

Boomers Collaborative

A residential retirement cooperative and
small business incubator



Board Members & Steering Committee

Board Members

Elaine Curry

Susanna Finnell

Carol Lilly

Karen Meschke

Steering Committee Members

Elaine Curry, Boomers Collaborative

Brian Donovan, The Cooperation Group

Susanna Finnell, Boomers
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Hannah Frankel, La Reunion
Cooperative Apartments

Kim Garmony, College Houses

Carol Lilly, Boomers Collaborative

Karen Meschke, Boomers Collaborative

Ryan Nill, La Reunion Cooperative
Apartments

Barry Silverberg, Center for Nonprofit
Studies

John Vinson, Attorney

The Need

- Affordable Housing
- Retirement Employment
- Communal Support

The Drivers

A lack of affordable housing in urban settings that ...

- targets middle-income earners;
- appeals to higher-income earners; and
- includes provisions to accommodate the needs of some low-income earners for Affordable housing options (under HUD Housing Programs)

More Drivers

A lack of suitable employment opportunities and financial security ...

- Baby boomers are the largest segment the population--40 percent--launching new businesses (Stangler 2014).
- Only 21 percent of respondents to a USA Today survey think they can comfortably retire (McWhinnie 2015).
- An estimated 36 percent of Boomer workers (not including those already retired and drawing social security) will depend entirely on social security (McWhinnie 2015).

More Drivers Cont'd

- Because jobs are harder and harder for seniors to keep, especially if we are not highly skilled or in leadership roles (Ingemunson 2013), many baby boomers find ourselves financially squeezed.

NOTE: With our options limited, we often resort to minimum wage jobs intended for first-time workers, robbing opportunities from our teens.

- Moreover, most small businesses fail—recently, Bill Carmody of reported that 96 percent fail within ten years (2016). Earlier, Mandi Woodruff of Inc. reported that 80 percent fail within the first year (2013).

Even More Drivers

The high rate of single baby boomers ...

- Because 50 percent of baby boomers are divorced (Clary, Greg and Athena Jones 2012) and at least 33 percent are single (Hunter 2014), we want to retire in a community of other retirees.
- Based on the data submitted thus far, many, if not most of us cannot afford traditional models.

