

Where will grandma live: An Intergenerational Housing Review

by

Courtney Nicole Wise

A REPORT

submitted in partial fulfillment of the requirements for the degree

MASTER OF REGIONAL AND COMMUNITY PLANNING

Department of Landscape Architecture and Regional and Community Planning
College of Architecture, Planning, and Design

KANSAS STATE UNIVERSITY
Manhattan, Kansas

2024

Approved by:

Major Professor
Huston Gibson, PhD

Copyright

© Courtney N Wise 2024.

Abstract

Some seniors have the resources and the ability to choose where they want to live, others live on limited income and struggle to find housing that meets their needs. This is why it should be a priority to build places of quality that offer them a community. This study employs a single case study approach to discover what barriers and opportunities are present in creating a multigenerational living community. Information gathered from this case study research can then be used by others interested in creating a community of their own, who seek guidance with the process. The implication is that if more people create communities with a focus of interaction between generations, then seniors' quality of life will increase.

Table of Contents

List of Figures	v
List of Tables	vi
Introduction.....	1
Background.....	4
Senior Population and the Importance of Planning	4
Aging and Social Intervention.....	7
Multigenerational Living.....	9
Methodology.....	14
Research Question	14
Approach.....	14
Study Area	15
Data Collection	17
Interviewees.....	18
Data Analysis.....	19
Project Outcomes.....	20
Results.....	21
History and Process	21
Barriers and Solutions.....	22
Opportunities	24
Discussion.....	25
Recommendations.....	27
Limitations.....	28
Summary.....	30
References.....	32
Appendix A.....	35

List of Figures

Figure 1. One in every six Americans	4
Figure 2. Housing as a platform to late life well-being	7
Figure 3. Key dimensions and design strategies.....	12
Figure 4. North Portland Location.....	16
Figure 5. Beaverton Location	17
Figure 6. Redmond Location	17

List of Tables

Table 1. Reciprocal needs directly linking the generations	9
--	---

Chapter 1: Introduction

As a planning student, I was unsure what I cared most about within the planning world. That was until I received a call from my grandmother. For years she has lived hours away from my siblings and I and relied on another family member to go grocery shopping, make doctor appointments, and simply have human interaction. The person she relied on traveled heavily for work and it was time for more stability for my grandmother. When she called, we spoke about finding her somewhere to live near me – I was excited to have the opportunity to be this person for her and searched for housing that met her budget and would be somewhere I felt comfortable with her living. I searched high and low in my community and those surrounding me only to find options that were far out of her budget or small box apartments with no green space, or area for her to be her best plant lady self. It was at this point that I recognized the lack of adequate housing for seniors, especially those on a budget. Ultimately, I had to move my grandma to her hometown, where my brothers are and housing rates are more accommodating. While it was disappointing to again be at a distance from her, I was introduced to my planning passion.

For a lot of seniors there comes a time of life when the decision to downsize needs to be made. This decision could stem from having too much house to care for, financial matters, health concerns, or just simply needing a change. However, in most places, for those on limited income, options are extremely minimal. Fifty-five plus communities are typically present in towns and cities, often tucked away from the general public in a small corner that does not have walkable connections to the essentials. These communities, when affordable for limited income residents, are falling apart due to lack of investment and positive infrastructure.

The concept of multigenerational living is not a new one; many cultures take pride in housing and caring for the generations that came before them. However, a multigenerational living community is a relatively newer concept that has been adapted to meet the needs of our changing demographics. According to the 2020 American Community Survey, nearly ninety-five million people are aged fifty-five and older (Bureau, 2020). That is ninety-five million people who are thinking about what their future looks like moving forward. This is not to say that each person is facing the need to downsize or move right away however, the thought is, or should be present. As someone who works closely with seniors and in care facilities, it is hard to wrap my mind around someone who is very capable of living independently for years to come moving into a care facility simply because of the lack of housing options available.

In order to understand the problem, we need to have a clear understanding of the research that has been done previously. Housing, for instance, or more specifically aging-in-place (AIP) and the households that accommodate it, has a multitude of studies that can be reviewed and used to learn from. Because of Esther Lecovich (Lecovich, E. 2014) we are able to sit and read about AIP from the theory into practice. She identifies the goals of AIP, as well as briefly touching on community care, programs, and age-friendly communities. Gerontology, or the scientific study of the aged, has done plenty of research that focuses on the needs of seniors. One of these needs addressed over and over is the need for connectivity and inclusion, or the current lack thereof. What we do not have enough of is the combination of housing for seniors and connectivity.

My research will bridge that gap by focusing on the connection of seniors and other age groups within one focused living community. By studying a specific community in depth, I will be able to thoroughly process the initial barriers that it faced and understand the chosen way

around those barriers. By looking at these multigenerational communities I will be able to study the middle ground of housing for seniors and the connectedness that comes from these places.

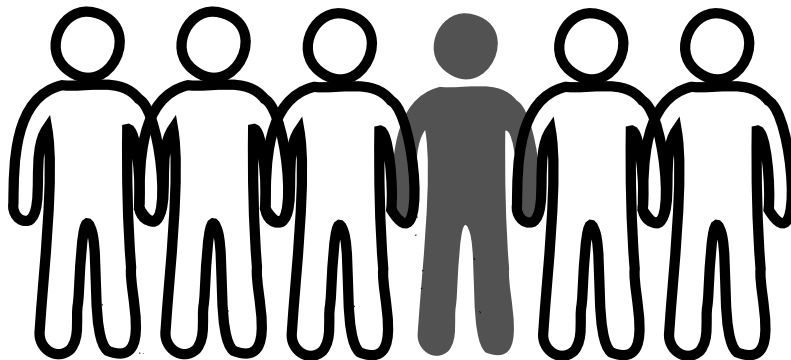
My research question is: *Are there related barriers and opportunities of multigenerational living communities; if so what are they and what solutions might be available to overcome these barriers?* This question will open the door for recommendations that others could take when looking at creating one in their own community.

Chapter 2: Background

Senior Population and the Importance of Planning

In 2018, fifty-two million American citizens were aged sixty-five and older, accounting for sixteen percent of the total population (2020). In 2020 nearly one in every six Americans were aged sixty-five or older, that number is expected to rise to one in every five by 2030 (2020). Reasons for this change in demographic include, health expectancy, birth rate, baby boomers, and adaptive lifestyles. These only strengthen the argument that there needs to be a sense of urgency when planning for seniors.

Figure 1. One in every six Americans



It would be a disservice to let the conversation of the senior population focus only on the number of seniors and not the diversity that is present as well. By 2050 forty percent of seniors aged sixty-five and older will be within racial minority groups. This doubles the data from 2012 where only twenty percent of seniors were within racial minority groups. When making decisions about the senior population it is crucial that we remember that social identities do not

act independently of each other but rather interrelate to create systems of oppression or discrimination (Zhong, Lee, Foster, Bian, 2020). “For example, an older white woman may be disadvantaged by her age and gender, whereas an older black woman may be disadvantaged by her age, gender, and race” (Zhong, et al., 2020).

