparisons, International Policies	Y
AC: Related Issues, Parallel Initiatives, UK; AC: Theoretical, UK	5/19/2010	Academic Research [Book]	Housing and social policy: contemporary themes and critical perspectives	P. Somerville with N. Sprigings. London: Routledge (2005).	2005	UOFC LIBRARY HD7333 .A3 H67 2005		This book links housing issues in other areas of social policy drawing on current themes in the social sciences. Housing is fundamentally integrated into the welfare system and therefore requires exploration using conceptual ideas drawn from the social sciences. As well as two chapters expounding and reviewing the centrality of housing to wider social policy and social experience, this book is largely comprised of chapters which each consider a specific social category, such as class, gender, or disability, and evaluate the experience and understanding of housing and social policy under this category.	Copyright page and table of contents scanned and saved in pdf file. Chapter titled: Disability and inclusive housing design, is also scanned and included in pdf file.	Housing, disability	
AC: Related Issues, Parallel Initiatives, US	5/12/2010	Academic Research [Journal Article]	Accessible Housing Availability for the Growing U.S. Aged Population	Housing and Society; vol. 34 / no. 1 / pg 101-115	2007	http://nicholecampbell.com/hsarticle.pdf (free online)		"The purpose of this study was to compare the number of accessible housing units available for purchase in the U.S. with the number of elderly households in this country. It was hypothesized that the number of elderly households would be proportionately higher than the number of available accessible housing units. Data for this research came from the MLS listings on www.realtor.com and the 2000 U.S. Census. The number of accessible housing listings for U.S. municipalities with populations greater than 150,000 people was compared with elderly populations for those municipalities as well as the projected elderly population for the year 2025. Analysis of variance was used to compare regions of the country in terms of accessible housing listings and elderly populations. Results showed that the Northeastern section of the U.S. had significantly more accessible housing listings than any other section of the country; however, there were no significant differences in current or projected elderly populations among the regions of the country. In addition, multiple regression analysis revealed a significant positive relationship between number of housing units on the market and number of accessible units available for sale. The results of this research revealed a major shortfall of accessible housing units in all areas of the country, which could have major implications for elderly households desiring to age in place and needing accessible housing to do so."	"The purpose of this study was to examine what accessible housing options were available for the current elderly population. In addition, this research sought to better understand the demographic characteristics of communities in the U.S. that had more accessible housing units on the real estate market."	Visitability, U.S. Housing Stock, Accessibility, Universal Design, Adaptability	
AC: Related Issues, Parallel Initiatives, US	5/18/2010	Academic Research [Journal Article]	Facilitating Interdisciplinary Design Specification of 'Smart Homes' for Aging in Place	Ubiquity: Technologies for Better Health in Aging Societies	2006	University of Missouri, Columbia USA, IOS Press http://eldertech.missouri.edu/files/Papers/Demiris/Facilitating%20interdisciplinary%20design%20specification%20of%20smart%20homes%20for%20aging%20in.pdf		'Smart Homes' are defined as residences equipped with sensors and other advanced technology applications that enhance residents' independence and can be used for aging in place. The objective of this study is to determine design specifications for smart residences as defined by professional groups involved both in care delivery to senior citizens and development of devices and technologies to support aging. We assessed the importance of specific devices and sensors and their advantages and disadvantages as perceived by the interdisciplinary expert team. This work lays the ground for the implementation of smart home residencies and confirms that only an interdisciplinary design approach can address all the technical, clinical and human factors related challenges associated with home-based technologies that support aging. Our findings indicate that the use of adaptive technology that can be installed in the home environment has the potential to not only support but also empower individual senior users.		Medical Informaties, Smart Homes, Assistive Technology, Aging, Residential Facilities	Y
AC: Related Issues, Parallel Initiatives, US	5/19/2010	Academic Research [Book]	Residential Design for Aging In Place	Lawlor, Drue. Hoboken: Wiley (2008).	2008	University of Calgary Library Call Number: NA2545.A3 L37 2008		Intended for interior designers, this book provides guidelines and suggestions for designing spaces meant for an aging populations. Themes include assessing the aging population, designing for independence, codes and regulations, creating living and private spaces, kitchens and bathrooms, and design beyond age; appendices include information on products and vendors, common diseases and disabilities, and information on professional alliances.	Copyright page and Table of contents scanned and saved in pdf file. Book includes photographs and illustrations of accessible architecture.	elderly, aging, legislation, housing	
AC: Related Issues, Parallel Initiatives, US	5/19/2010	Academic Research [Book]	Rethinking architecture : design students and physically disabled people	Lifchez, Raymond. Berkele: University of California Press, 1987.	1987	University of Calgary Library Call Number: NA2545 .P5 R47 1987		This collection of interdisciplinary essays reviews a project at the University of California, Berkeley, entitled "Architectural Design with the Physically Disabled User in Mind. ... Chapters 1 through 4 present a set of personal and professional contexts for the project. ... Chapters 5 through 12 form a series of field reports from the perspectives of instructor, design consultants, outside observers, and students". Envisions the architect as user-involved, rather than the designer of "custodial buildings".	Copyright page and Table of contents scanned and saved in pdf file.		
AC: Related Issues, Parallel Initiatives, US	5/19/2010	Academic Research [Report]	Fall Among Older Persons and The Role of the Home: An Analysis of Cost, Incidence, and Potential Savings from Home Modification	AARP (American Association for Retired Persons) Public Policy Institute	March 2002	http://assets.aarp.org/rgcenter/il/inb49_falls.pdf		Falls led to emergency room visits for an estimated 1.8 million Americans age 65 or older in 2000, and falls are the leading cause of death from injuries among older persons. One approach to reducing falls is modifying homes in order to eliminate or abate common hazards for frail persons. In this AARP Public Policy Institute Issue Brief, Andrew Kochera uses sensitivity analysis (an exercise which explores how conclusions change when the initial assumptions are allowed to vary) to explore financial challenges that home modification programs designed to prevent falls would need to address if the goal is to reduce the cost of falls. The purpose of this paper, which reviews the literature on the effectiveness of such programs, is to provide guidance for future research on costs and benefits, and to illustrate the role of home modification in efforts to reduce the cost of fall injuries	This is report supports the argument/cause for visitability. There is data that reinforces the importance of home modifications. It has data and costs relating to the cost of injuries from falls within the home. It speaks of the burden of accidents.	Benefits, Home Modifications, Data, Cost of Injuries,	Y
AC: Related Issues, Parallel Innitiatives, US	5/20/2010	Academic Reseach [Papers]	Falls Free: Promoting a National Falls Prevention Action Plan	The National Council on the Aging	2005	http://www.healthyagingprograms.org/resources/FallsFree_ReviewPaper_Final.pdf#page=47		This document is a collection of 5 papers written on the topic of falls among older adults. The paper on page 41 "The Role of the Environment in Fall Prevention at Home and in the Community" is the most relevant to the topic of visitability and home modifications. It give data and facts about the dangers of fall and the importance of home modifications for prevention.	The relevant paper is on page 41 "The Role of the Environment in Fall Prevention at Home in the Community"	Risks, Data, Fall Prevention, Home Modifications, Problems in the Home, Challenges, Visitability, Universal Design, Recommendations	Y

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
AC: Related Issues, Parallel Innitiatives: UK	5/12/2010	Academic Research [Journal Article]	Is the Typical Modern House Designed for Future Adaption for Disabled Older People?	Age and Aging; vol. 25 / issue 5 / pg 398	1996	University of Calgary Library British Geriatrics Society. Call Number MEDICAL V.1 1972		Independence in their own homes is desirable for most people but illness and disability in later life may make this impossible unless aids are provided and adaptations made to the home. The cost of these changes may be high. The most recent proposals for revision of the United Kingdom Building Regulations include provision for making all new homes adaptable so that occupants who become disabled may continue living in them. A letter was sent to the largest British house-building companies to assess the extent to which their homes are capable of easy modification in the future. This was followed by a telephone survey of non-respondents. The response rate overall was 88% with 49% providing written replies. Only 3% of companies had designed and built adaptable housing; these are still at the trial stage. Many companies will modify houses if requested to do so in the construction phase but demand for such alterations is low. Most companies accept that houses can be adaptable but economic reasons largely prevent them from doing so. Adaptable housing for those seeking 'homes for life' is not a high priority of building companies.		Housing, Old Age, Disability, UK, Study	
AC: Related Issues, UK; AC: Theoretical, UK	5/12/2010	Academic Research [Journal Article]	Regulation and innovation: rethinking 'inclusive' housing design	Housing Studies, Volume 19, Issue 5 September 2004 , pages 727 - 744	September 2004	University of Calgary Library Call Number HD7285 INTERNET		The Lifetime Homes (LTH) concept initiated in 1989 by the Helen Hamlyn Trust, and subsequently promoted by the Joseph Rowntree Foundation, emerged at a point when there was growing awareness of the decline of both private and public sector housing quality, especially in relation to floorspace standards (Karn & Sheridan, 1994). LTH were intended to offset the concerns of first, the house buying public of the appearance and affordability of homes suitable for successive generations, second, the private house building industry of the cost and marketability of incorporating 'inclusive' design features, and third, Registered Social Landlords (RSLs), who had to balance cost constraints with addressing the needs of a growing number of households with older and/or disabled people. Approved Document Part M of the building regulations was extended in 1999, from public buildings to private dwellings, and currently requires that all new housing meet minimal 'visitability' criteria. Indeed, although the signs are that Part M will be incrementally extended to comprise LTH principles, the paper argues that in their existing form they are insufficient to act as a key component of the government's 'new agenda for British housing'. This paper therefore explores how they might usefully be expanded from an approach, largely based on compromise, to one that inspires innovative, flexible and inclusive house forms, which also challenge design conventions.	Relevant bibliography entries copied into "to review" bibliography		
AC: Resource, Canada	5/13/2010	Resource [Website]	Canadian Centre on Disability Studies (CCDS): Research and Education on Issues That Affect Us All	Canadian Centre on Disability Studies (CCDS): Research and Education on Issues That Affect Us All		http://www.disabilitystudies.ca/		"Mission: The Canadian Centre on Disability Studies is a consumer-directed, university affiliated centre dedicated to research, education and information dissemination on disability issues. We are guided by the philosophies of independent living and community living, emphasizing human rights, self-determination, interdependence, equality, a cross-disability focus, and a full and valued participation of all citizens in the community. The CCDS is committed to fostering a spirit of collaboration between the disability and academic communities, and along with the government and private sectors to work toward initiatives of mutual concern and benefit. Through our activities we promote full and equal participation of people with disabilities in all aspects of society."		Resource, Canada, Visitability, Initiatives, Aging, Disability	
AC: Resource, Canada	5/13/2010	Resource [Website]	Visitability Canada	Canadian Centre on Disability Studies (CCDS): Research and Education on Issues That Affect Us All		http://www.visitablehousingcanada.com/		"Vision + Purpose: We imagine Canada as a country with a vibrant housing sector that constructs attractive, affordable, accessible and sustainable housing to meet the needs of all Canadians. We imagine housing that supports vibrant, socially inclusive communities that are livable at all stages of life. We are working to bring together key people, create a dialogue, share information and collect information to promote this vision and invite you to join us."		Resource, Canada, Visitability, Initiatives	
AC: Resource, Canada	5/20/2010	Resource [Website]	Canada Mortgage and Housing Corporation Library	Canada Mortgage and Housing Corporation	2010	https://www.cmhc-schl.gc.ca/en/corp/li/horetore/index.cfm		Canada Mortgage and Housing Corporation (CMHC) is Canada's national housing agency. Established as a government-owned corporation in 1946 to address Canada's post-war housing shortage, the agency has grown into a major national institution. CMHC is Canada's premier provider of mortgage loan insurance, mortgage-backed securities, housing policy and programs, and housing research.	CMHC Publication and Reports Section in addition to the housing research and tools section.	Canada, legislation, policy, housing	
AC: Resource, Canada	6/8/2010	Resource [Website]	Council of Canadians with Disabilities (CCD)	Council of Canadians with Disabilities (CCD)	2010	http://www.ccdonline.ca/en/		CCD is a national human rights organization of people with disabilities working for an inclusive and accessible Canada. CCD's Priorities Include: Disability-related supports, Poverty alleviation, Increased employment for persons with disabilities, Promotion of human rights, Ratification and implementation of the UN Convention on the Rights of Persons with Disabilities (CRPD), Technology developed according to the principles of universal design, Air, rail, bus and marine transport that is accessible to persons with all types of disabilities. CCD seeks to achieve these priorities through law reform, litigation, public education and dialogue with key decision-makers.		Canada, legislation, policy, housing, Disability policy	
AC: Resource, Canada	6/16/2010	Resource [Website]	CMHC - FlexHousing	Canada Mortgage and Housing Corporation [CMHC]	2010, current	http://www.cmhc.ca/en/co/buho/flho/index.cfm		This website is a resource for answers to questions about what is FlexHousing? Why FlexHousing?. As well it has information on the principles, design and features that are encouraged to be incorporated into new housing.		FlexHousing, Canada, policy, Aging in Place, Seniors	
AC: Resource, Canada	6/23/2010	Academic Research [Webiste]	Persons with Disabilities Online	Government of Canada	2010, current	http://www.pwd-online.ca/pwdcontent.jsp?%E3%80%88=en&contentid=28		This is a guide to information, programs and services provided by the Government of Canada for people with disabilities, their families and caregivers. It is meant to help you find information about services and benefits you may be entitled to.		Canada, Resource, Disability Rights	
AC: Resource, Canada	7/14/2010	Academic Research [Website]	Alberta Centre on Aging	University of Alberta	current	http://www.aging.ualberta.ca/		Promote cutting-edge research, education, and service in aging, through interdisciplinary collaboration and through partnerships with stakeholders. Aging is inherently interdisciplinary. The Centre brings together researchers from various disciplines to address issues of concern. The Centre is committed to working in partnership with the government, regional health authorities, community groups, gerontological associations, academic institutions, and other organizations. It is only by working together that we can create new approaches and innovative ideas. The Centre serves as a central focal point for research and education in aging. It plays an important role in linking individuals and groups with similar research and education interests and needs. Interdisciplinary research teams are being established to study complex, aging-related questions. New models of education are being explored. Faculty members, students, and the community at large are encouraged to draw upon the expertise of the Centre.		Resource, Canada, Aging in Place, Seniors, Health, Collaborators, Opportunity, Best Practices, Education, Awareness	N

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
AC: Resource, Canada	7/14/2010	Academic Research [Website]	Alberta Council on Aging (ACA)	Alberta Council on Aging (ACA)	current	http:// www.acaging.ca/		Welcome to our site Alberta Council on Aging (ACA) is a voluntary organization whose membership is comprised of groups, individuals and agencies in the province of Alberta. It seeks to increase the understanding of the impacts of aging on both individuals and society. ACA works for changes, both social and individual, in order to enhance the participation of Seniors as active members of society. Our mission is to empower and educate Seniors and government to support the quality of life for Seniors and encourage their full participation in all aspects of society.		Resource, Canada, Aging in Place, Seniors, Health, Collaborators, Opportunity, Best Practices, Education, Awareness	N
AC: Resource, Canada	7/14/2010	Current Practice [Research]	Sustainable Built Environment	National Research Council (NRC)	current	http://www.nrc-cnrc.gc.ca/eng/ibp/irc/sbe/index.html		A Sustainable Built Environment (SBE) should achieve the three objectives of environmental compatibility, economic viability and social responsibility (often described as people, planet and prosperity), in the context of the built environment. For NRC-IRC, this context includes both buildings and urban infrastructure, addressing mainly: residential, institutional, and commercial buildings urban road, tunnels, and concrete bridges water distribution and sewage networks. NRC-IRC's Strategic Plan for introduced new initiatives to reorganize and expand activities addressing sustainability and climate change, to align more clearly with current industry and government priorities. The first stage was to identify a few key technology needs for SBE, and to seek stakeholder consensus on priority research issues.	opportunity to introduce Visitability research	Canada, Best Practice, Opportunity, Implementation, Education, Awareness, Sustainability, Livable Communities, Research	
AC: Resource, Canada	7/15/2010	Resource [Website]	Alberta Committee of Citizens with Disabilities (ACCD)	Alberta Committee of Citizens with Disabilities (ACCD)	current	http://www.accd.net/index.html		The Alberta Committee of Citizens with Disabilities is a consumer-directed organization that actively promotes full participation in society for Albertans with disabilities. Principle of Full Participation: We are committed to breaking down barriers which prevent society from seeing beyond our disabilities so that we are included in all aspects of life. We will take charge of the social, political, and economic decisions that affect our lives. We must be accountable for our actions. We must have choice in the services and supports we require. We acknowledge and accept the dignity of risk. Principle of Accessibility: All buildings and facilities must be accessible. Transportation, information, and communication services must meet our diverse needs. Principle of Equity: We will be vigilant to ensure that our rights and freedoms are upheld. We claim our right to be equal while maintaining our individuality.		Canada, Research, Disability Rights, Awareness, Opportunity, Partnership	
AC: Resource, Canada	7/28/2010	Resource [Website]	DesingABLE Environments: Consultants in Accessibility and Future Care Planning	DesingABLE Environments: Consultants in Accessibility and Future Care Planning	current	http:// www.designable.net/index.php		Designable Environments Inc. provides consultation services to architects, interior designers, other design professionals, institutional clients and developers, related to the implementation of barrier free design and universal design concepts into their projects. We customize our services to match the specific demands of every project. Typical activities might include: Determine project-specific accessibility requirements based on input from the client and design team, as well as through the application of current codes, standards and best practices, Development of project-specific accessibility guidelines for use of the design team, Review of drawings and other project documentation, Preparation of detailed accessibility reports, Participation in design meetings, Coordination of input from disability user groups, Product research and specification, Site visits to assist with problem solving and compliance issues		Canada, Visitability, Implementation, Consultants, Benefits, Opportunities, Challenges	
AC: Resource, UK	5/14/2005	Resource [Website]	Habinteg Housing Association	Habinteg Housing Association Ltd.	2010	http:// www.habinteg.org.uk/main.cfm		Habinteg has more than 40 years experience in housing and disability and use their expertise to create neighbourhoods that allow everyone to live independently, whatever their age, impairment or cultural background. Habinteg works closely with other housing providers and key agencies and campaign for accessible housing and inclusive design, so as to move towards a society without barriers for disabled people.	Habinteg and London South Bank University, supported by the Homes and Communities Agency (HCA), are producing new research on housing for wheelchair users in England. The report aims to produce a national estimate in the shortfall in wheelchair user homes to encourage government departments and agencies, regional bodies, local authorities and housing providers to prioritize wheelchair user housing and take action in developing effective strategies to increase the supply and availability of accessible homes. The report will be available in July 2010. Site also has previously published reports, including Habinteg design guide and Wheelchair housing design guide (for purchase). Available reports must be further reviewed.	Lifetime Homes, UK, accessibility	
AC: Resource, UK	5/13/2010	Resource [Website]	Joseph Rowntree Foundation	Joseph Rowntree Foundation	Ongoing	http://www.jrf.org.uk/		The Joseph Rowntree Foundation is an endowed charity that funds a large, UK-wide research and development programme. They seek to understand the root causes of social problems, to identify ways of overcoming them, and to show how social needs can be met in practice.	Publishes research reports on housing, communities, equality, and inclusion. Developed and advocated for the Lifetime Homes standard. Site needs to be searched for relevant research reports.	housing	
AC: Resource, UK	5/13/2010	Resource [Website]	Lifetime Homes	Lifetime Homes Group	2010	http:// www.lifetimehomes.org.uk/index.php		The concept of Lifetime Homes was developed in the early 1990s by a group of housing experts. Lifetime Homes are ordinary homes incorporating 16 Design Criteria that can be universally applied to new homes at minimal cost. Many planning policies already require the Lifetime Homes standard in new developments. For example, the London Plan. All public sector funded housing in England will be built to the Lifetime Homes standard from 2011 (it is an existing requirement in Wales and Northern Ireland), with a target of 2013 for all private sector dwellings. The Lifetime Homes Group consists of Help the Aged, Age Concern and Habinteg. We continue to promote the standard and provide resources to other organisations seeking to implement the standard whether through direct property development or through the formulation of policy and practice.	Discusses the Lifetime Homes 16 Design Criteria. Also contains research reports that need to be reviewed for relevance.	Lifetime Homes, UK, housing, legislation, policy, implementation	
AC: Resource, US	5/13/2010	Resource [Website]	AARP (American Association for Retired Persons) Public Policy Institute	AARP (American Association for Retired Persons) Public Policy Institute		http://www.aarp.org/		"Mission: For more than 50 years, AARP has been serving its members and creating positive social change. AARP's mission is to enhance the quality of life for all as we age, leading positive social change and delivering value to members through information, advocacy and service. We believe strongly in the principles of collective purpose, collective voice, and collective purchasing power, and these principles guide all organization efforts. AARP works tirelessly to fulfill its vision: a society in which everyone ages with dignity and purpose, and in which AARP helps people fulfill their goals and dreams. AARP speaks with one voice - united by a common motto: "To serve, not be served".		Resource, USA, Visitability, Initiatives, Aging, Disability, Non-profit Organization, Research	
AC: Resource, US	5/13/2010	Resource [Website]	Concrete Change: Every New Home Visitable	Concrete Change: Every New Home Visitable		http:// www.concretechange.org/		"Our focus is new homes. Not government buildings, restaurants, etc. (important as they are). Our goal is to make all homes visitable, not just 'special' homes - to be at the party, meeting and family reunion... not isolated. We narrow the emphasis from a long list of access features to the most essential: entering a home and fitting through the interior doors. So that widespread construction change is more likely to happen quickly."		Resource, USA, Visitability, Initiatives, Aging, Disability, Non-profit Organization, Research	

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AC: Resource, US	5/13/2010	Resource [Website]	Life and Independence For Today (LIFT): Reaching Higher, Breaking Free	Life and Independence For Today (LIFT): Reaching Higher, Breaking Free		http://www.liftcil.org/		"Mission: People with disabilities working with people with disabilities to give them the knowledge and resources to live as independently as they are able."		Resource, USA, Visitability, Initiatives, Aging, Disability, Non-profit Organization, Research	
AC: Resource, US	5/13/2010	Resource [Website]	Visitability in Pennsylvania (VIP): Basic Home Access For Everyone	Life and Independence For Today (LIFT): Reaching Higher, Breaking Free		http://www.visitabilitypa.com/home.php4		"Mission: Visitability in Pennsylvania works towards the goal of seeing all homes as user friendly as possible. Removing obstacles to access serves all people better. These changes are good for everyone."		Resource, USA, Visitability, Initiatives, Aging, Disability, Research	
AC: Resource, US	5/13/2010	Resource [Website]	A.D.A. (Americans with Disabilities Act)	U.S. Department of Justice		http://www.ada.gov/		"Information and Technical Assistance on the American with Disabilities Act"		Resource, USA Government, Visitability, Initiatives, Legislation, Regulations, Publications, Disability Rights	
AC: Resource, US	5/13/2010	Resource [Website]	IDEA: Center for Inclusive Design and Environment	University at Buffalo - The State University of New York		http://www.ap.buffalo.edu/idea/home/index.asp		"Mission: The IDeA Center practices human centered design through research, development, service, dissemination and educational activities. The primary goal of the Center is to produce knowledge and tools that will increase social participation of groups like people with disabilities and the older generation, who have been marginalized by traditional design practices. Our research activities include systematic reviews, human factors research, usability studies in the field and laboratory, survey research, focus groups and ethnographic studies. Our development activities include architectural design, product development, information technology resources and organizational development activities. The Center produces many dissemination products in both traditional and digital forms and engages in public, university and continuing education initiatives."		Resource, USA, Visitability, Initiatives, Aging, Disability, Research	
AC: Resource, US	5/20/2010	Resource [Website]	Administration on Aging (AOA)	Administration on Aging (AOA)		http://www.aoa.gov/AoARoot/Aging_Statistics/index.aspx		The older population--persons 65 years or older--numbered 38.9 million in 2008 (the latest year for which data is available). They represented 12.8% of the U.S. population, about one in every eight Americans. By 2030, there will be about 72.1 million older persons, more than twice their number in 2000. People 65+ represented 12.4% of the population in the year 2000 but are expected to grow to be 19% of the population by 2030. The information in this section of the AoA website brings together a wide variety of statistical information about this growing population.	Resource for aging statistics in the US. Contains recent census information and projected future growth for the older population.	US,Statistics, Data, Aging Population, Background Information	N
AC: Resource, US	5/20/2010	Resource [Website]	The Centre for Universal Design	North Carolina State University	current	http://www.design.ncsu.edu/cud/		The Centre for Universal Design (CUD) is a national information, technical assistance, and research centre that evaluates, develops and promotes accessible and universal design in housing, commercial and public facilities, outdoor environments, and products. Our mission is to improve environments and products through design innovation, research, education and design assistance.	Looks like there are publications and research that could be looked into further.	Universal Design, Research, Resource, US, Accessibility	
AC: Resource, US	5/21/2010	Resource [Website]	Consortium for Citizens with Disabilities	Consortium for Citizens with Disabilities	2010	http://www.c-c-d.org/		The Consortium for Citizens with Disabilities is a coalition of approximately 100 national disability organizations working together to advocate for national public policy that ensures the self determination, independence, empowerment, integration and inclusion of children and adults with disabilities in all aspects of society. The Consortium for Citizens with Disabilities is a Coalition of national consumer, advocacy, provider and professional organizations headquartered in Washington, D.C.	Lobby group concerned with US disability legislation. One of their interest areas is housing.	Legislation, US	
AC: Resource, US	7/20/2010	Resource [Presentation]	Entryways: Constructing Attractive, Low-Cost Zero-Step Entrances	Concrete Change	2005	http://www.concretechange.org/policy_responses.aspx		Addresses the common question of how to build zero-step entrances. The presentation begins with an introductory section on the Benefits of zero-step entrances, followed by sections covering Myths, Basic Construction Principles, Methods, and Costs. The intended audiences include builders, architects, architecture students and advocates of all types who need to answer builders' and policy makers' questions with knowledge and confidence. This tool contains more than 50 photographs of homes with zero-step entrances, in a wide variety of styles, price ranges and locales, as well as drawings, charts and construction details.		Illustrations, graphics, construction, guidelines, education, precedent, US	Y
AC: Resource: Canada	8/4/2010	Resource [Website]	Centre on Aging	University of Manitoba	current	http://www.umanitoba.ca/centres/aging/		The Centre on Aging, University of Manitoba, was established on July 1, 1982, with a mandate to serve as a focal point for the conduct of research on aging. The Centre has developed a national and international reputation for excellence in research. The experiences of aging individuals and the dynamics of an aging society are investigated using rigorous scientific standards. Community representatives contribute to projects, and the Centre distributes its findings to administrators, policy makers, practitioners, and seniors to assist them in making decisions.The Centre on Aging believes listening to older adults and those who work with them ensures more appropriate research. Dialogue is encouraged through: An annual spring symposium which brings together researchers and community representatives; Informal seminars on current research and future directions; Public lectures by internationally renowned researchers; and A newsletter published three times each year.		Research, University of Manitoba, Aging-in-Place, Seniors, Resource	
AC: Theoretical	5/13/2010	Academic Research [Journal Article]	Out of Place', 'Knowing One's Place': space, power and the exclusion of disabled people	Disability & Society, Volume 13, Issue 3 June 1998 , pages 343 - 356	June 1998	University of Calgary Library Call Number HV1551 INTERNET		Disabled people are marginalised and excluded from 'mainstream' society. In general, our understanding of the processes of exclusion is grounded in time and history. In this paper, it is argued that space, as well as time, is instrumental in reproducing and sustaining disablist practices. Disability has distinct spatialities that work to exclude and oppress disabled people. Spaces are currently organised to keep disabled people 'in their place' and 'written' to convey to disabled people that they are 'out of place'. Furthermore, social relations currently work to spatially isolate and marginalise disabled people and their carers. Disability is spatially, as well as socially, constructed. It is contended that an understanding of society's reaction to, and the experiences of, disability should be framed within an approach that combines a spatialised political economy with social constructivism. Unlike neo-Marxist approaches this approach is centred on notions of power rather than capital. Using this approach, the spatialities of disability are explored.		background, theory	

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
AC: Theoretical	5/13/2010	Academic Research [Journal Article]	Disability Studies and Phenomenology: the carnal politics of everyday life	Disability & Society, Volume 14, Issue 5 September 1999 , pages 597 - 610	September 1999	University of Calgary Library Call Number HV1551 INTERNET		This paper is an attempt to develop a sociology of impairment and to theorise embodiment in the lebenswelt. Disability studies has failed to address adequately the fundamental issue of bodily agency. The impaired body is represented as a passive recipient of social forces. Such a conception of the body is losing ground within social theory. This paper attempts to overcome disability studies' disembodied view of disability by utilising a phenomenological concept of embodiment. Phenomenology offers the opportunity to transcend the traditional Cartesian dualisms which posit the body as a passive precultural object. However, such a view, when extended to impairment is empty of political content since phenomenological analyses have relied upon medicalised and individualised understandings of disability. In order to counter the disablism evident in phenomenology on the one side and disability studies' disembodied view of disability on the other, we argue for a radical phenomenological approach to the (impaired) body. To demonstrate the vitality of such an approach, we also attempt to deploy Leders' (1990) concept of dys-appearance as a means of analysing the carnal politics of everyday life.		theory, background, disability, phenomenology	
AC: Theoretical	5/13/2010	Academic Research [Journal Article]	Home, Sick Home: Using the Housing Experiences of Disabled Children to Suggest a New Theoretical Framework	Housing Studies, Volume 15, Issue 3 May 2000 , pages 429 - 442	May 2000	University of Calgary Library Call Number HD7285 INTERNET		Using the example of a study of the housing needs of disabled children, the paper suggests a new framework for exploring the links between health, disability and housing. It examines the literature of housing and disability and of health and housing and finds that the former omits health issues and the latter neglects disability. The paper suggests that a key reason why housing, disability and health have not been linked in the past is an unwillingness on the part of the independent living movement to medicalise disability. In the study, however, the adverse effects on physical and mental health of unsuitable housing emerged, quite unprompted, as a central theme. The study's findings can be generalised and go beyond the prevailing account of housing and disability in a number of ways. A new way of thinking about domestic environments and disability may mean that the definition of housing need goes beyond stair lifts and ramps to issues of poverty and health, conflict between families, neighbourhoods, and, most centrally of all, the constraints of physical and social space. The paper concludes that far from challenging the social model of disability the proposed framework supports it.		health, housing, disability	
AC: Theoretical	5/19/2010	Academic Research [Book]	Housing, social policy and difference: disability, ethnicity, gender, and housing	Harrison, M. L. Policy Press (2001).	2001	UofC LIBRARY HD7333 .A3 H37 2001		How does the welfare state and its institutions respond to impairment, ethnicity and gender? This book provides an overview of key issues set in the context of housing. Touching on concerns ranging from minority ethnic housing needs to the housing implications of domestic violence, this broad-ranging study shows how difference is regulated in housing. It deploys a theoretical perspective which is applicable to other aspects of the welfare state, and bridges the agency/structure divide. "Housing, social policy and difference": brings disability, ethnicity and gender into the centre of an analysis of housing policies and practices; offers a new approach to housing, informed by recent theoretical debates about agency, structure and diversity; develops the ideas of "difference within difference" and "social regulation"; and looks beyond the concerns of postmodernism to create an original account of difference and structure within the welfare state.	Copyright page and table of contents scanned and saved in pdf file. Chapter titled: Disability and Housing, is also scanned and included in pdf file.	Housing, disability	
AC: Theoretical	5/19/2010	Academic Research [Book]	The Politics of Disablement	Oliver, M. Basingstoke: Macmillan Press (1990).	1990	UOFC LIBRARY HM73 .O44 1990		This work discusses whether the dominant perceptions of disability in industrial society, as an individual and as a medical problem, are universal. Using cross-cultural evidence, the author links the roots of individualization and medicalization to the rise of capitalism and considers alternative perceptions of disability and their implications for both political activity and social policy.	Copyright page and Table of contents scanned and saved in pdf file.	Theory, disability	
AC: Theoretical, UK	5/11/2010	Academic Research [Journal Article]	Pedestrianisation and Disabled People: a study of personal mobility in Kingston town centre	Disability & Society, Volume 12, Issue 5 November 1997 , pages 723 - 740	November 1997	University of Calgary Library Call Number HV1551 INTERNET		In the post-war years in Britain pedestrianisation schemes have been widely introduced to provide traffic-free, safe, accessible and visitor-friendly shopping environments. The claims made for pedestrianisation as an 'enabling environment', however, need to be verified. This study addresses that issue. It draws on monitoring surveys of the phased pedestrianisation of the town centre in Kingston upon Thames to examine the mobility characteristics and movement patterns of disabled orange-badge holders, elderly disabled and elderly people, and evaluates group levels of satisfaction with changes in the urban environment and accessibility to premises. Important contrasts in mobility experience are identified. These relate, in measure, to health circumstances and degree of mobility impairment. Town centre redesign has clearly benefited the majority of users, although the needs of orange-badge holders for toilet facilities and seating were not fully met. Access to certain public and commercial buildings, however, still presents a problem for the mobility impaired. The study concludes that pedestrianisation represents a significant achievement in urban design: not just for those with special mobility needs, but also for society at large.			
AC: Theoretical, UK	5/11/2010	Academic Research [Journal Article]	Focusing on Disability and Access in the Built Environment	Disability & Society, Volume 13, Issue 3 June 1998 , pages 357 - 374	June 1998	University of Calgary Library Call Number HV1551 INTERNET		This paper provides a documentation and discussion of the diverse experiences that different disabled people have with regards to access in the built environment. It begins by outlining the various ways in which disabled people's access needs and requirements are articulated in public policies and practices towards the development and regulation of the built environment. As the material indicates, disabled people's needs are poorly articulated and/or represented in the design and development of the built environment while the regulatory controls which oversee disabled people's access are weak. In the second part of the paper, disabled people's values, attitudes and practices towards access in the built environment are discussed by referring to the findings of focus group research. The material shows that many disabled people feel estranged and oppressed by facets of the built environment and generally feel powerless to do anything about it. We conclude by suggesting a number of ways of interconnecting the design and implementation of public policy towards the built environment with the daily lived experiences of disabled people.	Relevant bibliography entries copied into "to review" bibliography		

