

AUSTIN **ANNUAL**
2018 **CONFERENCE**
& SHOWPLACE



HFAs AT THE
CENTER

Scholar House at Riverport

Housing Options for At-Risk Youth



Riverport Landings – an Intergenerational Community – is a comprehensive living community featuring three different types of affordable housing developments merged with community services, neighborhood serving retail, and a community park. The three affordable housing developments – Riverport Senior Living, Riverport Family Apartments and Riverport Family Scholar House – with community park and community services facility components are designed to be built out together to take advantage of economies of scale. The Family Scholar House portion of the development will feature an Educational Services Center which will serve the single parent families and youth aging out of foster care who are pursuing an education.



**AUGUST 2018 (Riverport Family Scholar House & Riverport Senior Completed;
Riverport Family completed Buildings 1 and 2)**



Architectural Rendering of Riverport Landings, Intergenerational Community



Architectural Rendering of Riverport Landings, Showing 4646 Cane Run Road, Louisville



Project Partners

Non-traditional public and private partnerships align for universal goals and interests:

- **Joint venture developer – LDG and Marian**
- **Nonprofit participation**
 - Family Scholar House (FSH) educational program model with the mission to end the cycle of poverty and transform communities by empowering families and youth to succeed in education and achieve life-long self-sufficiency.

Project Partners

Family Scholar House (FSH)

- This campus adds 64 new apartments to the 215 already available at the four other Louisville campuses.
- 32 units are designated for families enrolled in FSH programs.
- 32 units are the first housing operated by FSH for young adults who have exited from foster care and want to pursue post-secondary education.
- Educational Service Center will provide space for program staff to provide counseling, academic coaching, and workshops for participants and community members and includes a technology center, art studio, a children's creative play space, tutoring rooms, community meeting rooms, a clothes closet and food pantry.

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Project Partners

- The Ezekiel Foundation GP and development role to maximize soft funding eligibility and maximize eligible basis.
- Collaborative Gap Financing with Tax-Exempt Bonds 2015 NOFA between Kentucky Housing Corporation and Louisville Metro Government.

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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.
- KHC's focused initiatives are to serve an underserved population, youth aging out of foster care, and our increasing senior population.

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.
- Includes child care to eliminate that substantial barrier to attending college.
- Makes health care and numerous other services readily accessible to these individuals and families succeed.
- Extending these services for the first time to also target youth aging out of foster care, where many of these youth are not yet ready to be living self-sufficiently in housing or have access to secondary education opportunities.

Features

- 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.
 - Offers counseling, academic coaching, and workshops for participants and community members.
 - Includes a technology center, art studio, a children’s creative play space, tutoring rooms, community meeting rooms, a clothes closet, and food pantry.
- Features a 2.5-acre park, providing residents a convenient venue where they can remain active and pursue a healthy lifestyle.
- The development’s 18,000 square feet of retail space and 16,000 square foot community service facility where social services can co-locate help to alleviate transportation concerns.

Intergenerational

- According to Generations United's Annual *Best Intergenerational Communities Awards* program, an "intergenerational community":
 - ✓ Provides adequately for the safety, health, education, and basic necessities of life for people of all ages;
 - ✓ Promotes programs, policies, and practices that increase cooperation, interaction, and exchange between people of different generations; and
 - ✓ Enables all ages to share their talents and resources, and support each other in relationships that benefit both individuals and their community.

Promotes intergenerational interdependence and a healthy positive quality of life.



Providing stable housing to seniors, families and youth, Riverport Landings, helps spur commercial development in the neighborhood.



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