Just as we have learned to plan for educating different types of learners and feeding people with different tastes, we must plan to house seniors with different styles and preferences of aging. It all must start with a plan:

Because of aging populations and increasing life expectancy, the revitalization of healthy elderly people and the reuse of human resources are crucial. This is particularly true of modern society because individuals have different lifestyles as well as social and educational backgrounds and has resulted in elderly people having different personalities and styles of aging (Wang & Tsai, 2022).

The housing crisis that older Americans are facing now, came as no surprise. Concerns about this situation have been voiced over the past three decades (Ferraro & Carr, 2021). In 1999 the US Department of Housing and Urban Development finalized a report entitled, *Housing our Elders*, which described the need for elder housing:

Nearly 40 years of work to improve the supply and affordability of safe, decent rental housing for elderly households, the current need for affordable housing is greater than supply... the number of elderly with housing needs is likely to increase as the unusually large

post-World War II Baby Boom generation enters the retirement years. (Ferraro & Carr, 2021)

In order to move forward with informed action plans we must all first take into consideration the distribution of seniors within the different types of housing. The Department of Housing and Urban Development (HUD) conducts the American Housing Survey every two years and from that we are able to have a good understanding of the housing types seniors reside in. Three out of every four households over the age of sixty-two live in single-family houses, about one in five older households are in a multiunit structure and about one in twenty live in mobile homes (Zhong, et al., 2020).

Aging and Social Intervention

Growing older will impact each individual's life in different ways. Financial status, ability and mobility, food security, social networks, and housing are a few of the challenges that aging can bring. Housing is identified as a social determinate of health because of the impacts that quality housing, or lack thereof can result. Poor health outcomes within seniors have corresponded to their housing issues such as: inadequate/poor structural features, housing unaffordability, and housing instability (Ferraro & Carr, 2021). Unfortunately, the vicious cycle of poor health and fixed income preventing a senior from performing or paying for home repairs will ultimately damage their health even more (Ferraro & Carr, 2021).

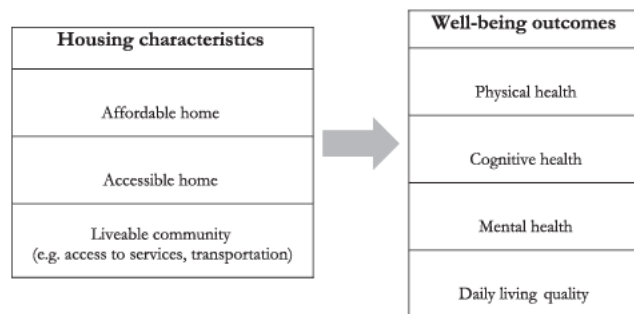


Figure 2: Housing as a platform to late life well-being. (Ferraro & Carr, 2021)

Humans naturally seek social interaction, and this trait does not fade with age. As to be expected as you age, you will lose people in your life. This makes the senior population most vulnerable to loneliness and social isolation. In 2018, nearly twenty-eight percent of the population aged sixty-five and older reported living alone. Predictably, there is empirical evidence that demonstrates loneliness and social isolation as significant risk factors for poor health and premature death (Zhong, et al., 2020).

The National Survey of Families and Households identified that the influence of both individual and community factors played a role in their residential independence (Binette & Vasold, 2019). “In terms of individual-level variables, older adults with better functional status, greater resources, and more children were better able to maintain their independence and less likely to die in a nursing home” (Ferraro & Carr, 2021).

An important consideration that tends to be left out of these discussions surrounding seniors is the right to the city. “The right to the city implies two main rights for its inhabitants: the right to appropriate urban space, and the right to participate centrally in the production of urban space” (Alidoust & Bosman, 2016). As Alidoust and Bosman point out, the right to the city emphasizes the importance of bottom-up approaches and the importance of involving seniors in decision making and planning purposes (2016). The Global Age-Friendly Cities’ framework identifies eight primary domains of an age-friendly community. During a study conducted by Choi and Meeks, it was revealed that housing, outdoor spaces, transportation, and community support were ranked higher than social participation, respect, and social approval (2021).

Many community-based programs have emerged to show support to their local seniors. These programs typically involve older adults themselves in the design and implementation of the program. However, it is hard to duplicate because success often relies on the founding members, who are most often volunteers (Ferraro & Carr 2021). When successful, these programs promote autonomy and engagement amongst seniors in the community. Other programs that promote independence and collaboration between generations are programs like Lori’s Hand or Papa’s Pals.

Multigenerational Living

Multigenerational practice is inclusive, building on the positive resources that the young and old have to offer each other and those around them (Rowles & Bernard, 2013). People do tend to prefer to socialize with people their own age in order to feel like there are similarities in the discussion, however age tends to matter less if the individuals share a common purpose or intention (Fuchs, 2021).

Table 1. Reciprocal needs directly linking the generations (Fuchs, 2021)

Seniors' needs	Children's needs
To nurture	To be nurtured
To teach	To be taught
To have a successful life review	To learn from and about the past
To share cultural mores	To have cultural identity
To communicate positive values	To have positive role models
To leave a legacy	To be connected to preceding generations

Wang and Tsai describe a multigenerational community as a place that provides at least these three functions. Those functions being:

- adequate safety, health, education, and basic living needs for all age groups;
- the promotion of cooperation, interaction, and communication among different generations through plans, policies and practices;
- sharing of the talents and resources of all ages and support in relations that benefit individuals and communities.

In 2001 a neighborhood from Boston conceptualized a village concept. Focusing on implementation of a neighbor help neighbor concept they were able to create a system where those that needed help with various things, a ride across town, light bulb changed, etc., would just need to ask, and the task would be completed by a neighbor. This model received a lot of attention and swept through the area. As of 2020 there are more than 200 villages in operation. Each village is created on their own terms and can be fit to best serve the members of the village,

but most include three core components: volunteer services, social programs, and referrals to reliable professional providers (Ferraro & Carr, 2021). In comparison, key components of an intergenerational community include: housing, transportation and safe neighborhoods, health-care and support services, general retail and services, social integration, and education and employment (Wang & Tsai, 2022). This means the biggest difference between a planned multigenerational community and the village model is the accommodation within the community. A village model is formed to combat some of these issues, whereas the multigenerational community is planned to be prepared for those living there. With that said, the village model is a form of a multigenerational community. The original model was not planned primarily for seniors in the community but has largely been adapted to promote independence. Similarly, as Wang and Tsai (2020) explained, multigenerational communities are places that different generations perform their respective part for the benefit of the overall community, they support each other, and promote intergenerational interdependence. “They build partnerships among local governments, homes for the elderly, schools, businesses, cultural and community organizations and services, families, the elderly, and children.”