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
AC: Theoretical, UK	5/11/2010	Academic Research [Journal Article]	A positive outlook? The housing needs and aspirations of working age people with visual impairments	Disability & Society, Volume 21, Issue 7 December 2006 , pages 661 - 675	December 2006	University of Calgary Library Call Number HV1551 INTERNET		This paper arises from research, funded by the Housing Corporation and the Thomas Pocklington Trust, which investigated the housing needs and priorities of visually impaired people of working age, a population that has received little public policy attention. We report on the housing circumstances and aspirations of 121 people living in London. In-depth study discovered that people of working age who have vision impairment can be disadvantaged by inflexible procedures that adversely affect their transition to independence, as well as their self-determination with respect to family issues. The study also learned that this population has particular needs in relation to domestic and outside space, home location and safety and security measures. Furthermore, the interviewees indicated that specialist supported housing may develop a stronger role if it diversifies and provides non-institutional stepping stones towards greater autonomy.	Discusses best-practice residential requirements for individuals with visual impairments.		
AC: Theoretical, UK	5/11/2010	Academic Research [Journal Article]	Contorted, Folded, Torn: Environmental Values, Cartographic Representation and the Politics of Disability	Disability & Society, Volume 9, Issue 3 1994 , pages 359 - 374	1994	University of Calgary Library Call Number HV1551 INTERNET		This paper explores the merit of incorporating the personal geographies of individuals with impaired mobility into the production of access and mobility maps. If cartographers take it upon themselves to produce maps without first seeking to understand these geographies or images of place, they are likely to infuse their work with their own values and meanings. This becomes especially important if it is accepted that maps may have a political role. The issue of accessibility is inherently political, cities are literally crippled when members of their population are restricted from reaching their full potential due to inadequate planning and design. The paper describes an attempt to develop a cartographic process which incorporates the values of the user group into all stages of map design. The project highlights the complex nature of environmental imagery and the merit of producing symbolic cartographic representations of environmental values.	Discusses how individuals with disabilities experience the built environment with a unique set of concerns.		
AC: Theoretical, UK	5/11/2010	Academic Research [Journal Article]	Defining housing quality and environment: disability, standards and social factors	Housing Studies, Volume 19, Issue 5 September 2004 , pages 691 - 708	September 2004	University of Calgary Library Call Number HD7285 INTERNET		This paper considers quality standards and meanings of housing environments while discussing disability and housing. It challenges assumptions about the importance of physical housing quality, and suggests caution about the benefits of raising physical standards. After a brief introduction, comments are made on contemporary issues concerning standards, past difficulties arising from professional power and political priorities, and problems in proving causation. There is then a discussion of the approach appropriate when drawing on the social model of disability, and the multi-dimensional nature of the home environment. This is followed by observations on housing quality. A classification is offered of factors potentially influencing consumer perceptions, indicating social dimensions of a good quality home and residential environment.	Large relevant bibliography to investigate (relevant entries NOT copied into "to review" bibliography)		
AC: Theoretical, UK	5/12/2010	Academic Research [Journal Article]	Disability and Dependency: origins and futures of 'special needs' housing for disabled people	Disability & Society, Volume 14, Issue 1 January 1999 , pages 5 - 20	January 1999	University of Calgary Library Call Number HV1551 INTERNET		In this paper we analyse the provision of housing for disabled people in both its historical and ideological contexts. While the recent extension of part M of the Building Regulations to dwellings by the government represents a significant advance towards the inclusion of disabled people, we argue that the shift in funding of public housing from a 'bricks and mortar' subsidy to Housing Benefit potentially creates greater dependency. This amounts to a policy contradiction in which the government is punishing disabled people for being dependent whilst simultaneously being the cause of their dependency. If this issue is not addressed disabled people will continue to remain excluded, albeit within accessible dwellings.	relevant bibliography to investigate (relevant entries NOT copied into "to review" bibliography)	Part M, disabled housing, Lifetime Homes	
AC: Theoretical, UK	5/12/2010	Academic Research [Journal Article]	Housing Quality, Disability and Domesticity	Housing Studies, Volume 19, Issue 5 September 2004 , pages 685 - 690	September 2004	University of Calgary Library Call Number HD7285 INTERNET		Editorial introducing journal issue no 5, which explores the interrelationship between disability and housing.	All journal articles from this issue are relevant.		
AC: Theoretical, UK	5/12/2010	Academic Research [Journal Article]	Disability, embodiment and the meaning of the home	Housing Studies, Volume 19, Issue 5 September 2004 , pages 745 - 763	September 2004	University of Calgary Library Call Number HD7285 INTERNET		While aspects of the home may provide for privacy, sanctuary, security and other aspects of 'ideal' domestic habitation, such provisions are always conditional, contingent, never secure and likely to be challenged by, amongst other things, the onset and development of bodily impairment. However, explorations of the meaning of the home, and housing studies more generally, rarely consider the body and impairment and its interactions with domestic space. This is curious because impairment is a significant, and intrinsic, condition of human existence and can affect anyone at any time. The paper develops the argument that a person's feelings about, and experiences of, the home cannot be dissociated from their corporeality or the organic matter and material of the body. Thus, the quality of domestic life, and housing quality more generally, has to be understood, in part, with reference to the body and conceptions of corporeality.	relevant bibliography to investigate (relevant entries NOT copied into "to review" bibliography)		
AC: Theoretical, UK	5/19/2010	Academic Research [Book]	Mind and body spaces: geographies of illness, impairment and disability	R. Butler & H. Parr (Eds). London: Routledge (1999)	1999	UOFC LIBRARY HV1568 .M56 1999		Mind and Body Spaces highlights new international research from the US, Canada, Britain and Australia on bodily impairment, mental health and disabled peoples social worlds. International contributors discuss a variety of current issues including the historical conceptions of the body and behavior as well as masculinity and sexuality.	Copyright page and table of contents scanned and saved in pdf file. Chapter titled: Accommodating difference: Social Justice, Disability and the Design of Affordable Housing, is also scanned and included in pdf file.	Housing, disability	
AC: Theoretical, UK	5/12/2010	Academic Research [Journal Article]	Will technological innovation create the true lifetime home?	Housing Studies, Volume 19, Issue 5 September 2004 , pages 795 - 810	September 2004	University of Calgary Library Call Number HD7285 INTERNET		This paper discusses the relationship between different forms of design and technological innovation and their ability to support older people in their own homes. It considers (1) innovation in the design and construction of new housing, notably 'lifetime homes' and 'open building' systems; (2) the introduction of electronically enhanced assistive technology; and (3) telecare. Each of these is examined in terms of its potential benefits for meeting the housing needs of older people and its limitations. The paper proposes that these innovations are likely to have a variable effect on the possible housing pathways of older people, depending on the way they are combined. It also outlines the policy and market influences that may stimulate their adoption, concluding that design and technology innovations must be matched by new care delivery models.	relevant bibliography to investigate (relevant entries NOT copied into "to review" bibliography)	lifetime homes; smart homes; telehealthcare, elderly people	

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AC: Theoretical, UK	5/12/2010	Academic Research [Journal Article]	Depending on digital design: extending inclusivity	Housing Studies, Volume 19, Issue 5 September 2004 , pages 811 - 825	September 2004	University of Calgary Library Call Number HD7285 INTERNET		This paper documents work from the EPSRC 'EQUATOR' and Dependability Interdisciplinary Research Collaboration on Computer Based Systems (DIRC) concerned with the appropriate design of dependable assistive technology to enable older and disabled people to maintain a quality of life within their own homes. Technology, especially so-called 'smart home' technology, can only be used to assist people if it is effectively designed. Designers are therefore required to consider certain key questions such as what situation they are designing for, what solutions should do, and who should use them. The focus in this paper is on understanding and identifying user needs and system requirements for dependability in the complex challenge of inclusive design. The feature of inclusive design addressed here is the new emphasis on the user, a living, breathing person situated in real world settings along with others, rather than some designer's abstraction. The acceptance or rejection of assistive technology relies on the users' perceptions of the designed technology as well as the appropriateness of the technology designed. Consequently, this paper suggests that despite highly imaginative views of future technologies, getting such dreams to work generally means they must, at some point, meet the real world and engage with the needs of users if they are to be sufficiently grounded. Given this emphasis on users, the highly personal character of domestic settings presents conventional research techniques with obdurate problems that can make research practically and ethically difficult. Researching domestic spaces and domestic values requires different methods to understand the unique needs and experiences of residents. Accordingly, the authors report on their experiences of using observational studies and adapting 'cultural probes' to foster an ongoing dialogue with the members of their user groups, to gain insights into their needs and generate design relevant information and inspiration. The paper discusses how such information might feed into dependable design through consideration of a model of dependability.	relevant bibliography to investigate (relevant entries NOT copied into "to review" bibliography)	assistive technology; support systems; designs for dependability	
AC: Theoretical, UK; AC: Related Issues, Legislation, UK	5/20/2010	Academic Research [Article]	From sheltered housing to lifetime homes: an inclusive approach to housing	Winters, S., (ed.) Lifetime Housing in Europe. Katholieke Unversiteit Leuven, Leuven, Belgium, pp. 35-57.	2000	http://eprints.ucl.ac.uk/3854/		This paper opens by introducing the distinction between medical and architectural disability and goes on to define the concepts of micro-environmental and macro-environmental design. It describes the micro-approach as currently practised in the UK, where housing is divided into normal family housing and secondary housing for adults who do not live as a family and who are therefore deemed to have 'special needs'. Sheltered and retirement housing, the housing solution that has been invented to serve the needs of older people in the UK, is first presented and then evaluated to show that the design embodies a stereotype of ageing that is repudiated by many older people. The concept of Lifetime Homes is proposed as a more inclusive, less stigmatising approach that has the potential to render the concept of 'special needs' otiose. It is suggested that the main challenge that faces the Lifetime Homes movement in the UK is that, if its implementation is confined to the social housing sector, it may simply perpetuate the existing distinction between mainstream and secondary housing in a new form. However, if it is more widely adopted, the Lifetime Homes paradigm has the potential to widen choice and provide a firm foundation for integrated housing, support and care for people of all ages.		UK, disability, housing, aging	
AC: Theoretical, UK; Related Issues, Legislation, UK	5/14/2010	Academic Research [Journal Article]	Discourses of Design: Perspectives on the Meaning of Housing Quality and 'Good' Housing Design	Housing, Theory & Society: Feb2001, Vol. 18 Issue 1/2, p79-92, 14p	February 2001	University of Calgary Library Call Number: HD7285 INTERNET		This paper uses an approach based on language and discourse analysis to examine different perspectives on definitions of housing quality and good housing design. The need for such definitions is currently topical in the UK, where central government, in its desire to further the agendas of sustainable communities and urban renaissance, is urging local authorities to impose stricter controls on design. By examining policy documentation, the paper shows that housing regulators are promoting prescriptive and quantifiable standards, whilst the DETR is moving towards a more discerning approach derived from urban design. In conclusion, the paper suggests that there are other disciplines which might profitably be drawn on, and which would help to capture the more amorphous level at which people experience, relate to, and dwell in their environments.			
AC: Theoretical, US	5/11/2010	Academic Research [Journal Article]	Physical and social barriers to social relationships: voices of rural disabled women in the USA	Disability & Society, Volume 24, Issue 2 March 2009 , pages 201 - 215	March 2009	University of Calgary Library Call Number HV1551 INTERNET		Through exploring the lived experiences of disabled women, this study investigates how physical and social barriers affect their social relationships. In-depth tape-recorded interviews investigating a variety of social and interpersonal issues were conducted with 24 women with physical or visual impairments who lived in a rural region of the midwestern USA. Using content analysis, the researchers examined interview data for common themes and patterns relating to social relationships. The findings indicate that physical barriers, related to the physical environment and personal physicality, along with social barriers, involving preconceptions of others about impairment and restrictions in personal networks, hamper the initiation and maintenance of social relationships. Further, the experiences of this group of disabled women corresponded most closely with the premises of a social relational understanding of disability.	Section on "Physical environment" (p 205 – 206) discusses relationship between environmental barriers and social activities.		
AC: Theoretical, US, UK; Related Issues, Legislation, US, UK	5/13/2010	Academic Research [Journal Article]	Equity, social justice, and planning for access and disabled people: An international perspective	International Planning Studies, Volume 1, Issue 1 February 1996 , pages 17 - 34	February 1996	University of Calgary Library Call Number HD87.5 INTERNET		This paper compares and contrasts planning for disability and access in the USA and the UK. While, in the USA, individual civil rights are seen as the basis for pursuing accessible environments, that the absence of accessibility for a proportion of the population is deemed to be an infringement of a basic human liberty, in the UK there is little by way of an articulated ethical position. Indeed, successive British governments have refused to recognize that there is any infringement of human liberties, while continuing to exhort a voluntaristic pattern of provision of accessible environments. I compare and contrast these different positions and argue that mobility and access cannot be divorced from the (ethical) issues relating to civil rights and, ultimately, from questions of social justice. I relate such arguments to a consideration of the underlying statutory and practice bases of each country's environmental planning systems.		legislation, policy, UK, US	

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AC: Theoretical; Case Study / Implementation, Other	5/14/2010	Academic Research [Journal Article]	Adaptation: Altering the House to Restore the Home	Housing Studies, Volume 20, Issue 4 July 2005 , pages 531 - 547	July 2005	University of Calgary Library Call Number: HD7285 INTERNET		A research project into the effectiveness of housing adaptations found some high levels of satisfaction but also examples where considerable expenditure had produced ineffective or even harmful outcomes. An analysis of the ethnographic material suggested that failure to take into account the meaning of home to those receiving adaptations was a cause of wasted expenditure. Alterations to the home that produced an unacceptable image of self that did not restore privacy and a sense of primal security, nor respect the respondent's control within their home, all produced unsatisfactory results. There was also evidence that disregard of home as a base for relationships and for childhood and a lack of understanding of the nodal nature of home and the importance of rootedness all had consequences in determining whether investment was efficient. This study lends weight to the case for including 'meaning of home' factors routinely in housing research.	Research Project: The Value and Effectiveness of Housing Adaptations for Disabled People section begins on page 536.	Meaning of home; disability; adaptation	
AC: Theoretical; Case Study / Legislation, Other, Canada	7/21/2010	Academic Research [UofM Thesis]	Developing a Visitability Housing Policy for the Province of Manitoba	Joel Casselman, Master of City Planning, University of Manitoba	December 2003	Call Number: C188 ISBN:0612893081		"This practicum explores the characteristics of visitability ordinances in jurisdictions where visitability has been adopted as policy. It compares multiple perspectives on visitability - the perspectives of the City of Winnipeg's Access Advisory committee, a representative of the homebuilder's industry and the representatives Manitoba Family Services and Housing. It also explores how people with disabilities access the homes of their non-disabled peers. A major goal of the research was to determine how a visitability ordinance could be designed and implemented in the Province of Manitoba.		Visitability, Legislation, Canada, Manitoba, Strategy, Implementation, Qualitative Research, Ethnography	Y
AC: Theoretical; Case Study / Legislation, Other, UK; Related Issues, Legislation	5/18/2010	Academic Research [EVDS Thesis]	Accessing the Nation: Disability, Political Inclusion and Built Form	Jillian Hastings and Huw Thomas Urban Studies, Mar 2005; vol. 42: pp. 527 - 544.	Mar 2005	University of Calgary Library Call Number: HT103 INTERNET		This paper considers the relationship between the design and development of the built environment and the political project of creating an inclusive polity. Its focus is the examination of attempts, as part of this process, to re-imagine a shared identity as members of a polity and the role of iconic buildings in this. The paper examines aspects of the ways in which the social construction of nation can privilege particular forms of embodied citizenship-namely, those associated with a normalised body form, which is contrasted with the impaired body. It is especially concerned with the way that the design and use of the built environment is part of this process. Case studies of the design and development of the Scottish Parliament and National Assembly of Wales debating chambers illustrate differences in the notions of citizenship being developed in the two countries, but also that the process of negotiating membership of the nation is never complete and hence that gains made to create more inclusive or progressive constructions of nationhood are fragile.		disability, development, theory	Y
AC: Theoretical; Related Issues, Industry, UK, US	5/19/2010	Academic Research [Book]	Disability and the City: International Perspectives	Imrie, R. London: Paul Chapman (1996).	1996	UOFC LIBRARY HV3024 .G7 I47 1996		This book explores one of the crucial contexts within which the marginal status of disabled people is experienced: the interrelationships between disability, physical access, and the built environment. Focusing primarily on the United Kingdom, although with a substantial discussion of disability and access issues in the USA, the book also considers the role of the 'design professionals', architects, planners, and building control officers, in the construction of specific spaces and places, which, literally, lock people with disabilities 'out'.	Copyright page and table of contents scanned and saved in pdf file.	Housing, disability	
PR: Experimental Projects, Visitability, Subsidized Housing, Canada	6/21/2010	Current Practice [House Design]	Habitat One	Architects Without Borders Winnipeg	3/22/2009	http://www.awb-winnipeg.ca/index.php?option=com_content&view=article&id=60:habitat-one&catid=61:canada&Itemid=79		A design team including students, interns, and professionals worked toward creating well-designed visitable housing solutions for lower income families in Winnipeg. The designs were presented to Habitat for consideration for construction in the spring of 2007. AWB then invited students, staff, and instructors at the Faculty of Architecture to participate in a Habitat for Humanity building blitz. Volunteers built the first 'visitable' Habitat house in Winnipeg.	Website contains floor plans and photos of completed project.	Winnipeg, Canada, Floor Plan, Graphics, Visitability, New Build, Subsidized	
PR: Experimental, Parallel Initiative, Australia	6/16/2010	Precedent [House Design]	Smart & Sustainable Homes Program	State of Queensland	2008	http://www.sustainable-homes.org.au/		The Sustainable Homes program is providing communities throughout Queensland with display homes which incorporate principles of sustainable design and performance utilising the Smart & Sustainable Homes Design Objectives. The homes are unique because they provide practical examples within their regional climatic context of dwellings that aim to meet the triple bottom line concept of sustainability i.e. environmental, social and economic sustainability. Visitability criteria were part of each home design.	Extensive drawings, photos, and floor plans are available for each project built under the sustainable homes program.	Illustrations, Graphics, Australia, Subsidized, Visitability, Precedent, Floor Plans, New Build	
PR: Implemented Projects, Parallel Initiative, Subsidized Housing, New Zealand	6/17/2010	Precedent [House Design]	Summerset Retirement Village	Summerset Retirement Village	2010	http://www.summerset.co.nz/index.php		Summerset Retirement Villages are the first retirement village operator in New Zealand to sign up to the Lifemark programme and on Saturday 2 May 2010, opened the first Lifemark approved retirement village in Manukau, Auckland. The Lifemark is only given to designs which pass a strict, independent review process and meet a specific range of standards round usability, adaptability, accessibility, inclusion and lifetime value.		New Zealand, New build, standard, guideline, aging in place, seniors	
PR: Implemented Projects, Parallel Initiative, Un-Subsidized Housing, Canada; AC: General Background, Canada; Case Study / Implementation, Retrofit, Canada	5/12/2010	Current Practices and Precedents [Journal Article]	Mind the Gap	The Canadian Architect; vol. 53 / issue 4 / pg 61	April 2008	UofC: [0008-2872]		"There is a continued dearth of knowledge surrounding the concept of visitability. The building industry most often likes to keep repeating the construction processes it is familiar with, and general contractors do not like to train subtrades on unfamiliar construction methods unless they see immediate, short-term financial benefit. Architects and other designers are often motivated in the same way unless they are paid specifically to research a concept of visitability. Organizations and individual homeowners are also reluctant to pay for such research by architects and other designers. Most research then is conducted through government-funded grants. Governments at all levels are generally reluctant to enforce too much legislation on the development and building industry. Currently, there is no legislation specifically addressing visitability in Canada. Only government-funded public buildings require universal and adaptable features to benefit persons with disabilities, but the single-family home is not part of this legislation. Sweden first started using the term visitability in 1976. The concept slowly filtered throughout the rest of Europe, the United Kingdom (Lifetime Homes), Japan, Australia (Smart Housing), the United States and finally Canada. Research shows that the majority of visitable housing has been built with financial assistance from one or more levels of government."	The article describes a Canadian home conversion for a disabled person. There is a general background on visitability and current Canadian practices.	Design, Visitability, Architecture, Canada, Floorplan, Drawings	Y
PR: Implemented Projects, Parallel Initiative, Un-Subsidized Housing, US	6/17/2010	Current Practice [House Design]	Housing in Response to the Human Life Span	Zai, Inc. (reproduced from Ultimate Home Design Magazine)	2007	http://www.zai-inc.us/pubs/ultimatehomedesign.pdf		This house was a design winner for the 2009 Livable Communities Awards that was Co-sponsored by AARP and the National Association of Home Builders (NAHB). This article gives more information about the project, including floorplans. It is an example of universal design and designing a home for aging in place. There are numerous features in addition to the visitability requirements, for example, an elevator shaft currently used as storage, removable lower bathroom cabinets for wheelchair access, and lower kitchen counters. As well, the life cycle design accounts for the families changing needs, the lower floor is currently used as a home office and can be converted easily into a granny suite for rental opportunities or care staff when needed.		Universal Design, Aging in Place, New Build, Architectural Features, Drawings	

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PR: Implemented Projects, Parallel Initiative, Un-subsidized, Canada	6/22/2010	Current Practice [Home Design]	Castle and Keep [Murray Siple House]	Canadian Architect	February 2004	http://www.canadianarchitect.com/issues/story.aspx?aid=1000141816&type=Print%20Archives		The Murray Siple house is a home in North Vancouver that was renovated to meet the clients needs of being bound to a wheelchair. The home design is based on Universal Design, not just Visitability. It has large corridors and spaces, no change in levels and zero-step entries. The design is simple, beautiful and modern. It is a good precedent for what can be done for retro-fits.		Canada, Retro-fit, Architectural Features, Universal Design	
PR: Implemented Projects, Parallel Initiatives, Subsidized Housing, UK	6/23/2010	Current Practices [Home Design]	Hanham Hall - Zero Carbon Village	Homes and Communities Agency, Barratt Homes	2010, current	http://www.hanhamhall.co.uk/site/web/home		Barratt Homes and the Homes and Communities Agency are creating England's first zero carbon development. This will be will be the first development by a major housebuilder to meet the Code for Sustainable Homes Level 6, which includes Lifetime Homes standards. Hanham Hall, a former hospital site owned by the Homes and Communities Agency, the national housing and regeneration agency, is part of the Carbon Challenge, a government programme that intends to create a number of zero carbon housing developments across the country. The development will deliver 185 new homes in an attractive and sustainable environment and also includes the total refurbishment of Hanham Hall itself to feature offices, creche and a café. The homes will be set in 12 acres of open space and will provide a mix of properties for first time buyers and families with the first homes set for completion towards the end of 2010.		UK, Community, Lifetime Homes, Sustainability, New Build	
PR: Implemented Projects, Parallel Initiatives, Un-subsidized Housing, UK	6/17/2010	Current Practice [House Design]	Oxley Woods, UK	Taylor Wimpey	2010	http://www.oxleywoods.com/		Oxley Woods offers 145 homes in 2, 3, 4 & 5 bedroom designs, created by world renowned architects Rogers Stirk Harbour & Partners, which incorporate the 16 standards of Lifetime Homes.		UK, Lifetime Homes, New Build, Floor Plans, Precedent	
PR: Implemented Projects, Parallel Initiatives, Un-subsidized Housing, UK	6/17/2010	Current Practice [House Design]	Darwin Court, UK	Lifetime Homes Group	2003	http://www.lifetimehomes.org.uk/pages/darwin-court-london-.html		Darwin Court was designed by architects Jestico and Whiles for Peabody, specifically to respond to the changing needs of local community groups and older people. It was essential that all flats could be easily converted if/when the future needs of the tenant changed. It was also crucial that the flats be designed with both non-disabled and disabled tenants in mind. For this reason, Darwin Court was designed to Lifetime Homes standards, which provides the design features necessary to meet the brief. Proper planning ensured that there was minimal difference between the actual cost of building Darwin Court to Lifetime Homes standards and the cost that would have been incurred building to more 'conventional' standards.		UK, Lifetime Home, New Build, Precedent, Multi-family	
PR: Implemented Projects, Parallel Initiatives, Un-subsidized Housing, UK	6/17/2010	Current Practice [House Design]	Consort Road, London, UK	Walter Menteth Architects	2010	http://www.waltermenteth.co.uk/CONSORT01.html		Consort Road is a new development within the Peckham regeneration zone in Southwark, London. The Scheme is built to Lifetime Homes standards and incorporates numerous environmentally sensitive features to compliment its position in a high density, urban area. Walter Menteth Architects were commissioned by Presentation Housing Group in 2003 to design 49 low cost dwellings on a brownfield site in Peckham's regeneration area. There is a main road, a railway viaduct and terraced housing surrounding the development which presented a series of challenges to the project's design. Consort Road was completed in 2007. Consort Road consists of 3 distinct blocks; a six storey shared ownership apartment building, links via a terrace of family houses with a corner of rental apartments, all to Lifetime Homes standards to ensure a provision for future adaptation and change. It is a highly sustainable design with a number of construction and performance innovations, including sheltered landscaped areas to the rear of the development, 39 winter gardens in a sequence of bays and buttresses for use by residents whose individual stamp completes the design through their use of the space, a double pavement along Consort Road, a large curtain wall to the rail viaduct, and use of glazing to establish a clean, clear urban presence.		UK, Lifetime Home, New Build, Precedent, Multi-family	
PR: Implemented Projects, Parallel Initiatives, Un-subsidized Housing, UK	6/18/2010	Current Practice [House Design]	Barratt Green House, UK	Barratt Developments	2010	http://www.bre.co.uk/page.jsp?id=1221		The first Code for Sustainable Homes Level 6 house built by a major homebuilder. The Barratt Green House is a three/four bedroom family house designed to provide a solution to the needs of low energy, high density volume housing of the future. It is a direct response to the government's target of zero carbon housing by 2016, and includes Lifetime Homes criteria.		UK, Lifetime Home, New Build, Precedent, Single family	
PR: Implemented Projects, Visitability, Subsidized Housing, Canada	6/21/2010	Current Practice [Building Development]	Homes to be Wheelchair-friendly: Visitable development one of few in Canada	Winnipeg Free Press	6/16/2010	http://www.winnipegfreepress.com/local/homes-to-be-wheelchair-friendly-96454349.html		This is a online news article stating that there will be a new neighbourhood being built in Winnipeg where a majority of the homes built will be visitable (670/1225 homes). The planned neighbourhood is planned for Waverly West and it will be the first of its kind in Winnipeg. The plan is set to be put forward to city council in July 2010.		Winnipeg, Neighbourhood, Visitability, New Build, Canada	
PR: Implemented Projects, Visitability, Subsidized Housing, Canada	8/4/2010	Current Practice [Affordable Housing]	New Affordable Housing Coming to Morden [Manitoba]	Canada Mortgage and Housing Corporation [CMHC] [Government of Manitoba]	8/4/2005	http://www.cmhc.ca/en/corp/nero/nere/2005/2005-08-04-1200.cfm		This article outlines an affordable housing complex that was to be built in Morden, Manitoba with 30 units to be built to 'visitable' standards.		Visitability, Precedent, Manitoba, Affordable Housing, Implementation, Initiative	
PR: Implemented Projects, Visitability, Subsidized Housing, Norway	6/1/2010	Precedent [Website]	Finstad Hageby	Skanska Bolig	2010	http://www.bolig.skanska.no/sok-bolig/Projects/finstad/		Finstad Hageby, in Northern Finstad, Norway, is a residential area that will provide both the elderly and the young, regardless of their mobility, the same opportunities to thrive. In practice, this will entail around 260 blocks of flats having access without steps and with a lift, whereby all flats can be used regardless of whether the tenants are able-bodied or wheelchair users. Additionally, around 100 terraced houses and linked villas will be built with a life cycle standard. This means access without steps to the ground floor – and a design where both living rooms, kitchens and bathrooms are found at the entrance level and where bedrooms can also easily be accessed.	English description of project located here: http://www.husbanken.no/Venstremeny/en_universaldesign/Universal%20Design%20in%20Finstad%20Hageby.aspx	New Build, Norway, Universal Design, Zero Step Entrances	
PR: Implemented Projects, Visitability, Subsidized Housing, US	6/16/2010	Precedent [House Design]	Frontier at Montana	Austin Housing Finance Corporation	2010	http://www.ci.austin.tx.us/ahfc/homesforsale.htm		The Austin Housing Finance Corporation is a leading force in the creation of reasonably priced housing in Austin. AHFC has begun construction on its newest subdivision, Frontier at Montana, in the Montopolis neighborhood. This new subdivision will feature two, three, and four bedroom homes built to meet the City's two-star rating for the Green Building standards and visitability requirements.	PDF brochure of Frontier at Montana subdivision shows home plans and elevation photos.	Austin, Texas, US, Subsidized, Visitability, Precedent, illustrations, floor plans	
PR: Implemented Projects, Visitability, Subsidized Housing, US	6/16/2010	Precedent [House Design]	Mueller Affordable Homes Program	Mueller Redevelopment	2010	http://muelleraustin.com/homes/affordable/information.php		One-quarter of all Mueller houses, condos and apartments — more than 1,100 homes — are reserved for households below Austin's median income, under the City of Austin's S.M.A.R.T. housing program which mandates visitability standards.	More information on the affordable, visitable, housing plans will be available later in the summer.	Austin, Texas, US, Subsidized, Visitability, Precedent	

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
PR: Implemented Projects, Visitability, Un-Subsidized Housing, US	6/16/2010	Precedent [House Design]	Thaxton Place	Mainstreet Homes	2010	http://www.mainstreethomes.com/Community/918/Thaxton%20Place		Thaxton Place is a brand new community located in the growing area of Southeast Austin. A small community of homeowners, Thaxton will offer lots of cul-de-sacs and green spaces. Thaxton Place is part of the City of Austin's SMART Housing program, which mandates visitability criteria.	Website contains front elevations and floor plans of visitable housing.	Austin, Texas, US, Subsidized, Visitability, Precedent, Floor Plans	
PR: Implemented Projects, Visitability, Un-Subsidized Housing, US	6/16/2010	Precedent [House Design]	McKinney Heights	KB Homes	2010	http://www.kbhome.com/Community~CommID~00868025.aspx		The McKinney Heights development by KB Homes is SMART Housing compliant with visitability features.	Website contains front elevations and floor plans of visitable housing.	Austin, Texas, US, Subsidized, Visitability, Precedent, Floor Plans	
PR: Implemented Projects, Visitability, Un-Subsidized Housing, US	6/16/2010	Precedent [House Design]	Meadow Lake	Rytex Homes	2010	http://www.reytex.com/comml/comml.html		The Meadow Lake development is a participant in Austin's S.M.A.R.T.™ (Safe, Mixed Income, Accessible, Reasonably Priced and Transit Oriented) Initiative.	Website contains front elevations and floor plans of visitable housing.	Austin, Texas, US, Subsidized, Visitability, Precedent, Floor Plans	
PR: Implemented Projects, Visitability, Un-Subsidized Housing, US	6/16/2010	Precedent [House Design]	Cobra Studios	Cobra Studios	2010	http://www.cobrastudiosaustin.com/		The Cobra Studios development is a participant in Austin's S.M.A.R.T.™ (Safe, Mixed Income, Accessible, Reasonably Priced and Transit Oriented) Initiative.	Extensive photos of development, including an industrial approach to an accessible washroom. Different type of visitable housing development.	Austin, Texas, US, Subsidized, Visitability, Precedent, Floor Plans	
PR: Implemented Projects, Visitability, Un-Subsidized Housing, US	6/17/2010	Precedent [House Design]	Pepper-Viner Homes	Pepper-Viner Homes	2010	http://www.pepperviner.com/		Pepper-Viner Homes is a community homebuilder in Tucson, Arizona. Tucson mandates all residences be built with visitability standards.		US, Tucson, New build, visitability, precedent	
PR: Implemented Projects, Visitability, Un-Subsidized Housing, US	6/17/2010	Current Practice [Prefabrication Company]	FabCab	FabCab	current	http://fabcab.com/		FabCab Provides Homes for Better Living Our expertise draws from years of following changing age demographics and our passion for designing homes that enable people to thrive regardless of their age or ability. We weave Universal Design principles into everything we do and we are dedicated to designing friendly, inspiring spaces for people to live their active lifestyles in. FabCab designs and sells pre-fabricated and kit-built environmentally-friendly homes and accessory dwelling units (ADUs). We strive to lead the market specializing in design for all ages and environmentally sustainable design by providing clients eco-friendly and universally designed cabins that support healthy lifestyles. There are many uses for FabCab cabins including a home, guest house, home office, writer's or artist's studio, caregiver's residence, in-law apartment, rental unit or a cabin on a vacation property.	This company is based out of Seattle, Washington. Visit their website to view beautiful exposed wood structures. They aren't specifically directed towards visitability, but the importance of universal design and accessibility.	Prefab Company, Product, Universal Design, Secondary Suites	
PR: Implemented Projects, Visitability, Un-subsidized Housing, US	6/18/2010	Current Practice [House Design]	Frank Betz Associates EasyLiving Home Collection	Frank Betz Associates Inc.	current, 2010	http://www.frankbetz.com/easyliving/		Frank Betz Associates has designed a new series of plans endorsed by the EasyLiving Home program. These plans are designed to be cost effective to build and include key features that make the homes more accessible using three simple guidelines: 1) A step-free entry into the main level of the home allows for easy access for occupants, family or friends. 2) Wider hallways and doorways on the main level give ample room for easy passage through high traffic areas. 3) The living area, kitchen, bedroom, and bath on the main level are designed with sufficient maneuvering space for a wheelchair.		Floor Plans, New Build, US, Single Family, Precedent	
PR: Implemented Projects, Visitability, Un-subsidized Housing, US	6/21/2010	Current Practice [House Design]	William George Homes Inc.	William George Homes Inc.	2010	http://www.williamgeorgehomesinc.com/EasyHome.html		Lake Kiowa, Texas, March 12, 2007 - Bill Koziol of William George Homes, Inc., is introducing a new concept in residential construction in the Lake Kiowa Area designed to make new homes more user friendly for people of all ages and populations. The EasyLiving Home Texas offers standard accessible features such as a step-free entrance, a main-floor bedroom, at least one accessible bathroom with adequate maneuvering space as well as wider doorways and hallways.		US, Precedent, EasyLiving Home, Certification, New Build, Floor Plans, Visitability	
PR: Implemented Projects, Visitability, Un-subsidized Housing, US	6/23/2010	Current Practices [Home Design]	Freedom (Universal Home)	New Millennial Homes (Florida Developer)	2010, current	http://www.newmilhomes.com/index.cfm?method=Models.ModelDetail&ModelID=10		This home was the winner of the 2008 AARP + NAHB Livable Communities Awards. The developer sells this as the universal home because it is compliant with most ADA and FHAA requirements. The architectural features in this design are wider hallways, zero-step entry, a roll-in shower and a turning area in the hallway. Although this is the only home of the developer aimed at universal design, it appears that each of the other designs available through them could be modified as the homeowner would wish. They market themselves as specialists for special needs home adaptions and renovations.		US, Universal Design, Florida, Best Practices, Award, Architectural Features	
PR: Implemented, Parallel Initiative, Australia	6/16/2010	Precedent [House Design]	Sustainable Home Brisbane	Sustainable Home Brisbane	2006	http://www.sustainablehomebrisbane.com.au/index.htm		Through the Sustainable Homes Program, Government and industry have partnered to build a number of sustainable houses throughout Queensland. The Brisbane Sustainable Home is a two-level home, set on a gently sloping site, contains four bedrooms and three bathrooms. An elevated walkway from the street enables easy access to the primary, upper living level.		Illustrations, Graphics, Australia, Subsidized, Visitability, Precedent, Floor Plans, New Build	
PR: Implemented, Parallel Initiative, Subsidized Housing, Canada	6/16/2010	Precedent [House Design]	Place Bertrand Housing Inc.	Province of Manitoba	5/1/2008	http://news.gov.mb.ca/news/index.html?archive=2008-5-01&item=3598		Place Bertrand was built under Manitoba's Homeworks! program. "Under HOMEWorks!, the province is providing almost $3 million in capital funding and rent supplements for 20 new housing units with a focus on access for people with disabilities, constructed through Place Bertrand Housing Inc., a non-profit housing corporation associated with Ten Ten Sinclair Inc. Built on land formerly owned by Manitoba Housing, the units will have mobility accessibility and incorporate universal design concepts in St. Boniface. Up to half of the units will receive rent supplement assistance to ensure they are affordable for low-income households including those on Employment and Income Assistance. "In keeping with Ten Ten Sinclair's values, we see Place Bertrand as a cluster of homes that are inclusive of all people – with and without disabilities," said Don Onofriechuk, past-chair of Ten Ten Sinclair Housing Inc. "We want to see and promote neighbourhoods that are inclusive of the diverse needs of our community. Place Bertrand will be a great example of that."	Place Bertrand is complete, a brief summary of the project is available in .pdf form.	Manitoba, precedent, Canada, new build	Y
PR: Implemented, Parallel Initiative, Subsidized Housing, Canada	6/16/2010	Precedent [Program]	HOMEWorks!	Province of Manitoba	2010	http://www.gov.mb.ca/housing/homeworks.html		HomeWorks! is A Housing Strategy and Policy Framework for Manitoba. In 2009 $5.4-million in funding was earmarked for HOMEWorks! for Manitobans with disabilities. This two-year federal-provincial initiative includes targeted construction of additional housing units and will focus on greater community living for people with intellectual disabilities, physical accessibility and housing that people with mobility restrictions can easily access (visitable housing).	News release on HOMEworks funding for accessible housing is located here: http://news.gov.mb.ca/news/index.html?archive=2009-06-01&item=6038	Manitoba, precedent, Canada, new build, visitability	
PR: Implemented, Visitability, Un-Subsidized Housing, Canada	6/17/2010	Current Practice [House Design]	Ryerson Commons	Rollins Housing	2010	http://www.ryersoncommons.ca/default.asp		Ryerson Commons offers three home designs (The Victorian, The Sterling, The Burwash) that incorporate visitability criteria. Visitability features are marked with green on the Floor Plans.		Canada, Ontario, Visitability, New Build, Precedent, Floor Plans, Illustrations	

