

Nonprofit, Faith-based, Mission-driven Senior Living Providers:

Support Your Mission by Building a Cozy Home Community™

Eight homes plus a Common House form a Cozy Home Colony. Five colonies combined on five acres is the ideal configuration for a Cozy Home Community



Strengthen your social accountability with this new type of intentional community living for middle-income Boomers. Independent, no fee, rental model where residents:

- ♥ Live in small homes in cluster neighborhoods where **NEIGHBORS ARE FRIENDS**.
- ♥ Have something in common with each other. **A SHARED STORY**. Shared interests. Shared backgrounds. Shared connections.
- ♥ Agree to **VOLUNTEER TO LEND A HAND** where needed, helping one another.

That's a **Cozy Home Community™**.

COZY HOME
COMMUNITY™

What is a Cozy Home?

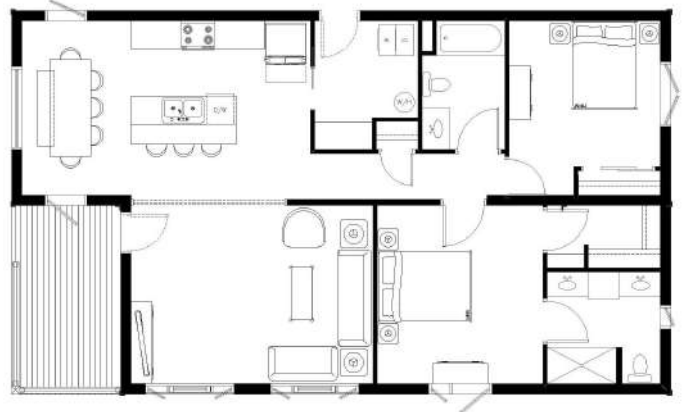
It's a new type of rentable housing unit in a Cozy Home Community specifically designed and built for middle-income Boomers, who are between 60 and 80 years old. Done with raising kids, and not yet at "old age," this segment has few options other than staying in their home — which foments social isolation and shortens lifespans.



Each home is 1200 sq feet, 2 BR, 2 bath, built for approx. \$150 sq/ft



The homes are modular (all components are built indoors in a factory where quality can be closely monitored, and weather isn't a factor). Shipped to the location, each is assembled and finished on site.



They are bright and energy efficient — with solar panels and passive solar — and are well-designed homes that provide a warm, cozy, easy living option for vibrant older adults. Options available include different layout and floor plan configurations, colors, finishes, and more.



In the center is a Common House, with four small bedrooms and two baths for guests, a galley kitchen, dining and living areas where residents can gather.

More information about the homes, the one-acre "Colony" and the five-acre community concept is online at cozyhomecommunity.com.

Five ways a Cozy Home Community can help fulfill your mission

It's time for new solutions to meet the coming housing needs of middle-income Boomers.

The “forgotten middle,” as described by the National Investment Center, is estimated to be 8-10 million Boomers. Who will meet that burgeoning need?

You can — with Cozy Home Communities that:

1. Meet the need for senior living for older adults of modest means in your service area.

What other campus options can you offer a congregation member of a supporting church who doesn't qualify for your community?



2. Deliver a new affordable housing option that doesn't exist today — if not nonprofits like you, then who? Many nonprofit Life Plan Communities face increasing challenges to their tax status. Building a \$1500 monthly rental with no large entrance fee is one way to demonstrate social impact and accountability.

3. Reach a younger segment of older adults (60 to 80) and provide a shared services community model where they can grow older supporting one another. Plus, these residents could be customers for your CCRC without walls offerings and could use on-site resources like the therapy department to generate extra revenue.

4. Cost-effectively leverage your expertise in building and operating senior living communities. A five-acre Cozy Home Community can be built at the fraction of the cost of most projects and creates housing for up to 80 residents (40 homes, plus five Common Houses).

5. Serve the greater good. Imagine a colony of say, retired first responders or ministers. You can earn goodwill for creating those colonies, plus your foundation could even raise money to support colonies like those.



Get the full story at cozyhomecommunity.com

To bring Cozy Home Community™ to life, a world-class team of experts and advisors have agreed to offer guidance and assistance.

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Rick Taylor, President, Lefever Building Systems

Matt Thornhill
Cozy Home Community
Founder & CEO
matt@cozyhomecommunity.com
804.690.4837