Another concept of multigeneration communities or housing is co-housing. Co-housing is a living arrangement that combines the privacy that most prefer with the communal style of living. Evidence suggests that communal living arrangements can reduce feelings of loneliness and increase perceived wellbeing among the senior population (Carrere, Reyes, Oliveras, Fernández, Peralta, Novoa, Pérez, & Borrell, 2020). While co-housing takes a slightly different approach, the goal of maximizing independence through mixed age interaction is still prevalent. This style of housing can be seen in many forms: adopt grandparent programs, subsidized housing for those who participate, even developers building age friendly living quarters attached

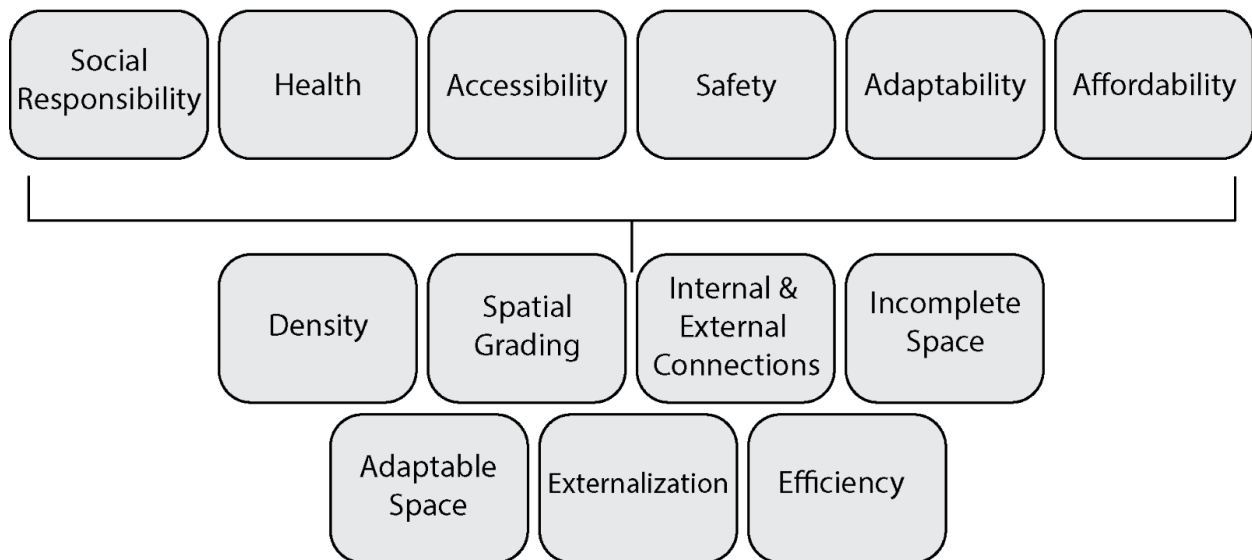
to homes. Co-housing decreases isolation in seniors, positively impacts inhabitants' quality of life and benefits physical and mental health. This model was created in Denmark in the early 1970s and has recently re-emerged in the US, Europe, and Japan. It is stated that the re-emergence has been associated with a growing desire for a sense of belonging, and to experience more connection with the community (Carrere, et al., 2020).

Through a literature review, Zhong, et al., (2020) identified six primary health benefits of multigenerational interactions: physical health, psychosocial health, cognitive function, well-being, social relationship, and physical and social activity. They used the Experience Corps Program (American Association of Retired Persons (AARP) community-based volunteer program for those over fifty to interact with elementary aged children) as their study pool. In relation to the first health benefit, physical health, studies revealed that there was a significant reduction in functional limitations among older volunteers who participated in the program. It was also revealed that volunteering in this program was positively associated with reduced depression among older volunteers (Zhong, et al., 2020). This study shows overall health and wellness benefits to multigenerational environments. If just mere hours a week can impact a person's health that much, how could living in multigenerational environments change the lives of seniors?

Regardless of age and ability, there are things that everyone needs in a livable community. A safe residence, affordable housing, quality education, opportunities for lifelong learning and leisure, economic security and belongingness are common needs across all generations (Wang & Tsai, 2022).

The construction of intergenerational communities should be enhanced from six key dimensions: social responsibility, health, accessibility, safety, adaptability, and affordability. In order to achieve those goals however seven design strategies were recommended. (Wang & Tsai, 2022) Please see Figure 3.

Figure 3. Key Dimensions and Design Strategies (Wang & Tsai, 2022)



Lastly, “five site-selection principles (connection with existing infrastructure, connection with mass public transportation systems, mixed use of the environment, walkability, and connection with nature) can be implemented using different spatial scales (from the living room to communities)” (Wang & Tsai, 2022). While there are no set-in place standards for multigenerational communities, the ones recommended in Wang and Tsai’s work would bring positive outcomes to those who lived in that community. Designing and building or even converting to multigeneration communities first starts with elder-friendly communities and design. Emler and Moceris (2012) describe the process to create an elder-friendly community by

starting first with examining the environment in a macro-level, identifying the places where older people are actively involved, valued, and supported by infrastructure that accommodates their needs.

The American Planning Association recently published a PAS (planning advisory service) Report focused solely on multigenerational communities. One of the first things that is outlined is an Intergenerational Community Planning Process. The six-step process includes: Making the case for intergenerational community planning; establishing an intergenerational vision and goals; Engaging young and old in the planning process; Documenting and analyzing age-specific community conditions and resources; Identifying and selecting intergenerational aims and strategies; Implementing intergenerational approaches (Katz & Kaplan, 2022). The PAS Report focuses on key characteristics of intergenerational strategies that are most appropriate for the community and implementing those strategies through a range of plans, policies, and regulations. The key characteristics outlines are: Community awareness and engagement; intergenerational policies; intergenerational programs; intergenerational places and spaces; intergenerational housing (Katz & Kaplan, 2022).

Chapter 3: Methodology

Research Question

The intent behind my research was to uncover the barriers and opportunities faced/presented in creating and operating a multigenerational living community. To guide my research, I proposed the following question in which this report subsequently answers.

The primary research question:

Are there related barriers and opportunities of multigenerational living communities; if so what are they and what solutions might be available to overcome these barriers?

Approach

In order to answer the research questions, I presented above, I needed to use methods that would efficiently and effectively collect in-depth qualitative research. Because of this, I chose to use the exploratory single-case study approach in order to truly understand the process and structure behind multigenerational community living. Using this approach, I have studied a single multigenerational community to understand the process of getting started as well as maintaining operations and continuing to grow. Once I had a clear understanding of how the case study came to be and continues to be, I was able to compile a list of the barriers they faced and the opportunities that came to fruition. It is my intention that with this information other cities, communities, or developers could start a similar community, hopefully with more ease, by understanding some of the barriers and ways around them. In addition to the case study, semi-structured interviews were conducted to best understand the experiences that some of the original team members faced. I believe this combination of methods was the best approach to answer my

research question. Through a single case study, I was able to get very in-depth with this seemingly well-functioning community and understand how they were able to come to be and continue to grow. The interviews have allowed me to ask questions that are not present in the documents and materials, such as, why this community has continued to bloom whereas a similar community has not. In order to be honest with the results of this case study I must acknowledge the limitations of these methods. A single case study did not permit me to compare this case with another, in that sense this method is a limitation. While I did consider doing a multi-case study approach, the case I feel most passionate about is unlike any other. Without strong similarities in cases, the multi-case study approach would have been inconclusive. However, I feel through the combination of case study and interviews I have been able to learn all there is about this single case and not just the surface level things – thus giving me a very clear answer to my question.