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PR: Implemented, Visitability, Unsubsidized Housing, Canada	6/15/2010	Current Practice [Guidelines]	Larch Park Guidelines	Melcor Developments LDT	2010 (ongoing)	http://www.larchguidelines.ca/visitability.html		"Larch Park at Magrath" is a community in the southwest of Edmonton designed and moderated by Meclor Developments. They have set forth guidelines for construction that individual builders must conform to. Melcor developments has taken on the parallel initiative of sustainable homes and communities. In their building guidelines they stress the importance of visitability and sate that all homes must have wider hallways and one bathroom on the main floor and they strongly advise having zero-step entries. For the zero-step entries they suggest the home-owner selecting the 'Capitol Modern' home design because it lends itself better to the zero-step entry. Based on an estimate from the community maps with the lot plans, there are approximately 138 single family homes that will be built to these requirements.	We researched 14 other residential communities near Calgary and Edmonton by this developer and this is the only one with visitability requirements.	Precedent, Community Development, Guidelines, Edmonton	
PR: Organization Opportunity, Parallel Initiative, Non-government, Canada	7/13/2010	Academic Research [Report]	The National Scene	Canadian Home Builder's Association (CHBA)	June 2010	http://www.chba.ca/uploads/News/NatScene_June_2010.pdf		This is a monthly update published by the CHBA. There is a short paragraph on "Accessibility and Barrier-Free Design". It's as follows: "Accessibility" and "barrier-free" design was a prominent theme in both the Technical Research Committee and National Marketing Committee meetings held last month in Ottawa. It represents a growing market opportunity with approximately 4.4 million Canadians, or 1 in 7, having some form of disability. In another 20 years, it will be 1 in 5 as the population ages. The CHBA Board of Directors approved the development of a position paper on housing accessibility and visitability and to begin work on the development of a "best practices" guide to help new home builder and renovator members to take advantage of these changing conditions. At the same time, provincial governments are now engaged in reviewing their building code requirements to improve accessibility. The TRC will be working to consolidate information on provincial plans in this area.	This paragraph, though short, informs us that the topic of Visitability is on the CHBA's radar and that they will be producing a report and best practice guide probably within the next 1-2 years.	Canada, Best Practice, Research, Implementation, Education, Awareness, Visitability	Y
PR: Organization Opportunity, Parallel Initiative, Non-government, Canada	7/14/2010	Current Practice [Conference]	Alberta Association, Canadian Institute of Planners (AACIP) Conference	Alberta Association, Canadian Institute of Planners (AACIP)	Annually	http://www.aacip.com/public/conferences.html		We face a complex web of economic, social, cultural and environmental challenges in our communities. We feel unsettled and overwhelmed yet we are also energized by a sense of possibility and future. We endeavor to make a difference. In a world that is constantly changing, building resilient people and resilient communities is vital. We are inventive, resourceful, creative, skilful and clever people who notice what is happening in our communities. We strive for purposeful decision-making and action. We see a better way to create our future together. We gather to draw on our diversity of perspectives: as professional planners, aspiring planners, community leaders, developers, builders, other community and development professions, and non-governmental organizations: anyone who works or volunteers for change in our communities. We are designing a conference experience with this assumption in mind: collectively we have the solutions - we need to surface them and determine concretely how to act on them.		Canada, Best Practice, Opportunity, Implementation, Education, Awareness, Sustainability, Livable Communities	N
PR: Organization, Parallel Initiative, Non-government, Canada	6/17/2010	Resource [Website]	Universal Design Case Study Collection	Institute for Human Centered Design (Adaptive Environments) [IHCD]	current	http://www.dev.ihcdstore.org/		This website hosts an international collection of Universal Design case studies of the built environment designed to appeal to a global audience of design practitioners, educators, students and other built-environment project stakeholders ranging from individuals to governments. This project seeks to explore the current "best practices" in Universal Design in the built environment and make this information freely available for individuals planning projects in the build environment. This resource will enable quick and easy access to state-of-the-art case studies of Universal Design in the built environment that illustrate good examples for a diverse audience. With the case studies available anywhere anytime, someone planning to build a new school or health center or to renovate an historic cultural facility would readily access information about inclusively designed precedents.	The database contains examples of projects in categories such as: commercial, cultural, education, health, historic preservation, housing, outdoor places, public buildings, transportation, worship spaces.	Resource, Database, Universal Design, Best Practices	
PR: Organization, Parallel Initiative, Non-government, US	6/30/2010	Current Practice [Architect]	Universal Designed 'Smart' Homes	Charles M. Schwab; AIA, CAPS, CGP	2010, current	http://www.universaldesignonline.com/contactautobio.html		Our Mission: Provide home plans and additions that are universal designed and includeSustainable"Green" features. Homes that provide independent living while conserving and protecting our natural resources. The Services we offer: Custom building design: consultation, construction documents, construction administration for both new homes, commercial buildings and renovations that include Universal Design and Green Building Practices. Stock home plans: included in the plan book titled above. Revisions per your building site, and particular requirements. Home-Modifications: remodels and additions with universal design and energy efficient construction. Multi-family: building design and construction documents. Commercial building design: that includes universal design and green building practices. Complete design and consultation services available. Phone/Fax consultation: pertaining to your specific project. This will depend on how complete your drawings are to date.		US, Developer, Universal Design, Stock Designs, Floor Plans, Package Drawings, Architectural Features, Custum	
PR: Organization, Visitability, Government, US	6/18/2006	Current Practice [Map]	Bolingbrook Visitability Map	Village of Bolingbrook	January 2009	http://www.bolingbrook.com/info/pdf/VisitabilityMap3_3_09.pdf		This is a town map showing which suburbs and new developments have been constructed to visitable standards.		Visitability, Map, Bolingbrook, Community, Development	
PR: Organization, Visitability, Government, US	6/3/2010	Current Practice [Drawing]	Architectural Drawing	City of Bolingbrook, Illinois	1/9/2009	http://www.bolingbrook.com/info/pdf/VisitbltyExam1_09_09.pdf		This shows a detail of a dropped foundation which allows for easier construction of a no-step entrance.		Architectural Drawing, Illustration, Best Practice	
PR: Organizations, Parallel Initiative, Non-government, Canada	8/4/2010	Current Practice [Annual Report]	Canadian Centre on Disability Studies Annual Report	Canadian Centre on Disability Studies (CCDS)	September 2009	http://www.disabilitystudies.ca/Documents/Annual%20reports/2008%202009/Annual%20Report%20Final%20Version%20Sept%2009.doc.		This is an annual report outlining what the CCDS has accomplished within the year. It mentions Visitability research initiatives, post secondary education in disability studies, media blitzes to advertise Visitability and programs to further the education and awareness.		Visitability, Canada, Implementation, Education, Awareness, Programs	Y
PR: Organizations, Parallele Initiatives, Non-government, US	6/30/2010	Current Practice [Developer]	Winchester Homes: Your Home. Your Way	Winchester Homes	2010, current	http://www.winchesterhomes.com/universal-design		At Winchester Homes™, we take great pride in every aspect of homebuilding. That doesn't just make us different from other builders; we believe it makes us better. More importantly, over 18,000 homeowners throughout metropolitan Washington, D.C. believe it makes us better, too. As the first large builder to earn the National Association of Home Builders' National Housing Quality award, we have established a standard of excellence unparalleled by any other luxury homebuilder. Our dedication to quality has been recognized by our customers and peers within the industry through many awards. They are a builder that informs their clients of the importance of Universal Design, and provides them with a checklist of features that could be added to the home they want to build.		US, Developer, Universal Design, Stock Designs, Floor Plans, Package Drawings, Architectural Features, Custum	

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
PR: Organizations, Visitability, Non-government, US	6/30/2010	Current Practice [Product]	Zero Step Sill Extruded Flush Threshold Door Seal System	United States Patent Application 20100064590	March 18,2010	http://www.freepatentsonline.com/y2010/0064590.html		This is a US Patent from door manufacturers, La Cantina Doors, Inc. (Vista, CA, US). It is an extruded door sill system that allows a door to have a zero-step threshold while maintaining a weather seal. The document includes description of the product and benefits, as well as detail drawings of the system.		Architectural Feature, Product, Zero-step Entry, Detail Drawings	
PR: Raising Awareness, Award Program, Canada	6/16/2010	Precedent [House Design]	Flexhousing Award Winning Designs	Canada Mortgage and Housing Corporation [CMHC]	retrieved 2010, competition in 1996	http://www.cmhc.ca/en/co/buho/flho/flho_014.cfm		These are four designs that "epitomized the FlexHousing ideals." With a short description, there is an elevation and plan drawings.		FlexHousing, Canada, Aging in Place, Seniors, Drawings, Designs, Award Winning	
PR: Raising Awareness, Award Program, US	6/17/2010	Precedent [Design Competition]	The 2010 Livable Communities Awards (Submission Guidelines)	Co-sponsored by AARP and the National Association of Home Builders (NAHB)	2010	http://www.nahb.org/generic.aspx?genericContentID=100422		When it comes to their homes, Americans of all ages want the same thing – a safe and comfortable home in a vibrant community. The Livable Communities Awards, co-sponsored by AARP and the National Association of Home Builders (NAHB), recognize builders, remodelers, developers, architects and planners who build and design homes and communities that improve everyday comfort, safety and personal independence. The deadline to enter the Livable Communities Awards is July 16, 2010.	We were able to collect all the guidelines, application forms and judging requirements for each of the different categories; Builders, Remodelers, Developers and Architects	Design, Competition, US, Livable Communities	
PR: Raising Awareness, Award Program, US	6/17/2010	Precedent [Design Competition]	The 2009 Livable Communities Awards (Winners)	Co-sponsored by AARP and the National Association of Home Builders (NAHB)	December 2009	http://www.aarp.org/home-garden/livable-communities/livable_communities_2009/		Livable communities don't usually come into being by accident. They're most often products of skilled architects, builders, developers, and planners. To recognize the efforts of these professionals and to help you discover the best applications of the core values, we present the winners of the 2009 Livable Communities Awards. Click on each of the small images near the top of the page for tours of single-family homes and multi-family housing units that epitomize livability for all life stages.	The write-ups for each of the winners is included in the PDF document. Follow these links to see photos and a 5min. video on the winning design. Eskaton National Demonstration Home: http://www.aarp.org/home-garden/livable-communities/info-12-2009/eskaton_demo_home.html Green Lake Residence: http://www.aarp.org/home-garden/livable-communities/info-12-2009/green_lake_residence.html NorthCenter Senior Campus: http://www.aarp.org/home-garden/livable-communities/info-12-2009/northcenter_senior_campus.html North Morningside Craftsman: http://www.aarp.org/home-garden/livable-communities/info-12-2009/north_morningside_craftsman.html	US, Design Competition, Livable Communities	
PR: Raising Awareness, Award Programs, Canada	8/3/2010	Current Practice [Building]	2008 Housing Awards Winning Best Practices in Affordable Housing - Flora Place	Canada Mortgage and Housing Corporation [CMHC]	2008	http://www.cmhc-schl.gc.ca/en/inpr/graw/hoawpr/upload/Flora-Place.pdf		In collaboration withe Ten Ten Sinclair Inc. this project provides housing for families with accessibility needs. The 28 visitable units, of which 4 are fully accessible, are built with slab on grade foundation, 36 inch doorways, barrier-free bathrooms and a no step entrance.		Visitability, Manitoba, Implementation, Subsidized Housing, Precedent	
PR: Raising Awareness, Award Programs, US	6/17/2010	Precedent [Design Competition]	Portland Courtyard Housing Competition	City of Portland Bureau of Planning and Sustainability	2007	http://www.courtyardhousing.org/		In 2007, the City of Portland invited architects from around the world to share ideas on the design possibilities of housing oriented to shared courtyards. Portland is promoting courtyard housing as an additional infill housing type that can provide a quality living environment at densities higher than conventional detached housing. This competition is part of a multi-pronged effort by the City of Portland to retain families with children in the city's neighborhoods in the face of increasingly unaffordable conventional detached housing. This competition will be a key opportunity to explore how courtyard housing may help fill the need for new housing for families with children, as well as provide desirable options for other types of households.	These courtyard housing projects don't discuss visitability, but with the it's a parallel initiative because all the projects discuss social sustainability. An important factor in the designs is to provide a variety of housing for persons with different needs from single individuals, families and seniors. It encourages good design for compact and flexible housing.	Good Design, Best Practices, Design Competition, Universal Design, Aging in Place	
PR: Raising Awareness, Award Programs, US	6/17/2010	Precedent [Competition Design]	Courtyard Housing: Housing In Response to the Human Life Cycle	Zai, Inc.	2007	http://www.zai-inc.us/courtyardhousing.pdf		This project was a winner in the honorable mention category of the "Portland Courtyard Housing Competition " It is a project that focuses on the life cycle use of condominiums and how they can grow, divide and change as the needs change for the residence. It is design with all users in mind.		Good Design, Best Practices, Design Competition, Universal Design, Aging in Place	
PR: Raising Awareness, Award Programs, US	6/22/2010	Current Practice [Design Award]	2010 Housing & Urban Development Design Awards Program	US Department of Housing and Urban Development (HUD)	2010	http://www.aia.org/groups/aia/documents/pdf/aiab080983.pdf		The Housing and Custom Residential Committee Knowledge Community of The American Institute of Architects (AIA), in conjunction with the Office of the Secretary of the U.S. Department of Housing and Urban Development (HUD), recognizes excellence in affordable housing, community-based design, participatory design, and accessibility. Good design is a cornerstone of solid homes and thriving communities of all incomes and backgrounds. These awards demonstrate that design matters and provide examples of important benchmarks in the housing industry. This document describes the 4 award categories, the judging criteria and the submission requirements.		US, HUD, Design Awards, Best Practices	
PR: Raising Awareness, Award Programs, US	6/22/2010	Current Practice [Subsidized Housing Development]	Bridgeton Neighborhood Revitalization [HOPE IV Grant Recipient]	City of Bridgetown, New Jersey; US Department of Housing and Urban Development (HUD)	completed May 2008	http://www.designadvisor.org/green/bridgeton.htm		From 2003 to 2008, 267 homes — single family detached and twin units — were constructed in five phases. Located in the largest historic preservation district in the state, the new buildings feature architecture that is contextually sensitive in mass, scale and detail. They all include porches and patios; front, back and side yards — landscaped and with fencing; and off-street parking spaces. Surrounding the homes are new streets, sidewalks, street trees and streetscaping. The project received a 2009 American Institute of Architects/Housing and Urban Development Secretary's Award for Housing and Community Excellence in Affordable Housing Design for its unique area redevelopment plan and the integration of architectural design. The project contains a portion of visitable and accessible housing. They adapted the vernacular of Victorian design to allow for zero-step entries. They used a variety of housing types mixing visitable lower units with upper non accessible units to maintain the tall, verticality of the Victorian homes.		US, HUD, Design Awards, Best Practices	
PR: Raising Awareness, Awards Programs, Canada	7/2/2010	Raising Awareness [Awards Program]	Mayor's Awards	City of Edmonton	2010	http://www.edmonton.ca/for_residents/programs/2010-awards-for-persons-with-disabilities.aspx		The Mayor's Awards are designed to promote awareness of the need for accessibility, services and employment for individuals with disabilities. Presented annually, the Mayor's Awards recognize individuals, organizations or businesses within Edmonton that demonstrate a commitment to persons with disabilities. Four award categories recognize community members who demonstrate sensitive, creative and innovative methods to ensure the dignity and inclusion of persons with disabilities.		Awareness, Award Program, Edmonton, Best Practices, Universal Design	
PR: Raising Awareness, Conference, Canada	6/21/2010	Current Practice [Convention]	Visitability Think Tank	Canadian Centre on Disability Studies (CCDS)	May 2007	http://www.visitablehousingcanada.com/holder3.html		A first national Visitability Think Tank on Livable, Sustainable Housing and Communities was held by CCDS on May 11-13 2007 in Winnipeg, Manitoba. The event brought together over 60 key stakeholders such as seniors and disability organizations, policy makers, designers, homebuilders, community developers, real estate professionals, municipal officials, health care professionals and building code specialists. The Think Tank activities included presentations, discussion periods and site tours of visitable homes in Winnipeg. The goals of the Think Tank included learning about national and international trends, initiatives, successes and challenges; establishing links between visitability, environmentally sustainable and affordable housing markets; and creating catalysts for change thus contributing to inclusive, sustainable communities that support all citizens		Canada, Convention, Think Tank, Education	

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
PR: Raising Awareness, Conferences, Canada	8/4/2010	Current Practice [Final Report]	Measuring Up the North Phase 1 Final Report	Measuring Up the North Initiative Partners	December 2000	http://www.measureupthenorth.com/UserFiles/File/MUTNFinalReportLong01-15-10LR.pdf		The Measuring Up The North Initiative began in 2007 in Northern British Columbia. Its goal is "to assist over 40 communities to become livable age-friendly, disability-friendly, universally designed, inclusive communities for all residents and visitors"... In creating more livable communities, this Initiative has promoted universal design, active living by design, sustainability, healthy communities, economic aspects, accessible tourism, visitable housing and many other concepts-intertwined. There has been seen a high rate of success already due to the fact that not only were all of these concepts brought together, as well, many organizations and partners were brought together, sometimes for the first time, in this Initiative.		Visitability, Initiative, Implementation, Action, Conference, Disability Rights, Measuring Up the North, Inclusive Communities, Education, Awareness	
PR: Raising Awareness, Conferences, US	6/21/2010	Current Practice [Convention]	Universal Design Summit 4	The R.L. Mace Universal Design Institute (UDI) collaboration with The Starkloff Disability Institute (SDI)	October 10-12, 2010	http://uds4.org/		As North America's only recurring conference exclusively focused on universal housing and neighborhoods, the conference goal is to bring about community integration and participation while enhancing the independence of all people at home and throughout their daily lives. Universal Design Summit 4 continues the tradition of providing exceptional content on universal design in housing, sustainable community design, and affordability to create living environments usable by all.		Universal Design, Convention, US, Best Practices	
PR: Raising Awareness, Conferences, US; AC: Case Study / Implementation, New; Related Issues, Parallel Innitiatives, Consumer, Industry, US	5/20/2010	Precedent [Journal Article]	Bringing Universal Design Ideas to the Public: Interactive Exhibits in Southern California	Maximizing Human Potential	Winter 1999	http://www.homemods.org/resources/pages/universaldesign.shtml		This journal article describes a great precedent where they rented retail space to set exhibits that demonstrated all facets of visitability and its importance. Use as a precedent for starting one in Calgary.		Precedent, Raising Awareness, Innovative, Universal Design, Importance, Exhibition, Positive, Selling, Showcasing Options, Features, Benefits, Education	Y
PR: Raising Awareness, Educational, Canada	6/16/2010	Precedent [Guidelines]	FlexHousing Pocket Planner	Canada Mortgage and Housing Corporation [CMHC]	revised 2009	https://www03.cmhc-schl.gc.ca/catalog/productDetail.cfm?csid=1&cat=17&itm=9&lang=en&fr=1276707505078		By using this handy Pocket Planner, you'll be able to visualize, plan and create a FlexHouse that is adaptable, accessible and affordable. You'll learn about the details of FlexHousingTM and receive practical planning tips. Checklists are provided for all areas of the house including the corridors, kitchen, bathroom, living and dining areas, storage areas, windows, and even heating and air conditioning.	This book can be ordered online for free.	FlexHousing, Canada, Aging in Place, Seniors, Drawings, Designs, Award Winning	
PR: Raising Awareness, Educational, US	6/18/2010	Current Practice [Certificate Program]	Certified Aging-in-Place Specialist	National Association of Home Builders (NAHB)	current, 2010	http://www.nahb.org/fileUpload_details.aspx?contentID=15371		The Certified Aging-in-Place Specialist (CAPS) designation program teaches the technical, business management, and customer service skills essential to competing in the fastest growing segment of the residential remodeling industry: home modifications for the aging-in-place. The NAHB Remodelers Council, in collaboration with the AARP, NAHB Research Center, and NAHB Seniors Housing Council, developed this program to provide comprehensive, practical, market-specific information about working with older and maturing adults to remodel their homes for aging-in-place.		Certificate Program, Training, Home Modifications, US, Aging in Place	
PR: Raising Awareness, Educational, US	6/21/2010	Current Regulation [Certification]	Axess Homes	Axess Homes	2010	http://www.axesshomes.com/		aXess Homesm is the nation's first voluntary home certification program whose mission is to create affordable and attractive homes that incorporate at the very least, minimum accessibility into the construction - - making homes visitable to everyone and providing the opportunity for homeowners to age in place should they choose to do so.	Based in Texas. Gallery contains built examples of houses with visitable features.	Texas, US, Visitability, New Build, Graphics, Certification, Illustrations	
PR: Raising Awareness, Educational, US	6/22/2010	Current Practice [Seminars]	NAHB 50+ Housing E-Learning Courses	National Association of Home Builders (NAHB) 50+ Housing Council	2010, current	http://www.nahb.org/generic.aspx?sectionID=1103&genericContentID=114156&print=false		The NAHB 50+ Housing Council is proud to offer a new line-up of webinars for 2010 offering the latest information on 50+ housing, including a look at key trends. Whether your issues are financial, regulatory or relate to sales and marketing, the NAHB 50+ Housing Council provides you with the tools you need to stay ahead of the curve in the evolving 50+ housing market. There are 7 web courses that are being offered.		US, Courses, Education, Learning, 50+, Aging in Place, Marketing	
PR: Raising Awareness, Educational, US	6/18/2010	Current Practice [Certificate Program]	Executive Certificate in Home Modification Program	Fall Prevention Centre of Excellence	2010, current	http://www.homemods.org/online-courses/legal/certificate.shtml		This program is designed for professionals (e.g., remodelers/ contractors, planners, personnel of organizations representing the elderly and people with disabilities, occupational and physical therapists, policymakers) who work directly or indirectly in the field of supportive home environments. Students can take one course or all five right from the comfort of their computer. By completing all five courses, students will obtain an Executive Certificate in Home Modification from the National Resource Center on Supportive Housing and Home Modification at USC.		Certificate Program, Training, Home Modifications, US	
PR: Raising Awareness, Litigation, Canada	6/9/2010	Current Practices [Article]	Human Rights Commission Reaches Accessibility Settlement with Mattamy Homes	Ontario Human Rights Commission	2/14/2005	http://www.ohrc.on.ca/en/resources/news/NewsRelease.2006-05-19.4856708283/view		A home buyer settles a case with Mattamy Homes whom, at first requested the home buyer to first buy the home before even consulting with a design consultant for making the home accessible, when there could be no assurance in the level of accessibility. The matter was resolved positively including new company policies.		Canada, Legal Case, Settlement, Precedent	
PR: Raising Awareness, Litigation, US	6/3/2010	Precedent [Legal]	Washburn v. Pima County, #2 CA-CV 2003-0107	State of Arizona	2003	http://www.apltwo.ct.state.az.us/Decisions/CV20030107.pdf		In this lawsuit, Washburn attempted to sue the Pima County for implementing the Visitability Ordinance. They're argument that it was an 'unconstitutional' law and the county didn't have a right to implement it and to deny their building permit. The state overturned the appeal and ruled in the favor of the Pima County.		Law, Challenge, Visitability, US	

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PR: Raising Awareness, Litigation, US	6/16/2010	Precedent [Lawsuit]	Olmstead vs. L.C.	United States Court of Appeals	6/22/1999	http://laws.findlaw.com/us/000/98-536.html		Respondents L. C. and E. W. are mentally retarded women. Both women were voluntarily admitted to Georgia Regional Hospital at Atlanta (GRH), where they were confined for treatment in a psychiatric unit. Although their treatment professionals eventually concluded that each of the women could be cared for appropriately in a community-based program, the women remained institutionalized at GRH. Seeking placement in community care, L. C. filed this suit against petitioner state officials (collectively, the State) under 42 U. S. C. §1983 and Title II. She alleged that the State violated Title II in failing to place her in a community-based program once her treating professionals determined that such placement was appropriate. The court rejected the State's argument that inadequate funding, not discrimination against L. C. and E. W. "by reason of [their] disabilit [ies]," accounted for their retention at GRH. Under Title II, the court concluded, unnecessary institutional segregation constitutes discrimination per se , which cannot be justified by a lack of funding. The court also rejected the State's defense that requiring immediate transfers in such cases would "fundamentally alter" the State's programs. The Eleventh Circuit affirmed the District Court's judgment, but remanded for reassessment of the State's cost-based defense. The District Court had left virtually no room for such a defense. The appeals court read the statute and regulations to allow the defense, but only in tightly limited circumstances. Accordingly, the Eleventh Circuit instructed the District Court to consider, as a key factor, whether the additional cost for treatment of L. C. and E. W. in community-based care would be unreasonable given the demands of the State's mental health budget.		Precedent, Legal Case, Olmstead Decision	
PR: Raising Awareness, Parallel Initiative, Opportunity, Canada	7/13/2010	Current Practice [Conference]	IIDEX / NEOCON Canada	owned by the Interior Designers of Canada (IDC) and produced and managed by Merchandise Mart Properties s Canada Inc. (MMPCI)	September 23-25, 2010	http://www.iidexneocon.com/2010/		IIDEX/NeoCon is Canada's largest exposition and conference for the design, construction and management of the built environment. IIDEX/NeoCon Canada's mandate is to serve the interests of interior design, architectural, facility management, real estate development and business communities through an annual trade show and conference that takes place at the Direct Energy Centre in Toronto. The conference is in its 26th year.	conference to introduce Visitability	Canada, Builder Conference, Best Practice, Opportunity, Implementation, Education, Awareness	N
PR: Raising Awareness, Parallel Initiative, Opportunity, Canada	7/13/2010	Current Practice [Design Expo]	Home + Garden Show Calgary / Edmonton	Market Place Events	September 16-19, 2010	http://www.calgaryhomeshow.com/ME2/Sites/ & http://www.edmontonhomeshow.com/ME2/Sites/		For four days only, find the latest in innovative products and new ideas. Get help from top industry experts like HGTV's Bryan Baeumler and Hometown Hero Alykhan Velji. Plus, shop and save with over 350 of Calgary's favourite retailers at the Calgary Home + Interior Design Show.	conference to introduce Visitability	Canada, Builder Conference, Best Practice, Opportunity, Implementation, Education, Awareness	N
PR: Raising Awareness, Parallel Initiative, Opportunity, Canada	7/13/2010	Current Practice [Design Expo]	National Home Show	Market Place Events	2010	http://www.nationalhomeshow.com/ME2/Sites/		This is a home show located in Toronto where Visitability could be introduced to raise awareness to people wanting to undertake home renovations.		Canada, Builder Conference, Best Practice, Opportunity, Implementation, Education, Awareness	N
PR: Raising Awareness, Parallel Initiative, Opportunity, Canada	7/13/2010	Current Practice [Conference]	BUILDEX Calgary / Edmonton	Merchandise Mart Properties s Canada Inc. (MMPCI)	2010	http://www.buildexcalgary.com/ & http://www.buildexedmonton.com/		Re-branding BUILDEX, CONSTRUCT and DESIGNTRENDS under a single name. You can still expect the same great conference & trade show for the Property & Real Estate Management, Architecture & Interior Design, and Construction & Renovation industries — but with only one name: BUILDEX. There are opportunities to participate as an exhibitor, sponsor, speaker, attendee or any combination of these. BUILDEX will continue to host over 250 exhibits on the trade show floor and welcome more than 4000 regional industry professionals to take in both the exhibits and more than 40 industry leading educational seminars.	conference to introduce Visitability	Canada, Builder Conference, Best Practice, Opportunity, Implementation, Education, Awareness	N
PR: Raising Awareness, Parallel Initiative, Opportunity, Canada	7/13/2010	Current Practice [Conference]	The Renovation Show - Edmonton	showswork & Canadian Home Builder's Association (CHBA)	February 2011	http://www.showswork.com/RENO.html		The Edmonton RENOVATION Show is the all-important first show of the season, in one of the hottest home improvement markets in Canada. Perfectly timed for those families who are anxious to get started ...on a new home, a renovation, or a new look. More than 220 exhibiting companies give visitors the best opportunity of the year to connect with the home industry through discovery, information transfer and the getting down to business attitude of the suppliers on the exhibit.	conference to introduce Visitability	Canada, Builder Conference, Best Practice, Opportunity, Implementation, Education, Awareness	N
PR: Raising Awareness, Parallel Initiative, Opportunity, Canada	7/13/2010	Current Practice [Conference]	Annual CHBA National Conference	Canadian Home Builder's Association (CHBA)	Annually	http://www.chba.ca/members-area/your-chba/national-conference.aspx		The Canadian Home Builders' Association is built on a vision and commitment - a vision of a strong and positive role for the housing industry, and a commitment to support the business success of our members and their ability to provide affordability, quality and choice for consumers. This conference is in its 68th year and is being held in Banff, Alberta. The theme for this year's conference is 'Inspire'. This conference doesn't appear to have an open, or public topic participation. In a June 2010 newsletter, the CHBA announced the development of a position paper on housing accessibility and visitability. It is on their radar as something to investigate and possibly create a 'best practices' guide. The CHBA could be contacted and partnerships can be made to promote Visitability within this conference.	conference to introduce Visitability	Canada, Builder Conference, Best Practice, Opportunity, Implementation, Education, Awareness	N
PR: Raising Awareness, Parallel Initiative, Opportunity, Canada	7/14/2010	Current Practice [Conference]	The Greying Nation Conference	Alberta Health Services & University of Alberta	June 2009	http://albertahealthservices.net/286.asp		The last conference was in 2009 and the topic was "Keeping Ahead of the Wave". It's not known when the next one will take place. The conference addressed how the health-care sector and service providers can prepare for the influx of seniors requiring services-the baby boomers, the first of whom will be turning 65 in 2011. Conference topics included: innovative technologies to support functional and cognitive abilities; adaptive housing; "green" living through the ages; determinants of health; aging well; and perspectives on aging as expressed through the visual and performing arts. The Greying Nation conference attracted a broad spectrum of delegates from public and private service providers and governing agencies, including physicians, allied health professionals, primary care providers, health care executives, researchers, administrators, educators and policy and decision makers.		Canada, Aging Conference, Best Practice, Opportunity, Implementation, Education, Awareness, Agining In Place, Seniors, Health	N
PR: Raising Awareness, Parallel Initiative, Opportunity, Canada	7/14/2010	Current Practice [Expo]	EPIC - Sustainable Living Expo	The Vancouver Sun	Annually	http://www.epicvancouver.com/home		EPIC: The Vancouver Sun Sustainable Living Expo is Western Canada's largest sustainable consumer trade show and eco-marketplace. Join this three-day celebration of greener living and surround yourself with 300+ exhibitors, inspiring ideas, exciting entertainment, and smart shopping in one jam-packed weekend. Shop and learn from hundreds of eco-friendly businesses. Expert advice on greening your home, work and play in the Workshop Zone and on the Main Stage. Educational Presentations: Green Jobs, Sustainable Transportation, and more.	conference to introduce Visitability	Canada, Sustainability, Best Practice, Opportunity, Implementation, Education, Awareness, Sustainability	N

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PR: Raising Awareness, Parallel Initiative, Opportunity, Canada	7/14/2010	Current Practice [Fair]	EcoLiving Fair	Sustainable Calgary	Annually	http://www.ecolivingfair.ca/		The intent of the EcoLiving Fair is to give Albertans ideas and directions on how to reduce their impact on the environment by improving building / home efficiency and reducing the use of natural resources. Exhibitors ranged from booths for CMHC and the Sierra Club to straw-bale wall construction and electric cars. Each exhibit provides a wealth of information for visitors to the Eco-Living Fair. If you are interested in eco-efficient appliances and construction or just want to see products and technology available in this area, the EcoLiving Fair is a one-stop shop! The Fair this year is over but there are always interesting things happening.			N
Resource: Australia	6/16/2010	Precedent [Government Website Resource]	Build For Life	Building Commission, State of Victoria, Australia	2010, current	http://www.buildforlife.com.au/www/html/100-home-page.asp		This is a state government sponsored website that is a resource for citizens and builders. It discusses the importance of visitability. It a resource that is accessible to the public. All information is easy to read and understand. It is a good example of what a government program can be.		Precedent, Resource, Website, Build For Life, Australia	
Resource: US	6/2/2010	Resource [Website]	ARISE	http://www.ariseinc.org/index.html	2010	http://www.ariseinc.org/index.html		ARISE is a consumer-controlled, non-profit Independent Living Center (ILC) that promotes the full inclusion of people with disabilities in the community. ARISE's mission is to work with people of all abilities to create a fair and just community in which everyone can fully participate. ARISE embraces the guiding principles of independent living – that individuals with disabilities have a right to dignity, personal responsibility, and self-determination. ARISE offers advocacy and support services to people of all ages with all types of disabilities.	May is Visitability Advocacy Month! Onondaga County and the City of Syracuse proclaimed May as Visitability Advocacy Month. http://www.ariseinc.org/news/news_items/visitabilityAdvocacy.html	Advocacy, visitability, US	N
RL: Checklist, Statutory, US	6/18/2010	Current Legislation [Law]	New Home Universal Design Checklist (AB 1400) 17959.6	California Health and Safety Code	January 2004	http://law.justia.com/california/codes/hsc/17950-17959.6.html		Section 17959.6 is added to the Health and Safety Code to require developers of housing projects to provide to buyers a list of accessibility features. The list is to be made available according to a standard form to be developed by the Department of Housing and Community Development. It is to include some 30 items such as accessible handles on doors, visual fire alarms, doorbells, adjustable closet rods and shelves, and repositionable sink and countertop work space. Statutes of 2003, Chapter 648, AB 1400, Wolk, effective January 1, 2004.		Regulation, Checklist, Builders, New Construction, Consumers	
RL: Parallel Initiative, Non-Statutory, Australia	6/9/2010	Current Legislation [Report]	VCOSS Submission to the Visitable and Adaptable Housing Features Regulatory Impact Statement	Victoria Council of Social Service	March 2010	http://www.vcoss.org.au/what-we-do/housing/vuha.htm		The Victorian Council of Social Service (VCOSS) is the peak body of the social and community sector in Victoria. Increasing the numbers of homes in Victoria with accessible features is critical for supporting people's health and wellbeing throughout their life cycle. Accessible homes provider safer environments for children and families, and are essential through episodes of frailty, disability and temporary impairment. Consequently, VCOSS strongly welcomes this RIS and the Government ongoing commitment it signals to building a stronger and fairer community. The following comments respond to the specific questions identified in the RIS. In addition to these responses, VCOSS endorses the submission of the Victorian Universal Housing Alliance, of which VCOSS is an auspicing member.		Australia, Victoria, State, Legislation, Policy, Cost, Visitability, Adaptable	
RL: Parallel Initiative, Non-Statutory, Australia	6/10/2010	Current Practice [Design Manual]	Smart and Sustainable Homes Design Objectives	Queensland Department of Public Works	June 2008	http://www.sustainable-homes.org.au/		The Sustainable Homes program is providing communities throughout Queensland with display homes which incorporate principles of sustainable design and performance utilising the Smart & Sustainable Homes Design Objectives. The homes are unique because they provide practical examples within their regional climatic context of dwellings that aim to meet the triple bottom line concept of sustainability i.e. environmental, social and economic sustainability. Governments and industry are partnering to design, build and promote the features and benefits of sustainable housing across the state		Australia, Queensland, Sustainability, Universal Design, Best Practice	
RL: Parallel Initiative, Non-Statutory, Australia	6/17/2010	Current Practice [Guidelines]	Design Criteria for Adaptable Housing	Department for Families and Communities - Housing South Australia, Urban Strategy and Asset Investment (DFC)	2010	http://www.dfc.sa.gov.au/pub/tabid/256/itemid/333/default.aspx		These guidelines summarize and give examples of the key aspects of adaptable criteria inclusive of DFC specific requirements. The DFC has adopted certain adaptable and visitable features for new housing developments that include: • Stepless entry and enhanced design of doorways. • Wider circulation at doorways. • A bathroom designed to accessibility criteria. The DFC building program proposes that 75% of all public houses be built in accordance with adaptable principles.		Australia, adaptable, visitability, new build, subsidized, guidelines	
RL: Parallel Initiative, Non-Statutory, Canada	6/8/2010	Current Practices Legislation [Strategy Plan Status Report]	Status Report #1: Responses to Date on the Recommendations from the Disability Action Plan Strategy	Province of New Brunswick	December 2008	http://leg-horizon.gnb.ca/e-repository/monographs/30000000045679/30000000045679.pdf		This outlines the actions taken in response to the strategy "Disability Action Plan Strategy: The Path to Self-Sufficiency and Inclusion for Persons with Disabilities in New Brunswick" in 2007		Strategy Plan, Canada, New Brunswick	
RL: Parallel Initiative, Non-Statutory, Canada	6/8/2010	Current Practices Legislation [Strategy Plan Status Report]	Status Report #2: Responses to Date on the Recommendations from the Disability Action Plan Strategy	Province of New Brunswick	December 2009	http://leg-horizon.gnb.ca/e-repository/monographs/30000000047661/30000000047661.pdf		This outlines the actions taken in response to the strategy "Disability Action Plan Strategy: The Path to Self-Sufficiency and Inclusion for Persons with Disabilities in New Brunswick" in 2007		Strategy Plan, Canada, New Brunswick	
RL: Parallel Initiative, Non-Statutory, Canada	6/8/2010	Legislation [Artical]	A Canadians with Disabilities Act?	Council of Canadians with Disabilities (CCD)	5/14/1999	http://www.ccdonline.ca/en/socialpolicy/fda/cda		This provides a good background and historical introduction to Canadian disability legislation. It covers the Charter of Rights and Freedoms as well as the Canadians with Disabilities Act.		Canada, Canadians with Disabilities Act, Legislation	
RL: Parallel Initiative, Non-Statutory, Canada	6/8/2010	Legislation [Artical]	Disabilities Act Must Have Teeth	The Toronto Star [article found on Council of Canadians with Disabilities (CCD)]	10/7/1998	http://www.ccdonline.ca/en/socialpolicy/fda/dickson1098		This is written just before the enactment of the Ontarians with Disabilities Act. It also discusses the courts, process and jurisdiction of implementing such a law.		Canada, Ontarians with Disabilities Act.	
RL: Parallel Initiative, Non-Statutory, Canada	6/8/2010	Current Practices Legislation [Non-Statutory]	Flexhousing [The Cost of FlexHousing]	Canada Mortgage and Housing Corporation [CMHC]	2002	http://www.cmhc-schl.gc.ca/en/co/buho/flho/		FlexHousing™ is a practical approach to designing and building housing that allows residents to convert space to meet their changing needs. Based on the principles of adaptability, accessibility, affordability and healthy housing, FlexHousing™ brings together the best of everything we know about building houses. Electronic Document: "The Cost of FlexHousing" discusses the costs of constructing and retro-fitting a flexhouse.	Canada Mortgage and Housing Corporation (CMHC) is Canada's national housing agency. Established as a government-owned corporation in 1946 to address Canada's post-war housing shortage, the agency has grown into a major national institution. CMHC is Canada's premier provider of mortgage loan insurance, mortgage-backed securities, housing policy and programs, and housing research.	Graphics, FlexHousing, Canada, policy, Aging in Place, Seniors	Y
RL: Parallel Initiative, Non-Statutory, Canada	6/8/2010	Current Practices Legislation [Non-Statutory]	CMHC FlexHousing	Canada Mortgage and Housing Corporation [CMHC]	2006	http://www.peelregion.ca/housing/provider/advisory/reports/		Powerpoint describing the features of CMHC's flexhousing. Includes graphics and illustrations of features.		Graphics, FlexHousing, Canada, policy, Aging in Place, Seniors	Y