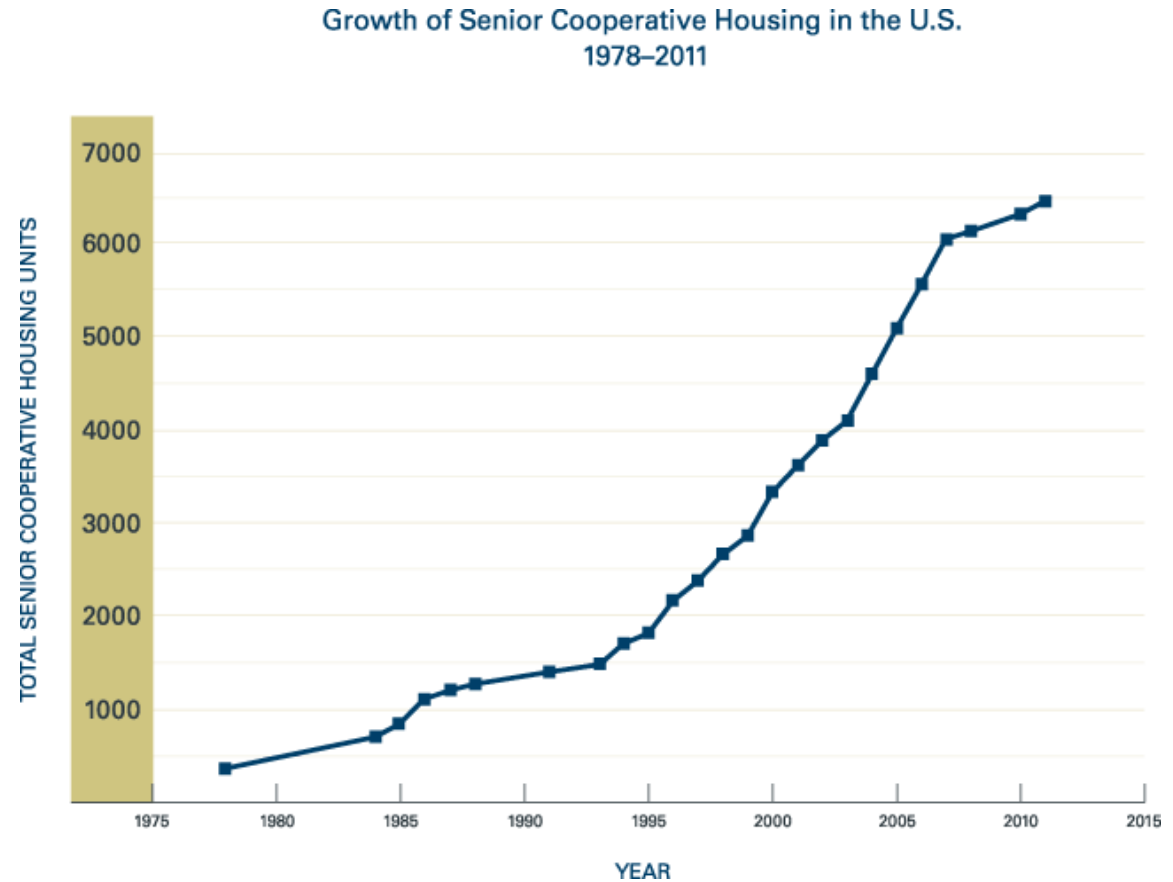
Additional Rationale

Evidence that active and engaged seniors fare better, put much less stress on their families, and require fewer social services than their counterparts (Hunter 2014) also drives our (and should drive all) decisions about how to assist and support senior populations.

Successful Models (Across All Drivers)

- Senior Housing Cooperatives
- Small Business Cooperatives
- Small Business Incubators
- Active Lifestyle Retirement Communities
- Business Networking Groups
- Live-Work Developments
- Co-Working Business Models
- Nonprofit Low-Income Retirement Housing

Graph of
“Growth of
Senior
Collaborative
Housing in the
U.S. 1978-
2011.” (SCF
2014)



Our Approach

Boomers Collaborative combines known successful models into a single, thoughtful live-work retirement strategy ...

- Member participants own and manage the development, making decisions and taking care of themselves in collaboration with their partners.
- The project supports the living, social, and retirement equity and income-generating needs of resident and cooperative members.

Our Strategy

Working with a ...

- Real estate developer,

the Board of Directors and Steering Committee will work on plans for the *mixed-use residential arm* of the project.

Collaborating with ...

- Foundations,
- Other co-ops,
- Small business incubators, and
- Artist groups,

Boomers Collaborative will simultaneously develop the *non-profit arm*.

Proposed Partners

- Developer(s)
- Foundations
- Other Co-ops
- Units of Local Government
- Resident-owners
- Sponsor Businesses
- The Art Institute of Austin
- Local Artists

The Results / Benefits

For the co-op members ...

- A sense of community and communal support
- Affordable / affordable, sustainable, and innovatively-designed LEED housing
- Small business or entrepreneurial support for the following:
 - Shared office space
 - Shared retail space
 - Studio and gallery space for arts, music, and craft / maker ventures
- Property management (for residential and traditional mixed-use)
- Onsite commercial cooking, baking, catering / event planning, cafe / grill ventures
- Peace of mind knowing their enhanced security presents fewer problems for their families

The Results / Benefits Cont'd

For the wider community ...

- A mentally and physically healthy aging population in less need of community support
- A social (and business) unit in a position to contribute and provide support to others

For the partners ...

- A pro-active position for future projects
- An enhanced community image

Q & A

Your questions and our answers.

Feel free to submit any additional questions / comments to us via email to boomerscollaborative@gmail.com.

Find us on Facebook at www.facebook.com/boomerscollaborative/ and Twitter [@OhBoomer](https://twitter.com/OhBoomer).

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