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Investor Brief
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Right now, there are 76 million baby boomers who are aging at the rate of 10,000 a day turning 65, every day for the next 11 years. As much as it goes without saying that once we're born we're guaranteed to die, facing our inevitable demise no longer has to be grim. There is a solution. We're providing a way for the aged to live joyfully, while aging.

We intend to build an Intergenerational Care Center in Brevard County, Florida. Intergenerational in this case means a day care for the elderly and young children. This Care Center will be a fun, comfortable place for adults who can't stay home alone, combined with a comprehensive preschool in the same building.

Our mission is to change the paradigm of elder care in the United States and celebrate are elders. Caring For Our Generation Center (a shared site for the Intergenerational Center and Assisted Living Facility), is planning to build a 3.5 acre campus (estimated cost of \$8M).

Our vision on this campus is to build a 40 bed Assisted Living Facility and a nonprofit Intergenerational Day Care center. I am offering investors, developers, partners and/or team members the opportunity to help bring this prototype together. Our mission is to change the paradigm of elder care in the United States.

Generations United, a Washington DC advocacy group for intergenerational care, Generations United, a Washington DC advocacy group for intergenerational care and the Eisner Foundation reported on June 5, 2018 that while far from a household name, shared sites may well be a concept whose time is now. There's a confluence of opportunity at hand, brought about by a variety of factors including the demand for quality children and youth services, the need for creative older adult programs and limited local, state and national resources for construction and rehabilitation of facilities.

“We know that many adults who are around young children report being more optimistic and less depressed and say they feel needed,” says Donna Butts, executive director of Generations United, a national organization that advocates for intergenerational programs and policies. “They have better emotional and mental health as well as stronger physical health than their counterparts”. There are currently over 300 intergenerational-shared site programs in the United States, as well as a number of programs in other countries, with more programs in the pipeline for development

Also discussed are the effects on seniors. Seniors who regularly volunteer with children burn 20% more calories per week, experienced fewer falls, were less reliant on canes, and performed better on a memory test than their peers. Older adults with dementia or other cognitive impairments experience more positive effects during interactions with children than they did during non-intergenerational activities.

Although most older adults prefer to age in place, many move into independent senior communities for a variety of reasons, ranging from health to financial and social concerns. Research suggests that when individual's transition into senior housing, many find it difficult to establish new social connections and/or become integrated into the broader community. These barriers can result in a sense of being "left behind," which can affect an older adult's quality of life

Changes in Western Culture have led to an increased generational disconnect. Children spend a great deal of their time in the care of centers and schools. Changes in family structure, budget restraints at the school level and increased work hours by the parents or grandparents have contributed to a higher demand for childcare services. Quality care has become a national concern for both children and seniors. The problem today is that children often get too much peer socialization, too much mediated contact through computers and texting, and not enough one-on-one, personal time with mature adults.

The Pew Research Center's report on Parenting in America, Dec 17, 2015 states that family life is changing. Two-parent households are on the decline in the United States as divorce, remarriage and cohabitation are on the rise. Not only are Americans having fewer children, but the circumstances surrounding parenthood have changed. At the same time that family structures have transformed, so has the role of mothers in the workplace – and in the home. As more moms have entered the labor force, more have become breadwinners, in many cases, *primary* breadwinners – in their families. As a result of these changes, there is no longer one dominant family form in the U.S. Parents today are raising their children against a backdrop of increasingly diverse and, for many, constantly evolving family forms.

Previously, generations living together provided for this support and solidarity for each other. Generations were sharing knowledge and experience, and were relying on each other for care responsibilities and other forms of support, thus creating reciprocal, circular relations between generations. Nowadays, as the double-income, nuclear family model becomes more and more widespread, parents and especially women, face an increased double responsibility to provide care for their children and older members of the family, often living separately, even in considerable distances.

Our intergenerational center is designed to have a Montessori preschool in the building and to employ a Montessori based philosophy with the elders. Montessori for Aging and Dementia is an approach to life that supports each individual in engaging in their community in a purposeful way. Montessori teachers create lessons and activities specifically designed to engage the senses. The more ways students/elders are given to connect with the world they're learning

about, the more their brains become engaged, which means more opportunities for the new information to become long-term memory.

We also plan to have an emphasis on the arts in the elder program as the National Center for Creative Aging has documented the benefits of the arts and aging. The NCCA has a Resource Center which is designed to support the creative aging community by providing access to the most up-to-date information about the field, tools to help build a creative and inclusive arts and aging program, reports on key areas that intersect with the field of creative aging, and ways to connect with other NCCA members. Psychoanalyst and human development expert Erik Erikson hypothesized in 1967 that human development continues through the lifespan. In old age, integration of our past failures and successes is our main psychological task. Reminiscence—the process or practice of thinking or telling about past experiences—had been considered an unhealthy preoccupation until gerontologist Robert Butler linked it with Erikson's ideas about integration and recommended that reminiscence be encouraged. Butler's theory—published in 1975—paved the way for a blossoming of reminiscence models in gerontology. But until the late 1990s, creativity and the arts were missing from the big picture even though, in the mid- to late 1970s, artists were already working with older adults.