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RL: Parallel Initiative, Non-Statutory, Canada	6/8/2010	Current Practices [Legislation]	Disabled Persons Commission Act	Province of Nova Scotia	1989	http://www.gov.ns.ca/legislature/legc/statutes/disabled.htm		This act was set in place to establish the Disabled Persons Commission that is a body of 12 people who give representation in government policies and programs for disabled people within the provincial government of Nova Scotia. They seek to: promote the concerns of persons with disabilities within the government itself, particularly when a policy affects more than one government department, educate both the Coordinating Committee of Ministers and the general public on the needs and abilities of persons with disabilities, promote information about programs and services that serve persons with disabilities, review existing government policies and programs to make sure they are appropriate and effective, and that they reflect the needs and concerns of persons with disabilities and make the general public aware of what it can do to facilitate the integration of persons with disabilities into the social and economic mainstream of the community		Canada, Nova Scotia, Disability Commission, Legislation	
RL: Parallel Initiative, Non-Statutory, Canada	6/9/2010	Current Practices [Legislation]	Discussion Paper The Barrier-free Requirements of the Nova Scotia Building Code Regulations	Nova Scotia Building Advisory Committee	August 2002	http://www.gov.ns.ca/snsmr/muns/code/barrier/discussionpaper.pdf		This paper outlines the current (2002) standards of the building code and where it could be better in terms of disability.		Canada, Nova Scotia, Building code	
RL: Parallel Initiative, Non-Statutory, Canada	6/9/2010	Current Practices [Legislation]	The Accessible Community Bylaws Guide	The Social Planning and Research Council of BC (SPARC BC)	09/00/2009	http://www.sparc.bc.ca/the-accessible-community-bylaws-guide		Released in September 2009, the Bylaws Guide is a comprehensive look at community-wide accessibility and includes practical tools to create municipal accessibility bylaws. Developed with an advisory council made up of representatives from across BC, this guide is applicable to all kinds of communities in BC. Many communities have accessibility provisions under existing bylaws (such as the parking bylaw) and are taking active approaches to increasing accessibility. However, The Accessible Community Bylaws Guide advocates for the adoption of specific, stand-alone bylaws for accessibility and inclusion. This guide is comprised of nine model bylaws and one employment policy. It is a vast document with over 100 recommendations and standards for accessibility, going well beyond the BC Building Code to look at an entire community, including parks, streets, taxi service, gasoline stations, and accessible housing.	The Social Planning and Research Council of BC (SPARC BC) is a non-partisan, charitable organization operating in BC since 1966.SPARC BC focuses on social justice issues and works together with communities on: Accessibility, Community Development, Income Security, Social Planning	Canada, BC, By-laws	Y
RL: Parallel Initiative, Non-Statutory, Canada	6/9/2010	Current Practices [Legislation]	Accessibility for Ontarians with Disabilities Act, 2005 [S.O. 2005, Chapter 11]	Province of Ontario	written & implemented in 2005 & amended in 2009	http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_05a11_e.htm#		The purpose of this Act is to: 1. Recognizing the history of discrimination against persons with disabilities in Ontario, the purpose of this Act is to benefit all Ontarians by, (a) developing, implementing and enforcing accessibility standards in order to achieve accessibility for Ontarians with disabilities with respect to goods, services, facilities, accommodation, employment, buildings, structures and premises on or before January 1, 2025; and (b) providing for the involvement of persons with disabilities, of the Government of Ontario and of representatives of industries and of various sectors of the economy in the development of the accessibility standards. 2005, c. 11, s. 1.		Canada, Ontario, Legislation, AODA, Accessibility for Ontarians with Disabilities Act	
RL: Parallel Initiative, Non-Statutory, Canada	6/9/2010	Current Practices [Legislation]	An Act to ensure secure, adequate, accessible and affordable housing for Canadians	Government of Canada	3/22/2010	http://www2.parl.gc.ca/HousePublications/Publication.aspx?Docid=4477270&file=4		An Act to ensure secure, adequate, accessible and affordable housing for Canadians. This bill mandates: (3) The national housing strategy shall include incentives for affordable rental housing and shall ensure the availability of housing that a) is safe, secure, adequate, affordable, accessible, and not-for-profit in the case of those who cannot otherwise afford it; (c) provides access for those with different needs, including, in an appropriate proportion, access for the elderly and the disabled that allows for independent living as a result of housing adaptations; (f) includes not-for-profit rental housing projects, mixed income not-for-profit housing cooperatives, special-needs housing and housing that allows senior citizens to remain in their homes as long as possible.		Canada, legislation, Federal	
RL: Parallel Initiative, Non-Statutory, Canada	6/21/2010	Legislation [Guidelines]	Checklist for Accessibility and Universal Design in Architecture	City of Edmonton	2008	http://www.edmonton.ca/for_residents/AccessibilityChecklist2008.pdf		The City of Edmonton has created a Checklist for Accessibility & Universal Design in Architecture. These guidelines are voluntary.		Edmonton, Canada, Visitability, New Build, Guidelines	
RL: Parallel Initiative, Non-Statutory, Canada	7/30/2010	Non-statutory Legislation [Guidelines]	Non-Profit Housing Design and Construction Standards	Independent Living BC	February 2003	http://www.bchousing.org/resources/Programs/ILBC/design%20and%20construction%20standards/Design_and_Construction_Standards.pdf		Created in 2002, Independent Living BC (ILBC) serves seniors and people with disabilities who require some support, but do not need 24-hour institutional care. ILBC offers a middle option to bridge the gap between home care and residential care. This document is the construction guidelines and standards for designing and building an Independent Living BC care home. There aren't specific 'visitability' standards, but a range of universal design requirements. Particular importance is laid on space planning for enough room for wheelchairs to maneuver.		Canada, Visitability, Guidelines, Best Practices, Disability Rights, Aging in Place, Care Home	
RL: Parallel Initiative, Non-Statutory, Global	7/29/2010	Non-statutory Legislation [Guidelines]	Global Age-Friendly Cities: A Guide	World Health Organization	2007	http://www.who.int/ageing/publications/Global_age_friendly_cities_Guide_English.pdf		To understand the characteristics of an age-friendly city, it is essential to go to the source – older city dwellers. By work- ing with groups in 33 cities in all WHO regions, WHO has asked older people in focus groups to describe the advantages and barriers they experience in eight areas of city living. In most cities, the reports from older people were complemented by evidence from focus groups of caregivers and service providers in the public, volun- tary and private sectors. The results from the focus groups led to the development of a set of age-friendly city checklists. Parts 5–12 highlight the issues and con- cerns voiced by older people and those who serve older people in each of eight areas of urban living: outdoor spaces and buildings; transportation; housing; social participation; respect and social inclu- sion; civic participation and employment; communication and information; and community support and health services. In each part, the description of the find- ings concludes with a checklist of core age-friendly city features obtained by analysing the reports from all cities.	Under the section on housing, the guidelines do not specifically mention Visitability, but they do discuss the importance in housing variety, accessibility design and home modifications.	Global, World Health Organization, Aging in Place, Importance, Health, Social Sustainability	
RL: Parallel Initiative, Non-Statutory, UK	6/1/2010	Current Practice Legislation [Policies]	Code for Sustainable Homes	UK Government, Communities and Local Government	2010	http://www.communities.gov.uk/publications/planningandbuilding/codesustainabilitystandards		Lifetime Homes concept is incorporated under the "Health and Wellness" criteria within the UK's Code for Sustainable Homes. The Lifetime Homes 16 design criteria aim to produce homes that are accessible to a wide range of occupants and able to be easily adapted to meet the changing needs of a household.		Lifetime Homes, UK, Legislation, new build	
RL: Parallel Initiative, Non-Statutory, US	6/22/2010	Legislation [Journal Article]	Everyone Deserves A Decent Place to Live: Why the Disabled Are Systematically Denied Fair Housing Despite Federal Legislation [Vol. 5:3]	Rutgers Journal of Law & Public Policy	Spring 2008	http://www.rutgerspolicyjournal.org/journal/vol5no3/5-3_Kubiak.pdf		This discusses and gives a history of fair housing rights within the United States. There are 2-3 examples of case law within Philadelphia where discrimination occurred. There is also a brief discussion about what is going on in the rest of the US and the UK.		Discrimination, Case Law, Fair Housing Rights, Disability Rights, Legislation, Fair Housing Amendment Act, Americans with Disabilities Act	

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RL: Parallel Initiative, Statutory, Australia	6/22/2010	Current Practices [Legislation]	Residential Design Codes	Government of Western Australia, Western Australian Planning Commission	April 2008	http://www.planning.wa.gov.au/Publications/1585.aspx		The purpose of the R-Codes is to provide a comprehensive basis for the control, through local government, of residential development throughout Western Australia. They are intended to cover all requirements for planning control purposes and to minimise the need for councils to introduce separate planning policies or variations to these matters. The R-Codes do not address the physical construction requirements or the internal arrangements of buildings - these are matters controlled by the Building Codes of Australia.Specifies that dwellings for the housing of aged or dependent persons must comply with the following: an accessible path of travel from the street frontage or car parking area, level entry to the front entry door, all external and internal doors to provide a minimum 820 mm clear opening, and a visitable toilet.		Australia, Building Code, Legislation, Regulation, Seniors	
RL: Parallel Initiative, Statutory, Canada	6/8/2010	Current Practices Legislation [Strategy Plan]	Disability Action Plan Strategy: The Path to Self-Sufficiency and Inclusion for Persons with Disabilities in New Brunswick	Province of New Brunswick	December 2001	http://www.gnb.ca/0048/PCSDP/PDF/ActionPlanStrategy-e.pdf		This outlines a strategy to implement accessibility legislation within the province. The objectives for housing are; to increase the number of accessible and affordable housing units in the province; to promote the concept of universal barrier free design concepts in all new housing projects including renovations of existing housing stocks where feasible; to create different housing options with disability supports required for certain youth and adults as an alternative to premature placements in nursing homes.		Strategy Plan, Canada, New Brunswick	Y
RL: Parallel Initiative, Statutory, Canada	6/8/2010	Current Practices [Policy]	Access-A-Home Program	Province of Nova Scotia	1/19/2007	http://www.gov.ns.ca/coms/department/documents/Policy_Access-A-Home_Program.pdf		The purpose of the Access-A-Home-Program is to provide assistance to participants with the removal of architectural barriers to make the housing wheelchair accessible.		Canada, Assistance Program	
RL: Parallel Initiative, Statutory, Canada	6/9/2010	Current Legislation [Law]	The Ontario Human Rights Code	Ontario Human Rights Commission	implemented in 1990, amended in 2009	http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90h19_e.htm#BK19		The Ontario Human Rights Code (the "Code") is for everyone. It is a provincial law that gives everybody equal rights and opportunities without discrimination in specific areas such as jobs, housing and services. The Code's goal is to prevent discrimination and harassment. The Code was one of the first laws of its kind in Canada. Before 1962, various laws dealt with different kinds of discrimination. The Code brought them together into one law and added some new protections.		Ontario Human Rights Code, Canada, Legislation	
RL: Parallel Initiative, Statutory, Canada	6/9/2010	Current Legislation [Law]	Ontarians with Disabilities Act (ODA), 2001	Ontario Human Rights Commission	implemented in 2001, amended in 2009	http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_01o32_e.htm#BK15		The purpose of the ODA is to improve opportunities for people with disabilities through identification, removal and prevention of barriers to participation in the life of the province. The Accessible Built Environment Standards Development Committee represents people of disabilities on the provincial level. The new legislative requirements set out standards that all municipalities must follow to ensure that existing barriers for people with disabilities are removed over time and that no new barriers are created. Accessibility advisory committees, 12. (1) The council of every municipality having a population of not less than 10,000 shall establish or continue an accessibility advisory committee and the council of every municipality having a population of less than 10,000 may establish or continue an accessibility advisory committee. Duty of council (4) The council shall seek advice from the committee on the accessibility for persons with disabilities to a building, structure or premises, or part of a building, structure or premises, (a) that the council purchases, constructs or significantly renovates; (b) for which the council enters into a new lease; or (c) that a person provides as municipal capital facilities under an agreement entered into with the council in accordance with section 110 of the Municipal Act, 2001 or section 252 of the City of Toronto Act, 2006, as the case may be. Functions (5) The committee shall, (a) perform the functions set out in this section, including reviewing in a timely manner the site plans and drawings described in section 41 of the Planning Act that the committee selects; and		Ontarians with Disabilities Act (ODA), 2001, Canada, Legislation	
RL: Parallel Initiative, Statutory, Canada	6/10/2010	Current Practice [Building Code]	Barrier Free Requirements in Residential Design	Saskatchewan Municipal Government	September 1996	http://www.cpsp.gov.sk.ca/A12Advisory.pdf		This code specifies requirements for Multi-Residential [not owned by individuals] in least one or 5% of dwelling units. Although, it is a very misleading amendment to the code. It specifies certain aspects of barrier free design only to be overruled by later clauses within the code. For example buildings of residential occupancy that fall within the scope of Part 9 of the NBC 1995 are exempt from the requirement for including barrier-free suites. And in Article 3.8.1.1 it exempts houses, including semi-detached, duplexes, triplexes, town houses, row houses and boarding houses. If all of those are exempt, where does this article apply to? And at that only one unit or 5% are mandatory accessible?		Saskatchewan, Building Code, Barrier-free	
RL: Parallel Initiative, Statutory, Canada	7/2/2010	Subsidy Grant	Residential Access Modification Program (RAMP)	Government of Alberta	2010, current	http://www.seniors.gov.ab.ca/AADL/RAMP/default.asp		RAMP is a program available to eligible wheelchair users to modify their home to be more wheelchair accessible. Applicants can apply for a RAMP grant for up to $5,000.		Subsidized Program, Home Modifications, Accessibility, Universal Design, Alberta	
RL: Parallel Initiative, Statutory, Canada	8/4/2010	Legislation [Initiative]	Age Friendly Initiative	Government of Manitoba - Seniors and Aging Secretariat	February 2007	http://www.agefriendlymanitoba.ca/index.php?option=com_content&task=view&id=39&Itemid=49		In February 2007, the Government of Manitoba announced its Age Friendly Manitoba Initiative. Under the responsibility of the Seniors and Aging Secretariat, this Initiative supports efforts and provides resource information to help Manitoba communities enhance the quality of life and working for older citizens. To make this initiative possible, Manitoba has partnered with the Manitoba Chambers of Commerce, the Association of Manitoba Municipalities, seniors organizations, and the University of Manitoba's Centre on Aging. Other partners include community leaders, faith leaders, service providers and public officials. Currently and in addition to the work of the partner organizations, twenty nine Manitoba communities participate in the Age Friendly Manitoba Initiative. The Manitoba Seniors and Healthy Aging Secretariat leads government in creating an environment that promotes health, independence and well-being for all Manitoba seniors.		Aging-in-Place, Manitoba, Government Initiative, Seniors Rights	
RL: Parallel Initiative, Statutory, New Zealand	6/9/2010	Current Practice [Standard]	Lifemark	Lifemark Website	2008	http://www.lifemark.co.nz/		The Lifemark, a certified trade mark and a consumer brand, is the seal of approval awarded to a home which is designed to be used, or adapted for use, by people of all ages and abilities - and which has passed a rigorous independent review process. The Lifemark seal of approval lets you know that a home has been designed according to the five Lifetime Design Principles: usability, adaptability,accessibility, inclusion and lifetime value.		New Zealand, New build, standard, guideline, aging in place, seniors	
RL: Parallel Initiative, Statutory, Norway	6/1/2010	Current Practice Legislation [Policies]	Norwegian Housing Bank	Husbanken	2010	http://www.husbanken.no/Toppmeny/en_about%20the%20housing%20bank.aspx		The Norwegian State Housing Bank is the main agency implementing Norwegian housing policy.		New Build, Norway, Universal Design	

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RL: Parallel Initiative, Statutory, Norway	6/1/2010	Current Practice Legislation [Policies]	Adequate and Secure Housing for All - the Role of the Norwegian State Housing Bank	Husbanken	2010	http://www.husbanken.no/Venstremeny/en_publications/Publications%20in%20English.aspx		This document summarizes the activities and program's of Norway's housing bank. The NSHB promotes social housing, along with universally designed dwelling. The NSHB's competence grant can be used to finance projects that promote universal design.		Norway, universal design, policy	
RL: Parallel Initiative, Statutory, US	6/18/2010	Current Practice [Checklist]	Universal Design Checklist Addendum	Celadon (developer or village, unclear who the organization is)	11/20/2009	http://celadonirvine.com/Documents/Celadon%20Universal%20Design%20Checklist%20Addendum.pdf		This Universal Design Checklist Addendum ("Addendum") is attached to and forms a part of the Purchase Agreement and Escrow Instructions ("Purchase Agreement"), executed between Buyer and Seller for the Property described in the Purchase Agreement. California law, section 17959.6 of the Health and Safety Code, requires a builder of new for-sale residential units, including Seller, to provide potential buyers with a list of specific "universal design features" which make a home safer and easier to use for persons who are aging or frail, or who have certain temporary or permanent activity limitations or disabilities. Part I of this Checklist includes those features related to exterior adaptations, doors and openings, interior adaptations, kitchens, and bathrooms or powder rooms. Part II of this Checklist includes features which apply to other parts of the house and are commonly requested or considered universal design features. Part III provides space for details, or for any other external or internal feature that may be requested, if it is requested at a reasonable time by the buyer, is reasonably available, is reasonably feasible to install or construct, and makes the home more usable and safer for a person with any type of activity limitation or disability.		Checklist, Best Practices, California, Universal Design	
RL: Parallel Initiative, Statutory, US	6/1/2010	Current Practice Legislation [Policies]	Home Owner-Occupied Rehabilitation Program Policies	Department of Planning and Community Development, Bureau of Housing (City of Atlanta, Georgia)	Revised: January 2008	http://www.atlantaga.gov/client_resources/government/planning/housing%20jen/hrp_rehab-policies.pdf		This outlines the policies for government funding of home modifications for seniors (+62) and people with disabilities.		Policy, Home Modifications, Seniors, Disabled Persons, USA	
RL: Parallel Initiative, Statutory, US	6/2/2010	Resource [Website]	Access to Home Program [NY State]	New York State Government	2010	http://www.nysdhcr.gov/Programs/AccessToHome/		The Access to Home Program provides financial assistance to property owners to make dwelling units accessible for low- and moderate income persons with disabilities. Providing assistance with the cost of adapting homes to meet the needs of those with disabilities will enable individuals to safely and comfortably continue to live in their residences and avoid institutional care.		adaptability, home modifications, US	N
RL: Parallel Initiative, Statutory, US	6/4/2010	Current Practice Legislation [Application Form]	Requirements for Publicly Funded Residential Construction to Allow for Accessibility and Occupancy by Disabled Persons	Scranton, Pennsylvania	2005	http://ecode360.com/ecode3-back/getSimple.jsp?custId=SC1588&guid=11604927&all=true		New single-family, duplexes and triplexes that are constructed with public funds must include minimal design features to provide accessibility and usability for physically disabled people.	bi	Scranton, Pennsylvania, new build, legislation, ordinance	
RL: Parallel Initiative, Statutory, US	6/4/2010	Current Practice Legislation [Waiver Fee]	Building Permit Fee Waiver	Freehold Borough, New Jersey	2009	http://www.freeholdboro.org/forms/ordinances/T15%20-%20Title%2015%20%20BUILDINGS%20AND%20CONSTRUCTION.pdf		This document waives building fees for new residential construction that is 'designed and undertaken solely to promote accessibility by disabled persons.'		Freehold Borough, New Jersey, new build, legislation, ordinance, Incentive, Fee Waiver	
RL: Parallel Initiative, Statutory, US	6/30/2010	Current Practice [Legislative Checklist]	Universal Design - New Dwelling Builder's Checklist Requirements	City of Palm Springs, Californai	2005	http://www.cityofpalmdesert.org/Modules/ShowDocument.aspx?documentid=669		This is the checklist that was implemented by the State of California Health and Safety Code, section 17959.6 (Assembly bill 1400). This bill requires all California builders constructing new for-sale residential dwellings to provide a 'checklist' of universal accessibility features to a purchaser. In order to assist dwelling developers in the application of this require- ment, the City of Palm Desert will, for all dwelling permits submitted for application on or after January 26, 2006, require that a copy of the Universal Design Checklist be included as part of the plans be- ing submitted for review. This document is the list provided by the City of Palm Desert, which is from the Department of Housing and Community Development.		Legislation, California, Checklist, Universal Design, Best Practices, Informed Consumer	
RL: Parallel Initiative, Statutory, US	6/1/2010	Current Practice Legislation [checklist]	City of Atlanta Barrier Free Ordinance Requirements Developer's Checklist	Atlanta Housing Association of Neighborhood-base Developers (AHAND)	no date	www.ahand.org/albums/images/BARRIER-FREE_ORDINANCE.doc		This document gives a diagram of the operating procedures for implementing the ordinance in Atlanta Georgia. First the Bureau of Housing identifies if it is publicly funded, second, the Bureau of Buildings reviews plans to ensure compliance, third, Bureau of Buildings inspectors monitor the compliance, fourth, Bureau of Buildings will forward documentation of project's completion and compliance to the Bureau of Housing and then the Bureau of Housing will update and maintain database quarterly. There is then a checklist for the developer for submitting documents to the city for a building permit application.		Form, US, Checklist	
RL: Parallel Initiatives, Non-Statutory, Canada	8/4/2010	Municipal Review [Report]	Review of the Status of Universal Accessibility and Provincial Building Standards (E5bc)	City of Edmonton	'August 24, 2005	http://webdocs.edmonton.ca/ocotopusdocs/Public/Complete/Reports/Ex/Elected-1995/2005-08-24/2005CSW038.doc		This report provides specific recommendations for City Council's action stemming from the meeting held on July 6, 2005, between Councillor L. Sloan, Councillor K. Leibovici, Councillor M. Phair, and members of the City of Edmonton Advisory Board on Services for Persons with Disabilities. Recommendations from the report include: Recommendations: 1) That the Mayor, on behalf of City Council, write a letter to MLA Rob Lougheed, Chair of the Premier's Council on the Status of Persons with Disabilities, requesting that the Premier's Council Representative on the Barrier-free Council work directly with the City of Edmonton Advisory Board on Services for Persons with Disabilities to recommend changes to the Alberta Building Code 1997 to incorporate 100 percent visitability and 10 percent adaptable suites in all new multi-family developments (Attachment 1 of the July 27, 2005, Advisory Board on Services for Persons with Disabilities report). 2) That Administration, in conjunction with the Advisory Board on Services for Persons with Disabilities, meet to discuss increasing the number, variety, distribution and availability of accessible and adaptable housing units in the City and prepare a plan to ensure the promotion and awareness of universal design and accessibility for housing in the public, private and non-profit sectors. 3)That Administration, in consultation with the Advisory Board on Services for Persons with Disabilities, ensure that 100 percent visitability and 10 percent adaptable suites in all new multi-family developments is incorporated into Cornerstones: Edmonton's Plan for Affordable Housing, 2006-2011.		Edmonton, Visitability, Implementation, Initiative, Municipal Report	
RL: Parallel Initiatives, Non-Statutory, Canada	6/82010	Current Practices Legislation [Paper]	A Federal Disability Act: Opportunities and Challenges	Council of Canadians with Disabilities (CCD) + Canadian Association for Community Living	October 2006	http://www.ccdonline.ca/en/socialpolicy/fda/1006		This is an extensive paper proposing a possible framework for A Federal Disability Act, it outlines the differences and implementation of incentives, strategies, guidelines and plans within a legislation framework.		Canada, A Federal Disability Act, Proposal, Guidelines	

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RL: Parallel Initiatives, Statutory, Canada	8/4/2010	Legislation [Bylaw]	Advisory Board on Services for Persons with Disabilities Bylaw (ABSPD)	City of Edmonton	'March 23 2004	http://webdocs.edmonton.ca/bylaws/C13194.doc.		The purpose of this bylaw is to establish the Advisory Board on Services for Persons with Disabilities and to prescribe powers, duties, functions, structure and procedures. What We Do: Recommend changes in City policy and practice to encourage inclusion and accessibility. Advise City Council, City departments and citizens on disability issues. Refer Edmontonians to organizations that will address their specific needs. Promote accessible transit and parking. Consult on new construction and retrofitting. Stay informed about emerging trends in disability issues and adapt best practices to help increase public awareness and inclusion. Change attitudes and stereotypes about people with disabilities. Position Edmonton as a leader in diversity and inclusion.		Disability Rights, Legislation, Edmonton, Advisory Committee	
RL: Visitability, Non-Statutory, Australia	6/9/2010	Current Legislation [Proposal]	Visitable and Adaptable Features in Housing Regulatory Impact Statement	Department of Planning and Community Development, State of Victoria, Australia	1/28/2010	http://www.dse.vic.gov.au/DSE/nrenpl.nsf/LinkView/10E80E70836F36FBCA2575DE001CFC9EB6D5337005FB3718CA2572CF007A0F0A		A Regulatory Impact Statement (RIS) has been prepared to examine approaches to increase the supply of accessible housing in Victoria. Submissions have been sought on the content of the RIS which proposes a variation to the Building Code of Australia. The RIS has been prepared to facilitate public consultation on a proposed Victorian variation to the Building Code of Australia. The RIS examines the costs and benefits of mandating four low-cost accessibility features which are: a clear path from the street (or car set-down/park) to a level entry, wider doorways and halls, a toilet suitable for people with limited mobility on entry level, and, reinforced bathroom walls to allow grab rails to be fitted inexpensively if they are needed later.		Australia, Victoria, State, Legislation, Policy, Cost, Visitability, Adaptable	
RL: Visitability, Non-Statutory, Australia	7/13/2010	Current Practice [Report]	Master Builders Association of Victoria - Submission to the proposed Visitable and Adaptable Features in Housing Regulations - Response to the Regulatory Impact Statement	Master Builders Association of Victoria	March 2010	http://www.mbav.com.au/vpLink.aspx?ID=000000008035		The Master Builders Association of Victoria ("Master Builders") represents approximately 7,200 builders, subcontractors, manufacturers and suppliers in the Victorian residential and commercial building sector. The MBAV have concluded that the proposed regulations will be a direct impediment to improving Victoria's dire housing affordability situation. Moreover, with very little public support for reform in this area, the MBAV believes that mandatory enforcement is ill advised. Consequently, Master Builders has resolved to oppose the bulk of the proposed regulations contained with the Regulatory Impact Statement (RIS).	This is a key document for outlining the continuing opposition to visitability requirements by house builders.	Barriers, Opposition, Australia, Regulatory	
RL: Visitability, Non-Statutory, Canada	6/8/2010	Current Practices Legislation [Non-Statutory]	Accessible Design for the Built Environment [B651]	Canadian Standards Association	2004	http://www.shopcsa.ca/onlinestore/GetCatalogItemDetails.asp?mat=2015478&Parent=1070		The Canadian Standards Association is a not-for-profit membership-based association serving business, industry, government and consumers in Canada and the global marketplace. As a solutions-oriented organization, the CSA works to develop standards that address real needs, such as enhancing public safety and health. This Standard contains requirements for making buildings and other facilities accessible to persons with a range of physical, sensory, and cognitive disabilities. It was developed to fulfill an expressed need for a national technical standard that covers many different types of building and environmental facilities and that can be referenced in whole or in part by a variety of adopting authorities. Contains section on 'visitable dwelling units'.	Do not have a copy of the standard, costs $115 on website.	Guidelines, Canada, Visitability	N
RL: Visitability, Non-Statutory, Canada	6/8/2010	Current Practices [Legislation]	Voluntary Design Guidelines for Adaptable Housing	District of Saanich, BC	6/1/2004	http://www.saanich.ca/municipal/clerks/bylaws/zone8200.html		The Voluntary Design Guidelines for Ground-Oriented Housing suggest features that would provide better adaptability and accessibility in single family and townhouses beyond that required by the BC Building Code and Saanich's Basic Adaptable Housing requirements. Use of the guidelines is voluntary.		Canada, legislation, Saanich, BC, municipal	
RL: Visitability, Non-Statutory, Canada	6/9/2010	Current Practices [Non-statutory]	Visitable Housing Design	Manitoba Housing and Renewal Corporation (MHRC)	2010	http://www.gov.mb.ca/housing/visitable_housing.html		Manitoba Housing is encouraging the use of visitable design, as shown by several of its recent initiatives. Houses have been built under the Affordable Housing Initiative's Infill Housing Program to include these basic visitable design features. Renovations to Manitoba Housing-owned properties are now incorporating basic visitability at a minimum. Future new residential construction, funded with public contributions, will promote the use of visitable design. Manitoba Housing is promoting quality, affordable housing that includes visitable features and demonstrates that these housing designs can benefit people of all ages, including visitors with mobility restrictions.		Canada, Manitoba, Guidelines, Visitability	Y
RL: Visitability, Non-Statutory, Canada	6/9/2010	Current Practices [Strategy]	City Housing Strategy 2007-2012	City of Ottawa	September 2007	http://intraspec.ca/CITY_HOUSING_STRATEGY070911.pdf		Ottawa's strategy plan to address housing in all aspects, including visitable needs.		Canada, Inclusive Housing, Implementation, Ottawa, Policy	
RL: Visitability, Non-Statutory, Canada	6/9/2010	Current Practices [Non-statutory]	Building a Visitable Home in Winnipeg	City of Winnipeg	2010	http://www.winnipeg.ca/ppd/universal_design.stm		These basic guidelines are provided by the City of Winnipeg for those interested in the design features of a visitable home.		Canada, Manitoba, Guidelines, Visitability, Winnipeg, Municipal	Y
RL: Visitability, Non-Statutory, Canada	6/9/2010	Current Legislation [Proposal]	Initial Proposed Accessible Built Environment Standard	Ontario Human Rights Commision	10/16/2009	http://www.ohrc.on.ca/en/resources/submissions/builtenviro/pdf		The Ontario Human Rights Commission (OHRC) has reviewed the initial proposed Accessible Built Environment Standard prepared by the Accessible Built Environment Standards Development Committee pursuant to the Accessibility for Ontarians with Disabilities Act (AODA). The proposed Standard sets out specific accessibility requirements for 11 groups of built environment elements, with new construction to apply within one year, change in use / extensive renovations within one to three years, and retrofit provisions within five to thirteen years. A final proposal of the standard was expected to be completed and submitted to the minister in Spring 2010. The government will review the committee's proposed standard and it may be adopted into regulation in whole, in part or with modifications.		Canada, Legislation, Ontario, Accessible Built Environment Standard, AODA	
RL: Visitability, Non-Statutory, Canada	6/21/2010		Ontario Home Builders' Association RESPONSE to the Initial Proposed Accessible Built Environment Standard	Ontario Home Builders' Association	October 2009	http://www.ohba.ca/pdfs/Consultation%20response.pdf		Provides feedback and comments on the proposed draft standard prepared by the Built Environment Standards Development Committee.		Canada, Ontario, New Build, Visitability, Barriers	
RL: Visitability, Non-Statutory, Canada	6/21/2010	Current Practice [Strategy]	Welcoming Communities: Creating Visitable Housing in Winnipeg	Canadian Centre on Disability Studies	June 2009	http://www.disabilitystudies.ca/Documents/Research/Completed%20research/Welcoming%20communities/Wpg%20Fdn%20Visitability%20Outcome.pdf		The Canadian Centre on Disability Studies received a grant from the Winnipeg Foundation in 2008. This community capacity-building project has developed and implemented a Winnipeg-based "Visitability Education and Awareness Campaign"which has been a catalyst for learning and action in private housing in Winnipeg.		Winnipeg, Strategy, Visitability, New Build, Canada	Y

