



Building for Boomers

Questions + Answers from the Webinar

Q: Are boomers moving to cities? Or town centers?

A: Small numbers of them move to both but they are largely suburban dwellers and prefer that lifestyle.

Q: What will happen to the housing market with so many of them downsizing after their kids are gone?

A: You would think they would seek out smaller homes and many do just that. However other trends, specifically the multi-generational households and the delay in adult children moving out on their own, has put some drag on that movement.

Q: Are you able to identify 2-3 key points that Baby Boomers look for in a new place to live?

A: 1-wide open shared spaces in an informal arrangement of rooms and activities, 2-A neighborhood like the one they live in now. 3- single story configuration (ranch).

Q: As the population of the Boomer communities ages, what ideas do you have for keeping them vibrant?

A: Studies of older Seniors communities had the aging populations preventing growth and improvements to the community. The answer to this question is within the question itself, the older age groups, older than the oldest boomers, do not behave the same as the boomers. Of course a strong connection to community is critical and boomers display that connection with their stated preference for suburban living.

Q: Do you believe that ADU concept will be accepted by government agencies at an accelerated rate the next 5 years?

A: Yes, however without an answer to the value question people will not move to this solution. Small homes cost more than bigger homes on a square foot basis and that is how buyers judge values.

Q: Do you have any other examples of senior cohousing in a rural context?

A: I don't have specifics but I would recommend contacting Jim Leech at Wonderland Hill Development in Boulder, CO.

Q: Do you see an old home removal trend coming with better replacement housing in suburbs?

A: Perhaps ;in the long view but housing built today will last a long time since it is actually better than ever before.

Q: Given your point-system rating of lifestyles, what are you advocating as optimum?

A: There's no optimum due to the large variety in the boomers themselves. The objective is to reduce personal energy and materials consumption.



Q: What was the determined cause of the lack of success of the community development?

A: Assuming this question is regarding the Ave Maria development, It opened around the time of the onslaught of the last recession, and I suggested a too narrow market further weakened the sales of homes there, not to mention the remote location forcing dependence on commercial yet to be available.

Q: In your research, could you estimate the percentage of boomers that travel or are transient in nature?

A: I don't believe very many would choose such a lifestyle as inviting it may sound to you and I. Economic and social pressures encourage boomers to stay home where friends and family live.

Q: it seems that the loss of the ability to drive has a tremendous impact on seniors in many communities. How does this affect aging in place in communities that are car based?

A: You're thinking too old. The oldest boomers are 68 and the youngest are only 50 years old.

Q: of the 79% of boomers that want to stay in home, how many actually do?

A: Just over 50%

Q: Often broaching the subject with families as to the timing to consider a move or a redesign of the family home...ideas?

A: This needs to come from the people, but you can make your talent available.

Q: Are you seeing an increase in interest in urban living among the boomers?

A: Not really

Q: What effect do you think the low retirement savings of boomers is going to have on building?

A: I think it will threaten the market even more as fixed incomes become clear as the future for most boomers.

Q: What is the relationship between personal green rating and Boomers and how important is it?

A: It's a way to connect people with their consumption.. It needs a reward in tax credits etc.

Q: You are advocating city living. What would you recommend to make current small towns with small rural communities more livable in your definition?

A: Small towns are very attractive now but I don't believe enough people can afford to be so far from a major job center and will despise the necessary commute. Baby boomers will be working for another three decades before retirement and then they may still be working.