I first submitted an application for IRB approval of the interviews. My application stated I would interview team members about the process and overall function of Bridge Meadows. The application was approved on August 2, 2023.

Study Area

For this report, one multigenerational community in Oregon is studied and analyzed. This community was chosen as it best represents a multigenerational community and has continued to expand into other communities, presenting a sense of success. The chosen case study was Bridge Meadows in Oregon. Bridge Meadows has three communities (all organized and functioning in the same way). Each site was reviewed and referenced but because they are part of the same organization they were considered as a single case. The locations of Bridge Meadows at the time of study were North Portland Oregon, Beaverton Oregon, and Redmond Oregon. My findings from this case study can be used to formulate recommendations for other cities, communities,

and developers looking to create a similar community. Bridge Meadows, as referenced previously, is unique in the style of community it houses. The senior community is accompanied by foster families and social services are present 24/7. While this community focuses on children and the families involved, my focus is on the seniors that live at Bridge Meadows.

North Portland is located in the northwestern part of Portland and is the original Bridge Meadows Location. It includes nine family homes, twenty-seven elder apartments, several green features including bio-swales, and ecological method of stormwater management, and garden boxes located in the central courtyard. Additionally, the community features a multi-purpose community room, library and computer room, a resident art gallery, rock garden, and multiple therapy rooms.

Figure 4. North Portland Location (Bridge Meadows Foundation 2023)



Beaverton was the second Bridge Meadows community. It contains nine family homes and thirty-two elder apartments. It also includes garden boxes, a multi-purpose room with wall-to-wall windows, a second-story community room overlooking the courtyard, a laundry room, and multiple therapy rooms.

Figure 5. Beaverton Location (Bridge Meadows Foundation, 2023)



The **Redmond** location, opened in 2021 houses ten families and twenty-six elders. This location is the first community outside of the Portland metro area and in a rural region. Bridge Meadows Redmond's features beautiful views of the Cascades, which surround the community, a log scramble for youth to play on and welcoming community spaces for events, activities, and therapy sessions.

Figure 13. Redmond Location (Bridge Meadows Foundation, 2023)



Data Collection

The main data collection technique for my study was semi-structured interviews. The interview process started by interviewing my connections to the original team members from

Bridge Meadows. These interviews were also the primary way of finding the barriers and opportunities. I was able to ask the interviewee the process of overcoming the barriers or taking advantage of the opportunity as well as use that information as a starting point when looking through the documents to verify the paper trail of overcoming the said barriers. An additional interview was conducted later in the process in order to have insight to the lives of seniors. A detailed list of the initial interviewees as well as a list of interview questions can be found in Appendix B. My goal was to choose interviewees who were present at the start of Bridge Meadows and some that have fresh eyes on how the community functions to gain perspective on more recent or frequent barriers and opportunities (ie. Covid 19). Following an informational interview with a team member of Bridge Meadows, I was confident in their willingness to participate. I chose to take thorough notes during the interviews rather than recording in order to have a more honest discussion.

Interviewees

Derenda Schubert is the executive director of Bridge Meadows and has been since 2007, but not before she served as a Board Member. She is a Psychologist by training and has worked with youth impacted by foster care her entire career. Previously Schubert was Chief Operating Office of the largest mental health agency for kids and families in the state of Oregon. While this firm offered numerous services to children and families in the system, she often wondered what happened when the team of trained staff went home for the day, leaving the families to their own battles. So when the idea of creating a community with the safety net and support of mental health professionals was presented to her it was an easy decision to join the team and help create Bridge Meadows.

Rhonda Meadows was the founder of Bridge Meadows in 2004 and has always felt a passion towards children in foster care. It really started when her mom was a school teacher who had a student who was going to be moved to a different school across town because of his foster care situation. Meadow's mom asked her to take in the student and her love for foster kids took off. She was given the Hope Meadows book and was so impacted by the book decided to visit Hope Meadows in Rantoul, IL. After that trip, it was decided that a version of Hope Meadows must be built in Portland and so began the process of creating Bridge Meadows. Meadows was an active member of Bridge Meadows until around the time the ribbon was cut and families moved in. Since then, she has created a new organization for the benefit of foster children and families. The organization is named Project Lemonade and allows foster youths to shop for free year around for new name brand clothing.

Erin Kennedy is Bridge Meadows' Community Support Specialist. She is educated in social work and education. Previously she worked in the social work field, public education, and with seniors at an independent living community. Kennedy provides support and resources for all community members and helps organize events for community members. Her goal is to build community and empower those that live there.

Data Analysis

The data collected through interviews and research was compiled in order to compare responses and findings. Analytic techniques such as pattern matching, explanation building, and logic models were used to study the responses and data collected. Additional notes and comments taken during the interviews or during the research were analyzed for relevance in regard to the research questions. Taking the notes from the interviews I searched for key themes that appeared more than once until I had a substantial number of themes to then focus on. Quotes

used in this report, from the interviews were taken down in note form and reviewed by the interviewee for accuracy.

Project Outcomes

In the end, the goal throughout the research was to create a list of barriers and the way around them or how to avoid them all together, as well as a list of opportunities and the easiest way to take advantage of that opportunity in the Bridge Meadows community. This was done with the intention of creating a document that can be referenced if a city, community, or developer were to consider creating a new intergenerational living community.

Chapter 4: Results

History and Process

Rhonda Meadows, the developer, was inspired by the book Hope Meadows and traveled to Illinois to see the community in person. After returning to Portland, Oregon in 2005 Bridge Meadows was founded. Meadows started by first explaining the concept to a city councilman, who was immediately supportive and asked how he could help. She said she needed some land in the city and the search began. With only a rendering of what could be, she was able to fundraise \$100,000 rather quickly. Seeing how the project was slowly in motion Meadows created a board to help see this project through. The land was found, and the city offered it to the Bridge Meadows Foundation for \$1 a year.

No one on the Bridge Meadows team had created a community before; however they were each experts in their fields. The construction company hired had been known for their previous non-profit work and encouraged Meadows to reach out directly to the vendors in order to find ways to save money on materials. Derenda Schubert (originally a board member but moved into the executive director position) was trained and worked as a clinical psychologist prior, worked with the architects in order to have trauma informed design and truly built with this community's purpose in mind. Additionally, they had real estate developers who doubled as the 'financial wizards' ensuring that they did not miss a financial opportunity, and even found a lawyer to assist them however possible for free.

While fundraising continued to happen, community outreach became a focus. The state had never seen a project like this and the community it was being built into held skepticism, but

Bridge Meadows continued to show up for everything they could. Before beginning the design of Bridge Meadows, the board gave four chairs of the design committee to neighborhood members to ensure they felt their opinions were heard. Six years of fundraising, legislative battles, and community engagement led to the opening of Bridge Meadows.