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RL: Visitability, Non-Statutory, Canada	7/13/2010	Current Practice [Proposal]	Initial Proposed Accessible Built Environment Standard	Ontario Standards Development Committee	June 2009			As required by the Accessibility for Ontarians with Disabilities Act, the Minister of Community and Social Services appointed a Standards Development Committee (SDC) to develop the proposed Accessible Built Environment (ABE) Standard. The Committee is made up of 44 individuals from various sectors of Ontario life (see Appendix A). Half of the Committee members are persons with disabilities or representatives of organizations for persons with disabilities. Their combined knowledge, skills and experience and those of the organizations and communities from which they come include designing, building, researching, running businesses and delivering services. The Committee's task is to: develop an initial proposed standard that will focus on the first five years, to be submitted to the Minister for public review; consider comments received during the public review, making any changes the committee considers advisable; and submit a final proposed standard to the Minister of Community and Social Services to enact into law.		Canada, Ontario, Proposal, AODA	
RL: Visitability, Non-Statutory, Canada	7/29/2010	Legislation [Guidelines]	Planning for the Future: Age-friendly and Disability-friendly Official Community Plans	Union of British Columbia Municipalities	2010	http://www.ubcm.ca/assets/Library/Policy~Topics/Healthy~Communities/Planning%20for%20the%20Future.pdf		Most local governments in BC undertake a major redevelopment of their OCP every five to ten years. However, OCPs can be updated at any time to meet the emerging needs of the community, allowing local governments who are interested in improving accessibility and inclusion to take action. Here are some suggested guidelines, accompanied by examples from local governments around the province, for how to make your local government's OCP age-friendly and disability- friendly. This is a guiding document that you will need to adapt or expand to fit the needs of your community.	In guideline #3 it discusses accessible and visitable housing as an important issue to be included in OCP's for municipalities.	Canada, Visitability, Guidelines, Legislation, Municipalities	
RL: Visitability, Non-Statutory, Canada	7/29/2010	Legislation [Strategy Plan]	Seniors and Special Needs Strategy Plan	District of Tumbler Ridge, BC	November 2008	http://www.tumblerridge.ca/LinkClick.aspx?fileticket=51rSQfPu%2fuo%3d&tabid=159		The Strategic Plan is intended to guide the District, over the coming years, in creating change within the community that is consistent with the principles of "aging in place". This document discusses the need for various types of housing and discusses Visitability legislation. It recommends that the district endorses the principles, enacts by-laws to make all homes visitable, enacts variances for all homes to have entryways modified and enacts incentive programs to increase visitability.	The appendix contains an extensive list of relevant Visitability initiatives within Canada.	Canada, Visitability, Guidelines, Legislation, Municipalities, Implementation, Precedents	
RL: Visitability, Non-Statutory, Canada	7/30/2010	Non-statutory Legislation [Guidelines]	2005 Annual Meeting Resolutions	The Co-operative Housing Federation of Canada	June 2005	http://www.chfcanada.coop/eng/pdf/AGM2005Resolutions.pdf		During the CHF's annual meeting under resolution #7 "Visitability, the access measure for assisting elderly or disabled Canadians to remain in their neighbourhoods" they resolved "THAT wherever possible, CHF Canada and its members will speak publicly in support of including visitability elements in new housing development and significant housing renovation." The CHF also has an 'Aging-in-Place Committee' that is mandated to "develop tools that assist new housing co-op design using the principles of universal design or visitability".		Canada, Legislation, Guidelines, Best Practices, Visitability	
RL: Visitability, Non-Statutory, Canada	7/30/2010	Legislation [Guidelines]	Universal Design and Barrier-Free Access Guidelines and Standards for DND/CF Facilities [section within the Construction Engineering Technical Order (CETO)]	Canadian Forces Housing Agency - Department of National Defence	'January 1, 2006	through the offices of: Environment, Asset Information and Technical Services (EAITS)		This document is a supplement to the Canadian Standards Association publication 'Accessibility Design for the Built Environment" CAN/CSA B651-04 adopted by the Department of National Defence for use in all DND/CF facilities. Together, these documents define the minimum standard for Universal Design and Barrier-Free Access for the Department of National Defence and the Canadian Forces. It also adapts codes from the National Building Code of Canada. It's purpose is to provide a standard for universal design and accessibility that will serve to eliminate barriers and make DND/CF facilities useable for all occupants regardless of whether they have disabilities or not. It includes technical requirements that support principles of good design that will foster the creation of inclusive built environments and encourage the maximum use of facilities by a wide range of people with varying abilities.	It defines accessibility and universal design. Section 7 specifically refers to Residential Accommodation; with section 7.2 outlining 'Visitable Dwelling Units'.	Canada, Legislation, Guidelines, Best Practices, Visitability, Defence Construction Canada	
RL: Visitability, Non-Statutory, Canada	8/4/2010	Non-Statutory Legislation [Declaration]	Measuring Up the North Phase 1 Final Report: Appendix 7: Prince George Visitable Housing Declaration	Measuring Up the North Initiative Partners	December 2009	http://www.measureupthenorth.com/UserFiles/File/MUTNFinalReport%20APPENDICES01-15-10LR.pdf		This document contains an appendices for the "Measuring Up the North Phase 1 Final Report" found classified in precedents. This appendix contains information relating to the Measuring Up the North Conference that was held in the spring of 2009. On page 30 of this document is the "Prince George Declaration on Visitable Homes". This declaration came out of the conference in an attempt to move the state of visitable homes forward at this critical time. This declaration applies to all the 175 delegates that attended the conference. It declares to resolve that: All new single family homes be built to have a basic level of access (visitable) and All new multi-family homes and apartments be built to have a basic level of access (visitable) throughout and that a percentage of all suites be fully universally designed or accessible and; the local, provincial and federal levels of government work toward establishing laws, by- laws, codes and incentive programs to ensure visitability at all levels of jurisdiction.		Visitability, Canada, Initiative, Implementation, Declaration, Non-statutory Legislation, Inclusive Communities, Measuring Up the North	
RL: Visitability, Non-Statutory, Canada	8/4/2010	Non-Statutory Legislation [Discussion Paper]	Opening Doors: Manitoba's Commitment to Persons with Disabilities, Discussion Paper	Government of Manitoba: Disabilities Issues Office	June 2009	http://www.gov.mb.ca/fs/allaboard/pubs/opening_doors.pdf		The goal of this discussion paper is to expand on the vision for persons with disabilities that was outlined in the 2001 strategy. This paper outlines our ideas for moving forward and incorporates suggestions made by persons with disabilities during a number of Manitoba Round Tables on Disability hosted by the Disabilities Issues Office over the past eight years. 1) Housing Objective: To improve the availability of quality housing for persons with disabilities that is affordable, accessible, supportive and safe. [The recommendations and future directions in this section all discuss making visitability a priority within the built environment and they have outlined goals in accomplishing this.]		Visitability, Manitoba, Implementation, Subsidized Housing, Precedent, Strategy, Future Plans, Accessibility	
RL: Visitability, Non-Statutory, Canada	8/4/2010	Legislation [Strategy Plan]	Aging in Place: A Neighbourhood Strategy	The City of Edmonton Community Services	12/31/2007	http://www.edmonton.ca/for_residents/CommPeople/AgingInPlaceStudy20071231.pdf		This strategy defines visitable housing as one of their 'long-term solutions' for a liveable community on page 37 of the document. In the summary of findings on page 28, under "Alternative Housing and Building Design" an action proposed is to "Encourage universal design and 'visitability' in all new housing construction." The report also has data on demographics in and around Edmonton.		Aging-in-Place, City Initiative, Edmonton, Visitability, Strategy Plan, Legislation, Demographics, Data	
RL: Visitability, Non-Statutory, Canada	8/4/2010	Non-Statutory Legislation [Letter of Support]	Joint Submission to the Alberta Affordable Housing Task Force	Multiple Sclerosis Society of Canada (MSSC), Alberta Division Canada Paraplegic Association (CPA), Alberta Committee of Citizens with Disabilities (ACCD)	Spring 2007	http://mssociety.ca/Alberta/pdf/Affordable%20Housing%20Submission%20Spring%202007.pdf		This is a joint letter expressing the need for affordable and accessible housing to the Alberta Affordable Housing task force. On page 3 they suggest that: "all new or renovated housing should include the design feature of being visitable by someone with a disability. This can be achieved by providing a level entranceway as well as ensuring that there is access to a washroom and main areas such as the dining room."		Initiatives, Implementation, Letter of Support, Alberta, Accessible Housing, Visitability, Championing	
RL: Visitability, Non-Statutory, US	6/2/2010	Current Practice Legislation [Framework]	RERC on Universal Design at Buffalo	School of Architecture and Planning - University of Buffalo	January 2008	source: www.ap.buffalo.edu/idea/visitability/reports/existingstatelaws.xls		This is a good resource to start listing laws and ordinances that have passed. It contains major state laws and programs, and specifies requirements in a table form.			

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
RL: Visitability, Non-Statutory, US	6/3/2010	Current Practice Legislation [Law]	Inclusive Home Design Act of 2009	US Government	introduced 2009 (pending)	http://thomas.loc.gov/cgi-bin/query/z?c111:H.R.1408:		This is a bill currently pending being passed in the Congress. It will legislate visitability requirements similar to others for Federal funded new homes.		US Federal Law, Visitability, New Construction, Legislation	
RL: Visitability, Statutory, Canada	6/8/2010	Current Practices [Legislation]	Adaptable Design Requirements, Bylaw 6700,1995,	City of North Vancouver Municipal Zoning Bylaw 6700,1995, Section 507(11)	1999	http://www.cnv.org/server.aspx?c=1&i=84		This section of North Vancouver's city by-law describes the accessibility requirements medium density and high-density residential dwelling units.		Canada, North Vancouver, By-Law, legislation, BC, municipal	
RL: Visitability, Statutory, Canada	7/30/2010	Legislation [Policy]	Visitability Amendments to the Affordable Housing, Parks and Amenity Contribution Policy	City of Langford, BC	'December 17, 2007	from council minutes report on visitability: http://www.cityoflangford.ca/documents/agendas/affordable_housing_committee/07-12-10.pdf from council minutes amendment passing: http://www.cityoflangford.ca/documents/agendas/regular_council/07-12-17.pdf		This document is a compilation of from two council meeting minutes dated December 10th, 2007 and December 17th, 2007. The first council meeting minutes introduce a report on visitability and it's importance. The second council meeting minutes carry forward, passing the Visitability amendments to the Affordable Housing, Parks and Amenity Contribution Policy (AHPACP). THe AHPAC policy itself could not be found for records. The visitability amendments calls for the 3 basic requirements of visitability.		Legislation, Canada, Langford, Implementation, Visitability, Policy	
RL: Visitability, Statutory, UK	6/1/2010	Current Practice Legislation [Policies]	Approved Document M - Access to and Use of Buildings	UK Government	May 2006	http://www.planningportal.gov.uk/		Part M Legislation document, the section of the UK's building code that covers dwellings and accessibility.	Part M Guidelines: A level or ramped approach to the house which is at least 900 mm wide. An accessible threshold at the entrance to the house. An entrance door which provides a minimum clear opening of 775 mm. A toilet in the entrance storey which wheelchair users can access. Corridors and hallways in the entrance storey sufficiently wide to allow circulation by a wheelchair user. No changes of level on the entrance storey apart from on steeply sloping sites. Switches and sockets sited between 450 mm and 1200 mm from the floor. The provision of lifts in flats is not a requirement. Where a lift is provided in flats, a minimum lift capacity and dimensions will be recommended. Where a lift is not provided, the common stair to be designed to suit the needs of ambulant disabled people. N.B. the provisions apply to flats as well as houses	Part M, UK, legislation, criteria, new build	
RL: Visitability, Statutory, US	5/13/2010	Current Practice Legislation [Inspection Report]	Visitability Design Inspection Report	Allegheny County Pennsylvania	Revised: 04/07	http://www.county.allegheny.pa.us/opa/InspRpt132.pdf		This document is an example of a visitability report for a state agency to verify visitability features are being built within the dwelling. It is a form to be completed by the owner and the building inspector.	This could be a good reference for how a state agency implements visitability bylaws in the residential construction industry.	Legislation, Bylaws, Implementation, Inspection Report, USA	
RL: Visitability, Statutory, US	5/14/2010	Current Practice [City Ordinance]	Austin Texas, City Ordinance No. 981007-A	City of Austin, Texas	October 1998	http://www.concretechange.org/policy_legislative_local_austin.pdf		This is an example of visitability principles being implemented into legislation. It is an excerpt from their bylaws that provides basic access in certain single-family homes, duplexes and triplexes.		US, Bylaw, Ordinance, Legislation, Visitability, Implementation	
RL: Visitability, Statutory, US	6/1/2010	Current Practice Legislation [Ordinance]	Atlanta, Georgia Code of Ordinances - Division 1: Housing Code, Barrier Free Requirements Sec. 8-2181	City of Atlanta, Georgia	Ammended 1992	http://library.municode.com/HTML/10376/level5/PIII_P8_C2_AF_D1.html		The ordinance applies to NEW single-family dwellings, duplexes, and triplexes which receive city assistance. Design Requirements: shall have at least one accessible building entrance; all interior doors are sufficiently wide to allow passage, minimum 32"; an accessible route into and through the dwelling, minimum 36" wide route except at doors; wall reinforcement in bathrooms in designated locations specified by ANSI A117.1; all switches, outlets and controls located in an accessible location		US, Legislation, Ordinance, Bylaws, Atlanta Georgia	
RL: Visitability, Statutory, US	6/2/2010	Current Practice Legislation [Policies]	2008-2013 Housing Element Accessibility - Special Needs Housing	City of Sacramento	2008	http://www.google.ca/url?sa=t&source=web&ct=res&cd=4&ved=0CCAQFjAD&url=http%3A%2F%2Fcityofsacramento.org%2Fadaweb%2Fdac%2Farchives%2Fother%2F2008-2013_Housing_Element_Accessibility_-_Special_Needs_Housing.doc&ei=LI0GTIGOMYrMNcqg2ccJ&usg=AFQjCNHo3_ZcyIlad3PaUmDEqyi95qQmtg&sig2=4j_oNkfFtvp1J4AgmlsSIA		The draft Universal Design Ordinance [LR09-017] is currently under development by city of Sacramento. The Universal Design Ordinance includes incorporating visitability features into the residential building code and is part of Sacramento's 2008-2013 Housing Element document.	City of Sacramento's Disabilities Advisory Commission website located here: http://www.cityofsacramento.org/adaweb/dac/ The Disabilities Advisory Commission (DAC) is a nine member group established to provide advice and recommendations to the mayor and city council on strategies to enhance the city's compliance with the Americans with Disabilities Act (ADA), the California Fair Employment and Housing Act, and Title 24 of the California Code of Regulations.	US, Ordinance, Policy, ADA, Sacramento	Y
RL: Visitability, Statutory, US	6/2/2010	Current Practice Legislation [Law]	Florida Bathroom Law [Title XXXIII: ch.553: Building Construction Standards; Part II: Accessibility by Handicapped Persons, 553.504 (2)]	State of Florida	1989	http://www.flsenate.gov/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=Ch0553/SEC504.HTM&Title=-%3E2009-%3ECh0553-%3ESection%20504#0553.504		This law is adopted the ADA and amended it with the Bathroom Law stating: All new single-family houses, duplexes, triplexes, condominiums, and townhouses shall provide at least one bathroom, located with maximum possible privacy, where bathrooms are provided on habitable grade levels, with a door that has a 29-inch clear opening. However, if only a toilet room is provided at grade level, such toilet room shall have a clear opening of not less than 29 inches.		Legislation, Florida	Y

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RL: Visitability, Statutory, US	6/2/2010	Current Practice Legislation [Ordinance]	Texas Ordinance, Subchapter X, Chapter 2306, Government Code [2306.514]	State of Texas	1999	http://www.concretechange.org/policy_legislative_local_tx.pdf		Sec. 2306.514. Construction Requirements for Single Family Affordable Housing: at least one entrance door, whether located at the front, side, or back of the building: is on an accessible route served by a ramp or no-step entrance; and has at least a standard 36-inch door. On the first floor of the building: each interior door is at least a standard 32-inch door; each hallway has a width of at least 36 inches and is level; each bathroom wall is reinforced for potential installation of grab bars; each electrical panel, light switch, or thermostat is not higher than 48 inches above the floor; and each electrical plug or other receptacle is at least 15 inches above the floor; and if the applicable building code or codes do not prescribe another location for the breaker boxes, each breaker box is located not higher than 48 inches above the floor inside the building on the first floor.	Follows Atlanta, Georgia Ordinance	Texas, US, Law, Visitability, New Build	Y
RL: Visitability, Statutory, US	6/2/2010	Current Practice Legislation [Ordinance]	Visitability Ordinance	Chapter 1347 of the Toledo Municipal Code, ORD. 577-05	2005	http://www.amlegal.com/nxt/gateway.dll/Ohio/toledo/toledomunicipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:toledo_oh		All new one-, two- and three-family dwelling units, which have received a subsidy to building from a governmental body or agency, must comply with the requirements below in addition to the requirements provided in the adopted residential code. (a) No step entrance: Provide at least one no step entrance. The required no step entrance shall be accessed via a visitable route. (b) Doors/openings: All doors and openings shall have a minimum net clear width of 32 inches. (c) Hallways/corridors: All hallways and corridors on the main floor shall be at least 36 inches in width.(d) Bathroom/half-bath: Provide a bathroom or half-bath on the main floor with clear floor space of 30 inches x 48 inches.(e) Bathroom/half-bath walls: All walls in the required bathroom/half-bath shall have reinforcing/backing in the walls to allow for future installation of grab bars.(f) Wall electrical outlets: Wall electrical outlets on the main floor shall be mounted at least 15 inches above the finished floor.(g) Light switches, thermostats and other controls: Light switches, thermostats and other control devices on the main floor shall be mounted no higher than 48 inches above finished floor.		Ordinance, Toledo, visitability, new build	Y
RL: Visitability, Statutory, US	6/2/2010	Current Practice Legislation [Ordinance]	Georgia Single-Family Basic Access Bill [O.C.G.A. 8-3-172]	State of Georgia	4/28/2000	http://www.lexis-nexis.com/hottopics/gacode/		At least one entrance door, whether located at the front, side, or back of the building: is on an accessible route served by a ramp or no-step entrance; and has at least a standard 36-inch door. On the first floor of the building: each interior door is at least a standard 32-inch door; each hallway has a width of at least 36 inches and is level; each bathroom wall is reinforced for potential installation of grab bars; each electrical panel, light switch, or thermostat is not higher than 48 inches above the floor; and each electrical plug or other receptacle is at least 15 inches above the floor; and if the applicable building code or codes do not prescribe another location for the breaker boxes, each breaker box is located not higher than 48 inches above the floor inside the building on the first floor.		Texas, US, Law, Visitability, New Build	Y
RL: Visitability, Statutory, US	6/2/2010	Current Practice Legislation [Ordinance]	City of San Antonio, Ordinance 95641	City of San Antonio, Texas	4/18/2002	http://www.sanantonio.gov/ada/pdf/UD%20Final%20Signed%20Ord.pdf		Universal Design and Construction Requirements for New Single-Family Homes, Duplexes and Triplexes Build with Funds Administered by the Municipal of San Antonio		Texas, US, Law, Visitability, New Build	
RL: Visitability, Statutory, US	6/2/2010	Current Practice Legislation [Ordinance]	City of Auburn, Barrier Free Construction Ordinance	City of Auburn, New York	9/13/2005	http://ecode360.com/?custId=AU1877		Auburn passed Local Visitability Ordinance On September 13th, 2005, becoming one of the first communities in New York State to enact a visitability ordinance, requiring certain features to be included in new homes built with public funds to make them more accessible to individuals with disabilities. Public funds are any local, state, and/or federal monies used to support new construction. New construction requirements include wide passage doorways on the first floor, at least an accessible half-bath on the first floor, at least one accessible entrance, as well as accessible electrical outlets and light switches.		Auburn, New York, Ordinance, visitability, new build	Y
RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [Ordinance]	Town of Southampton, Universal Design, Chapter 130, Article IV	Town of Southampton, New York	2002	http://www.ecode360.com/ecode3-back/getSimple.jsp?custId=SO0286&guid=8694406&all=true		The Town of Southampton passed the Universal Design article in 2002, incorporating it within the town's building code. Different requirements exist for senior housing, single family dwellings receiving funding from the Town of Southampton, and high-density residential developments designated as "multifamily housing". Visitability requirements apply to multi-family housing.		Southampton, New York, visitability, ordinance, legislation, new build	Y
RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [Ordinance]	Visitability of Dwelling Units, Long Beach Building Code, Chapter 18.96, Ord. C-7807 § 1, 2002	City of Long Beach, California	2002	http://library.municode.com/HTML/16115/level3/Vol2_T18_C18.96.html		The city of Long Beach, California, passed the Visitability of Dwelling Units ordinance in 2002. All newly constructed single-family or duplex dwelling units receiving assistance from the city of Long Beach are required to comply with visitability criteria.		Long Beach, California, visitability, ordinance, new build	Y
RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [Ordinance]	City of Naperville, Ordinance	City of Naperville, Illinois	2002	http://search.municode.com/html/14853/level3/T5_C1_AB.html		Amendments to the city bylaws that apply to all new construction of residential buildings. It includes wall reinforcement, wider doors and accessible outlets and switches, but does not require a zero-step entry.		Naperville, Illinois, Ordinance, visitability, All New Build	
RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [Ordinance]	Inclusive Home Design Ordinance	City of Tuscon	Octover 2007	http://www.ci.tucson.az.us/dsd/Codes___Ordinances/Building_Codes/InclusiveHomeDesignOrdinance.pdf		Extensive law / building code that uses the ANSI 117.1 code and supplements it with amendments.		Tuscon, Ordinance, visitability, All New Build	
RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [Ordinance Comments]	Inclusive Home Design Ordinance: Synthesis & Commentary	City of Tuscon	no date	http://www.ci.tucson.az.us/dsd/Codes___Ordinances/Building_Codes/Inclusive_Hm_Deisign_commentary.pdf		This document outlines what changes / amendments were made to the ANSI 117.1 and it's complete with commentary from the city about the document.		Tuscon, Ordinance, visitability, All New Build	
RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [Ordinance Comments]	The Inclusive Home Design Act HR 1441	US Congress	3/17/2005	http://thomas.loc.gov/cgi-bin/query/z?c109:h1441:		The Inclusive Home Design Act is based on the concept of visitability, the affordable, sustainable and inclusive design approach for integrating basic accessibility features into newly-built homes. Specifically, the legislation requires all newly-built single family homes receiving federal funds to meet three specific accessibility standards: at least one accessible (or "zero step") entrance into the home; 32" clearance doorways on the main level; and one wheelchair accessible bathroom.	This bill never became law. This bill was proposed in a previous session of Congress. Sessions of Congress last two years, and at the end of each session all proposed bills and resolutions that haven't passed are cleared from the books. Members often reintroduce bills that did not come up for debate under a new number in the next session. This bill was re-introduced as H.R. 1408: Inclusive Home Design Act of 2009, on March 10, 2009. Cites cost as: For homes built on a concrete slab, $98; For homes with a basement or crawl space, $573	Federal, US, government, visitability, new build	Y

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RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [Ordinance Comments]	Inclusive Home Design Ordinance: Synthesis & Commentary	Pima County	no date	http://www.dsd.pima.gov//building/PDFs/2006/Inclusive%20Home%20Design%20Ordinance%20synthesis%20&%20commentary.pdf		This document outlines what changes / amendments were made to the ANSI 117.1 and it's complete with commentary from the city about the document.	The actual ordinance document itself couldn't be found. On the online publication it only showed where amendments to the building code had been made, not the actual code itself. Refer to the City of Tuscon Ordinance as this was adopted directly from Pima County.	Pima County, Ordinance, visitability, All New Build	
RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [Ordinance]	Visitability Code, Ordinance 03-069	Bolingbrook, Illinois	June 2003	http://www.bolingbrook.com//info/pdf/VisitabltyCde1_09_09.pdf		This code specifies all requirements discussed with visitability.		Bolingbrook, Illinois, Legislation, Law, US, New Residential	
RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [Ordinance Comments]	City of Dublin Municipal Code, Chapter 7.90, UNIVERSAL DESIGN	City of Dublin, California	1/19/2010	http://www.codepublishing.com/ca/dublin.html		All residential dwellings units (single-family, duplex, and triplexes) that are a part of a residential development project in excess of twenty (20) residential dwelling units must have visitability options. Visitability items must be presented as options to buyers, although buyers can decline.		City of Dublin, US, Ordinance, Universal Design, New build	Y
RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [State Law]	Accessibility Standards; Residential Construction; 2907	State of Vermont	4/1/2005	http://www.michie.com/vermont/lpext.dll?f=templates&fn=main-h.htm&cp=vtcode		This is a law that stipulates visitability requirements for all residential construction.		Vermont, US, Ordinance, Universal Design, New build	
RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [State Law]	Visit-ability Code Section, Iowa City Building Code	Iowa City, Iowa State	2009	http://www.icgov.org/default/?id=show1606&navID=4&navEntry=1143		Mandatory visitability code amendment applies to new one- and two-family dwellings and is not required for new townhouses, or existing structures for repairs, alterations, change of occupancy or additions unless the square footage of the addition is more than 25% of the existing structure, then, the addition must comply. Also applies to new townhouses constructed using public funds		Iowa City, Ordinance, visitability, new build	
RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [Ordinance]	Visitability Code, R-324	Urbana, Illinois	2000	http://www.city.urbana.il.us/urbana/community_development/building_safety/Model_Code_Ordinance.pdf		Visitability requirements for municipally subsidized housing.		Urbana, Illinois, Ordinance, visitability, new build	
RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [Tax Incentive Ordinance]	Pittsburgh Visitability Design	City of Pittsburgh	October 2002	http://library4.municode.com/default-test/home.htm?infobase=13525&doc_action=whatsnew		This is a law that gives developers and owners a tax credit for implementing visitability standards.		Pittsburgh, Incentive, Tax Credit, visitability, new build	
RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [State Law]	Kansas House Bill 2020	Kansas State	2002	http://www.kslegislature.org/bills/2002/2020.pdf		This is a law that stipulates visitability requirements for all federally and state funding new residential construction.		Kansas, US, Law, Visitability, New Build	
RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [State Law]	Visitability Requirement [462A.34]	Minnesota State	6/30/2001	http://law.justia.com/minnesota/codes/460/462a-s34.html		This is a law that stipulates very basic visitability requirements for all state funding new residential construction.		Minnesota, US, Law, Visitability, New Build	
RL: Visitability, Statutory, US	6/4/2010	Current Practice Legislation [State Law]	St. Petersburg Municipal Code, ARTICLE III, ACCESSIBILITY IN HOUSING CONSTRUCTED WITH PUBLIC FUNDS	Florida State	2004	http://www.stpete.org/capi/visitability.asp		n 2004, the Visitability Ordinance was adopted. With a few exceptions, all new construction of buildings for residential use, consisting of one to three units, funded with any financial assistance from the City must comply with the requirements of the ordinance. The requirements set forth provides specifications for building entrances, interior doors and hardware, hallways, passageways and maneuvering space, bathrooms, lighting, electrical outlets, thermostats and environmental controls. Since its inception, all building code and permitting staff have been trained on the requirements of this ordinance. As of this writing 114 permits have been issued to residence under this ordinance over a three year period; totaling values of over $4.2 million. The integration of visitors and residents through visitability and transportation encourages full community participation.		Florida, St. Petersburg, Visitability, legislation, ordinance, new build	Y
RL: Visitability, Statutory, US	6/4/2010	Current Practice Legislation [Tax Incentive Ordinance]	Income tax credit; certain homes with accessibility features [HB 1621]	Georgia State	3/18/1998	http://www.legis.state.ga.us/legis/1997_98/fulltext/hb1621.htm		This is a law that gives tax credit for implementing very basic visitability requirements.		Georgia, Incentive, Tax Credit, visitability, new build	Y
RL: Visitability, Statutory, US	6/4/2010	Current Practice Legislation [Tax Incentive Ordinance]	Residential Visitability Design Tax Credit Program [Bill 2848-06]	Allegheny County, Pennsylvania	11/29/2006	http://legistar.county.allegheny.pa.us/detailreport/Reports/Temp/64201016741.pdf		This is a law that gives tax credit for implementing visitability requirements.		Allgeheny County, Pennsylvania,Incentive, Tax Credit, visitability, new build	
RL: Visitability, Statutory, US	6/4/2010	Current Practice Legislation [Instructions]	Instructions for Application for Residential Visitability Design Tax Credit Program	Allegheny County, Pennsylvania	rev 02/08	http://www.alleghenycounty.us/opa/Instr132.pdf		These are instruction to apply to the tax credit program.		Allgeheny County, Pennsylvania,Incentive, Tax Credit, visitability, new build	
RL: Visitability, Statutory, US	6/4/2010	Current Practice Legislation [Application Form]	Application for Residential Visitability Design Tax Credit Program	Allegheny County, Pennsylvania	rev 04/07	http://www.alleghenycounty.us/opa/form132.pdf		This is the application form for the tax credit program.		Allgeheny County, Pennsylvania,Incentive, Tax Credit, visitability, new build	
RL: Visitability, Statutory, US	6/4/2010	Current Practice Legislation [Waiver Fee]	Visitability Standards	Rockford Municipal Code, Chapter 105 BUILDINGS AND BUILDING REGULATIONS, Article III, Visitability Standards	2007	http://library3.municode.com:80/default-test/template.htm?view=browse&doc_action=setdoc&doc_keytype=tocid&doc_key=d9858264dc46e3d5a428135e4d60fcd4&infobase=14387		Rockford's city ordinance mandates Visitability features in new residential structure constructed with public funds or with financial assistance originating from or flowing through the city.		Rockford, Illinois, new build, legislation, ordinance, visitability	Y
RL: Visitability, Statutory, US	6/4/2010	Current Practices Legislation [State Law]	Subsidized Development Visitability	Oregon	2004	http://www.oregon.gov/OHCS/HD/docs/VisitabilityRules.doc		This is a law that stipulates visitability requirements for all federally and state funding new residential construction.		Oregon, new build, legislation, ordinance, visitability	Y
RL: Visitability, Statutory, US	6/21/2010	Current Legislation [Building Code]	Housing Accessibility [Building Code, Title 24, Part 2, Chapter 11A]	2007 California Building Code	2007	http://publicecodes.citation.com/st/ca/st/b200v07/st_ca_st_b200v07_11a_sec001.htm?bu=CA-P-2007-999999		This code specifies all new construction for multi-family developments. It also specifies retro-fits when common areas are being constructed. The requirements go beyond visitability requirements and are extensive for universal design.		Regulations, Building Code, Universal Design, New Construction, Retro-fit, California	

	Date	Document Type	Name	Source	Date Published	Link (Website link or	Monitor	Abstract	Notes	Keywords	Digital Copy Y/N
RL: Visitability, Statutory, US		Current Legislation [Law]	Strategies for Providing Accessibility & Visitability for HOPE VI and Mixed Finance Homeownership	US Department of Housing and Urban Development	January 2000	http://www.huduser.org/portal/publications/pubasst/strategies.html		Today, many for-sale and rental units that are fully accessible to people with mobility disabilities or sight or hearing impairments are being built by public housing authorities and their development partners. But for communities to be truly inclusive, we must also work toward a modest–but universal–standard of access. To help reach that goal, HUD encourages HOPE VI grantees to ensure that as many units as possible have doorways and bathrooms which are "visitable" for people with disabilities. HUD has worked with architects and advocates to develop design strategies that are both attractive and functional for families at any stage or condition of life. In this publication, you will see design features that are inexpensive and unobtrusive–in fact, many exist unnoticed inside a wall or in the design of a closet until the day when the reinforcement for a grab bar or the space for an elevator is needed. Housing that is accessible, attractive, affordable, and which welcomes disabled and aging Americans is an integral part of the healthy, sustainable communities that HUD is working to create HOPE VI and other developments throughout the country.		Visitability, US, Precedent, Strategy, Federal, Subsidized, Regulations	
RL: Visitability, Statutory, US	6/3/2010	Current Practice Legislation [State Law]	The Residential VisitAbility Design Tax Credit Act	State of Pennsylvania	10/28/2006	http://www.legis.state.pa.us/cfdocs/billinfo/billinfo.cfm?syear=2005&sind=0&body=S&type=B&bn=1158		This is a law that gives developers and owners a tax credit for implementing visitability standards.		Pennsylvania, Incentive, Tax Credit, visitability, new build	
RL: Visitability, Statutory, US	6/3/2010	Current Practice [Incentive Program]	Visit-Ability Program	Town of Visalia, California	2007	http://www.ci.visalia.ca.us/default.asp		Developers in Visalia, California receive a “Visit-Able” logo to place on new homes that comply with visitability requirements. Little information is available on the Municipal of Visalia's website, although a Municipal council agenda states: "During the development process staff concluded that the program could not be made mandatory under the provisions of the Uniform Building Code. There was specific code language in the UBC to provide for more restrictive code changes; however the language referred to modifications to the code requiring that the governing body make express findings showing that such modifications are reasonably necessary due to local climactic, geological or topographical conditions. At the time this voluntary program was enacted, staff did not believe that those findings could be made and Council agreed."		California, Incentive Program, Legislation	N

d. Legislative time-line and framework table

The following table is the compilation of all legislative documents and references found during the Environmental Scan phase of this project.

Some of the entries into the table are incomplete. The primary source for those entries could not be found. They were included in the table because they where referenced on third party documents and could later be searched for further information. These entries are labeled as "could not find primary source".