Our target market the sandwich generation aged mid 30-60's. They have the dual responsibility of caring for children and aging relatives, at the same time holding down a job or maintaining a career path. According to the Pew Report cited above, in addition to the changes in family structure that have occurred over the past several decades, family life has been greatly affected by the movement of more and more mothers into the workforce. This increase in labor force participation is a continuation of a century-long trend; rates of labor force participation among married women, particularly married white women, have been on the rise since at least the turn of the 20th century. While the labor force participation rates of mothers have more or less leveled off since about 2000, they remain far higher than they were four decades ago.

The more education a mother has, the more likely she is to be in the labor force. While about half (49%) of moms who lack a high school diploma are working, this share jumps to 65% for those with a high school diploma. Fully 75% of mothers with some college are working, as are 79% of those with a college degree or more.

Riverside Commons, LLC owns 3.5 acres of commercial property zoned BU-1, on unincorporated land in Brevard County on US 1 near Rockledge/Viera. The Caring for our Generations Center (to be built) has a 501 C 3 status as of 9/26/16. The correct zoning for this project was achieved in 2016. A preliminary site plan has been drawn and WMB ROI Architects created the design of the Intergenerational building in 2016. The plans for an already designed and built Assisted Living Center, Grace Manor in Lakeland, Florida are available to us to use in this project. This building as designed by WMB ROI, fits well on the site.

The development of shared sites combine elder living situations with child and adult day care. Our project is designed for the Intergenerational Center to be next to a 40 bed Assisted Living Facility Campus (ALF). The close proximity will serve two purposes.

- 1) It has been documented that leaving one's home is one of the hardest things to do for an elderly person and many elders in spite of their limitations are hesitant to do so. Spending days in the intergenerational center where they can go home at night, is a time limited solution. It is less expensive and more workable for the family.
- 2) Effortlessly transitioning from their living quarters to the Center, the residents of the ALF will be able to share in the activities of the Intergenerational Center so there will be familiarity and the potential for friendships to develop. When the time comes that the elders can no longer stay at home for whatever reason, moving to the Assisted Living facility on site would be a seamless transition, vs being strained and strange.

Here in Brevard County we have a robust music and arts community. The executive of this project (Judy Edwards) is a working artist and has been involved with the arts community for 15 years. She was trained as a Montessori Teacher and has used the Montessori methods to teach youth, including the blind and special needs children, as well as her own.

The way we've designed the Intergenerational Center lends itself to music and the arts. Combining the community strengths with the Montessori method focuses on the abilities, needs, interests, and strengths of the person, while creating worthwhile and meaningful roles, routines, and activities for the child/adult within a supportive physical environment.

Our proposed program strategies may also include: 1) after school care for older children 2) visits by theatre groups 3) scouts 4) interns from the local collages 5) musical guests 5) art shows with art made within the center and from outside artists 6) dancing 7) qi gong 8) tai chi 9) chair yoga 10) meditation and 11) storytelling, just to name a few. Judy Edwards is also a part of The Alliance of Therapy Dogs and Brevard Therapy Dogs, so the proposed goal is to also involve the dogs at the facility.

Pilar Caraval's Innovative Senior Management from Miami Beach will fulfill the operational component of the ALF; she does all the licensing, permitting, hiring and setting up the systems.

I will help set up the Intergenerational Center and I am knowledgeable and well connected. I made solid and helpful contacts through the Global Intergenerational Conference in June 2017. St. Ann's Intergenerational Center in Milwaukee, the country's leader in Intergenerational Care and Generations United, a large advocacy group, are available for support. A strong contact has been made for setting up the intergenerational program from a professor at Ohio State University, Shannon Jarrott, PhD. Matt Kaplan, PhD, is my contact at Penn State who is the head of the Intergenerational Department. I have a consultant list of 13 individuals in all aspects of business development to guide the project forward, including Donna Butts, Ex Director of Generations United.

A licensed Social Worker will be the director of the program, and we will have an Art Therapist, CNA's and Med Tech's working on the Adult side. On the children's side will be a Montessori teacher and aide. Ultimately, we may have 2 classrooms and have them staffed appropriately. Jennifer Brush of Brush Development, has a training program for Montessori and the Aged and is on board to help set the program up.

The total budget for the project is \$8million dollars and there are various ways to achieve this goal as we have the land under an LLC and a 501C 3 is in place for the intergenerational center.