Barriers and Solutions

Using Charmex's (Charmex, 2014) method of grounded coding I reviewed the notes from my interviews and found recurring themes. Those themes are: the things they benefitted from and the things they struggled with. For the purpose of this study I want to focus on the aspects they struggled with however, I will reflect on those things that benefitted them as those are the stepping stones to their success. In the case of Bridge Meadows, it appears that their struggles can be categorized into two groups: financial and perception.

At the start of the interviews, I explained what this project was and what I wanted to get out of it. Both Meadows and Schubert went straight into the background of Bridge Meadows and in doing so addressed that the financial side of this community was a big hurdle they had to overcome. Meadows stated that people had a hard time knowing how much this community would cost for it to only help so many people. "We have chosen an expensive model because we believe they need the courtyard, trauma informed design, and beautiful homes." Additionally, when the project was reviewed to determine government funding opportunities, the family houses were deemed as not a good investment because the kids would ruin them. This was resolved through philanthropy. The concept of 'adopt a house' helped the funding of the family households. As mentioned previously there was a point in which Bridge Meadows needed 2 million dollars and was granted it by a committee after stating "we might as well give it to them

because it will either be the biggest success Oregon has seen or the biggest disaster.” All housing in the Bridge Meadows communities are now subsidized through various programs.

While having government support for current and future projects Bridge Meadows does, they still face an issue with that funding being siloed (here is money for senior housing and here is money for low-income families). This, however, is avoidable all together if the senior and family households were separate, but since the intention of this community is to be intergenerational, the different housing types are mixed in. The money being siloed is not an issue that is stopping Bridge Meadows, since through bifurcation the land can be split in various ways and the money divided to the appropriate use.

At the start of Bridge Meadows, it was understood how this concept could be beneficial and would address some of the housing needs those specific groups living within smaller budgets. However, it seemed that no one supported the project enough to welcome it with open arms to its community. The original community seemed to adopt the Not in my Backyard (NIMBY) mindset. They recognized the need for low-income and senior housing, they just simply did not want it in their neighborhood. At the time the project was first brought to the city, a particular council member was not for this project. Meadows countered this by going door-to-door until having 1000 signatures of support in the proposed neighborhood. This led to a unanimous vote in favor of renting the land to the foundation for \$1 a year. Even after this initial public engagement sort of interaction, Bridge Meadows was challenged by its neighbors. They received feedback, primarily stating it was the foster children they did not want moving in. The foster children had already been an issue for the tax indicators, but now also for the neighbors. Bridge Meadows responded by continuing to show up to community events, volunteering at neighborhood clean-ups, and as mentioned before giving four seats of the design committee to

neighborhood members. Once the community was built and families had moved in, tensions lowered, however there were still some battles. When some minor incidents happened, the first to be blamed were the children living in Bridge Meadows. The mothers of Bridge Meadows took this as an opportunity to educate the parents living outside of Bridge Meadows of just how many eyes are constantly on those kids and created a better line of communication for all parents of the neighborhood.

“The more we build, the more it makes the first community feel like a miracle.” This quote came from Schubert after explaining that the problems they faced in building the original Bridge Meadows, have not really been a problem since. The neighbors and communities, they can overcome that; needing it financed, they will figure it out. She stated that the only issue that really slows them down is the housing money being siloed, but again that is manageable.

Opportunities

The original Bridge Meadows location faced a lot of challenges but also had some powerful opportunities. As previously discussed Meadows had support from within the city council from the start and even when a particular city council member was not on board, she was able to gain enough community support to push him in the other direction and receive full support. This led the foundation to the deal of a lifetime with a large plot of land in the city for only a dollar a year.

Another key opportunity that Bridge Meadows acted upon was the philanthropic support from donors. After being told that the government would not fund the family homes, people jumped at the opportunity to support this project and the people in those homes.

Additionally, Hope Meadows in Illinois was actively failing while Bridge Meadows was trying to gain financial support from the government and from banks. It would have been great

for Hope Meadows to function successfully, however, Bridge Meadows instantly got a play by play on what not to do.

Chapter 5: Discussion

The intent of this study was to determine the barriers and opportunities that come with creating a multigenerational living community. Through interviews with core team members that brought Bridge Meadows to a reality, it was discovered that while there are challenges to be faced, most of them can be overcome. Simply creating a relationship with the political groups (city council, board members, etc) can jump start a project without much effort. These connections can lead to space, finances, and support with one of the bigger challenges, the community. The community will always have opinions about projects like this moving into their neighborhood, the way to be successful when handling it is by continuing to show up. Showing up to community events lets them know you are present and will continue to be, it also will lay the foundation for communication opportunities between current members and those building the addition to the community. The community speaks for itself, as it has had a waitlist since it was opened for senior apartments, seniors want to live in a community with initial interaction between the generations.

In my last interview, I had the opportunity to ask questions more related to seniors and their quality of life rather than questions about the behind-the-scenes of Bridge Meadows. It was during this interview that I learned some seniors moved here expecting to enjoy having relationships with the families and interactions with the kids, but learned they have a place there just caring about their neighbors and peers. On the opposite side of this, I was able to hear a story

of a grandparent raising her special needs grandchild. She understands that a time will come when she will no longer be able to provide him with the support he needs. However, during her time living in Bridge Meadows she ‘adopted’ a family who invites them both over for meals, holidays, and helps to celebrate the big moments of life. The family’s young children even refer to her as grandma. She was able to ask this new found family if after she can no longer support her grandson if they would consider it, they accepted that role without hesitation. Bridge Meadows has created, supported, and enriched families and this single situation is a prime example of just that.

There are many federal programs set-up to benefit those needing housing support. Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable rental housing or low and moderate-income tenants (Tax Policy Center, 2022). National Housing Trust Fund (HTF) is another program administered by states. HTF is intended to increase and preserve the supply of decent, safe, sanitary, and affordable housing, primarily rental housing, for extremely low-income and very low-income households. A program specific to Oregon (as this is the location of the case-study) is the Oregon Affordable Housing Tax Credit (OAHTC). OAHTC applies to loans in which a lender reduced the interest rate by up to four percent. Other states also have their own programs they have created in order to support their low-income residents. HUD also created the Section 202 Supportive Housing for the Elderly Program that provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable.

Recommendations

While Bridge Meadows has managed to create a flourishing housing model that has been able to expand into different communities, they faced and continue to face challenges that could be prevented. While each community will be vastly different, there are a few things that could be done that would make the process of bringing a new multigenerational community to life a bit easier.