Legend/Table headings

Legislation/Regulation (details)
- Name
- Country (of origin)
- Year (when it was established)
- Day and Month (when it was established -if available)
- Jurisdiction
- Law, Ordinance or Incentive Program
- Enacted / Proposed
- Location (where is implemented)
- Legal Name
- Types of Housing (where is implemented)
- Subsidize Housing / All Housing (where is implemented)
- Mandatory / Voluntary
- Enforcement (enforced by)
- Source / Link

Features (that the document includes in its' regulation)
- Entrance to Home
- Interior Doors and Accessible Route
- Bathroom
- Light switches, Thermostat, Electrical outlets, Electrical panel, etc.
- Added Features
- Geographic/Topographic Considerations
- Notes

	Legislation/Regulation												
Name	Country	Year	Day and Month	Jurisdiction	Law, Ordinance, or Incentive Program	Enacted/ Proposed	Location	Legal Name	Types of Housing	Subsidized Housing/All Housing	Mandatory / Voluntary	Enforcement	Source / Link
Fair Housing Amendments Act of 1988	US	1988		Federal	Law	Enacted	USA	PL 100-430, 102 Stat. 1619 (1988), 42 U.S.C. 3601, et seq.	New Multi-family with 4 or more units	All Housing	Mandatory	Department of Housing and Urban Development (HUD)	
Florida Bathroom Law	US	1989		State	Law	Enacted	Florida	Title XXXIII: ch.553: Building Construction Standards; Part II: Accessibility by Handicapped Persons, 553.504 (2)	New single-family dwellings, duplexes, triplexes, condominiums and townhouses	All Housing	Mandatory	Local Building Departments	http://www.flsenate.gov/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=Ch0553/SEC504.HTM&Title=-%3E2009-%3ECh0553-%3ESection%20504#0553.504
Americans with Disability Act	US	1990	July-10	Federal	Law	Enacted	USA	A.D.A.	Public Buildings Only	Public Buildings Only	Mandatory	U.S. Department of Justice	http://www.ada.gov/
Barrier Free Requirements	US	1992	June-10	Municipal	Ordinance	Enacted	Atlanta, Georgia	Code of Ordinances - Division 1: Housing Code, Sec. 8-2181	New single-family dwellings, duplexes, and triplexes	Subsidized Housing [Federal, State, or Municipal Funding]	Mandatory	Bureau of Buildings	http://library.municode.com/HTML/10376/level5/PIII_P8_C2_AF_D1.html
Accessibility in Housing Constructed with Public Funds	US	1998	October-10	Municipal	Ordinance	Enacted	Austin, Texas	Title 5: Civil Rights; Ch. 5-1 Housing Discrimination; Article 3 [5-1-131 to 5-1-145]	New single-family dwellings, duplexes, and triplexes	Subsidized Housing [Federal, State, or Municipal Funding]	Mandatory	Municipal of Austin Fair Housing Office	http://www.ci.austin.tx.us/edims/document.cfm?id=48169
Income tax credit; certain homes with accessibility features	US	1998	March-10	State	Incentive Tax Law	Enacted	Georgia	Title: 48; Ch. 7, Article 2 [HB 1621]	Purchasing or retro-fitting certain single-family homes	All Housing	Voluntary	State Revenue Commissioner	http://www.legis.state.ga.us/legis/1997_98/fulltext/hb1621.htm
Construction Requirements for Single-Family Affordable Housing	US	1999	September-10	State	Law	Enacted	Texas	Texas Ordinance, Subchapter X, Chapter 2306, Government Code [2306.514] [Texas Senate Bill 623]	New single-family dwellings	Subsidized Housing [Federal, State, or Municipal Funding]	Mandatory	The Texas Department of Housing and Community Affairs	http://www.statutes.legis.state.tx.us/
Georgia Single-Family Basic Access Bill	US	2000	April-10	State	Law	Enacted	Georgia	Title 8: Buildings and Housing; Ch.3 Housing Generally; Article 3: Office for Housing [O.C.G.A. 8-3-172] [Senate Bill 443]	New single-family dwellings	Subsidized Housing [Federal, State, or Municipal Funding]	Mandatory	Georgia Department of Community Affairs	http://www.lexis-nexis.com/hottopics/gacode/
Visitability Code	US	2000		Municipal	Ordinance	Enacted	Urbana, Illinois	Article IV: Residential Code; Section R-324; Appendix M 'Visitability' Section AM 101-105	New one & two family dwellings	Subsidized Housing [Municipal Funding]	Mandatory	Community Development Services	http://www.Municipal.urbana.il.us/urbana/community_development/building_safety/Model_Code_Ordinance.pdf
could not find primary source	US	2000		Municipal	Law	Enacted	Fortworth, Texas	could not find primary source					could not find primary source
Visitability Requirement	US	2001	June-10	State	Law	Enacted	Minnesota	Ch. 462A: Housing Finance Agency; Ch. 462A.34 Visitability Requirement	All new construction of single-family, duplexes, triplexes and multi-level townhouses	Subsidized Housing [State Funding]	Mandatory	Minnesota Housing Finance Agency	http://law.justia.com/minnesota/codes/460/462a-s34.html
could not find primary source	US	2001		County			Howard County, Maryland	could not find primary source					could not find primary source

	Legislation/Regulation												
Name	Country	Year	Day and Month	Jurisdiction	Law, Ordinance, or Incentive Program	Enacted/ Proposed	Location	Legal Name	Types of Housing	Subsidized Housing/All Housing	Mandatory / Voluntary	Enforcement	Source / Link
could not find primary source	US	2001		Municipal	needs to be searched		Albuquerque, New Mexico	needs to be searched					needs to be searched
Universal Design and Construction Requirements for New Single-Family Homes, Duplexes and Triplexes Build with Funds Administered by the Municipal of San Antonio	US	2002	April-10	Municipal	Ordinance	Enacted	San Antonio, Texas	Section 1; Ch. 6; Article XII [Ordinance 95641]	New single-family dwellings, duplexes, triplexes, condominiums and townhouses	Subsidized Housing [Municipal Funding]	Mandatory	Municipal of San Antonio Development Services Department	http://www.sanantonio.gov/ada/pdf/UD%20Final%20Signed%20Ord.pdf
Universal Design	US	2002		Municipal	Ordinance	Enacted	Southampton, New York	Southampton Town Code Chapter 123, Article IV	For high-density residential developments designated as "multifamily housing", including but not limited to townhouses, attached two-, three-, or four-family dwellings, excluding single-family detached dwellings.	All Housing	Mandatory	Municipal of Southampton, New York	http://www.ecode360.com/ecode3-back/getSimple.jsp?custId=SO0286&guid=8694406&all=true
Visitability of Dwelling Units	US	2002		Municipal	Ordinance	Enacted	Long Beach, California	Long Beach Building Code, Chapter 18.96, Ord. C-7807 § 1, 2002	New construction of single-family or duplex dwelling units	Subsidized Housing [Municipal Funding]	Mandatory	Municipal of Long Beach	http://library.municode.com/HTML/16115/level3/Vol2_T18_C18.96.html
Naperville, Illinois, Code of Ordinances	US	2002		Municipal	Ordinance	Enacted	Naperville, Illinois	Title 5: Building Regulations; Ch. 1 Building Codes; Article B: Residential Code; Section 2: Amendments [5-1B-2-1,2,3]	New Residential	All Housing	Mandatory	Municipal of Naperville Department Services	http://search.municode.com/html/14853/level3/T5_C1_AB.html
Inclusive Home Design Ordinance	US	2002		County	Ordinance	Enacted	Pima County, Arizona	Pima County Ordinance 2002-72	New Residential	All Housing	Mandatory	Pima County Code Enforcement	http://www.dsd.pima.gov/building/PDFs/2006/Inclusive%20Home%20Design%20Ordinance%20synthesis%20&%20commentary.pdf
Pittsburgh Visitability Design	US	2002	October	Municipal	Incentive Tax Ordinance	Enacted	Pittsburgh, Pennsylvania	Title: 2: Fiscal; Article IX: Property Taxes; Ch. 261 Personal Property Ordinance 939	New construction (and substantial renovation to) single-family dwellings, duplexes, tri-plexes, townhouses, row houses, adapted reuses of residential, industrial and commercial buildngs that are renovated or converted for residential use.	All Housing	Voluntary	Bureau of Building Inspection + Development and Administration Review Division of the Department of Cit Planning	http://library4.municode.com/default-test/home.htm?infobase=13525&doc_action=whatsnew
Kansas House Bill 2020	US	2002		State	Law	Enacted	Kansas State	House Bill No. 2020	New single-family, duplex, and triplexes	Subsidized Housing [Federal or State Funding]	Mandatory	Kansas Department of Commerce and Housing	http://www.kslegislature.org/bills/2002/2020.pdf

	Legislation/Regulation												
Name	Country	Year	Day and Month	Jurisdiction	Law, Ordinance, or Incentive Program	Enacted/ Proposed	Location	Legal Name	Types of Housing	Subsidized Housing/All Housing	Mandatory / Voluntary	Enforcement	Source / Link
Visitability Code	US	2003	June	Municipal	Ordinance	Enacted	Bolingbrook, Illinois	Ordinance 03-069	New Residential	All Housing	Mandatory	Community Development Department	http://www.bolingbrook.com//info/pdf/VisitabltyCde1_09_09.pdf
could not find primary source	US	2003		State	Law		Kentucky	could not find primary source		Subsidized Housing [State Funding]			could not find primary source
could not find primary source	US	2003		Municipal	needs to be searched		Escanaba, Michigan	needs to be searched					needs to be searched
could not find primary source	US	2003		County	needs to be searched		St. Louis County, Missouri	needs to be searched					needs to be searched
ACCESSIBILITY IN HOUSING CONSTRUCTED WITH PUBLIC FUNDS	US	2004	Unknown	Municipal	Ordinance	Enacted	St. Petersburg, Florida	St. Petersburg Municipal Code, ARTICLE III	All new construction of buildings for residential use, consisting of one to three units, funded with any financial assistance from the City must comply with the requirements of the ordinance.	Subsidized Housing [Municipal Funding]	Mandatory	Not Specified	http://www.stpete.org/capi/visitability.asp
New Home Universal Design Checklist	US	2004	January-10	State	Law	Enacted	California	California Health and Safety Code Sections 17959.6 Form AB 1400	All Housing	All Housing	Mandatory	California Health and Safety Code	http://law.justia.com/california/codes/hsc/17950-17959.6.html
Subsidized Development Visitability	US	2004	July-10	State	Law	Enacted	Oregon	Ch.813, div. 310 [813-310-0005]	New construction of one or more rental housing units, townhouses, or group homes	Subsidized Housing [Federal Funding]	Mandatory	Housing and Community Services Department	http://www.oregon.gov/OHCS/HD/docs/VisitabilityRules.doc
Visitability	US	2005	September-10	Municipal	Ordinance	Enacted	Toledo, Ohio	Chapter 1347 of the Toledo Municipal Code, ORD. 577-05	All new one, two and three family dwelling units, which have received a subsidy to build from a Governmental body or agency.	Subsidized Housing [Federal, State, or Municipal Funding]	Mandatory	Municipal of Toledo	http://www.amlegal.com/nxt/gateway.dll/Ohio/toledo/toledomunicipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:toledo_oh
Barrier Free Construction	US	2005	September-10	Municipal	Ordinance	Enacted	Auburn, New York	Chapter 126, Municipal of Auburn Municipal Code	New single-family dwellings receiving Municipal, state or federal assistance.	Subsidized Housing [Federal, State, or Municipal Funding]	Mandatory	Municipal of Auburn, New York	http://ecode360.com/?custId=AU1877

	Legislation/Regulation												
Name	**Country**	**Year**	**Day and Month**	**Jurisdiction**	**Law, Ordinance, or Incentive Program**	**Enacted/ Proposed**	**Location**	**Legal Name**	**Types of Housing**	**Subsidized Housing/All Housing**	**Mandatory / Voluntary**	**Enforcement**	**Source / Link**
The Inclusive Home Design Act	US	2005	March-10	Federal	Law	Proposed	USA	The Inclusive Home Design Act HR 1441	Newly-built single family homes receiving federal funds	Subsidized Housing [Federal Funding]	Mandatory	Federal, state, and local governments	
Accessibility Standards; Residential Construction, Act 88	US	2005	April-10	State	Law	Enacted	Vermont	Title 20; Part 7; Chapter 174; ss 2907	New Residential (except a single family dwelling built by the owner for personal occupancy)	All Housing	Mandatory		http://www.michie.com/vermont/lpext.dll?f=templates&fn=main-h.htm&cp=vtcode
Requirements for Publicly Funded Residential Construction to Allow for Accessibility and Occupancy by Disabled Persons	US	2005	Unknown	Municipal	Ordinance	Enacted	Scranton, Pennsylvania	City of Scranton, CHAPTER 187. Building Construction, ARTICLE V. Requirements for Publicly Funded Residential Construction to Allow for Accessiblity and Occupancy by Disabled Persons	New single-family, duplexes and triplexes which are constructed with public funds	Subsidized Housing [Municipal Funding]	Mandatory	Not Specified	http://ecode360.com/ecode3-back/getSimple.jsp?custId=SC1588&guid=11604927&all=true
The Residential VisitAbility Design Tax Credit Act	US	2006	October-10	State	Incentive Tax Law	Enacted	Pennsylvania	Senate Bill 1158	New Residential or Retro-fits	Subsidized Housing [Federal, State, or Municipal Funding]	Voluntary	Local Taxing Authorities	http://www.legis.state.pa.us/cfdocs/billinfo/billinfo.cfm?syear=2005&sind=0&body=S&type=B&bn=1158
Inclusive Home Design Act	US	2006	June-10	State	Law	Enacted	Michigan	Act 182 of 2006	At least 50% of family residential real estate that is to be newly constructed after December 31, 2006 and that is receiving funding under the state housing development authority act.	Subsidized Housing [State funding]	Mandatory	Not specified	http://www.legislature.mi.gov/%28S%28v24sszjj1zco3uvuc1vt4t55%29%29/mileg.aspx?page=MCLIndex&objectname=mcl-Act-182-of-2006
Residential Visitability Design Tax Credit Program	US	2006	November-10	County	Ordinance	Enacted	Allegheny County, Pennsylvania	Division 4; Article XI; Version 2 [Bill 2840-06]	New and renovated dwellings	All Housing	Voluntary	Office of Property Assessments	http://legistar.county.allegheny.pa.us/detailreport/Reports/Temp/64201016741.pdf
Housing Accessibility		2007		State	Building Code	Enacted	California	California Building Code, Title 24, Part 2, Chapter 11A	New Multi-family & retro-fits	All Housing	Mandatory	Department of Housing and Community Development	http://publicecodes.citation.com/st/ca/st/b200v07/st_ca_st_b200v07_11a_sec001.htm?bu=CA-P-2007-999999

	Legislation/Regulation												
Name	Country	Year	Day and Month	Jurisdiction	Law, Ordinance, or Incentive Program	Enacted/ Proposed	Location	Legal Name	Types of Housing	Subsidized Housing/All Housing	Mandatory / Voluntary	Enforcement	Source / Link
Visit-Ability Program	US	2007		Municipal	Incentive Program	Enacted	Visalia, California	Voluntary Visit-Ability program	Single family dwellings and duplexes	All Housing	Voluntary	None	http://www.ci.visalia.ca.us/default.asp
Inclusive Home Design Ordinance	US	2007		Municipal	Ordinance	Enacted	Tuscon, Arizona	Ordinance #10417	New Residential	All Housing	Mandatory	Planning & Development Services Department	http://www.ci.tucson.az.us/dsd/Codes___Ordinances/Building_Codes/InclusiveHomeDesignOrdinance.pdf
Visitability Standards	US	2007	Unknown	Municipal	Ordinance	Enacted	Rockford, Illinois	Rockford Municipal Code, Chapter 105 BUILDINGS AND BUILDING REGULATIONS, Article III, Visitability Standards	New residential structure constructed with public funds or with financial assistance originating from or flowing through the city.	Subsidized Housing	Mandatory	Not Specified	http://library3.municode.com:80/default-test/template.htm?view=browse&doc_action=setdoc&doc_keytype=tocid&doc_key=d9858264dc46e3d5a428135e4d60fcd4&infobase=14387
Inclusive Home Design Act of 2009	US	2009	March-10	Federal	Law	Proposed	USA	111th Congress (2009 - 2010) H.R.1408	New single-family dwellings, duplexes, and triplexes that receive federal funds	Subsidized Housing [Federal Funding]	Mandatory	Federal Financial Assistance and State and Local Building Departments	http://thomas.loc.gov/cgi-bin/query/z?c111:H.R.1408:
Visit-ability Code	US	2009		Municipal	Ordinance	Enacted	Iowa City, Iowa	Iowa City Building Code, Visit-ability Code Section	The amendment applies to new one- and two-family dwellings and is not required for new townhouses, or existing structures for repairs, alterations, change of occupancy or additions unless the square footage of the addition is more than 25% of the existing structure, then, the addition must comply. Also applies to new townhouses constructed using public funds.	All Housing	Mandatory	Iowa City	http://www.icgov.org/default/?id=show1606&navID=4&navEntry=1143
Waiver of Building Permit Fees	US	2009	April-10	Municipal	Incentive Ordinance	Enacted	Freehold Borough, New Jersey	Title 15: Buildings and Construction; Ch. 15.08 Construction Permit Fees; 15.08.150 Waiver of Building Permit Fees	All Housing + Retro-fits	All Housing	Voluntary	Construction Department	http://www.freeholdboro.org/forms/ordinances/T15%20-%20Title%2015%20%20BUILDINGS%20AND%20CONSTRUCTION.pdf
Universal Design Ordinance	US	2010		Municipal	Ordinance	Proposed	Sacramento, California	Universal Design Ordinance [LR09-017]	New build single-family homes				http://www.Municipalofsacramento.org/adaweb/dac/

	Legislation/Regulation												
Name	**Country**	**Year**	**Day and Month**	**Jurisdiction**	**Law, Ordinance, or Incentive Program**	**Enacted/ Proposed**	**Location**	**Legal Name**	**Types of Housing**	**Subsidized Housing/All Housing**	**Mandatory / Voluntary**	**Enforcement**	**Source / Link**
Universal Design	US	2010	January-10	Municipal	Ordinance	Enacted	Dublin Municipal, California	Dublin Municipal Municipal Municipal Code, Chapter 7.90, Ordinance 2-10	All residential dwellings units (single-family, duplex, and triplexes) that are a part of a residential development project in excess of twenty (20) residential dwelling units.	All Housing	Mandatory	Dublin Municipal's Community Development Director and the Municipal Attorney	http://www.codepublishing.com/ca/dublin.html
Access to Home Program	US	Not Specified	Unknown	State	Incentive Program	Enacted	New York State	Access to Home Program	The Access to Home Program provides financial assistance to property owners to make dwelling units accessible	All Housing	Voluntary	New York State	http://www.nysdhcr.gov/Programs/AccessToHome/
Approved Document M - Access to and Use of Buildings	UK	1999	Unknown	Federal	Law	Enacted	UK	UK Building Regulations, Part M1, Access and Use	All residential dwellings.	All Housing	Mandatory	UK Government	http://www.planningportal.gov.uk/
Code for Sustainable Homes	UK	2006	December-06	Federal	Non-Statutory/ Certification	Enacted	UK	Code for Sustainable Homes	All residential dwellings.	All Housing	Mandatory	None	http://www.communities.gov.uk/publications/planningandbuilding/codesustainabilitystandards
Disabled Persons Commission Act	Canada	1989		Provincial	Act	Enacted	Nova Scotia	Chapter 130 of the Revised Statutes, 1989	not specified	not specified	Mandatory	Provincial Government	http://www.gov.ns.ca/legislature/legc/statutes/disabled.htm

	Legislation/Regulation												
Name	Country	Year	Day and Month	Jurisdiction	Law, Ordinance, or Incentive Program	Enacted/ Proposed	Location	Legal Name	Types of Housing	Subsidized Housing/All Housing	Mandatory / Voluntary	Enforcement	Source / Link
The Ontario Human Rights Code	Canada	1990		Provincial	Law	Enacted	Ontario	R.S.O. 1990, Chapter H. 19	not specified	not specified	Mandatory	Ontario Human Rights Commission	http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90h19_e.htm#BK19
Barrier Free Requirements in Residential Design	Canada	1996	September-10	Provincial	Building Code	Enacted	Saskatchewan	3.8.1.6 Residential Occupancies	Multi-Residential [not owned by individuals] at least one or 5% of dwelling units.	All Housing	Mandatory	Saskatchewan Municipal Government	http://www.cpsp.gov.sk.ca/A12Advisory.pdf
Adaptable Design Requirements	Canada	1999		Municipal	By-Law	Proposed	North Vancouver, BC	City of North Vancouver Municipal Zoning Bylaw 6700,1995, Section 507(11)	All medium density and high-density residential dwelling units must meet Level 1 Adaptable Design elements; A minimum 20% of all Medium-Density Use and High-Density Use residential Dwelling Units must be designed to meet Level 2 Adaptable Design Guidelines.	All Housing	Mandatory	City of North Vancouver	http://www.cnv.org/server.aspx?c=1&i=84
FlexHousing	Canada	2002		Non-Statutory	Guidelines	Proposed	Canada		All Housing	All Housing	Voluntary	None	http://www.cmhc.ca/en/co/buho/flho/
Ontarians with Disabilities Act (ODA), 2001	Canada	2002	September-10	Provincial	Law	Enacted	Ontario	S.O. 2001, Chapter 32	not specified	not specified	Mandatory	Ontario Human Rights Commission	http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_01o32_e.htm#BK15

	Legislation/Regulation												
Name	Country	Year	Day and Month	Jurisdiction	Law, Ordinance, or Incentive Program	Enacted/ Proposed	Location	Legal Name	Types of Housing	Subsidized Housing/All Housing	Mandatory / Voluntary	Enforcement	Source / Link
Accessible Design for the Built Environment	Canada	2004		Non-Statutory	Guidelines	Enacted	Canada	Accessible Design for the Built Environment [CAN/ CSA-B651-04]	All Housing	All Housing	Voluntary	Canadian Standards Association	http:// www.shopcsa.ca/ onlinestore/ GetCatalogItemDetails .asp? mat=2015478&Parent =1070
Advisory Board On Services For Persons With Disabilities Bylaw (ABSPD)	Canada	2004	March-10	Municipal	By-Law	Enacted	Edmonton, Alberta	Bylaw 13194	Not specified	not specified	Voluntary	None	http:// webdocs.edmonton.ca /bylaws/C13194.doc.
VOLUNTARY DESIGN GUIDELINES FOR ADAPTABLE HOUSING	Canada	2004	June-04	Municipal	By-Law	Enacted	Saanich, BC	VOLUNTARY DESIGN GUIDELINES FOR ADAPTABLE HOUSING Zoning Bylaw 8200	Apartment Buildings, Single family dwellings, and townhouses	All Housing	Voluntary	None	http://www.saanich.ca/ municipal/clerks/ bylaws/zone8200.html
Accessibility for Ontarians with Disabilities Act (AODA), 2005	Canada	2005	June-10	Provincial	Act	Enacted	Ontario	S.O. 2005, Chapter 11	not specified	not specified	not specified	Ministry of Community and Social Services	http://www.e-laws.gov.on.ca/html/ statutes/english/ elaws_statutes_05a11 _e.htm#BK4
Universal Design and Barrier-Free Access Guidelines and Standards for DND/CF Facilities [section within the Construction Engineering Technical Order (CETO)]	Canada	2006	January-10	National	Guidelines	Enacted	Department of National Defense	7.2 Visitable Dwelling Units	Residential Accommodation for Department of National Defense (permanent and transient, new and modified existing) Residential housing must be fully compliant, limited compliant, visitable or easily adaptable.... All residential single and married quarters should be designed to the principles of universal design.	Department of National Defense Housing	Voluntary	Realty Asset Managers where Department of National Defense buildings are constructed.	through the offices of: Environment, Asset Information and Technical Services (EAITS)
Federal Disability Act	Canada	2006		Non-Statutory	National Law Proposal	Proposed	Canada					Council of Canadians with Disabilities	http:// www.ccdonline.ca/en/ socialpolicy/fda/ 1006#III

	Legislation/Regulation												
Name	Country	Year	Day and Month	Jurisdiction	Law, Ordinance, or Incentive Program	Enacted/ Proposed	Location	Legal Name	Types of Housing	Subsidized Housing/All Housing	Mandatory / Voluntary	Enforcement	Source / Link
Disability Action Plan Strategy	Canada	2007	December	Provincial	Strategy Plan	Proposed	New Brunswick		All Housing	All Housing	Voluntary / Mandatory	None	http://www.gnb.ca/0048/PCSDP/PDF/ActionPlanStrategy-e.pdf
Aging in Place: A Neighbourhood Strategy	Canada	2007	December-10	Municipal	Strategy Plan	Enacted	Edmonton, Alberta	Aging in Place: A Neighbourhood Strategy	All Housing	All Housing	Voluntary	None	http://www.edmonton.ca/for_residents/CommPeople/AgingInPlaceStudy20071231.pdf
Visitability of Affordable Housing Units	Canada	2007	December-10	Municipal	Policy	Enacted	City of Langford, BC	Amendment to Affordable Housing, Parks and Amenity Contribution Policy [File No. 6940-01]	All Housing	Subsidized	Mandatory	Unknown	http://www.cityoflangford.ca/documents/agendas/regular_council/07-12-17.pdf
Access-A-Home Program	Canada	2007	January-10	Provincial	Financial Assistance Policy	Enacted	Nova Scotia	Access-A-Home Program	All Housing	All Housing	Voluntary	Housing Service Office, Department of Community Affairs	http://www.gov.ns.ca/coms/department/documents/Policy_Access-A-Home_Program.pdf
City Housing Strategy 2007-2012	Canada	2007	September	Municipal	Strategy Plan	Enacted	City of Ottawa	City Housing Strategy 2007-2012	All Housing	All Housing	Mandatory / Voluntary	None	http://intraspec.ca/CITY_HOUSING_STRATEGY070911.pdf
Prince George Visitable Housing Declaration	Canada	2009	April	Municipal, District, Provincial	Non-statutory Declaration	Enacted	Province of British Columbia Northern Interior Communities	Prince George Visitable Housing Declaration	All Housing	All Housing	Voluntary	none	http://www.measureuptheonorth.com/UserFiles/File/MUTNFinalReport%20APPENDICES01-15-10LR.pdf
Accessible Community Bylaws Guide	Canada	2009	September	Municipal	Guidelines	Proposed	Province of British Columbia	Accessible Community Bylaws Guide - The Social Planning and Research Council of BC (SPARC BC)	All Housing	All Housing	Voluntary	None	http://www.sparc.bc.ca/resources-and-publications/doc/310-the-accessible-community-bylaws-guide.pdf
Accessible Built Environment Standards	Canada	2009	October-10	Provincial	Standard	Proposed	Ontario	Accessible Built Environment Standards	Multi-Residential (rental apartments, condos, hotels)	not specified	not specified	Ontario Human Rights Commission	http://www.ohrc.on.ca/en/resources/submissions/builtenviro

	Legislation/Regulation												
Name	**Country**	**Year**	**Day and Month**	**Jurisdiction**	**Law, Ordinance, or Incentive Program**	**Enacted/ Proposed**	**Location**	**Legal Name**	**Types of Housing**	**Subsidized Housing/All Housing**	**Mandatory / Voluntary**	**Enforcement**	**Source / Link**
Visitable Housing Design	Canada	2010		Provincial	Guidelines	Enacted	Province of Manitoba	Visitable Housing Design	All Housing	All Housing	Voluntary	None	http://www.gov.mb.ca/housing/visitable_housing.html
Planning for the Future: Age-friendly and Disability-friendly Official Community Plans	Canada	2010		Municipal	Guidelines	Enacted	Province of British Columbia [Union of British Columbia Municipalities]	Planning for the Future: Age-friendly and Disability-friendly Official Community Plans	All Housing	All Housing	Voluntary	None - suggested guideline implementation	http://www.ubcm.ca/assets/Library/Policy~Topics/Healthy~Communities/Planning%20for%20the%20Future.pdf
Building a Visitable Home in Winnipeg	Canada	2010		Municipal	Guidelines	Enacted	City of Winnipeg	Building a Visitable Home in Winnipeg	All Housing	All Housing	Voluntary	None	http://www.winnipeg.ca/ppd/universal_design.stm
Secure, Adequate, Accessible and Affordable Housing Act	Canada	2010	March-10	Federal	Law	Proposed	Canada	Bill C-304	All Housing	not specified	mandatory	Government of Canada	http://www2.parl.gc.ca/HousePublications/Publication.aspx?Docid=4477270&file=4
Disabled Residential Rehabilitation Assistance Program for Homeowners (RRAP)	Canada	not specified		Provincial (25%) Government (75%)	Financial Assistance Program	Enacted	Nova Scotia	Disabled Residential Rehabilitation Assistance Program for Homeowners (RRAP)	Home Ownership or Rooming House	All Housing	Voluntary	Housing Service Office, Department of Community Affairs	http://www.gov.ns.ca/coms/housing/homeowner/DDRAPforHomeowners.html
Ontario Building Code - Visitable Apartments	Canada	unknown		Provincial	Building Code	Enacted	Ontario	3.8.2.1 (4)	Multi-Residential	10% of units in housing complex	Mandatory	Ministry of Municipal Affairs and Housing	http://www.visitablehousingcanada.com/can_init.html [could not find primary source]
Visitable and Adaptable Features in Housing Regulatory Impact Statement	Australia	2010	January-10	State	Law	Proposed	State of Victoria	Visitable and Adaptable Features in Housing Regulatory Impact Statement	All new Victorian homes	All Housing	Mandatory	State of Victoria	http://www.dse.vic.gov.au/DSE/nrenpl.nsf/LinkView/10E80E70836F36FBCA2575DE001CFC9EB6D5337005FB3718CA2572CF007A0F0A

	Legislation/Regulation												
Name	Country	Year	Day and Month	Jurisdiction	Law, Ordinance, or Incentive Program	Enacted/ Proposed	Location	Legal Name	Types of Housing	Subsidized Housing/All Housing	Mandatory / Voluntary	Enforcement	Source / Link
Smart and Sustainable Homes	Australia	2008	June	State	Non-Statutory	Enacted	State of Queensland	Smart and Sustainable Homes	All new housing	All Housing	Voluntary	None	http://www.sustainable-homes.org.au/
Global Age-Friendly Cities: A Guide	World Health Organization	2007		Global	Guidelines	Enacted	Global	Global Age-Friendly Cities: A Guide	All Housing	All Housing	Voluntary	None	http://www.who.int/ageing/publications/Global_age_friendly_cities_Guide_English.pdf

	Features						
Name	**Entrance to Home**	**Interior Doors & Accessible Route**	**Bathroom**	**Light switches, thermostat, electrical outlets, electrical panel, etc.**	**Added Features**	**Geographic/ Topographic Considerations**	**Notes**
Fair Housing Amendments Act of 1988	Accessible route into and through dwelling	Doors designed to allow passage by disabled persons and contain an accessible route into and through unit	reinforcements in bathroom walls, usable kitchens and usable bathrooms such that an individual in a wheelchair can maneuver in the space	switches are in accessible locations	Kitchens are maneuverable by a wheelchair, accessible common areas		In 1988 and 1991 the National Association of Home Builders (NAHB) actively sought to limit the scope of the guidelines by restricting them to such a level as to not significantly impact cost of production. They successfully were able to water down the guidelines, which to this day are criticized for guaranteeing only minimal access. The FHAA guidelines are an improvement in comparison to the lack of regulations prior to the law. However, they do not even require such inexpensive features as grab bars. (Aging in Place, Housing and The Law; Jon Pynoos, Elderly Law Journal)
Florida Bathroom Law	Not specified	Not specified	Provide at least one bathroom, located with maximum possible privacy, where bathrooms are provided on habitable grade levels, with a door that has a 29-inch clear opening.	Not specified			
Americans with Disability Act	Not Applicable	Not Applicable	Not Applicable	Not Applicable			
Barrier Free Requirements	At least one building entrance on an accessible route served by a ramp complying with ANSI A117.1-1998 with a minimum clear opening of 32"	Doors designed to allow passage into and within all premises are sufficiently wide to allow passage of persons in wheelchairs. Doors intended for passage must provide a minimum 32" clear and a 2'-10" door or standard 6'-0" sliding patio door is deemed sufficient to comply with this requirement. Accessible routes shall be 36" wide through the main floor of the unit.	Reinforcement in the walls shall be provided at designated locations as specified by ANSI 117.1.	All controls in accessible locations and shall meet the requirements of ANSI A117.1	Lever hardware required.		
Accessibility in Housing Constructed with Public Funds	At least one building entrance that complies with the Municipal of Austin Building Code standard for an accessible entrance on an accessible route served by a ramp or no-step entrance. A building entrance door must have a minimum net clear opening of 32".	Interior doors located on the first floor of a dwelling unit must have a minimum clear opening of at least 30". A 2'-8" door or standard 6'-0" sliding patio door assembly complies with this requirement.	First floor bathroom walls must be designed and constructed with reinforcements.	A switch or electrical panel located on first floor must be no higher than 42 inches above the floor; receptacles must be at least 18 inches above the floor.	Lever hardware required.		Ordinance copies Atlanta, Georgia's ordinance
Income tax credit; certain homes with accessibility features	One no-step entrance	32" clear doorways throughout dwelling	Reinforcements in bathroom walls	Light switches and outlets placed in accessible locations.			
Construction Requirements for Single-Family Affordable Housing	At least one building entrance on an accessible route served by a ramp or no-step entrance	Each door be at least 32", and each hallway has a width of at least 36"	Each bathroom wall is reinforced	A switch or electrical panel located on first floor must be no higher than 42 inches above the floor; receptacles must be at least 15 inches above the floor.			
Georgia Single-Family Basic Access Bill	At least one building entrance on an accessible route served by a ramp or no-step entrance	Each door be at least 32", and each hallway has a width of at least 36"	Each bathroom wall is reinforced	A switch or electrical panel located on first floor must be no higher than 42 inches above the floor; receptacles must be at least 15 inches above the floor.			Follows same structure as State of Texas Law
Visitability Code	At least one building entrance to have an accessible entrance on an accessible route, 36" path, that is served by a ramp or no-step entrance.	All doors and openings shall have a minimum net clear width of 32" and corridors shall be 36".	Each bathroom wall is reinforced.	Light switches and other environmental controls are preferred, but not required, to have operable parts located in accessible locations, no higher than 48 inches from the floor and no lower than 15 inches above the floor.	Exterior accessible route surface to be non-slip.		
could not find primary source							Information currently gathered is from internet sources and need to look into further to find legislation source.
Visitability Requirement	One no-step entrance	32" clear doorways throughout dwelling	One half bath on main level	Not specified		Agency may waive no-step entry if site conditions make the requirement impractical.	
could not find primary source							Information currently gathered is from internet sources and need to look into further to find legislation source.

	Features						
Name	**Entrance to Home**	**Interior Doors & Accessible Route**	**Bathroom**	**Light switches, thermostat, electrical outlets, electrical panel, etc.**	**Added Features**	**Geographic/ Topographic Considerations**	**Notes**
could not find primary source							Information currently gathered is from internet sources and need to look into further to find legislation source.
Universal Design and Construction Requirements for New Single-Family Homes, Duplexes and Triplexes Build with Funds Administered by the Municipal of San Antonio	At least one building entrance to have an accessible entrance on an accessible route, 36" path, that is served by a ramp or no-step entrance. A building entrance door must have a minimum net clear opening of 36".	All doors and openings shall have a minimum net clear width of 32". All hallways and corridors on the main floor shall be at least 36" wide.	Bathroom walls reinforced around toilet, shower and tub in accordance with the Fair Housing Act	A switch or electrical panel located on first floor must be no higher than 48 inches above the floor; receptacles must be at least 15 inches above the floor.			
Universal Design	Zero-step entrance	All doors on the ground floor (including bathrooms, walk-in closets, and any door intended for human passage) shall have at least a 32 inch clear opening. All hallways and room entrances on the ground floor shall be at least 36 inches wide for an accessible route through the dwelling.	Bathroom. There shall be at least 1/2 bathroom (powder room) located on the ground floor, and it shall be designed with thoughtful arrangement of fixtures or sufficient floor space to allow an individual using a wheelchair or other mobility aid to enter and close the door, use the fixtures, reopen the door and exit.	Light switches and other environmental controls are preferred, but not required, to have operable parts located in accessible locations, no higher than 48 inches from the floor and no lower than 15 inches above the floor.			Different criteria exists for senior housing and single family dwellings receiving funding from the Town of Southampton
Visitability of Dwelling Units	An accessible route that can be negotiated by a person using a wheelchair shall be provided that connects the accessible entrance to the sidewalk, garage or driveway such that the affected dwelling unit can be entered from the public right-of-way.	An affected dwelling unit must provide an accessible route through the hallways and passageways of the first floor of the dwelling unit. The route must provide a minimum width of thirty-six inches (36") and be level with ramped or beveled changes at door thresholds, except that sunken or raised areas shall be permitted when an accessible route that connects a portion of the living or family room, bathroom, and the accessible entrance door is provided.	At least one bathroom, consisting of at least a toilet and a lavatory, must be provided on the first floor of an affected dwelling unit.	Light switches. A light switch located no higher than forty-two inches (42") above the floor shall be provided inside the bathroom.			
Naperville, Illinois, Code of Ordinances	Not implemented	All doors and openings shall have a minimum net clear width of 32".	One first floor bath shall be provided with wood blocking installed within wall framing.	Light switches and other environmental controls are preferred, but not required, to have operable parts located in accessible locations, no higher than 48 inches from the floor and no lower than 15 inches above the floor.			One of first cities to implement all new residential legislation, the other is Pima County, Arizona
Inclusive Home Design Ordinance	At least one building entrance on an accessible route served by a ramp or no-step entrance.	All doors and openings shall have a minimum net clear width of 32" and accessible paths shall be 36".	Bathrooms off of an accessible route shall have wood blocking	Light switches and other environmental controls are preferred, but not required, to have operable parts located in accessible locations, no higher than 48 inches from the floor.	Lever door handles on accessible route.		One of first cities to implement all new residential legislation, the other is Naperville, Illinois.
Pittsburgh Visitability Design	At least one building entrance on an accessible route served by a ramp or no-step entrance. A building entrance door must have a minimum net clear opening of 32".	All doors and openings shall have a minimum net clear width of 32" and accessible paths shall be 36".	Provide a bathroom or half-bath on the main floor. All walls in the required bathroom/half bath shall have reinforcing/ backing in the walls to allow for future installation of grab bars.	Light switches and other environmental controls are preferred, but not required, to have operable parts located in accessible locations, no higher than 48 inches from the floor.	Lever door handles on accessible route. Bathroom or half-bath on the main floor shall have a clear floor space of 30" by 48". All bathrooms in residential unit to be provided with blocking.		
Kansas House Bill 2020	At least one building entrance to have an accessible entrance on an accessible route no less than 36" wide, that is served by a ramp or no-step entrance. Exit door at least 32".	All dwelling units, whether or not on an accessible route, shall be designed in such a manner that the doors be sufficiently wide to allow passage into and within all premises by persons in wheelchairs. Doors, except those serving closets less than 15 square feet in area, within individual dwelling units intended for user passage must provide a minimum clear opening of 32 inches. An accessible route located on the same floor on which the accessible entrance is located shall be designed and constructed in such a manner that a 36" wide rout is provided.	Bathrooms located on the same floor on which an accessible entrance is located must be provided with blocking.	All wall switches, controlling light fixtures, fans, all temperature control devices and all receptacles shall be located in an area between fifteen (15) and forty-eight (48) inches above finished floor.			

