

Bentley Point: Housing Growth Through Public–Private Partnership

- Kentucky Housing Conference – Local Collaborations
Presenter: Missy Vanderpool
Henderson Economic Development

ment Progress - Jagoe Homes



Industrial Recruitment

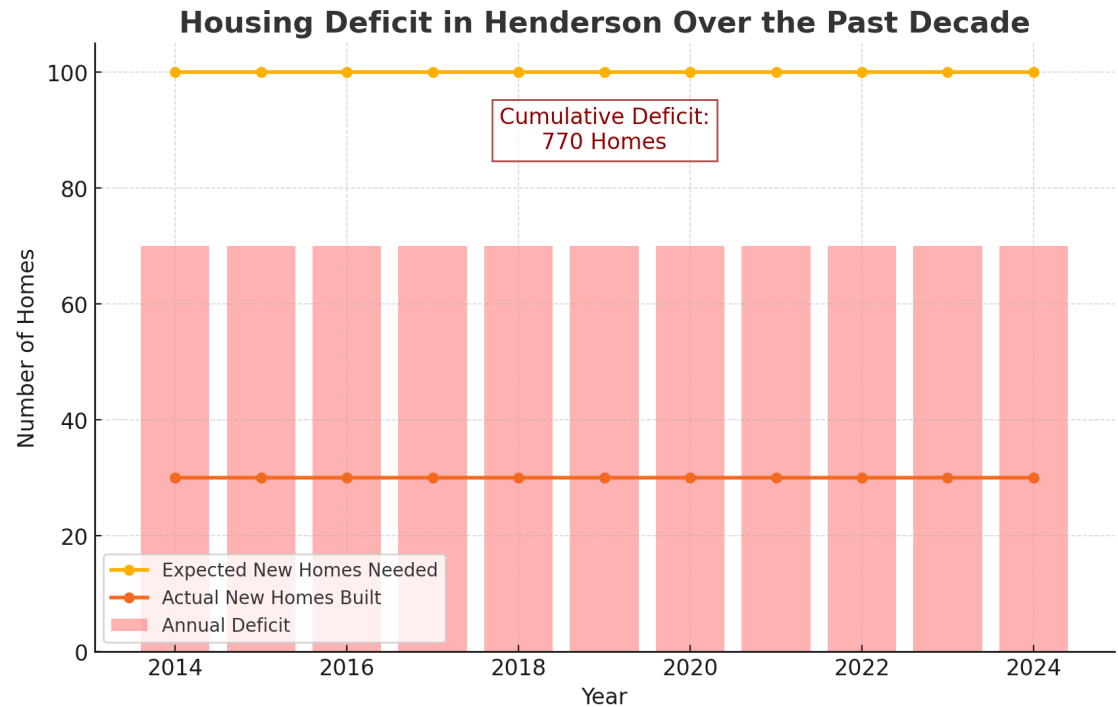
- When recruiting a \$500M investment, one question changed everything:

Where will our employees live?



The Housing Challenge

- High-wage jobs were coming in, but there was a limited supply of available homes.



Economic Development is a Team Sport

- Pratt's housing question led us to work with the City of Henderson to identify land, pass along cost savings to developers, and position housing as workforce infrastructure.
- Partners included Henderson Economic Development, City of Henderson, Jagoe Homes, and Henderson Planning Commission, Henderson Codes, Henderson Water Utility.



Bentley Point Today

- Broke Ground 2023
- First House under construction November 2024
- Today 55 Homes completed/under construction with 35 homes are owner occupied and 7 under contract.



Bentley Point Impact on Housing Availability



✓ Reduces competition in affordable market

✓ Attracts new residents

✓ Supports workforce retention

Ripple Effect

- Bentley Point frees up existing homes, reduces competition in the affordable market, attracts new residents, and supports workforce retention.



When business, government, and
community work together, everyone
wins.