- When creating a multigeneration project, have a separate process for funding that still allows use of low income/ senior housing money without requiring bifurcation. Projects such as Bridge Meadows, tackles low-income and senior housing, had the developer not have been so in tune with what she wanted it to be, this siloed funding could have pushed the project into just senior housing or just low-income housing. This style of community is only just starting to take off and will soon be a common type of community. Making these funds more easily usable, with the proper stipulations of course, would only encourage people to start developing them. By requiring bifurcation of the land, additional resources, both time and money, are spent doing paperwork rather than spent bettering that community and the people who would live there.
- Update development codes to encourage multigenerational communities and interactions. Development codes are those that must be followed when new developments take place. Changing these codes to support and encourage multigenerational housing give the opportunity to the developer to do just that. These codes could be requiring some percentage of units be senior occupancies (similar to some places that require low-income housing units be built by a developer when a more expensive development is being done), or even as simple as creating standards for the greenspace/courtyard. Inclusionary

zoning programs are local policies that require developers to rent or sell a certain percentage of new units to low-income residents. Local policies could take this and add senior units as well as low-income. This could be applied at a larger level and be pushed at state levels, but would be easier for each community to implement an inclusionary zoning concept into their codes.

- Create separate federal funding for multigeneration housing. Funding was the more challenging aspect of creating Bridge Meadows, if there were funds specifically available for multigeneration housing then there would be less of a battle to secure it. There could also be cases in which the family units are not low-income, and the senior housing sets an age requirement that best suits the actual community, rather than the federal age requirement to be considered a senior. HUD has funds specifically for senior housing projects and specially for low-income family housing project. If they created a program specifically for states to distribute funds towards multigenerational and low-income projects we would see these communities start to show up in more areas.

Limitations & Next Steps

The initial goal of this research was to focus on identifying the barriers and opportunities faced when creating a multigenerational living community. This would be done through interviews with core team members and understanding what challenges they faced, how they managed it, and what they do to continue success. While conducting the interviews, I learned that while the community does good for both seniors, kids, and families, the priority is the kids. In this example of a multigenerational living community, the only family types that can move in are those that foster children in the system. The community emphasizes the importance of

interaction between generations but does not require interaction. This means that a senior could move in and never spend time with their community members, which would ultimately be the opposite of what is intended. Since my research was coming from a place of senior quality of life, it would have been best to find a community that focuses more on the seniors. Additionally, two of the three interviewees have a background in foster children rather than seniors. Both gave insightful information about the function of the community for the seniors but could not really speak to what the community did to improve the senior's quality of life. The final interviewee was able to discuss the impacts this community has had on seniors, but it would have been more effective if all three had this ability.

The interviewees were able to answer the questions asked in regards to the creation of, and management of the community as far as barriers and opportunities went. However, as just previously mentioned, the seniors were not highlighted in these conversations. In order to try and better balance that, I reached out to some Bridge Meadows team members that, based on their job descriptions, seemed to interact more intentionally with the seniors and could bring that part of this story to light. I was able to conduct this interview, but the interviewee had not been a team member for long and could not speak to the initial change in the senior lifestyle. The research question was answered in the initial interviews regardless. Additionally, the scope of this study being from the mindset of benefits to seniors rather than all involved could be limiting, as input was not taken from the other perspectives.

Lastly, the case study chosen is a non-profit organization. The insight and recommendations provided in this research will not necessarily benefit those looking to develop a for profit multigenerational living community. When choosing the case study I was aware of this fact, however moved forward with it because of the intentionality of the design and planned

interaction of generations that Bridge Meadows has. A for profit could take these methods and apply them but would need to structure their system differently.

While this study has helped uncover potential challenges and outlined opportunities taken by this specific organization, there are some next steps that may be taken. Having this report be accessible for those considering creating a multigenerational community would be the right place to start. Groups such as Generations United bring interested parties together to discuss multigenerational advancements and also share resources with those interested. Having a document that outlines the process of creating a multigenerational community, challenges to be expected and ways around it would give those interested in creating a multigenerational community a head start or a general idea of what to expect, and what to seek help with.

Another way this project could move forward would be to start pushing for programs that initiate multigenerational interactions within my community. Introducing the concept of these interactions and studying the outcomes would give anyone pushing for a multigenerational community the research specific to our community.

And lastly, taking the steps as recommended to improve the funding sources for these specific housing projects. This step will take time and support from various resources but it achievable and will have great benefits for seniors and families alike.

Summary

I have found a place I would happily move my grandmother into, if only it were closer. While this study had its own limitations, I was able to uncover the barriers and opportunities that come with the creation of a multigenerational community. By learning the ways around barriers and how to take advantage of all the opportunities possible this report and its list of

recommendations was created. This report can now be used by groups or organizations to guide the process of creating a multigenerational living community.

References

- Alidoust, S., & Bosman, C. (2016). Boomer planning: The production of age-friendly cities. *Built Environment*, 42(1), 107–119. <https://doi.org/10.2148/benv.42.1.107>
- Binette, J., & Vasold, K. (2019, July 31). *2018 home and community preferences: A national survey of adults ages 18-plus*. AARP. <https://www.aarp.org/pri/topics/livable-communities/2018-home-community-preference.html>
- Brim, B., Fromhold, S., & Blaney, S. (2021). Older adults' self-reported barriers to aging in place. *Journal of Applied Gerontology*, 40(12), 1678–1686. <https://doi.org/10.1177/0733464820988800>
- Cannuscio, C., Block, J., & Kawachi, I. (2003). Social Capital and successful aging: The role of senior housing. *Annals of Internal Medicine*, 139(5_Part_2). https://doi.org/10.7326/0003-4819-139-5_part_2-200309021-00003
- Carrere, J., Reyes, A., Oliveras, L., Fernández, A., Peralta, A., Novoa, A. M., Pérez, K., & Borrell, C. (2020). The effects of cohousing model on people's Health and Wellbeing: A scoping review. *Public Health Reviews*, 41(1). <https://doi.org/10.1186/s40985-020-00138-1>
- Charmaz, K. C. (2012). *Constructing grounded theory*. Sage.
- Choi, Y. J. (2021). Understanding aging in place: Home and community features, perceived age-friendliness of community, and intention toward aging in place. *The Gerontologist*, 62(1), 46–55. <https://doi.org/10.1093/geront/gnab070>
- Coughlin, J. F. (2017). *The longevity economy: Unlocking the world's fastest-growing, most misunderstood market*. PublicAffairs.
- Emlet, C. A., & Mocerri, J. T. (2012). The importance of social connectedness in building age-friendly communities. *Journal of Aging Research*, 2012, 1–9. <https://doi.org/10.1155/2012/173247>