	Features						
Name	Entrance to Home	Interior Doors & Accessible Route	Bathroom	Light switches, thermostat, electrical outlets, electrical panel, etc.	Added Features	Geographic/ Topographic Considerations	Notes
Visitability Code	At least one building entrance on an accessible route served by a ramp or no-step entrance	All exterior and interior doors shall not be less than 36 inches in width and provide a minimum clear opening of 32 inches. All required exit doors shall not be less than 42 inches. One accessible route through the dwelling of the main floor shall not be less than 42 inches in width. All other passageways shall not be less than 36 inches in width.	There shall be at least one washroom / powder room, containing at least one water closet, and one lavatory. All bathrooms, washrooms and powder room walls shall be provided with wood blocking.	Light switches and other environmental controls are preferred, but not required, to have operable parts located in accessible locations, no higher than 48 inches from the floor and no lower than 15 inches above the floor.	A minimum 32" clear path must be provided to all fixtures and the room must be designed in a manner that will allow the user to be able to shut the door when using the room.		
could not find primary source							Information currently gathered is from internet sources and need to look into further to find legislation source.
could not find primary source							Information currently gathered is from internet sources and need to look into further to find legislation source.
could not find primary source							Information currently gathered is from internet sources and need to look into further to find legislation source.
ACCESSIBILITY IN HOUSING CONSTRUCTED WITH PUBLIC FUNDS	Dwelling units shall be designed and constructed to have at least one no-step entrance on an accessible route	Dwelling units shall be designed and constructed to have doorways within the dwelling units intended for user passage, except those serving closets less than 15 feet square in area, that provide a minimum 32 inches clear opening (815 mm) with the door open 90 degrees. Dwelling units shall be designed and constructed so that all hallways and passageways on the first floor of the dwelling unit shall be a minimum of 44 inches in width.	bathroom or powder room on the first floor of a dwelling unit shall be designed in such a manner to allow sufficient clear floor space for a rectangle measuring 30 inches wide by 48 inches long (as representing a mobility device) to be introduced and allow the door to be closed.	All light switches, electrical outlets, thermostats and other controls shall be placed in accessible locations which provide clear floor space and reach ranges as set forth in Section 11-4.2, Florida Building Code. Light switches, thermostats, or electrical panels shall not be higher than 48 inches above the floor. Electrical outlets shall be at least 15 inches above the floor. Any electrical panel located outside the dwelling unit shall be no higher than 42 inches above the ground, at least 18 inches above the ground and adjacent to an accessible route	Bathroom walls on the first floor of a dwelling unit which adjoin a bathtub, a toilet, or a shower shall be designed and constructed with reinforcement blocking of at least 2 inch by 8 inch (nominal) dimensional lumber between the studs in the walls at the locations required by Sections 11-4.16.4, 11-4.20 and 11-4.21, Florida Building Code, as amended.	The Building Official may waive any requirement of Section 17.5-31 of this article if the applicant demonstrates that the conditions of a site render compliance with that requirement an undue hardship.	As of April, 2010, 114 permits have been issued to residence under this ordinance over a three year period; totaling values of over $4.2 million.
New Home Universal Design Checklist	list of voluntary items for inclusion	list of voluntary items for inclusion	list of voluntary items for inclusion	list of voluntary items for inclusion	list of voluntary items for inclusion		This law makes it mandatory for developers to present a homeowner a list of universal design features that they can then choose to be incorporated into the new construction of a residential building of any kind.
Subsidized Development Visitability	At least one building entrance to have an accessible entrance on an accessible route no less than 36" wide, that is served by a ramp or no-step entrance. Exit door at least 32". At least least one visitable common living space.	One or more visitable routes.	A powder room doorway on a visitable route with minimum door clearance of 32" and blocking in walls.	All switches at a reachable height.	At least one visitable common living space within dwelling unit. A shared community room and at least one powder room if there are more than 20 contiguous units.		
Visitability	At least one no step entrance on a visitable route.	All doors and openings shall have a minimum net clear width of 32". All hallways and corridors on the main floor shall be at least 36" wide.	Provide a bathroom or half-bath on the main floor. All walls in the required bathroom/half bath shall have reinforcing/ backing in the walls to allow for future installation of grab bars.	Wall electrical outlets on the main floor shall be mounted at least 15" above the finished floor. Light switches, thermostats, and other control devices on the main floor shall be mounted no higher than 48" above the finished floor.	Bathroom or half-bath on the main floor shall have a clear floor space of 30" by 48"		
Barrier Free Construction	Applicable dwelling units shall be designed and constructed to have at least one building entrance on an accessible route served by a ramp or a slope. This entrance should have an accessible door.	All dwelling units, whether or not on an accessible route, shall be designed in such a manner that the doors be sufficiently wide to allow passage into and within all premises by persons in wheelchairs. Doors, except those serving closets less than 15 square feet in area, within individual dwelling units intended for user passage must provide a minimum clear opening of 32 inches.	Wall reinforcement in bathrooms. Reinforcement in the walls shall be provided at designated locations as specified by the American National Standards Institute (ANSI) for future grab bar installation. Usable first-floor bathroom with wheelchair maneuvering clearances.	ll applicable dwelling units shall be designed and constructed in such a manner that all premises contain light switches, electrical outlets, thermostats and other controls in accessible locations, no higher than 48 inches and no lower than 16 inches from the floor.			Also mandates: Usable first-floor kitchen with wheelchair maneuvering clearance

	Features						
Name	**Entrance to Home**	**Interior Doors & Accessible Route**	**Bathroom**	**Light switches, thermostat, electrical outlets, electrical panel, etc.**	**Added Features**	**Geographic/ Topographic Considerations**	**Notes**
The Inclusive Home Design Act	At least one zero-step entrance on an accessible route at the front, side or back of the home, or through an attached garage — wherever is most feasible for the given terrain.	All interior passage doors on the main floor of the home providing a minimum of 32 inches of clear passage space.	A useable bathroom with at least a toilet and sink on the main level. Blocking in bathroom walls (but not grab bars)	Electrical and climate controls such as light switches, sockets and thermostats located at reachable heights.			This bill never became law. This bill was proposed in a previous session of Congress. Sessions of Congress last two years, and at the end of each session all proposed bills and resolutions that haven't passed are cleared from the books. Members often reintroduce bills that did not come up for debate under a new number in the next session. This bill was re-introduced as H.R. 1408: Inclusive Home Design Act of 2009, on March 10, 2009. Cites cost as: For homes built on a concrete slab, $98; For homes with a basement or crawl space, $573
Accessibility Standards; Residential Construction, Act 88	At least one first floor exterior door that is at least 36 inches wide.	First floor interior doors are at least 34 inches wide or open doorways that are at least 32 inches wide. Interior hallways at least 36 inches wide.	Bathroom walls to be reinforced.	All controls are in accessible heights.			
Requirements for Publicly Funded Residential Construction to Allow for Accessibility and Occupancy by Disabled Persons	Applicable dwelling units shall be designed and constructed to have at least one building entrance on an accessible route served by a ramp. Such building entrance doors shall have a minimum clear opening of 32 inches. Any entrance at the front, side or back is acceptable as long as it is served by an accessible route such as a garage or sidewalk.	All dwelling units, whether or not on an accessible route, shall be designed in such a manner that all the doors designed to allow passage into and within all premises are sufficiently wide to allow passage by persons in wheelchairs. An accessible route shall be designed and constructed in such a manner that a thirty-six-inch-wide level route, except at doors, must be provided through the main floor of the unit with ramped or beveled changes at door thresholds.	Reinforcement in the walls shall be provided at designated locations as specified by ANSI A117.1, Section 4 .24, Section 4.32, Figure 48 and Figure 49 so that grab bars may be installed, if needed, at a later date without the necessity of removing portions of the existing wall.	Light switches, electrical outlets, thermostats and other environmental controls. All applicable dwelling units shall be designed and constructed in such a manner that all premises contain light switches, electrical outlets, thermostats and other controls in accessible locations.		An "Exterior Disability Accessibility Waiver" application shall demonstrate that topographical conditions on the site render it either impossible or impracticable to comply with the provisions of said section.	
The Residential VisitAbility Design Tax Credit Act	At least one building entrance to have an accessible entrance on an accessible route, that is served by a ramp or no-step entrance. Exit door at least 32".	All doors and openings shall have a minimum net clear width of 32" and corridors shall be 36".	Provide a bathroom or half-bath on the main floor. All walls in the required bathroom/half bath shall have reinforcing/ backing in the walls to allow for future installation of grab bars. Plumbing fixtures must be equipped with lever-style hardware.	Light switches and other environmental controls are preferred, but not required, to have operable parts located in accessible locations, no higher than 48.	Lever door handles on accessible route. Bathroom or half-bath on the main floor shall have a clear floor space of 30" by 48".		
Inclusive Home Design Act	Not specified	Not specified	Not specified	Not specified			
Residential Visitability Design Tax Credit Program	At least one building entrance to have an accessible entrance on an accessible route no less than 36" wide, that is served by a ramp or no-step entrance. Exit door at least 32".	All doors and openings shall have a minimum net clear width of 32" and circulation paths shall be 36".	At least one powder room or full bathroom on visitable level and shall have blocking.	Light switches and other environmental controls are preferred, but not required, to have operable parts located in accessible locations, no higher than 48.	Bathroom or half-bath on the main floor shall have a clear floor space of 30" by 48".		
Housing Accessibility	Accessible entries and common areas (refer to code for extensive universal design specifications)	Wider doors and halls and within dwelling (refer to code for extensive universal design specifications)	Accessible Bathrooms (refer to code for extensive universal design specifications)	Accessible light switches and controls (refer to code for extensive universal design specifications)	Refer to code for extensive universal design specifications.		

	Features						
Name	**Entrance to Home**	**Interior Doors & Accessible Route**	**Bathroom**	**Light switches, thermostat, electrical outlets, electrical panel, etc.**	**Added Features**	**Geographic/ Topographic Considerations**	**Notes**
Visit-Ability Program	Zero-step entrance	All doors and openings shall have a minimum net clear width of 32".	modifications are minimum 32" door openings and bracing in the bathroom walls so grab bars could be installed if necessary	Not specified			Developers in Visalia, California receive a "Visit-Able" logo to place on new homes that comply with visitability requirements. Little information is available on the Municipal of Visalia's website, although a Municipal council agenda states: "During the development process staff concluded that the program could not be made mandatory under the provisions of the Uniform Building Code. There was specific code language in the UBC to provide for more restrictive code changes; however the language referred to modifications to the code requiring that the governing body make express findings showing that such modifications are reasonably necessary due to local climactic, geological or topographical conditions. At the time this voluntary program was enacted, staff did not believe that those findings could be made and Council agreed."
Inclusive Home Design Ordinance	At least one building entrance on an accessible route served by a ramp or no-step entrance and lever door handles on accessible route.	All doors and openings shall have a minimum net clear width of 32" and accessible paths shall be 36".	Bathrooms off of an accessible route shall have wood blocking	Light switches and other environmental controls are preferred, but not required, to have operable parts located in accessible locations, no higher than 48 inches from the floor.			
Visitability Standards	No step entrance. There shall be at least one entrance (front, side, rear, or through the garage) which has no steps and is served by walks and/or ramps meeting the specifications of law and ordinance. The required no step entrance shall be accessed via a visitable route.	All doors or openings (with the exception of closet and pantry doors) shall have a minimum net clear width of 32 inches. Corridors shall be at least 36 inches in width.	At least one-half bath shall be required upon the same level as the no step entrance. Each bathroom or other room, upon the same level as the no step entrance, which contains a toilet, bathtub, shower stall, or shower seat, shall have reinforcing in the walls to allow for future installation of grab bars around those fixtures.	Wall electrical outlets, light switches, thermostats and other control devices shall be mounted between 15 inches and 48 inches above the finished floor.		In cases where site conditions or other restrictions warrant, waivers from this Code may be granted by the city council after consideration and recommendation of the visitability review committee.	
Inclusive Home Design Act of 2009	At least one building entrance to have an accessible entrance on an accessible route, 36" path, that is served by a ramp or no-step entrance.	All doors and openings shall have a minimum net clear width of 32".	At least one bathroom that contains minimum clear floor space of 30"x48", an accessible sink and toilet, reinforced walls.	A switch or electrical panel located on first floor must be no higher than 48 inches above the floor; receptacles must be at least 15 inches above the floor.	If controls are above a counter or appliance they must be no more than 3 inches above surface.		Also requires 'Habitable Space' - at least one indoor room that has an area not less than 70 square feet and contains no side or dimension narrower than seven feet.
Visit-ability Code	At least one building entrance must be designed with an accessible route served by a ramp in accordance with section R311.8 or a no-step entrance. The entry door must have a minimum net clear opening of thirty-two inches (32").	At least one bedroom, one bathroom and all other passage doorway header widths, on the level served by the designed step-less entrance, must be framed to accommodate a minimum 38" clear rough opening.	There must be at least one bathroom containing a shower, water closet (toilet) and lavatory (sink) and either a shower, bathtub, or combination bath/tub located on the level of the dwelling to be accessed by a step-less entrance. Exception: 1. If public funds are not used and a proposed bathroom design shows a shower, bathtub or combination tub/shower can be provided within the room or an adjoining room than the shower or bathtub is not required. 2. The building official may waive this requirement based on the determination that strict compliance is financially impractical.	All wall switches, controlling light fixtures, fans, all temperature control devices and all receptacles shall be located in an area between fifteen (15) and forty-eight (48) inches above finished floor.			
Waiver of Building Permit Fees	Not specified	Not specified	Not Specified	Not specified			Certain sources say this fee waiver was implemented in 1997 and it looks like it was amended in 2009. There are two contradictory notes. Note A states 'no person shall be charged' a design 'solely to promote accessibility. Note B states 'a disabled person.... shall to be required to pay a municipal fee' in a design 'solely to promote accessibility'. Maybe the amendment was made to add the contradictory note so that it is up to the discretion of the municipality.
Universal Design Ordinance	No step entrances	Not specified	36-inch wide entries into bathrooms				

	Features						
Name	**Entrance to Home**	**Interior Doors & Accessible Route**	**Bathroom**	**Light switches, thermostat, electrical outlets, electrical panel, etc.**	**Added Features**	**Geographic/ Topographic Considerations**	**Notes**
Universal Design	New Construction—Mandatory to Install: one doorbell forty-two (42) inches and forty-eight (48) inches above floor. New Construction—Mandatory to Offer: An exterior accessible route that is either: consistent with the requirements of CBC Chapter 11A; or not be less than forty (40) inches wide and not have a slope greater than one (1) unit vertical in twenty (20) units horizontal.	New Construction—Mandatory to Offer: At least one (1) accessible route through the hallways consistent with the requirements of CBC Chapter 11A from the accessible entrance of the dwelling unit to the primary entry level powder room or bathroom, a common use room, and the kitchen if located on the primary entry level.	New Construction—Mandatory to Install. When a powder room or bathroom is located on the primary entry level the following item(s) shall be installed: Grab bar reinforcement, Faucets and handles not requiring tight grasping, pinching, or twisting. New Construction—Mandatory to Offer: At least one (1) powder room or bathroom, at the option of the purchaser/owner, on the primary entry level of a visitable residential dwelling, which complies with the requirements of CBC Chapter 11A				Visitability standards must be presented as options to buyers, although the home buyers can decline the visitability options.
Access to Home Program	wheel chair ramps	interior modifications that facilitate accessibility	interior modifications that facilitate accessibility	interior modifications that facilitate accessibility			Funded modifications depend upon the individual case.
Approved Document M - Access to and Use of Buildings	A level or ramped approach to the house which is at least 900 mm wide. An accessible threshold at the entrance to the house. An entrance door which provides a minimum clear opening of 775 mm.	Corridors and hallways in the entrance storey sufficiently wide to allow circulation by a wheelchair user.	A toilet in the entrance storey which wheelchair users can access.	Switches and sockets sited between 450 mm and 1200 mm from the floor.	The provision of lifts in flats is not a requirement. Where a lift is provided in flats, a minimum lift capacity and dimensions will be recommended. Where a lift is not provided, the common stair to be designed to suit the needs of ambulant disabled people. N.B. the provisions apply to flats as well as houses	No changes of level on the entrance storey apart from on steeply sloping sites.	
Code for Sustainable Homes	(4) Entrances All entrances should: 4a) be illuminated 4b) have level access over the threshold and 4c) main entrances should be covered.	"Corridors and hallways in the entrance storey sufficiently wide to allow circulation by a wheelchair user. "	(10) Entrance Level WC & Shower Drainage There should be: a) A wheelchair accessible entrance level WC, with b) Drainage provision enabling a shower to be fitted to be fitted in the future.	(16) Controls, Fixtures & Fittings Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm from the floor).	The Design Criteria forming the Lifetime Homes standard relate to interior and exterior features of the home. There are a total of 16 Design Criteria.		On 13 December 2006, the Code for Sustainable Homes - a new national standard for sustainable design and construction of new homes - was launched. The requirement for sellers to give a sustainability certificate (either a Code for Sustainable Homes certificate or a nil-rated certificate) to buyers of newly constructed homes has been suspended as of May 2010. Lifetime Homes concept is incorporated under the "Health and Wellness" criteria within the UK's Code for Sustainable Homes. The Lifetime Homes 16 design criteria aim to produce homes that are accessible to a wide range of occupants and able to be easily adapted to meet the changing needs of a household. The Code for Sustainable Homes is currently under review for incorporation into Part L of the Building Code.
Disabled Persons Commission Act	not specified	not specified	not specified	not specified	not specified	not specified	This act was set in place to establish the Disabled Persons Commission that is a body of 12 people who give representation in government policies and programs for disabled people within the provincial government of Nova Scotia. They seek to: promote the concerns of persons with disabilities within the government itself, particularly when a policy affects more than one government department, educate both the Coordinating Committee of Ministers and the general public on the needs and abilities of persons with disabilities, promote information about programs and services that serve persons with disabilities, review existing government policies and programs to make sure they are appropriate and effective, and that they reflect the needs and concerns of persons with disabilities and make the general public aware of what it can do to facilitate the integration of persons with disabilities into the social and economic mainstream of the community

	Features						
Name	**Entrance to Home**	**Interior Doors & Accessible Route**	**Bathroom**	**Light switches, thermostat, electrical outlets, electrical panel, etc.**	**Added Features**	**Geographic/ Topographic Considerations**	**Notes**
The Ontario Human Rights Code	not specified	not specified	not specified	not specified	not specified	not specified	The Ontario Human Rights Code (the "Code") is for everyone. It is a provincial law that gives everybody equal rights and opportunities without discrimination in specific areas such as jobs, housing and services. The Code's goal is to prevent discrimination and harassment. The Code was one of the first laws of its kind in Canada. Before 1962, various laws dealt with different kinds of discrimination. The Code brought them together into one law and added some new protections.
Barrier Free Requirements in Residential Design	not specified	minimum 810mm door	one bathroom off of a 860mm hallway, minimum clear floorspace of 1500mmX1500mm, grab bars installed, with universal design fixtures		Balconies to be barrier-free, bedroom to have a clear turning circle of 1500mm		This is a very misleading amendment to the code. It specifies certain aspects of barrier free design only to be overruled by later clauses within the code. For example buildings of residential occupancy that fall within the scope of Part 9 of the NBC 1995 are exempt from the requirement for including barrier-free suites. And in Article 3.8.1.1 it exempts houses, including semi-detached, duplexes, triplexes, town houses, row houses and boarding houses. If all of those are exempt, where does this article apply to? And at that only one unit or 5% are mandatory accessible?
Adaptable Design Requirements	Level 1 & 2: Unobstructed access to main building entrances from street/sidewalks	Level 1 & 2: Corridors minimum 4' or 1220mm wide (except for service access areas)	Level 2 Only: Provide turning radius within bathroom (may result from removal of vanity cabinet)				
FlexHousing	The no-step, no-trip entry of the home should have no change of level greater than 19 mm (¾ inches). The door should be between 865mm and 910 mm wide (34 inches to 36 inches).	Hallways should be 1,200 mm (4 feet) wide.	In a FlexHouse, a bathroom should always be located on the main floor.		Flexhouse guidelines for the following areas: Parking and Entrances; Hallways and Stairways; Bathroom; Kitchen; Living Room/ Family Room; Bedroom; Laundry Room; Habitable Attics; Balconies		FlexHousing™ is a practical approach to designing and building housing that allows residents to convert space to meet their changing needs. Based on the principles of adaptability, accessibility, affordability and healthy housing, FlexHousing™ brings together the best of everything we know about building houses. Electronic Document: "The Cost of FlexHousing" discusses the costs of constructing and retro-fitting a flexhouse.
Ontarians with Disabilities Act (ODA), 2001	not specified	not specified	not specified	not specified	not specified		The purpose of the ODA is to improve opportunities for people with disabilities through identification, removal and prevention of barriers to participation in the life of the province. The new legislative requirements set out standards that all municipalities must follow to ensure that existing barriers for people with disabilities are removed over time and that no new barriers are created. Accessibility advisory committees, 12. (1) The council of every municipality having a population of not less than 10,000 shall establish or continue an accessibility advisory committee and the council of every municipality having a population of less than 10,000 may establish or continue an accessibility advisory committee. Duty of council (4) The council shall seek advice from the committee on the accessibility for persons with disabilities to a building, structure or premises, or part of a building, structure or premises, (a) that the council purchases, constructs or significantly renovates; (b) for which the council enters into a new lease; or (c) that a person provides as municipal capital facilities under an agreement entered into with the council in accordance with section 110 of the Municipal Act, 2001 or section 252 of the City of Toronto Act, 2006, as the case may be. Functions (5) The committee shall, (a) perform the functions set out in this section, including reviewing in a timely manner the site plans and drawings described in section 41 of the Planning Act that the committee selects; and

	Features						
Name	Entrance to Home	Interior Doors & Accessible Route	Bathroom	Light switches, thermostat, electrical outlets, electrical panel, etc.	Added Features	Geographic/ Topographic Considerations	Notes
Accessible Design for the Built Environment	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	The Canadian Standards Association is a not-for-profit membership-based association serving business, industry, government and consumers in Canada and the global marketplace. As a solutions-oriented organization, the CSA works to develop standards that address real needs, such as enhancing public safety and health. This Standard contains requirements for making buildings and other facilities accessible to persons with a range of physical, sensory, and cognitive disabilities. It was developed to fulfill an expressed need for a national technical standard that covers many different types of building and environmental facilities and that can be referenced in whole or in part by a variety of adopting authorities. Contains section on 'visitable dwelling units'.
Advisory Board On Services For Persons With Disabilities Bylaw (ABSPD)	Not Specified	Not Specified	Not Specified	Not Specified			The purpose of this bylaw is to establish the Advisory Board on Services for Persons with Disabilities and to prescribe powers, duties, functions, structure and procedures. They are an advocacy group and advice city council on issues with disability.
VOLUNTARY DESIGN GUIDELINES FOR ADAPTABLE HOUSING	at least one no-step entrance with overhang	hallways have minimum width of 1060mm (42"), minimum 860mm (33.5") clear opening for all doorways	at least one bathroom on main level that is accessible (1500mm turning radius) blocking in all bathrooms around toilets, tub/shower, and behind towel bars	switches rocker/paddle-type light switches located between 1015mm and 1120mm from the floor; thermostats and electrical panel has no user functions higher than 1220m from floor; electrical outlets, cable outlets, and telephone jacks located not less than 450mm from the floor	Stack storage space on all levels of a home one above the other to make it easier to install an elevator; a room that can be used as a master bedroom on main level; turning radius of 1500mm in at least one bedroom and kitchen	not specified	The Voluntary Design Guidelines for Ground-Oriented Housing suggest features that would provide better adaptability and accessibility in single family and townhouses beyond that required by the BC Building Code and Saanich's Basic Adaptable Housing requirements. Use of the guidelines is voluntary.
Accessibility for Ontarians with Disabilities Act (AODA), 2005	not specified	not specified	not specified	not specified	not specified		Under the Accessibility for Ontarians with Disabilities Act, 2005, the Minister of Community and Social Services is required to establish an accessibility standards advisory council. The council is an advisory agency. Its mandate is to advise the minister on the development of accessibility standards and on sector-specific and general public education programs to support the effective implementation of the AODA. The council will play a key role in helping to guide Ontario as it moves towards achieving the government's vision of an accessible society over the next 20 years. On December 13, 2005 , the Minister of Community and Social Services appointed the members of the Accessibility Standards Advisory Council of Ontario. The council includes a cross-section of leaders from the disability community and the private and broader public sectors, with the majority of members being people with disabilities. Council members are appointed by the minister for a term of up to three years.
Universal Design and Barrier-Free Access Guidelines and Standards for DND/CF Facilities [section within the Construction Engineering Technical Order (CETO)]	An accessible route from the street or sidewalk shall have a width of at least 1200mm, and entrance landing of at least 2250x2250mm	Corridors on the visitable floor shall be at least 1200mm wide for all buildings.	A clear route to a bathroom should be at least 1200mm wide				
Federal Disability Act							The Federal Disability Act is a proposed national law trying to be implemented by the Council of Canadians with Disabilities. They outlined a possible framework bill that would enhance the Canadian Human Rights Act. There are no specifics on visitability, but more in general housing is outlined for universal access.

	Features						
Name	**Entrance to Home**	**Interior Doors & Accessible Route**	**Bathroom**	**Light switches, thermostat, electrical outlets, electrical panel, etc.**	**Added Features**	**Geographic/ Topographic Considerations**	**Notes**
Disability Action Plan Strategy	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	This outlines a strategy to implement accessibility through policy, incentives, programs and possible legislation within the province. There are general objectives of universal design. The objectives for housing are: to increase the number of accessible and affordable housing units in the province; to promote the concept of universal barrier free design concepts in all new housing projects including renovations of existing housing stocks where feasible; to create different housing options with disability supports required for certain youth and adults as an alternative to premature placements in nursing homes.
Aging in Place: A Neighbourhood Strategy	at least one no-step entrance	doors and hallways wide enough for wheelchair navigation	one bathroom on the first floor big enough to get into with a wheelchair and close the door.				
Visitability of Affordable Housing Units	A zero-step entrance at the front, back or side entrance of the house (located on an accessible route from the street)	Wider Doorways on all main floor doors (minimum 813 (32")) clear door opening	A half bath on the main floor (minimum requirements include a sink, toilet and a wider doorway)				
Access-A-Home Program	not specified	not specified	not specified	not specified	not specified	not specified	The purpose of the Access-A-Home-Program is to provide assistance to participants with the removal of architectural barriers to make the housing wheelchair accessible.
City Housing Strategy 2007-2012	Level or gently sloping approaches to dwellings, level no-step access to entry door	sufficiently wide doors, 32" to 36" and corridors, 36", to accommodate a wheelchair	multi-level units, a ground floor toilet facility for wheelchair users and the elderly and a ground floor family room and/or kitchen facility.	not specified	not specified		The city strategy is to "develop policies and initiatives encouraging an increase in accessible housing for persons with disabilities, ensure the inclusion of accessible units and visitable designs in City-sponsored housing programs and other initiatives, encourage private sector housing developers to develop housing that is accessible to people with a diversity of physical disabilities, advocate for federal and provincial government initiatives that support an increase in accessibility to the existing stock of housing.
Prince George Visitable Housing Declaration	At least one zero-step entrance on an accessible route	Doorways throughout with no less than 32" clear width	At least a half bathroom on the main floor with the wider doorway.				This declaration came after the 'Measuring Up the North" Conference held in April 2009. The declaration was meant for all the 175 delegates that participated in the conference. The delegates included researchers, consultants, builders, designers, building officials, planners, realtors, elected officials, policy makers, government officials, local and provincial government personnel, senior's and disability advocates, universal design practitioners, non-profit orangisations, health professionals, students and others.
Accessible Community Bylaws Guide	An accessible path of travel, A no-step entrance	A passable interior circulation	An access to a main floor washroom		Has section on "Enhanced Visitability Features"		Model of Adaptable Design and Accessible Housing Bylaw on page 86 contains visitability criteria.
Accessible Built Environment Standards	exterior ramp; accessible entrance; door width and sill and threshold; door levers; power door openers for multi-unit buildings	interior mobility within a unit; accessible main floor washroom within a unit; kitchen size, access and adaptability	spacing and location of electrical switches, outlets and other controls, including power outlet over main entrance to support installation of power door openers				The Ontario Human Rights Commission (OHRC) has reviewed the initial proposed Accessible Built Environment Standard prepared by the Accessible Built Environment Standards Development Committee pursuant to the Accessibility for Ontarians with Disabilities Act (AODA). The proposed Standard sets out specific accessibility requirements for 11 groups of built environment elements, with new construction to apply within one year, change in use / extensive renovations within one to three years, and retrofit provisions within five to thirteen years. Housing is specifically set apart, in Section 13, of this standard. There is only a discussion on these requirements instead of a listing of the standard. A final proposal of the standard was expected to be completed and submitted to the minister in Spring 2010. The government will review the committee's proposed standard and it may be adopted into regulation in whole, in part or with modifications.

	Features						
Name	**Entrance to Home**	**Interior Doors & Accessible Route**	**Bathroom**	**Light switches, thermostat, electrical outlets, electrical panel, etc.**	**Added Features**	**Geographic/ Topographic Considerations**	**Notes**
Visitable Housing Design	One level, no-step entrance - minimum 36 inches (91.4 centimeters) wide - on an accessible rout	Wider doorways - minimum of 32 inches (81.3 centimeters) clear passage throughout	A wheelchair accessible bathroom on the main floor	Reinforced bathroom walls (for the installation of grab bars, if desired); Levered door handles and single-lever kitchen and bathroom faucets; Raised electrical outlets - 18 inches (45.7 centimeters) from the door; Lowered climate controls; Lowered light switches - 48 inches (121.9 centimeters) from the door			
Planning for the Future: Age-friendly and Disability-friendly Official Community Plans	Visitable requirements suggested.	Visitable requirements suggested.	Visitable requirements suggested.				This document is produced by the Union of British Columbia Municipalities and it is a guideline to the municipalities of British Columbia for updating their Official Community Plans. In Guideline #3 it suggest that Visitability be incorporated into OCP's.
Building a Visitable Home in Winnipeg	One level, no-step entrance - minimum 36 inches (91.4 centimeters) wide - on an accessible route	Wider doorways - minimum of 32 inches (81.3 centimeters) clear passage throughout	A wheelchair accessible bathroom on the main floor				These basic guidelines are provided by the City of Winnipeg for those interested in the design features of a visitable home.
Secure, Adequate, Accessible and Affordable Housing Act	not specified	not specified	not specified	not specified	not specified	not specified	An Act to ensure secure, adequate, accessible and affordable housing for Canadians. This bill mandates: (3) The national housing strategy shall include incentives for affordable rental housing and shall ensure the availability of housing that a) is safe, secure, adequate, affordable, accessible, and not-for-profit in the case of those who cannot otherwise afford it; (c) provides access for those with different needs, including, in an appropriate proportion, access for the elderly and the disabled that allows for independent living as a result of housing adaptations; (f) includes not-for-profit rental housing projects, mixed income not-for-profit housing cooperatives, special-needs housing and housing that allows senior citizens to remain in their homes as long as possible.
Disabled Residential Rehabilitation Assistance Program for Homeowners (RRAP)	not specified	not specified	not specified	not specified	not specified	not specified	The Residential Rehabilitation Assistance Program (RRAP) for Persons with Disabilities offers financial assistance to homeowners to undertake accessibility work to modify dwellings occupied or intended for occupancy by persons with disabilities. Funding is provided jointly by the Government of Canada (75%) and the Province of Nova Scotia (25%). Modifications must be related to housing and be reasonably related to the disabled occupant's disability.
Ontario Building Code - Visitable Apartments	Barrier-free path of travel from the suite to the entrance door	barrier-free path from doorway to at least one bedroom on same level	barrier-free path from doorway to at least one bathroom on same level, not having area less than 4.5 sq.m. with a minimum door width [specified in other clause not available]	not specified	not specified	not specified	Sentence 3.8.2.1 (4) In Group C major occupancy apartment buildings, not less than 10% of all residential suites shall be provided with a barrier-free path of travel from the suite entrance door to, a) the doorway to at least one bedroom on the same level, and b) the doorway to at least one bathroom, i) having an area not less than 4.5 sq.m. at the same level and ii) conforming to sentence 9.6.3.3 (1). [which specifies minimum clear width at door]
Visitable and Adaptable Features in Housing Regulatory Impact Statement	a clear path from the street (or car set-down/park) to a level entry	wider doorways and passages	a toilet suitable for people with limited mobility on the entry level; and reinforced bathroom walls to allow grab rails to be fitted inexpensively if they are needed later.	not specified	not specified	not specified	he Victorian Government has made a policy commitmen t to ensuring that people with a disability or limited mobility will not be excluded fr om participating in social life and work. Four accessibility features have been identified which, if included in new homes, would have a major accessibility impact for people with a disability and for the wider community. The features are: a clear path from th e street (or car set-down/ park) to a level entry; wider doorways and passages; a t oilet suitable for people with limited mobility on the entry level; and reinfo rced bathroom walls to allow grab rails to be fitted inexpensively if they are need ed later. The Victorian Government's policy objective is to achiev e a high degree of adoption of these four features in new housing.

	Features						
Name	**Entrance to Home**	**Interior Doors & Accessible Route**	**Bathroom**	**Light switches, thermostat, electrical outlets, electrical panel, etc.**	**Added Features**	**Geographic/ Topographic Considerations**	**Notes**
Smart and Sustainable Homes	There is a clear accessible path of travel from the street or car parking area, to the home that features: • level thresholds (with no more than 10mm tripping hazard) • paths are minimum width of 100mm • external door (often the main entrance door), gates and other external openings along the accessible path are a minimum of 90mm width allowing a clear opening of 850mm wide (refer to general dwelling design on page 14 for requirements in and around the dwelling). • lever door handles at 900mm – 1100mm above floor level • a maximum gradient of 1:8 for an accessible path over short distances up to 150mm • a maximum gradient over longer distances of 1:14 with landings at 7 meter intervals • an even, hard wearing, slip resistant surface with a maximum cross fall of 1:40 • appropriate area lighting for path identification and navigation.	Accessible paths (minimum 100mm width measured to wall linings) service the: • main living areas • kitchen • at least one toilet and bathroom, including the shower • at least one bedroom • outdoor rubbish storage • undercover car parking • outdoor clothes drying • outdoor living space • letter box. All internal doors: • are a minimum 870mm wide • allow a minimum clear opening of 80mm, that can be reached by it	Not Specified		Numerous other features with the goal of universally designed dwelling		The Sustainable Homes program is providing communities throughout Queensland with display homes which incorporate principles of sustainable design and performance utilizing the Smart & Sustainable Homes Design Objectives. The homes are unique because they provide practical examples within their regional climatic context of dwellings that aim to meet the triple bottom line concept of sustainability i.e. environmental, social and economic sustainability. Governments and industry are partnering to design, build and promote the features and benefits of sustainable housing across the state
Global Age-Friendly Cities: A Guide	Not Available	Not Available	Not Available	Not Available	Not Available		The guidelines discuss the need for a variety of housing, appropriate accessibility design and importance of room for wheelchair use.

e. Precedents and best practices table

The following table is the compilation of all precedents and best practices found during the environmental scan phase of this project.

