



Entry Form 2018 Annual Awards for Program Excellence

Entry Deadline: Friday, June 15, 2018, Midnight ET

Each entry must include a completed entry form. Please complete a form for each entry your HFA is submitting. The completed entry form will become the first page of your entry.

This form is a fillable PDF. Type your information into the entry form and save it as a PDF. Please do not write on or scan the entry form. **Questions: Call 202-624-7710 or email awards@ncsha.org.**

Entry Title: Enter your entry's title exactly as you wish it to be published on the NCSHA website and in the awards program.

Category:

Subcategory:

Entry Summary: A 15-word (max) summary of the program, project, or practice you are entering.

HFA:

HFA Staff Contact:

Phone:

Email:

Visual Aids:

Are you mailing to NCSHA 10 copies of any visual aids that cannot be included in your entry PDF? Yes No

Payment:

My HFA is mailing a check to NCSHA.
My HFA is emailing the credit card authorization form to awards@ncsha.org.

Riverport Landings – An Intergenerational Community

[Click here to watch the synopsis video for the entry.](#)

Innovative Achievement: Background and Issue

In this time of extreme competition for scarce resources, a housing model in Louisville, Kentucky, was created to cut across traditional housing lines, create deeper connections among residents, and support an entire community. Riverport Landings – An Intergenerational Community is the perfect solution to bridge the growing generation gap while satisfying shared needs of seniors, families, and youth. This project truly reflects an innovative response that solves not just one, but a number of community needs. The development integrates a broad spectrum of residents in three different types of affordable housing developments merged with community services, neighborhood retail, and a community park in an area of Louisville in dire need of revitalization.

Innovative Response to Need

Through the creation of a Community Revitalization Plan, the intergenerational housing model was designed to help revive the Cane Run Road Neighborhood and support the creation of new affordable housing units in a Qualified Census Tract. Situated on a 36-acre site, the combined development created 412 new affordable housing units in an underserved neighborhood in southwest Louisville. Although the vast size of the project alone is quite impressive, the benefits this type of comprehensive living community provides to its residents is inspiring and refreshing.

The first of three buildings to be built was Riverport Seniors Living. The population served at this development are seniors age 55 or older. Occupancy of all 108 units is restricted to households with incomes no higher than 60 percent of the HUD Area Median Income (AMI). Low income HOME units are further restricted to incomes no higher than 50 percent of AMI.

Next, Riverport Family Apartments were built to serve families with children, individuals, and for general occupancy. Occupancy of all 240 units is restricted to households with incomes no higher than 60 percent of AMI. Low income HOME units will be further restricted to incomes no higher than 50 percent of AMI.

Finally, the Riverport Family Scholar House was developed. The Scholar House community onsite with 64 units serves single-parent families and youth aging out of foster care who are pursuing a degree from an accredited college or university. All 64 units are restricted to households with incomes no higher than 60 percent of AMI. Again, low-income HOME units are further restricted to incomes no higher than 50 percent of AMI. Additionally, all 64 units have Section 8 rental assistance provided by the Louisville Metro Housing Authority in the form of project-based Housing Choice Vouchers.

The Scholar House model provides four years of housing assistance for individuals with low incomes working to obtain a college degree and move beyond public assistance for self-sufficiency. Because many Scholar House participants are single parents, the program design includes child care to eliminate that substantial barrier to attending college. The program also makes health care and numerous other services readily accessible to help these individuals and families succeed. This Riverport Scholar House is extending these services for the first time to also target youth aging out of foster care, where many of the youth are not yet ready to be living self-sufficiently in housing or do not have access to post-secondary education opportunities.

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In addition to housing, the Riverport Scholar House campus includes a Family Scholar House educational services center that serves not only residential families, but also neighbors and residents from the other components of the development. The educational services center provides space for program staff to offer counseling, academic coaching, and workshops for participants and community members. The facility also includes a technology center, art studio, a children’s creative play space, tutoring rooms, community meeting rooms, a clothes closet, and food pantry.