- Explore census data. Explore Census Data. (2020). Retrieved March 28, 2023, from <https://data.census.gov/>
- Federal Interagency on Aging. (2020). Key Indicators of Being Well. Aging Stats. Retrieved March 5, 2023, from <https://agingstats.gov/>
- Ferraro, K. F., & Carr, D. (2021). Aging and Social Intervention. In Handbook of aging and the Social Sciences. essay, Academic Press.
- Fuchs, M. (2021, September). Mixed-age housing unites generations - much to their benefit. Washington Post.
- Kaplan, M., Thang, L. L., Martínez Sánchez Mariano, & Hoffman, J. R. (2020). Intergenerational contact zones: Place-based strategies for promoting social inclusion and belonging. Routledge.
- Katz, I., & Kaplan, M. (2022). Intergenerational Community Planning. American Planning Association.
- Latham, L., & Donovan, S. (2019, December 3). Designing intergenerational communities. Gensler. Retrieved February 27, 2023, from <https://www.gensler.com/blog/designing-intergenerational-communities>
- Lecovich, E. (2014). Aging in place: From Theory to practice. Anthropological Notebooks.
- Rowles, G. D., & Bernard, M. (2013). Environmental gerontology making meaningful places in old age. Springer.
- Smith, W. (2001). Hope meadows: Real life stories of healing and caring from an inspired community. Berkley Books.
- United States Census Bureau. (2020). *Age and sex, 2020 American Community Survey 5-year estimates*. Explore census data. <https://data.census.gov/table?q=S0101%09&tid=ACSST5Y2020.S0101>
- Wang, J.-J., & Tsai, N.-Y. (2022). Contemporary Integrated Community Planning: Mixed-age, sustainability and disaster-resilient approaches. *Natural Hazards*, 112(3), 2133–2166. <https://doi.org/10.1007/s11069-022-05259-1>

- Warner, M., Homsy, G., & Greenhouse, E. (2010). Multi-generational community planning: Linking the needs of children and older adults. The ORB.
- Wise, C., & Kennedy, E. (2024, January 30). Informational Interview. Personal.
- Wise, C., & Meadows, R. (2023, April 21). Informational Interview. Personal.
- Wise, C., & Schubert, D. (2023, April 21). Informational Interview. personal.
- Zhong, S., Lee, C., Foster, M. J., & Bian, J. (2020). Intergenerational communities: A systematic literature review of intergenerational interactions and older adults' health-related outcomes. *Science Direct Freedom Collection*, 54(1), 113374.
<https://doi.org/10.1016/j.socscimed.2020.113374>

Appendix A

Interview Questions & Notes

Derenda – 10/3 @ 11am

1. What led you to Bridge Meadows?

Clinical Psychologist by training. Worked with youth and families impacted by foster care entire career.

At the time that she was introduced to the model – there was only hope meadow in Chicago. In previous job/position she knew that social services were provided when her staff was in the home (out pt stuff) or when the people were in her building. Worried when they were not there. “who is supporting them when they are not with us?” “Great we can help them in the moment, but they are just going to be back here and maybe it will be worse next time.” “Who do we lose? A Kid to suicide or jail, what gifts and talents do we lose.”

The developer had the idea of bringing hope meadows to Portland. Creating a community with a safety net and support of mental health professionals.

Recognized the importance of being around family.

Left her job, became board member, executive director that got the project across the line.

No one knew what they were doing so they gathered experts; experts in real estate development (finance wizards – put money together) , construction and architecture (took the ‘trauma informed design – did not have a name then) “Don’t draw until I tell you who is going to live here and what we hope to be the outcomes for them, the buildings are tools not the end all be all. They are in service of those that live there.”

All about the relationships – starting with those building and becoming those that live there.

“we are the Bridge Meadows community until the people come to live. Everyone matters, everyone's voice is important. And we all want, we have one vision that we build a beautiful community for families, children and elders to feel safe and that they belong. We won’t always agree but we will figure it out.”

The more they build the more that the first seems more like a miracle.

In the middle of a recession, banks were not willing to take a risk

Were granted \$12 million from legislator to do this. A group of people who had never done it before. But were all respected experts in their fields.

By this point hope meadows was failing.

Business model did not make sense, parents were not paying rent. Rent for elders had not been raised ^

Everyone pays rent at Bridge meadows. Most of the rents are set by gov. When you use the low-income housing tax credit program (the biggest affordable housing money bucket). The gov determines the range of rents. Probably at 75% of that – they do not charge the most they can. “The rental income has to cover the property management and the cost of the community maintenance” “because if something happens to the social services arm of the company, we want to make sure that everyone still had a beautiful and safe place to live. IT is a very important principle to us.”

“nonprofits were the original b corps”

2. What is your primary role at Bridge Meadows?

Executive Director

3. How long have you been with Bridge Meadows?

2008?

4. What were some initial barriers you faced or felt like Bridge Meadows faced/ or are still facing?

The initial barriers were “What, Huh, what do you mean intergenerational.” Had to use the phrase multigenerational instead.

The housing dollars are ‘siloe’d’ – here is senior housing money, and here is family housing money. The two cannot meet. Blending them is not accepted

View perception was a battle. People were hesitant to invest in a new idea. Philanthropy came first to invest and the gov second. They were short 2 mil and they asked the legislative for it. It was a committee (appointed by the governor) they asked, one of the committee members said “we might as well give it to them cause it will either be the biggest success Oregon has ever seen or the biggest disaster.”

- A lot of skepticism.
- Financial ruin is happening at the time.

The bias about children in foster care. The kids will ruin it. The people in the neighborhood would show up to meetings and fight the concept moving forward. Neighborhood unrest.

Delt with it by continuing to show up, volunteering in the neighborhood, inviting representatives of their neighborhood association committees to be on the design board. Gave them 4 seats.

Tax credit indicators, they did not want to invest in family houses, only in the seniors spaces. Because the kids would “ruin the asset.”

The reality is that these kids are constantly watched by people, how could they ‘ruin the asset’ when eyes are everywhere.

The moms in bridge meadows met with the moms of the neighborhood and discussed the kids and the activities in the community.

The houses in the Portland community are privately fundraised, and the city gave a forgivable loan.

The community now understands that bridge meadows was a blessing because it raised their property values.

The second time a bridge meadows was made, no-one said anything. (they had the option between two locations, one was a neighborhood with racist and privileged people – they did not want the children of the community to be raised near that so they found a different property to move forward with.) The second location welcomed bridge meadows with open arms, the current mayor lives in that neighborhood. The financing people did not bat an eye at investing in the family houses for the second community.

Currently:

“we can get around the neighbors, if they are an issue. We welcome them to see what bridge meadows is like and show that we bring a good community.” If they did not work hard to build relationships with the community then they would be setting the families and kids up for failure or to be seen as the ‘others’

The funding being siloed is the biggest hurdle at this point. In order to use both buckets of money, you have to bifurcate the land. If they had two acres of land, it would have to be divided to use senior money here and family money here.

Their model is considered expensive because they are insistent that there is a court yard, and trauma informed design because they know there will be savings on the back end. Only 3% of foster kids go to college. According to some study it is 300,000 a kid in savings for each foster

kid that goes to college. Generational poverty, generational abuse, and mitigated the generational trauma so that people could be productive and gift the world.

5. How did Bridge Meadows overcome those barriers?

Discussed above

6. Were they preventable?

The financing seems like no one wants affordable housing because of all the challenges needed to go through to get the funding. It is a mess of rules that can counteract one another. Having people in those bureaucratic seats that understand the art of rules.