Legend/Table headings

- Name
- Country
- Location
- Year
- Link (Website link or library code)
- Description
- Applicability to Alberta Context
- Experimental / Implemented / Awareness
- Visitability / Parallel Initiative

Name	Country	Location	Year	Link (Website link or library code)	Description	Applicability to Alberta Context	Experimental/Implemented/ Awareness	Visitability/Parallel Initiative
Habitat One	Canada	Winnipeg, Manitoba	2009	http://www.awb-winnipeg.ca/index.php?option=com_content&view=article&id=60:habitat-one&catid=61:canada&Itemid=79	A design team including students, interns, and professionals worked toward creating well-designed visitable housing solutions for lower income families in Winnipeg. The designs were presented to Habitat for consideration for construction in the spring of 2007. AWB then invited students, staff, and instructors at the Faculty of Architecture to participate in a Habitat for Humanity building blitz. Volunteers built the first 'visitable' Habitat house in Winnipeg.	Critical	Experimental	Visitability
Architectural Drawing	US	Illinois	2009	http://www.bolingbrook.com/info/pdf/VisitbltyExam1_09_09.pdf	This shows a detail of a dropped foundation which allows for easier construction of a no-step entrance.	Critical	Implemented	Visitability
Homes to be Wheelchair-friendly: Visitable development one of few in Canada	Canada	Winnipeg, Manitoba	2010	http://www.winnipegfreepress.com/local/homes-to-be-wheelchair-friendly-96454349.html	This is a online news article stating that there will be a new neighbourhood being built in Winnipeg where a majority of the homes built will be visitable (670/1225 homes). The planned neighbourhood is planned for Waverly West and it will be the first of its kind in Winnipeg. The plan is set to be put forward to city council in July 2010.	Critical	Implemented	Visitability
The National Scene	Canada	Canada	2010	http://www.chba.ca/uploads/News/NatScene_June_2010.pdf	This is a monthly update published by the CHBA. There is a short paragraph on "Accessibility and Barrier-Free Design". It's as follows: “Accessibility” and “barrier-free” design was a prominent theme in both the Technical Research Committee and National Marketing Committee meetings held last month in Ottawa. It represents a growing market opportunity with approximately 4.4 million Canadians, or 1 in 7, having some form of disability. In another 20 years, it will be 1 in 5 as the population ages.	Critical	Experimental	Visitability
Zero Step Sill Extruded Flush Threshold Door Seal System	US	Vista, California	2010	http://www.freepatentsonline.com/y2010/0064590.html	This is a US Patent from door manufacturers, La Cantina Doors, Inc. (Vista, CA, US). It is an extruded door sill system that allows a door to have a zero-step threshold while maintaining a weather seal. The document inlcudes description of the product and benefits, as well as detail drawings of the system.	Critical	Implemented	Visitability
Mayor's Awards	Canada	Edmonton, Alberta	2010	http://www.edmonton.ca/for_residents/programs/2010-awards-for-persons-with-disabilities.aspx	The Mayor’s Awards are designed to promote awareness of the need for accessibility, services and employment for individuals with disabilities. Presented annually, the Mayor’s Awards recognize individuals, organizations or businesses within Edmonton that demonstrate a commitment to persons with disabilities. Four award categories recognize community members who demonstrate sensitive, creative and innovative methods to ensure the dignity and inclusion of persons with disabilities.	Critical	Awareness	Parallel Initiative
Larch Park Guidelines	Canada	Edmonton, Alberta	Current [2010]	http://www.larchguidelines.ca/visitability.html	"Larch Park at Magrath" is a community in the southwest of Edmonton designed and moderated by Meclor Developments. They have set forth guidelines for construction that individual builders must conform to. Melcor developments has taken on the parallel initiative of sustainable homes and communities. In their building guidelines they stress the importance of visitability and sate that all homes must have wider hallways and one bathroom on the main floor and they strongly advise having zero-step entries. For the zero-step entries they suggest the home-owner selecting the 'Capitol Modern' home design because it lends itself better to the zero-step entry. Based on an estimate from the community maps with the lot plans, there are approximately 138 single family homes that will be built to these requirements.	Critical	Implemented	Parallel Initiative
Bringing Universal Design Ideas to the Public: Interactive Exhibits in Southern California	US	California	1999	http://www.homemods.org/resources/pages/universaldesign.shtml	This journal article describes a great precedent where they rented retail space to set exhibits that demonstrated all facets of visitability and its importance. Precedent for starting one in Calgary.	High	Awareness	Visitability

Name	Country	Location	Year	Link (Website link or library code)	Description	Applicability to Alberta Context	Experimental/Implemented/ Awareness	Visitability/Parallel Initiative
Measuring Up the North Phase 1 Final Report	Canada	British Columbia	2000	http://www.measureupthenorth.com/UserFiles/File/MUTNFinalReportLong01-15-10LR.pdf	The Measuring Up The North Initiative began in 2007 in Northern British Columbia. Its goal is "to assist over 40 communities to become livable age-friendly, disability-friendly, universally designed, inclusive communities for all residents and visitors"... In creating more livable communities, this Initiative has promoted universal design, active living by design, sustainability, healthy communities, economic aspects, accessible tourism, visitable housing and many other concepts-intertwined. There has been seen a high rate of success already due to the fact that not only were all of these concepts brought together, as well, many organizations and partners were brought together, sometimes for the first time, in this Initiative.	High	Awareness	Parallel Initiative
New Affordable Housing Coming to Morden [Manitoba]	Canada	Moden, Manitoba	2005	http://www.cmhc.ca/en/corp/nero/nere/2005/2005-08-04-1200.cfm	This article outlines an affordable housing complex that was to be built in Morden, Manitoba with 30 units to be built to 'visitable' standards.	High	Implemented	Visitability
Visitability Think Tank	Canada	Winnipeg, Manitoba	2007	http://www.visitablehousingcanada.com/holder3.html	A first national Visitability Think Tank on Livable, Sustainable Housing and Communities was held by CCDS on May 11-13 2007 in Winnipeg, Manitoba. The event brought together over 60 key stakeholders such as seniors and disability organizations, policy makers, designers, homebuilders, community developers, real estate professionals, municipal officials, health care professionals and building code specialists. The Think Tank activities included presentations, discussion periods and site tours of visitable homes in Winnipeg. The goals of the Think Tank included learning about national and international trends, initiatives, successes and challenges; establishing links between visitability, environmentally sustainable and affordable housing markets; and creating catalysts for change thus contributing to inclusive, sustainable communities that support all citizens	High	Awareness	Visitability
Place Bertrand Housing Inc.	Canada	St. Boniface, Manitoba	2008	http://news.gov.mb.ca/news/index.html?archive=2008-5-01&item=3598	Place Bertrand was built under Manitoba's Homeworks! program. "Under HOMEWorks!, the province is providing almost $3 million in capital funding and rent supplements for 20 new housing units with a focus on access for people with disabilities, constructed through Place Bertrand Housing Inc., a non-profit housing corporation associated with Ten Ten Sinclair Inc. Built on land formerly owned by Manitoba Housing, the units will have mobility accessibility and incorporate universal design concepts in St. Boniface. Up to half of the units will receive rent supplement assistance to ensure they are affordable for low-income households including those on Employment and Income Assistance. "In keeping with Ten Ten Sinclair's values, we see Place Bertrand as a cluster of homes that are inclusive of all people – with and without disabilities," said Don Onofriechuk, past-chair of Ten Ten Sinclair Housing Inc. "We want to see and promote neighbourhoods that are inclusive of the diverse needs of our community. Place Bertrand will be a great example of that."	High	Implemented	Parallel Initiative
Canadian Centre on Disability Studies Annual Report	Canada	Canada	2009	http://www.disabilitystudies.ca/Documents/Annual%20reports/2008%202009/Annual%20Report%20Final%20Version%20Sept%2009.doc.	This is an annual report outlining what the CCDS has accomplished within the year. It mentions Visitability research initiatives, post secondary education in disability studies, media blitzes to advertise Visitability and programs to further the education and awareness.	High	Implemented	Visitability
The 2009 Livable Communities Awards (Winners)	US	US	2009	http://www.aarp.org/home-garden/livable-communities/livable_communities_2009/	Livable communities don't usually come into being by accident. They're most often products of skilled architects, builders, developers, and planners. To recognize the efforts of these professionals and to help you discover the best applications of the core values, we present the winners of the 2009 Livable Communities Awards. Click on each of the small images near the top of the page for tours of single-family homes and multi-family housing units that epitomize livability for all life stages.	High	Awareness	Parallel Initiative

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The Greying Nation Conference	Canada	Alberta	2009	http://albertahealthservices.net/286.asp	The last conference was in 2009 and the topic was "Keeping Ahead of the Wave". It's not known when the next one will take place. The conference addressed how the health-care sector and service providers can prepare for the influx of seniors requiring services-the baby boomers, the first of whom will be turning 65 in 2011. Conference topics included: innovative technologies to support functional and cognitive abilities; adaptive housing; "green" living through the ages; determinants of health; aging well; and perspectives on aging as expressed through the visual and performing arts. The Greying Nation conference attracted a broad spectrum of delegates from public and private service providers and governing agencies, including physicians, allied health professionals, primary care providers, health care executives, researchers, administrators, educators and policy and decision makers.	High	Awareness	Parallel Initiative
Finstad Hageby	Norway	Northern Finstad	2010	http://www.bolig.skanska.no/sok-bolig/Projects/finstad/	Finstad Hageby, in Northern Finstad, Norway, is a residential area that will provide both the elderly and the young, regardless of their mobility, the same opportunities to thrive. In practice, this will entail around 260 blocks of flats having access without steps and with a lift, whereby all flats can be used regardless of whether the tenants are able-bodied or wheelchair users. Additionally, around 100 terraced houses and linked villas will be built with a life cycle standard. This means access without steps to the ground floor – and a design where both living rooms, kitchens and bathrooms are found at the entrance level and where bedrooms can also easily be accessed.	High	Implemented	Visitability
HOMEWorks!	Canada	Manitoba	2010	http://www.gov.mb.ca/housing/homeworks.html	HomeWorks! is A Housing Strategy and Policy Framework for Manitoba. In 2009 $5.4-million in funding was earmarked for HOMEWorks! for Manitobans with disabilities. This two-year federal-provincial initiative includes targeted construction of additional housing units and will focus on greater community living for people with intellectual disabilities, physical accessibility and housing that people with mobility restrictions can easily access (visitable housing).	High	Implemented	Parallel Initiative
Ryerson Commons	Canada	Cobourg, Ontario	2010	http://www.ryersoncommons.ca/default.asp	Ryerson Commons offers three home designs (The Victorian, The Sterling, The Burwash) that incorporate visitability criteria. Visitability features are marked with green on the Floor Plans.	High	Implemented	Visitability
The 2010 Livable Communities Awards (Submission Guidelines)	US	US	2010	http://www.nahb.org/generic.aspx?genericContentID=100422	When it comes to their homes, Americans of all ages want the same thing – a safe and comfortable home in a vibrant community. The Livable Communities Awards, co-sponsored by AARP and the National Association of Home Builders (NAHB), recognize builders, remodelers, developers, architects and planners who build and design homes and communities that improve everyday comfort, safety and personal independence. The deadline to enter the Livable Communities Awards is July 16, 2010.	High	Awareness	Parallel Initiative
BUILDEX Calgary / Edmonton	Canada	Calgary, Alberta	2010	http://www.buildexcalgary.com/ & http://www.buildexedmonton.com/	Re-branding BUILDEX, CONSTRUCT and DESIGNTRENDS under a single name. You can still expect the same great conference & tradeshow for the Property & Real Estate Management, Architecture & Interior Design, and Construction & Renovation industries — but with only one name: BUILDEX. There are opportunities to participate as an exhibitor, sponsor, speaker, attendee or any combination of these. BUILDEX will continue to host over 250 exhibits on the tradeshow floor and welcome more than 4000 regional industry professionals to take in both the exhibits and more than 40 industry leading educational seminars.	High	Awareness	Parallel Initiative
Home + Garden Show Calgary / Edmonton	Canada	Calgary, Alberta	Annual	http://www.calgaryhomeshow.com/ME2/Sites/ & http://www.edmontonhomeshow.com/ME2/Sites/	For four days only, find the latest in innovative products and new ideas. Get help from top industry experts like HGTV's Bryan Baeumler and Hometown Hero Alykhan Velji. Plus, shop and save with over 350 of Calgary's favourite retailers at the Calgary Home + Interior Design Show.	High	Awareness	Parallel Initiative

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The Renovation Show - Edmonton	Canada	Edmonton, Alberta	Annual	http://www.showswork.com/RENO.html	The Edmonton RENOVATION Show is the all-important first show of the season, in one of the hottest home improvement markets in Canada. Perfectly timed for those families who are anxious to get started ...on a new home, a renovation, or a new look. More than 220 exhibiting companies give visitors the best opportunity of the year to connect with the home industry through discovery, information transfer and the getting down to business attitude of the suppliers on the exhibit.	High	Awareness	Parallel Initiative
Annual CHBA National Conference	Canada	Banff, Alberta	Annual	http://www.chba.ca/members-area/your-chba/national-conference.aspx	The Canadian Home Builders' Association is built on a vision and commitment - a vision of a strong and positive role for the housing industry, and a commitment to support the business success of our members and their ability to provide affordability, quality and choice for consumers. This conference is in its 68th year and is being held in Banff, Alberta. The theme for this year's conference is 'Inspire'. This conference doesn't appear to have an open, or public topic participation. In a June 2010 newsletter, the CHBA announced the development of a position paper on housing accessibility and visitability. It is on their radar as something to investigate and possibly create a 'best practices' guide. The CHBA could be contacted and partnerships can be made to promote Visitability within this conference.	High	Awareness	Parallel Initiative
EcoLiving Fair	Canada	Alberta	Annual	http://www.ecolivingfair.ca/	The intent of the EcoLiving Fair is to give Albertans ideas and directions on how to reduce their impact on the environment by improving building / home efficiency and reducing the use of natural resources. Exhibitors ranged from booths for CMHC and the Sierra Club to straw-bale wall construction and electric cars. Each exhibit provides a wealth of information for visitors to the Eco-Living Fair. If you are interested in eco-efficient appliances and construction or just want to see products and technology available in this area, the EcoLiving Fair is a one-stop shop! The Fair this year is over but thre ar always interesting things happening.	High	Awareness	Parallel Initiative
Olmstead vs. L.C.	US	Georgia	1999	http://laws.findlaw.com/us/000/98-536.html	Respondents L. C. and E. W. are mentally retarded women. Both women were voluntarily admitted to Georgia Regional Hospital at Atlanta (GRH), where they were confined for treatment in a psychiatric unit. Although their treatment professionals eventually concluded that each of the women could be cared for appropriately in a community-based program, the women remained institutionalized at GRH. Seeking placement in community care, L. C. filed this suit against petitioner state officials (collectively, the State) under 42 U. S. C. §1983 and Title II. She alleged that the State violated Title II in failing to place her in a community-based program once her treating professionals determined that such placement was appropriate. The court rejected the State's argument that inadequate funding, not discrimination against L. C. and E. W. "by reason of [their] disabilit[ies]," accounted for their retention at GRH. Under Title II, the court concluded, unnecessary institutional segregation constitutes discrimination per se , which cannot be justified by a lack of funding. The court also rejected the State's defense that requiring immediate transfers in such cases would "fundamentally alter" the State's programs. The Eleventh Circuit affirmed the District Court's judgment, but remanded for reassessment of the State's cost-based defense. The District Court had left virtually no room for such a defense. The appeals court read the statute and regulations to allow the defense, but only in tightly limited circumstances. Accordingly, the Eleventh Circuit instructed the District Court to consider, as a key factor, whether the additional cost for treatment of L. C. and E. W. in community-based care would be unreasonable given the demands of the State's mental health budget.	Low	Awareness	Visitability
Washburn v. Pima County, #2 CA-CV 2003-0107	US	Pima County	2003	http://www.apltwo.ct.state.az.us/Decisions/CV20030107.pdf	In this lawsuit, Washburn attempted to sue the Pima County for implementing the Visitability Ordinance. They're argument that it was an 'unconstitutional' law and the county didn't have a right to implement it and to deny their building permit. The state overturned the appeal and ruled in the favor of the Pima County.	Low	Awareness	Visitability

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Winchester Homes: Your Home. Your Way	US	Washington, DC	Current [2010]	http://www.winchesterhomes.com/universal-design	At Winchester Homes™, we take great pride in every aspect of homebuilding. That doesn't just make us different from other builders; we believe it makes us better. More importantly, over 18,000 homeowners throughout metropolitan Washington, D.C. believe it makes us better, too. As the first large builder to earn the National Association of Home Builders' National Housing Quality award, we have established a standard of excellence unparalleled by any other luxury homebuilder. Our dedication to quality has been recognized by our customers and peers within the industry through many awards. They are a builder that informs their clients of the importance of Universal Design, and provides them with a checklist of features that could be added to the home they want to build.	Low	Implemented	Visitability
Flexhousing Award Winning Designs	Canada	Canada	1996	http://www.cmhc.ca/en/co/buho/flho/flho_014.cfm	These are four designs that "epitomized the FlexHousing ideals." With a short description, there is an elevation and plan drawings.	Moderate	Experimental	Parallel Initiative
Darwin Court, UK	UK	London	2003	http://www.lifetimehomes.org.uk/pages/darwin-court-london-.html	Darwin Court was designed by architects Jestico and Whiles for Peabody, specifically to respond to the changing needs of local community groups and older people. It was essential that all flats could be easily converted if/when the future needs of the tenant changed. It was also crucial that the flats be designed with both non-disabled and disabled tenants in mind. For this reason, Darwin Court was designed to Lifetime Homes standards, which provides the design features necessary to meet the brief. Proper planning ensured that there was minimal difference between the actual cost of building Darwin Court to Lifetime Homes standards and the cost that would have been incurred building to more 'conventional' standards.	Moderate	Implemented	Parallel Initiative
Castle and Keep [Murray Siple House]	Canada	North Vancouver	2004	http://www.canadianarchitect.com/issues/story.aspx?aid=1000141816&type=Print%20Archives	The Murray Siple house is a home in North Vancouver that was renovated to meet the clients needs of being bound to a wheelchair. The home design is based on Universal Design, not just Visitability. It has large corridors and spaces, no change in levels and zero-step entries. The design is simple, beautiful and modern. It is a good precedent for what can be done for retro-fits.	Moderate	Implemented	Parallel Initiative
Human Rights Commission Reaches Accessibility Settlement with Mattamy Homes	Canada	Ontario	2005	http://www.ohrc.on.ca/en/resources/news/NewsRelease.2006-05-19.4856708283/view	A home buyer settles a case with Mattamy Homes whom, at first requested the home buyer to first buy the home before even consulting with a design consultant for making the home accessible, when there could be no assurance in the level of accessibility. The matter was resolved positively including new company policies.	Moderate	Awareness	Parallel Initiative
Sustainable Home Brisbane	Australia	Brisbane	2006	http://www.sustainablehomebrisbane.com.au/index.htm	Through the Sustainable Homes Program, Government and industry have partnered to build a number of sustainable houses throughout Queensland. The Brisbane Sustainable Home is a two-level home, set on a gently sloping site, contains four bedrooms and three bathrooms. An elevated walkway from the street enables easy access to the primary, upper living level.	Moderate	Experimental	Parallel Initiative
Housing in Response to the Human Life Span	US	Seattle, Washington	2007	http://www.zai-inc.us/pubs/ultimatehomedesign.pdf	This house was a design winner for the 2009 Livable Communities Awards that was Co-sponsored by AARP and the National Association of Home Builders (NAHB). This article gives more information about the project, including floorplans. It is an example of universal design and designing a home for aging in place. There are numerous features in addition to the visitability requirements, for example, an elevator shaft currently used as storage, removable lower bathroom cabinets for wheelchair access, and lower kitchen counters. As well, the life cycle design accounts for the families changing needs, the lower floor is currently used as a home office and can be converted easily into a granny suite for rental opportunities or care staff when needed.	Moderate	Implemented	Parallel Initiative

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Portland Courtyard Housing Competition	US	Portland, Oregon	2007	http:// www.courtyardhousing.org/	In 2007, the City of Portland invited architects from around the world to share ideas on the design possibilities of housing oriented to shared courtyards. Portland is promoting courtyard housing as an additional infill housing type that can provide a quality living environment at densities higher than conventional detached housing. This competition is part of a multi-pronged effort by the City of Portland to retain families with children in the city's neighborhoods in the face of increasingly unaffordable conventional detached housing. This competition will be a key opportunity to explore how courtyard housing may help fill the need for new housing for families with children, as well as provide desirable options for other types of households.	Moderate	Awareness	Parallel Initiative
Courtyard Housing: Housing In Response to the Human Life Cycle	US	Portland, Oregon	2007	http://www.zai-inc.us/ courtyardhousing.pdf	This project was a winner in the honorable mention category of the "Portland Courtyard Housing Competition " It is a project that focuses on the life cycle use of condominiums and how they can grow, divide and change as the needs change for the residence. It is design with all users in mind.	Moderate	Awareness	Parallel Initiative
Smart & Sustainable Homes Program	Australia	State of Queensland	2008	http:// www.sustainable-homes.org.au/	The Sustainable Homes program is providing communities throughout Queensland with display homes which incorporate principles of sustainable design and performance utilising the Smart & Sustainable Homes Design Objectives. The homes are unique because they provide practical examples within their regional climatic context of dwellings that aim to meet the triple bottom line concept of sustainability i.e. environmental, social and economic sustainability. Visitability criteria were part of each home design.	Moderate	Experimental	Parallel Initiative
Mind the Gap	Canada	Edmonton	2008	UofC: [0008-2872]	"There is a continued dearth of knowledge surrounding the concept of visitability. The building industry most often likes to keep repeating the construction processes it is familiar with, and general contractors do not like to train subtrades on unfamiliar construction methods unless they see immediate, short-term financial benefit. Architects and other designers are often motivated in the same way unless they are paid specifically to research a concept of visitability. Organizations and individual homeowners are also reluctant to pay for such research by architects and other designers. Most research then is conducted through government-funded grants. Governments at all levels are generally reluctant to enforce too much legislation on the development and building industry. Currently, there is no legislation specifically addressing visitability in Canada. Only government-funded public buildings require universal and adaptable features to benefit persons with disabilities, but the single-family home is not part of this legislation. Sweden first started using the term visitability in 1976. The concept slowly filtered throughout the rest of Europe, the United Kingdom (Lifetime Homes), Japan, Australia (Smart Housing), the United States and finally Canada. Research shows that the majority of visitable housing has been built with financial assistance from one or more levels of government."	Moderate	Implemented	Parallel Initiative
2008 Housing Awards Winning Best Practices in Affordable Housing - Flora Place	Canada	Manitoba	2008	http://www.cmhc-schl.gc.ca/en/inpr/ graw/hoawpr/upload/ Flora-Place.pdf	In collaboration withe Ten Ten Sinclair Inc. this project provides housing for families with accessibility needs. The 28 visitable units, of which 4 are fully accessible, are built with slab on grade foundation, 36 inch doorways, barrier-free bathrooms and a no step entrance.	Moderate	Implemented	Visitability
Bridgeton Neighborhood Revitalization [HOPE IV Grant Recipient]	US	Bridgeton, New Jersey	2008	http:// www.designadvisor.org/green/bridgeton.htm	From 2003 to 2008, 267 homes — single family detached and twin units — were constructed in five phases. Located in the largest historic preservation district in the state, the new buildings feature architecture that is contextually sensitive in mass, scale and detail. They all include porches and patios; front, back and side yards — landscaped and with fencing; and off-street parking spaces. Surrounding the homes are new streets, sidewalks, street trees and streetscaping. The project received a 2009 American Institute of Architects/Housing and Urban Development Secretary's Award for Housing and Community Excellence in Affordable Housing Design for its unique area redevelopment plan and the integration of architectural design. The project contains a portion of visitable and accessible housing. They adapted the vernacular of Victorian design to allow for zero-step entries. They used a variety of housing types mixing visitable lower units with upper non accessible units to maintain the tall, verticality of the Victorian homes.	Moderate	Implemented	Visitability

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Bolingbrook Visitability Map	US	Illinois	2009	http://www.bolingbrook.com/info/pdf/VisitabiltyMap3_3_09.pdf	This is a town map showing which suburbs and new developments have been constructed to visitable standards.	Moderate	Implemented	Visitability
FlexHousing Pocket Planner	Canada	Canada	2009	https://www03.cmhc-schl.gc.ca/catalog/productDetail.cfm?csid=1&cat=17&itm=9&lang=en&fr=1276707505078	By using this handy Pocket Planner, you'll be able to visualize, plan and create a FlexHouse that is adaptable, accessible and affordable. You'll learn about the details of FlexHousingTM and receive practical planning tips. Checklists are provided for all areas of the house including the corridors, kitchen, bathroom, living and dining areas, storage areas, windows, and even heating and air conditioning.	Moderate	Awareness	Parallel Initiative
Summerset Retirement Village	New Zealand	Manukau, Auckland	2010	http://www.summerset.co.nz/index.php	Summerset Retirement Villages are the first retirement village operator in New Zealand to sign up to the Lifemark programme and on Saturday 2 May 2010, opened the first Lifemark approved retirement village in Manukau, Auckland. The Lifemark is only given to designs which pass a strict, independent review process and meet a specific range of standards round usability, adaptability, accessibility, inclusion and lifetime value.	Moderate	Implemented	Parallel Initiative
Oxley Woods, UK	UK	Milton Keynes	2010	http://www.oxleywoods.com/	Oxley Woods offers 145 homes in 2, 3, 4 & 5 bedroom designs, created by world renowned architects Rogers Stirk Harbour & Partners, which incorporate the 16 standards of Lifetime Homes.	Moderate	Implemented	Parallel Initiative
Barratt Green House, UK	London	UK	2010	http://www.bre.co.uk/page.jsp?id=1221	The first Code for Sustainable Homes Level 6 house built by a major homebuilder. The Barratt Green House is a three/four bedroom family house designed to provide a solution to the needs of low energy, high density volume housing of the future. It is a direct response to the government's target of zero carbon housing by 2016, and includes Lifetime Homes criteria.	Moderate	UK, Lifetime Home, New Build, Precedent, Single family	Parallel Initiative
Frontier at Montana	US	Austin, Texas	2010	http://www.ci.austin.tx.us/ahfc/homesforsale.htm	The Austin Housing Finance Corporation is a leading force in the creation of reasonably priced housing in Austin. AHFC has begun construction on its newest subdivision, Frontier at Montana, in the Montopolis neighborhood. This new subdivision will feature two, three, and four bedroom homes built to meet the City's two-star rating for the Green Building standards and visitability requirements.	Moderate	Implemented	Visitability
Mueller Affordable Homes Program	US	Austin, Texas	2010	http://muelleraustin.com/homes/affordable/information.php	One-quarter of all Mueller houses, condos and apartments — more than 1,100 homes — are reserved for households below Austin's median income, under the City of Austin's S.M.A.R.T. housing program which mandates visitability standards.	Moderate	Implemented	Visitability
Thaxton Place	US	Austin, Texas	2010	http://www.mainstreethomes.com/Community/918/Thaxton%20Place	Thaxton Place is a brand new community located in the growing area of Southeast Austin. A small community of homeowners, Thaxton will offer lots of cul-de-sacs and green spaces. Thaxton Place is part of the City of Austin's SMART Housing program, which mandates visitability criteria.	Moderate	Implemented	Visitability
McKinney Heights	US	Austin, Texas	2010	http://www.kbhome.com/Community~CommID~00868025.aspx	The McKinney Heights development by KB Homes is SMART Housing compliant with visitability features.	Moderate	Implemented	Visitability
Meadow Lake	US	Austin, Texas	2010	http://www.reytex.com/comml/comml.html	The Meadow Lake development is a participant in Austin's S.M.A.R.T.™ (Safe, Mixed Income, Accessible, Reasonably Priced and Transit Oriented) Initiative.	Moderate	Implemented	Visitability
Cobra Studios	US	Austin, Texas	2010	http://www.cobrastudiosaustin.com/	The Cobra Studios development is a participant in Austin's S.M.A.R.T.™ (Safe, Mixed Income, Accessible, Reasonably Priced and Transit Oriented) Initiative.	Moderate	Implemented	Visitability
Pepper-Viner Homes	US	Austin, Texas	2010	http://www.pepperviner.com/	Pepper-Viner Homes is a community homebuilder in Tucson, Arizona. Tucson mandates all residences be built with visitability standards.	Moderate	Implemented	Visitability
William George Homes Inc.	US	Lake Kiowa, Texas	2010	http://www.williamgeorgehomesinc.com/EasyHome.html	Lake Kiowa, Texas, March 12, 2007 - Bill Koziol of William George Homes, Inc., is introducing a new concept in residential construction in the Lake Kiowa Area designed to make new homes more user friendly for people of all ages and populations. The EasyLiving Home Texas offers standard accessible features such as a step-free entrance, a main-floor bedroom, at least one accessible bathroom with adequate maneuvering space as well as wider doorways and hallways.	Moderate	Awareness	Parallel Initiative

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2010 Housing & Urban Development Design Awards Program	US	US	2010	http://www.aia.org/groups/aia/documents/pdf/aiab080983.pdf	The Housing and Custom Residential Committee Knowledge Community of The American Institute of Architects (AIA), in conjunction with the Office of the Secretary of the U.S. Department of Housing and Urban Development (HUD), recognizes excellence in affordable housing, community-based design, participatory design, and accessibility. Good design is a cornerstone of solid homes and thriving communities of all incomes and backgrounds. These awards demonstrate that design matters and provide examples of important benchmarks in the housing industry. This document describes the 4 award categories, the judging criteria and the submission requirements.	Moderate	Awareness	Parallel Initiative
Axess Homes	US	US	2010	http://www.axesshomes.com/	aXess Homescm is the nation's first voluntary home certification program whose mission is to create affordable and attractive homes that incorporate at the very least, minimum accessibility into the construction - - making homes visitable to everyone and providing the opportunity for homeowners to age in place should they choose to do so.	Moderate	Awareness	Parallel Initiative
National Home Show	Canada	Toronto, Ontario	2010	http://www.nationalhomeshow.com/ME2/Sites/	This is a home show located in Toronto where Visitability could be introduced to raise awareness to people wanting to undertake home renovations.	Moderate	Awareness	Parallel Initiative
Universal Design Summit 4	US	St. Louis, Missouri	Annual	http://uds4.org/	As North America's only recurring conference exclusively focused on universal housing and neighborhoods, the conference goal is to bring about community integration and participation while enhancing the independence of all people at home and throughout their daily lives. Universal Design Summit 4 continues the tradition of providing exceptional content on universal design in housing, sustainable community design, and affordability to create living environments usable by all.	Moderate	Awareness	Parallel Initiative
IIDEX / NEOCON Canada	Canada	Toronto, Ontario	Annual	http://www.iidexneocon.com/2010/	IIDEX/NeoCon is Canada's largest exposition and conference for the design, construction and management of the built environment. IIDEX/NeoCon Canada's mandate is to serve the interests of interior design, architectural, facility management, real estate development and business communities through an annual tradeshow and conference that takes place at the Direct Energy Centre in Toronto. The conference is in its 26th year.	Moderate	Awareness	Parallel Initiative
EPIC - Sustainable Living Expo	Canada	Vancouver, British Columbia	Annual	http://www.epicvancouver.com/home	EPIC: The Vancouver Sun Sustainable Living Expo is Western Canada's largest sustainable consumer tradeshow and eco-marketplace. Join this three-day celebration of greener living and surround yourself with 300+ exhibitors, inspiring ideas, exciting entertainment, and smart shopping in one jam-packed weekend. Shop and learn from hundreds of eco-friendly businesses. Expert advice on greening your home, work and play in the Workshop Zone and on the Main Stage. Educational Presentations: Green Jobs, Sustainable Transportation, and more.	Moderate	Awareness	Parallel Initiative
Alberta Association, Canadian Institute of Planners (AACIP) Conference	Canada	Alberta	Annual	http://www.aacip.com/public/conferences.html	We face a complex web of economic, social, cultural and environmental challenges in our communities. We feel unsettled and overwhelmed yet we are also energized by a sense of possibility and future. We endeavour to make a difference. In a world that is constantly changing, building resilient people and resilient communities is vital. We are inventive, resourceful, creative, skilful and clever people who notice what is happening in our communities. We strive for purposeful decision-making and action. We see a better way to create our future together. We gather to draw on our diversity of perspectives: as professional planners, aspiring planners, community leaders, developers, builders, other community and development professions, and non-governmental organizations: anyone who works or volunteers for change in our communities. We are designing a conference experience with this assumption in mind: collectively we have the solutions - we need to surface them and determine concretely how to act on them.	Moderate	Implemented	Parallel Initiative

Name	Country	Location	Year	Link (Website link or library code)	Description	Applicability to Alberta Context	Experimental/Implemented/ Awareness	Visitability/Parallel Initiative
Hanham Hall - Zero Carbon Village	UK	Bristol	Current [2010]	http://www.hanhamhall.co.uk/site/web/home	Barratt Homes and the Homes and Communities Agency are creating England's first zero carbon development. This will be will be the first development by a major housebuilder to meet the Code for Sustainable Homes Level 6, which includes Lifetime Homes standards. Hanham Hall, a former hospital site owned by the Homes and Communities Agency, the national housing and regeneration agency, is part of the Carbon Challenge, a government programme that intends to create a number of zero carbon housing developments across the country. The development will deliver 185 new homes in an attractive and sustainable environment and also includes the total refurbishment of Hanham Hall itself to feature offices, creche and a café. The homes will be set in 12 acres of open space and will provide a mix of properties for first time buyers and families with the first homes set for completion towards the end of 2010.	Moderate	Implemented	Parallel Initiative
FabCab	US	Seattle, Washington	Current [2010]	http://fabcab.com/	FabCab Provides Homes for Better Living Our expertise draws from years of following changing age demographics and our passion for designing homes that enable people to thrive regardless of their age or ability. We weave Universal Design principles into everything we do and we are dedicated to designing friendly, inspiring spaces for people to live their active lifestyles in. FabCab designs and sells pre-fabricated and kit-built environmentally-friendly homes and accessory dwelling units (ADUs). We strive to lead the market specializing in design for all ages and environmentally sustainable design by providing clients eco-friendly and universally designed cabins that support healthy lifestyles. There are many uses for FabCab cabins including a home, guest house, home office, writer's or artist's studio, caregiver's residence, in-law apartment, rental unit or a cabin on a vacation property.	Moderate	Implemented	Parallel Initiative
Frank Betz Associates EasyLiving Home Collection	US	Country-wide	Current [2010]	http://www.frankbetz.com/easyliving/	Frank Betz Associates has designed a new series of plans endorsed by the EasyLiving Home program. These plans are designed to be cost effective to build and include key features that make the homes more accessible using three simple guidelines: 1) A step-free entry into the main level of the home allows for easy access for occupants, family or friends. 2) Wider hallways and doorways on the main level give ample room for easy passage through high traffic areas. 3) The living area, kitchen, bedroom, and bath on the main level are designed with sufficient maneuvering space for a wheelchair.	Moderate	Awareness	Parallel Initiative
Freedom (Universal Home)	US	Tampa Bay, Florida	Current [2010]	http://www.newmilhomes.com/index.cfm?method=Models.ModelDetail&ModelID=10	This home was the winner of the 2008 AARP + NAHB Livable Communities Awards. The developer sells this as the universal home because it is compliant with most ADA and FHAA requirements. The architectural features in this design are wider hallways, zero-step entry, a roll-in shower and a turning area in the hallway. Although this is the only home of the developer aimed at universal design, it appears that each of the other designs available through them could be modified as the homeowner would wish. They market themselves as specialists for special needs home adaptions and renovations.	Moderate	Awareness	Parallel Initiative
Universal Design Case Study Collection	Worldwide	Worldwide	Current [2010]	http://www.dev.ihcdstore.org/	This website hosts an international collection of Universal Design case studies of the built environment designed to appeal to a global audience of design practitioners, educators, students and other built-environment project stakeholders ranging from individuals to governments. This project seeks to explore the current "best practices" in Universal Design in the built environment and make this information freely available for individuals planning projects in the build environment. This resource will enable quick and easy access to state-of-the-art case studies of Universal Design in the built environment that illustrate good examples for a diverse audience. With the case studies available anywhere anytime, someone planning to build a new school or health center or to renovate an historic cultural facility would readily access information about inclusively designed precedents.	Moderate	Implemented	Parallel Initiative

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Universal Designed 'Smart' Homes	US	Illinois	Current [2010]	http://www.universaldesignonline.com/contactautobio.html	Our Mission: Provide home plans and additions that are universal designed and includeSustainable"Green" features. Homes that provide independent living while conserving and protecting our natural resources. The Services we offer: Custom building design: consultation, construction documents, construction administration for both new homes, commercial buildings and renovations that include Universal Design and Green Building Practices. Stock home plans: included in the plan book titled above. Revisions per your building site, and particular requirements. Home-Modifications: remodels and additions with universal design and energy efficient construction. Multi-family: building design and construction documents. Commercial building design: that includes universal design and green building practices. Complete design and consultation services available. Phone/Fax consultation: pertaining to your specific project. This will depend on how complete your drawings are to date.	Moderate	Implemented	Parallel Initiative
Certified Aging-in-Place Specialist	US	US	Current [2010]	http://www.nahb.org/fileUpload_details.aspx?contentID=15371	The Certified Aging-in-Place Specialist (CAPS) designation program teaches the technical, business management, and customer service skills essential to competing in the fastest growing segment of the residential remodeling industry: home modifications for the aging-in-place. The NAHB Remodelers Council, in collaboration with the AARP, NAHB Research Center, and NAHB Seniors Housing Council, developed this program to provide comprehensive, practical, market-specific information about working with older and maturing adults to remodel their homes for aging-in-place.	Moderate	Awareness	Parallel Initiative
NAHB 50+ Housing E-Learning Courses	US	US	Current [2010]	http://www.nahb.org/generic.aspx?sectionID=1103&genericContentID=114156&print=false	The NAHB 50+ Housing Council is proud to offer a new line-up of webinars for 2010 offering the latest information on 50+ housing, including a look at key trends. Whether your issues are financial, regulatory or relate to sales and marketing, the NAHB 50+ Housing Council provides you with the tools you need to stay ahead of the curve in the evolving 50+ housing market. There are 7 web courses that are being offered.	Moderate	Awareness	Parallel Initiative
Executive Certificate in Home Modification Program	US	US	Current [2010]	http://www.homemods.org/online-courses/legal/certificate.shtml	This program is designed for professionals (e.g., remodelers/ contractors, planners, personnel of organizations representing the elderly and people with disabilities, occupational and physical therapists, policymakers) who work directly or indirectly in the field of supportive home environments. Students can take one course or all five right from the comfort of their computer. By completing all five courses, students will obtain an Executive Certificate in Home Modification from the National Resource Center on Supportive Housing and Home Modification at USC.	Moderate	Awareness	Parallel Initiative
Consort Road, London, UK	UK	London	2010	http://www.waltermenteth.co.uk/CONSORT01.html	Consort Road is a new development within the Peckham regeneration zone in Southwark, London. The Scheme is built to Lifetime Homes standards and incorporates numerous environmentally sensitive features to compliment its position in a high density, urban area. Walter Menteth Architects were commissioned by Presentation Housing Group in 2003 to design 49 low cost dwellings on a brownfield site in Peckham's regeneration area. There is a main road, a railway viaduct and terraced housing surrounding the development which presented a series of challenges to the project's design. Consort Road was completed in 2007. Consort Road consists of 3 distinct blocks; a six storey shared ownership apartment building, links via a terrace of family houses with a corner of rental apartments, all to Lifetime Homes standards to ensure a provision for future adaptation and change. It is a highly sustainable design with a number of construction and performance innovations, including sheltered landscaped areas to the rear of the development, 39 winter gardens in a sequence of bays and buttresses for use by residents whose individual stamp completes the design through their use of the space, a double pavement along Consort Road, a large curtain wall to the rail viaduct, and use of glazing to establish a clean, clear urban presence.		UK, Lifetime Home, New Build, Precedent, Multi-family	Parallel Initiative