In addition to the three living developments at Riverport Landings, the community also features a 2.5-acre park, providing residents a convenient venue where they can remain active and pursue a healthy lifestyle. The development provides 18,000 square feet of retail space and the 16,000 square foot community service facility where social services can co-locate help to alleviate transportation concerns.

According to Generations United’s Annual *Best Intergenerational Communities Awards* program, an “intergenerational community”:

- 1) provides adequately for the safety, health, education, and basic necessities of life for people of all ages;
- 2) promotes programs, policies, and practices that increase cooperation, interaction, and exchange between people of different generations; and
- 3) enables all ages to share their talents and resources, and support each other in relationships that benefit both individuals and their community.

An intergenerational community is not just one where multiple generations and housing units reside. It is where individuals of all ages are an integral and valued part of the setting. An intergenerational community builds on the positive resources that each generation has to offer one other and those around them. It advances policies and practices that both acknowledge and promote intergenerational interdependence¹.

Intended Results

The most important aspect of the Riverport Intergenerational Community is the expected outcomes of this type of interaction. The resources that different generations or age groups can provide to each other are invaluable. For instance, young adults aging out of foster care and seniors can be valuable assets to each other. Instead of seeing foster youth as victims of circumstance and seniors as victims of age, both groups are seen as agents of change in the world around them. Emancipated foster youth need stable environments. Families and seniors living in the community will assist these individuals by providing a sense of safety and by being a constant in a young adult’s life. Alternatively, seniors who rent in this community not only gain a sense of purpose from their help with both former foster youth and parenting households, they establish meaningful relationships that happen because of intentional programming from community staff and contributing to an overall healthy and positive quality of life².

More retirees are resisting the “Shady Acres” model of senior housing where age restrictions rule and separation from children and young adults is established through a gated community. Seniors would

¹ Kaplan, M., Mariano, S., & Hoffman, J. (2017). *Intergenerational Pathways to a Sustainable Society*. Springer International Publishing.

² Students, C. P. (2016). Hope through Housing: A Model for Addressing Pressing Community Challenges. *UNC School of Government*.

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prefer the ability to age-in-place and live in an environment where there is access to services, retail establishments, and events for entertainment and learning. Locating senior housing within a community environment meets these goals.

Cost Versus Benefits

Kentucky Housing Corporation has made it a priority to deploy resources under our control to revolutionary projects like Riverport Landings. We understand that these types of investment produce extremely high value for the community by complementing needed affordable housing with unique access to higher education, child development, health and wellness supports, and community engagement to definitively transform the lives of low income families and individuals. Riverport Landings developers worked with KHC staff to identify the right mix of financing options from our existing programs and successfully followed the standard competitive application process to obtain the funds necessary to bring their vision to full realization. An important characteristic of this project is that the developers did not seek the infusion of *new* sources of funding. Instead, this project tapped into *existing* resources that are also regularly available in every other state.

The benefits of this project outweigh the costs. Older adults who are able to age in place not only enjoy a higher quality of life, but they also rely less on public assistance. Those who do not have access to independent living opportunities often must move into nursing home facilities that come at an extremely high cost to the residents as well as public resources, such as Medicaid. Similarly, providing a nurturing living environment for former foster youth will help save public dollars. Data show that about a third of emancipated foster youth experience homelessness at some point. Some of these young people have traumatic pasts that can cause them to become chronically homeless – a situation that takes an enormous toll on public resources such as health care services, emergency response systems, corrections, and other public-sector enterprises that serve people in crisis. Enabling these young adults to earn a college degree will put them on a path to successful careers. Instead of becoming heavy users of public assistance programs, they will be able to obtain gainful employment and contribute to public coffers.

The Riverport Intergenerational Community is now a tremendous asset to southwest Louisville. It provides stable housing to seniors, families and youth, helps spur commercial development in the neighborhood, and its community centers and park are an excellent resource for those living in the community and surrounding areas.

Visual aids are attached.

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Visual Aids

The following images are architectural renderings and photos of the Riverport Landings, Intergenerational Community.



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