Using money to follow the stipulations rather than using the money correctly. (faced when building Bridgerton/ parking lot issue). The bureaucracy of it all is a challenge. The rules do not match the current world. For example there will be a whole lot of elders who need housing. The seniors are the largest growing population of homelessness. This was not new news but nothing was being done in advance. Families are in crisis. Poverty and racism are the reasons kids go to foster care. 75% of the kids go back home, but the systems built do not support the needs.

“You know I don’t think they really want this.” (referring to the affordable housing and the gov approach)

It should not be this hard to build housing – housing is a right not a privilege.

Their model does not just build housing, they build healthy communities and that is not incentivizing.

Funding is competitive, and it comes out once a year.

Legislator in Washington just gave them half billion dollars. From 3 fifteen min conversations.

Everything that they struggled with was figure-out-able, except the financing. Tenacity and Perversance

7. What opportunities do you feel like Bridge Meadows has already seen and what is to come?

“We have inspired people to think intergenerational” “using intergenerational solutions to solve big problems) “we have certainly been apart of a lot of graduate school studies, so I think we have inspired the next generation of leaders”

For bridge meadows the opportunity to continue to grow and build more communities in more places, people are hungry for housing solutions. An inspiring story for people. A thoughtful

solution for the foster care to consider. A solution for the elders. “while they have aches and pains they are still getting up and doing things with the kids and people in the communities”

8. Do you feel like Bridge Meadows is the best example of multigenerational living?(Why/Why not)(other examples)

“I believe the intergenerational communities that are intentional and have a social aspects, will make the most positive impact.”

“people do not always get along, but when they have a common interest and goal, they will fight to get along.” At bridge meadows that goal is the kids.

If you just build buildings without thinking about where the people come together, how they come together, who will support those together moments and why we are coming together, then it is diluted and you will not get the full impact.

9. How do the price points compare to the general housing market?

“well it is affordable for those with limited means”

Two families that lived in this community were able to buy houses after living thing in the community.

10. How is this marketed? (since we are talking about such specific groups pf people, how do you find families and elders to fill the apartments?)

Cannot market to a specific group of people with elders. For families, there is a memo of understanding with the Oregon department of human services that says they are partnering and the houses are for a specific group of people. So they only market within the department of human services. Elders cannot be discriminated. They are very clear in what the community is all about and the goals of the community. They do not market in the way most housing developments would. They have been blessed with media attention and people join the wait list from just that. When the elders come visit, they talk to the program staff before the management staff. They want people who will be happy there not miserable living in that style of community. They do not enforce a lease agreement, if someone is unhappy six months into a year lease they are happy to help them find other housing in order to maintain peace in the community but also bring that person the opportunity to be happy with their place of living.

11. What incentives do families have to move here? What incentives do elders have for moving here?

The families have the incentive of living somewhere that is a community of people who will care about them and their kids. It is affordable. The house is beautiful and well maintained. The biggest benefit is having people who care. And professional staff that offer support.

Staff produced activities (community nurses come in to do foot care, and fall prevention)

Staff and residents do together (happiness hour, staff provides support and organization) (all ages art – they provide supplies and seniors lead)

Resident organized activities – knitting group, cards, etc

In the beginning they kept track of the interactions. They seniors said they did not like to do that because they felt like the kids would view it as something they had to do rather than something they wanted to do. (ten hours a week was required originally) no requirement anymore.

Peer jealousy happens

12. Anything else that might be helpful to my study?

Timeline of intergenerational communities.

Rhonda – 10/3 @ 1pm

1. What led to the creation of Bridge Meadows?

When she had the foster children, she was gifted the book Hope Meadows- became inspired by the story, traveled to Rantoul Illinois. She loved the community and everything about the whole place and people there. Went back to Portland with the dream of starting a hope meadows there. (in the hope meadows instance, they were granted a debunked air force base for free to use for the community – free land to build this place on)

When returning to Portland, she knew she needed property somewhere. Went to the city council, a councilman was an advocate for foster kids. She presented the idea. He asked “what do you want from the city” She said a piece of land. He said okay, I can do that.

Without any land they fundraised \$100,000 based on the concept and some pictures.

“City council and the mayor need to be engaged with a project like this”

She created a board.

She continued to pitch the project to wealth people.

A strategy to raise money was an adopt a home concept. \$250,000 a home. A real-estate company was the first to adopt a home and donate the money. After that it took off a bit.

People around the state wanted more of a cohousing unit. She emphasized the importance of each family having a home.

She was told a lot “for the amount of money this project is, you are not helping enough kids” (they can have 36 kids at a time in the community)

The city councilman found an old school property that was going to be torn down and told her she needs to lobby the neighborhood. Another city council member did not want this project to take place. She went door to door until she had 1,000 homes in the area of the old school property. She was able to present that to the city council at the meeting. The city council voted unanimously in favor of the project happening at that location. The city council agreed to rent the property for \$1 a year to Bridge Meadows.

They found a construction company that works 85% of the time for nonprofits. She asked them if they can get discounts. He told her to call the suppliers. She did and got discounts.

“I don’t think people realize all the ways to save money when building a community like this. You don’t ask you don’t get, you have to ask”

Rhonda’s mom told her she wanted a library built in the community and donated books (as a retired school teacher)

She was the fundraiser, city council presenter, advocate for this community.

“You are not serving enough kids”

2. Why were you interested in creating a multigenerational community?

3. What barriers did you run into initially if there were any?

“we were not serving enough kids. 11.4 million dollars for only serving 36 kids.”

Helping two groups of population helped get people on board

The original concept was that the parents don’t work. Because these are the hardest to place kids. She wanted the parents to stay home.

“ I really believe that if you are caring for the hardest to place kids, you should not have to work.”

“I thought they should live for free, because they have to care for these kids”

“How are these parents going to raise these kids and give them all the love they need if they are not home with them.” (personal barrier)

4. How did you overcome those barriers?

5. What opportunities did you find during the process of creating Bridge Meadows?

Connect with city council and basically free land was helpful

Asked a lawyer to donate his time and he was happy to do it and didn't charge.

The construction company knew how to help build a non-profit

The angel award was granted

The community getting involved brought love and hope. This project created the opportunity to bring the community together and then the community had the opportunity to bring this place to fruition.

Seniors have the opportunity to live somewhere with meaning.

City council, and the mayor were very involved.

The sense of a caring community

6. Do you feel like Bridge Meadows is the best example of multigenerational living? (why/why not)

“it is a great example” Those that live there love it there and don't want to leave.

You should have these intergenerational communities all over the world. But other countries do not have the same foster care situation.

7. Has Bridge Meadows become everything you thought it would? (why/why not)

Yes, it has. The staff and board has done a great job

8. Why did you select the locations that the communities are in?

She did not – null question

9. What were your incentives for creating Bridge Meadows?

The book that she read made this happen. A way to capture and recreate the old way of living.

The community takes care of those in it. Love and kindness poured out of hope meadows and she wanted to create the same thing for the place she lived.

10. Anything else that might be helpful to my study?

What happens after? How can we serve more kids and more seniors? The concept is there but how can we do more? She loved how organic the social aspect was for the kids and seniors too.