I. Introduction

Intergenerational Housing fosters interaction of social programs that engage and support all age groups to improve the lives of children, youth and senior adults. It provides a forum for multiple generations to collaborate for a common ground and explore the values of each generation.

II. Background

Over the past fifteen years, Intergeneration Housing has emerged and grown in popularity. Statistics show that eighty percent of older adults volunteer. Community service activities play an active role in the quality of their lives. These activities have shown to improve mental and physical health, enhance their socialization, improve their self worth, increase personal independence and improve attitudes about other generations. Children show enhanced social skills, lower levels of aggression, decreased drug use, increased stability and improved academic performance. Developers design these developments not only to provide the goals above but also for marketing reasons. There are areas that cannot support two hundred to two hundred and fifty units of only family units or only elderly units. It improves the feasibility of the operations of the development and allows smaller more rural communities the opportunity to have decent, quality housing. Provides needed services to the community and creates opportunities to share resources. Intergeneration Housing gives all a sense of community and family and lowers turnover rates.

III. Definition

Intergenerational Housing includes specific units that are restricted to the age requirements of a Qualified Elderly Development and specific units that are not age restricted in the same Development that:

1) have separate and specific buildings exclusively for the age-restricted units;
2) have separate and specific leasing offices and leasing personnel exclusively for the age-restricted units;
3) have separate and specific entrances and other appropriate security measures for the age-restricted units;
4) provide shared social service programs that encourage intergenerational activities but also provide separate amenities for each age group;
5) share the same Development site;
6) are developed and financed under a common plan and owned by the same Person for federal tax purposes; and
7) meet the requirements of the federal Fair Housing Act.

IV. Requirements

The Development should include the following:

1) Written intergenerational program plan and goals (included in LURA);
2) Staff that is experienced in working with intergenerational activities, that can effectively facilitate the interactions between the age groups;
3) Additional security provided for age-restricted units and buildings (card key access to main building);
4) Utilization of community resources (partnerships with nonprofit and human services organizations);
5) Quarterly reporting results to TDHCA (types of activities, successes, opportunities).

V. Intergenerational Coordinator

A staff person specifically responsible for ensuring the intergenerational interactions and activities by:

1) Creating the program plan;
2) Explaining the goals, objectives, values and benefits to the prospective participants;
3) Planning and facilitating activities, tailored to the needs and interests of the participants;
4) Encouraging participation from both tenants and family members;
5) Evaluating programs and assessing the activities and participation; and
6) Reporting participation, success and improvement.

VI. Social / Interactive Programs

1) Adult and child day-care activities;
2) After school activities (reading, creative/art projects, life stories, homework, tutoring, gardening);
3) Senior Games (bingo, cards, shuffleboard, exercise classes, wheel of fortune);
4) Field trips (library, museums, parades, picnics, zoo);
5) Holidays (decorating, baking, Christmas light tours, popcorn tensely, Thanksgiving dinner, trick or treating, 4th of July barbeque);
6) Celebrations (birthday announcements, report cards, graduations, weddings, special events);
7) Young adults/youth helping older adults with housekeeping, grocery shopping;
8) HeadStart programs, youth recreation activities and camps;
9) Any other services or programs approved by TDHCA.